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Altitude Apartments

8111 Landing Ave, San Antonio, TX 78227

Number of Units: **12** Year Built: **2019**

the multifamily group.

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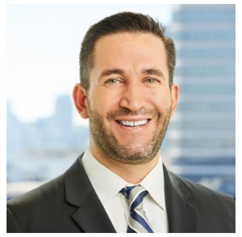

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Investment Strategy

Summary:
The Multifamily Group is pleased to present the exclusive offering of Altitude, a unique opportunity in San Antonio, Texas. Built in 2019, the property comprises 12 units, each two-bedrooms and one-bathroom with 720 square feet. The community is currently 50% occupied, compared to a strong submarket occupancy rate of 92%, offering a strong lease-up opportunity.

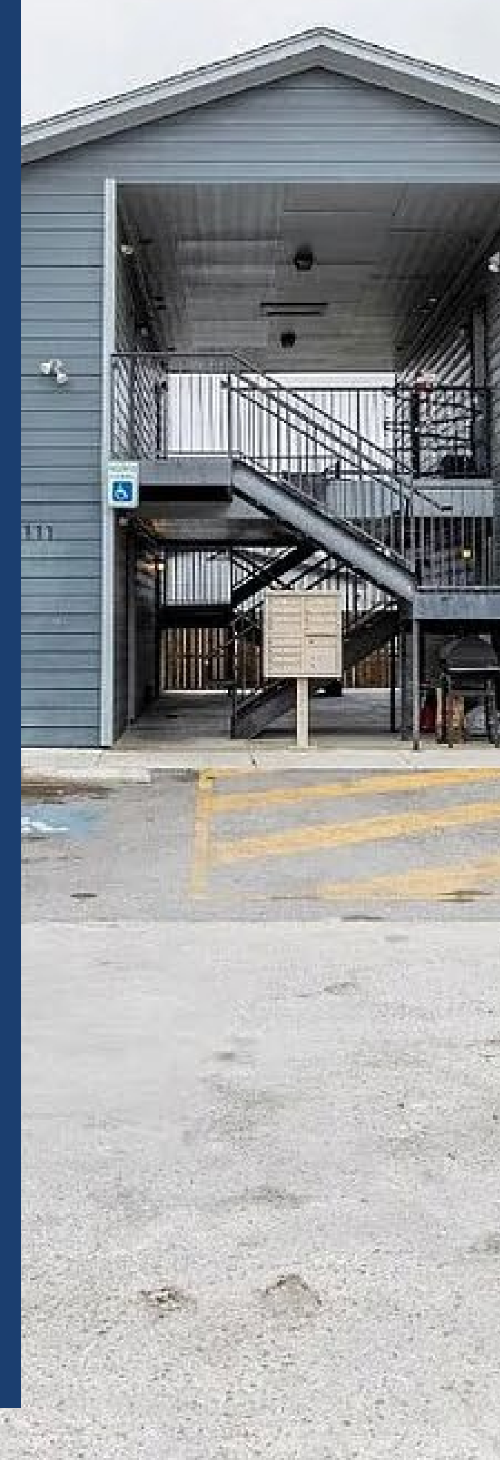
Location:
Altitude Apartments is strategically located in San Antonio's Lackland Terrace neighborhood, offering convenient access to Highway 90 and Loop 410 for easy connectivity throughout the city. The property is less than three miles from Lackland Air Force Base, one of the region's largest employment centers with more than 46,000 military personnel, civilian employees, and trainees. Residents benefit from a wide variety of nearby amenities, including Alamo Marketplace, H-E-B, Walmart Supercenter, numerous grocery stores, restaurants, and everyday retail options, all within a short drive. Outdoor recreation is readily available at Lackland Terrace Park, while SeaWorld San Antonio and Ingram Park Mall are both approximately 15 minutes away. Historic Downtown San Antonio, the River Walk, the Alamo, and the city's renowned dining, entertainment, and cultural attractions are all accessible within a 20-minute drive, making Altitude Apartments a well-located community with convenient access to employment, shopping, and recreation.

