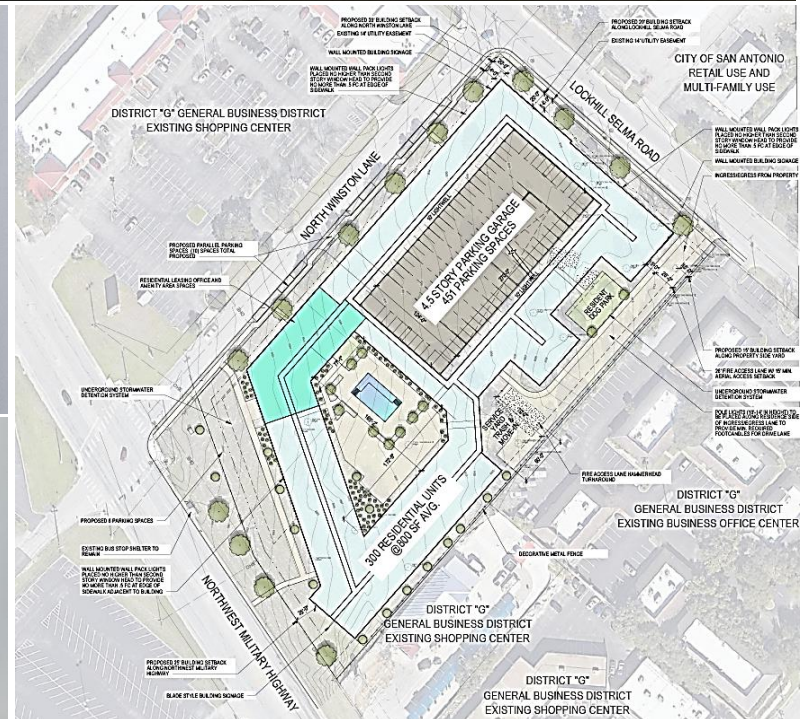


# The Lofts @ Castle Hills



## Community Amenities

- Vehicle charging stations
- Dog wash & dog run
- Golf simulator
- Yoga studio
- Swimming pool with cabanas
- Conference center
- Wi-Fi managed community

## Residence Features

- Stainless steel appliances
- Keyless entry
- Quartz countertops
- European cabinetry
- Frameless shower enclosures
- Dual vanities
- Hardwood flooring

# The Lofts @ Castle Hills

Unit Type	% Mix	No. of Units	NRSF	Current Rent	Rent per SF
S1 Studio	7.9%	22	580	\$1,206	\$2.08
A1 1-BD	28.1%	78	660	\$1,320	\$2.00
A2 1-BD	23.0%	64	735	\$1,404	\$1.91
A3 1-BD	6.5%	18	865	\$1,600	\$1.85
B1 2-BD	17.3%	48	1,050	\$1,838	\$1.75
B2 2-BD	12.9%	36	1,220	\$2,050	\$1.68
C1 3-BD	4.3%	12	1,450	\$2,538	\$1.75
<b>Totals / Averages</b>	<b>100%</b>	<b>278</b>	<b>858</b>	<b>1,585</b>	<b>1.85</b>
<b>Total Net Rentable SF:</b>			<b>238,570</b>		

## Highlights

1. Utilizing a Public Facility Corporation (PFC) allows for the development of a best-in-class residential community that otherwise could not be built in today's high-cost building environment.
2. PFCs were created by the legislature to allow for high-quality projects with some workforce housing.
3. With half of the units designated for residents earning 80% of area median income (AMI), teachers, police officers, firefighters, nurses, and recent college graduates, etc., can afford to live in the City in a quality development. This is considered workforce housing.
4. The creation of a PFC by the City Council allows the City to participate in the project revenues.
5. Workforce housing is not subsidized, not Section 8, and not low income.
6. By participating in the revenues from the project, Castle Hills will receive significantly more revenue than it would have received in property taxes.
7. The City and the developer will enter into an agreement to mitigate any risk to Castle Hills.
8. With the addition of 450 residents, local sales tax revenue will increase.
9. Multifamily developments present less traffic than similar-sized retail developments, which the property is currently zoned (commercial).
10. We are working on an analysis that will prove the site, once developed, will have less water run-off than it does now, undeveloped. The project will contain underground detention.
11. Average monthly rent is on par with other upscale communities throughout San Antonio: Medical Center, The Rim, The Quarry, Pearl, Southtown, and Stone Oak.
12. The residents of Castle Hills will be able to enjoy the newly created sidewalk and street lighting. These improvements will enhance pedestrian safety.



**VAQUERO**