Investment Highlights

- Just Off Interstate-410 & US Highway-90
- 100% 2-Bedroom Units
- Washer and Dryer Connections in Every Unit
- $64,000+ Median HH Income in a 5-Mile Radius - Yardi
- Near Lackland Air Force Base
- 2.8+ Million Residents in the San Antonio MSA
- San Antonio is the 6th Largest City in The United States

**Note: The Yardi Matrix data is in reference to a nearby property, Stepping Stone (0.25-miles southeast)*

Summary



General

Terms	Free and Clear
Address	8111 Landing Ave San Antonio TX, 78227
Year Built	2019
Units	12
Net Rentable SF	8640
Average Unit Size	720 SF
Site Size	0.43-Acres
Density	27.6-Units/Acre
Occupancy	50%

Construction

Foundation	Slab
Exterior	Vinyl Siding
Roof	Pitched Shingles
Number of Buildings	1

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Electric
Wiring	Copper
Plumbing	PVC/Pex

Utilities

Electricity	Individually Metered - Tenants Pay
Water/Sewer	Owner Pays
Gas	None
Cable/Internet	None

School Information

School District	Northside ISD
Elementary	Westwood Terrace Elementary
Middle School	Jones Middle School
High School	Jay High School

Useful Links

County Appraisal District (CAD)

Tax Information

County	Bexar
CAD Account No.	580086
Tax Rate	2.290%
Assessed Value	$1,067,940

Laundry / Washer and Dryers

Laundry	W/D Connections in Every Unit - Tenants Provide

Parking

Paving	Asphalt
Number of Spaces	20
Handicap Spaces	2

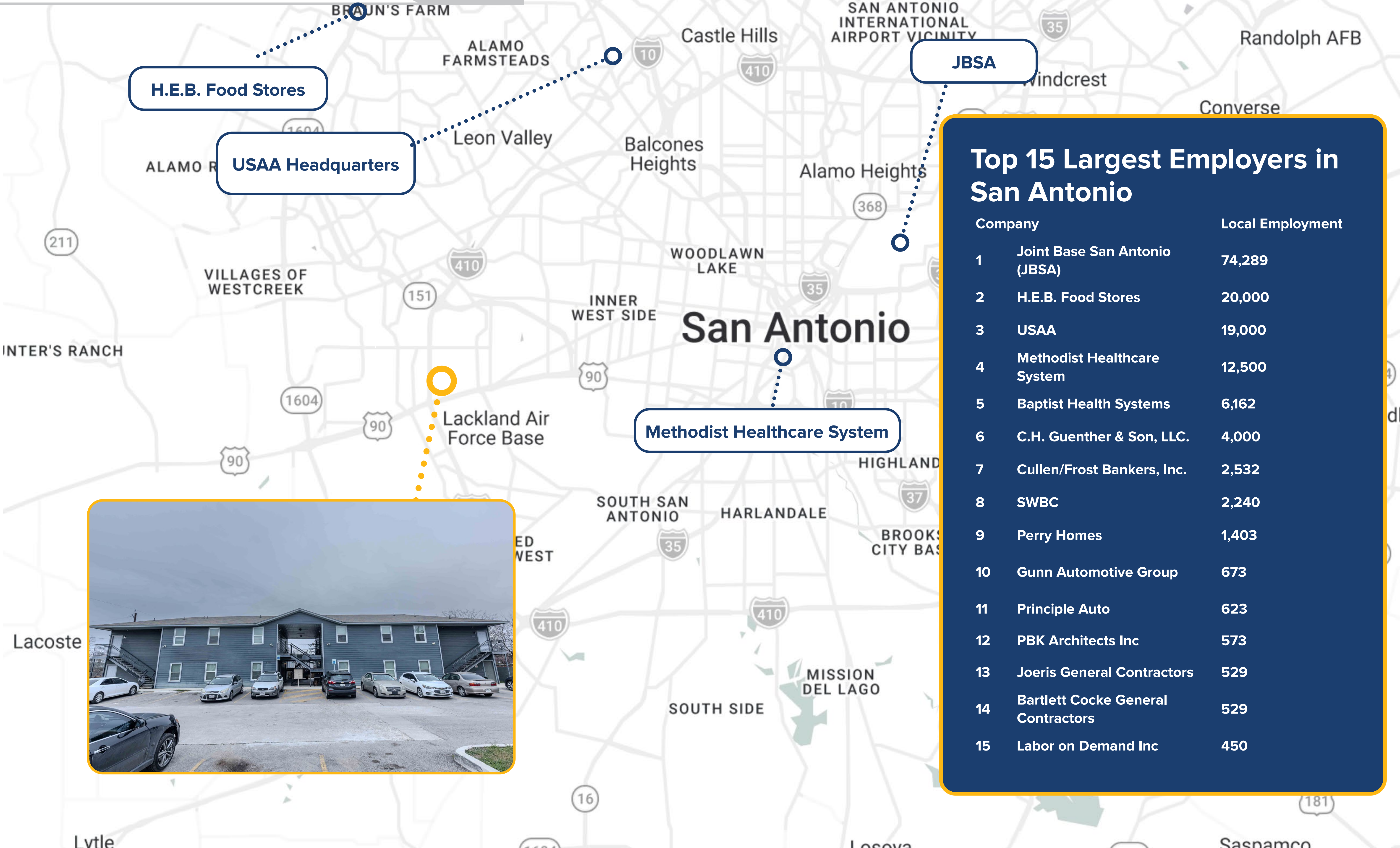
Leasing Fees

Application Fee	$50
Administration Fee	None
Security Deposit	$688 on Average
Pet Deposit	No Pets Allowed on New Leases
Pet Rent	None
Reserved Parking	None
Month-to-Month Fee	None
Trash Fee	None
Waste Removal Services	Republic Services
Pest Fee	None

Personnel

Property Manager	Self-Managed
Leasing	1 - Part-Time
Maintenance	1 - Part-Time

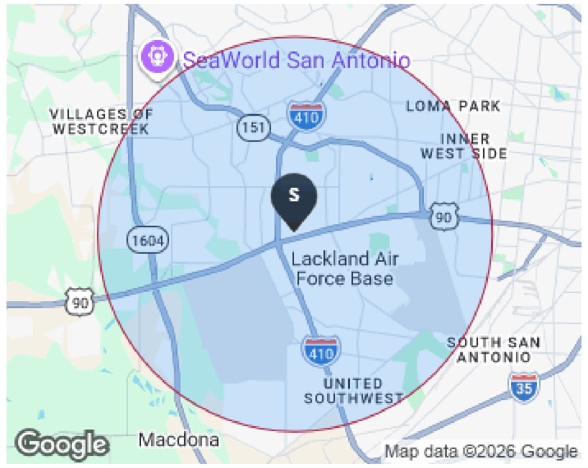
Location



Top 15 Largest Employers in San Antonio

	Company	Local Employment
1	Joint Base San Antonio (JBSA)	74,289
2	H.E.B. Food Stores	20,000
3	USAA	19,000
4	Methodist Healthcare System	12,500
5	Baptist Health Systems	6,162
6	C.H. Guenther & Son, LLC.	4,000
7	Cullen/Frost Bankers, Inc.	2,532
8	SWBC	2,240
9	Perry Homes	1,403
10	Gunn Automotive Group	673
11	Principle Auto	623
12	PBK Architects Inc	573
13	Joeris General Contractors	529
14	Bartlett Cocke General Contractors	529
15	Labor on Demand Inc	450

AREA INFORMATION - 5 MILES



Area Characteristics

Properties in the Area	**83**
Total Units in the Area	**21,442**
Total Unit SqFt in the Area	**18,321,268**

Asset Benchmark Rates

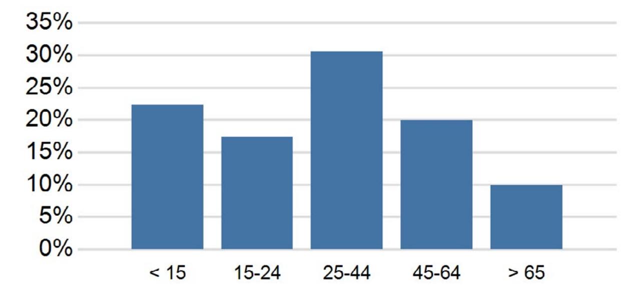
Average Rent One Bedroom	**$984**
Average Rent/SqFt One Bedroom	**$1.51**
Average Sale Price/SqFt	**$95.55**
Occupancy Rate	**88.9%**

Average Improvements Rating	**B**
Average Location Rating	**B-**

Demographics

Total Population	**251,230**
Population Density per Sq Mile	**3,284**
Population Projection in 5 years	**259,120**
Population Median Age In Years	**31**
Total Housing	**86,551**
Average People per Household	**3.11**
Median Household Income	**$64,951**
Employed Population	**110,344**

Demographic Cohorts



Population by Age Group

Age		
Under 15	56,135	22.3%
15 to 24	43,445	17.3%
25 to 44	76,748	30.5%
45 to 64	50,007	19.9%
Over 65	24,895	9.9%

Gender		
Male	125,273	49.9%
Female	125,957	50.1%

**Note: The Yardi Matrix data is in reference to a nearby property, Stepping Stone (0.25-miles southeast)*

Comparable Rental Properties

Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. $/SF
Swaying Oaks	1302 Pinn Road	San Antonio	TX	78227	2017	64	100%	742	$1,043	$1.41
903 Canterbury	903 Canterbury	San Antonio	TX	78228	2023	28	89%	755	$982	$1.30
Woodhaven Apartments	3616 Fairmeadows	San Antonio	TX	78211	1986	32	94%	760	$864	$1.14
6175 Ingram Rd. Apartments	6175 Ingram Road	San Antonio	TX	78238	2023	32	97%	758	$1,003	$1.32
Averages					**2012**	**39**	**95%**	**754**	**$973**	**$1.29**
Altitude Apartments	**8111 Landing Ave**	**San Antonio**	**TX**	**78227**	**2019**	**12**	**50%**	**720**	**$933**	**$1.30**
Variance								**(34)**	**($41)**	**$0.00**

Rent Comparison

Two Bedroom

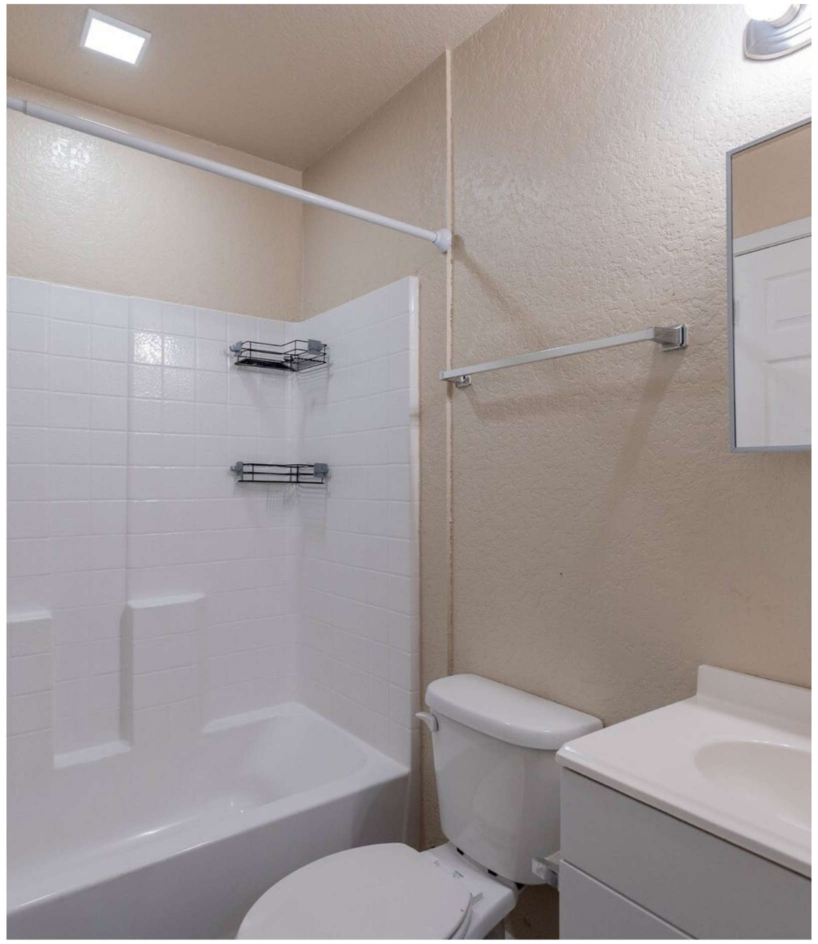
PROPERTY	SIZE	RENT	$/SF
Swaying Oaks	750	$1,043	$1.39
903 Canterbury	750	$982	$1.31
Woodhaven Apartments	835	$962	$1.15
6175 Ingram Rd.	760	$1,003	$1.32
AVERAGE	**774**	**$998**	**$1.29**
Altitude Apartments*	**720**	**$933**	**$1.30**
Variance		($65)	$0.00

**Note: The square footages of the units are estimates. Potential buyers should verify.*

Amenities

Unit Amenities

- Resurfaced Countertops
- Hardwood-Style Floors Throughout
- Two-Tone Paint
- Black Appliances
- Microwave
- Spacious Bedrooms



Additional Photos

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Financial Analysis

Financial Analysis
Unit Mix

Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective $/SF	Market $/SF	Pro Forma $/SF
2bed1bath	2	1	12	100%	720	$933	$1,050	$1,050	$1.30	$1.46	$1.46
Average:					**720**	**$933**	**$1,050**	**$1,050**	**$1.30**	**$1.46**	**$1.46**
Total:			**12**	**100%**	**8,640**	**$11,190**	**$12,600**	**$12,600**			
Annual:						**$134,280**	**$151,200**	**$151,200**			

**Note: The square footages of the units are estimates. Potential buyers should verify.*

Financial Analysis
T-12 Income

T-12 INCOME & EXPENSE	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	T-12 TOTAL
Market Rent	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	12,600	**$151,200**
Less: Loss to Lease	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	(1,410)	**($16,920)**
Gross Potential Rent	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	11,190	**$134,280**
Less: Vacancy	(5,415)	(4,515)	(4,515)	(3,145)	(2,815)	(3,715)	(3,965)	(3,495)	(4,665)	(5,015)	(5,445)	(6,245)	**($52,950)**
Less: Non-Revenue/ Concessions	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Less: Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
NET RENTAL INCOME	**5,775**	**6,675**	**6,675**	**8,045**	**8,375**	**7,475**	**7,225**	**7,695**	**6,525**	**6,175**	**5,745**	**4,945**	**$81,330**
Plus: RUBS Income	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Electric/Gas	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Trash	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Plus: Other Income	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
TOTAL INCOME	**5,775**	**6,675**	**6,675**	**8,045**	**8,375**	**7,475**	**7,225**	**7,695**	**6,525**	**6,175**	**5,745**	**4,945**	**$81,330**
T-12 EXPENSES													
Contract Services	370	0	320	0	320	160	160	240	160	350	350	200	**$2,630**
Repairs & Maintenance	1,420	710	0	2,051	485	0	0	525	0	1,251	360	0	**$6,801**
Administrative	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities													
Water/Sewer	346	324	0	778	425	463	917	494	869	386	0	397	**$5,398**
Trash	0	1,078	2,149	0	1,281	1,299	2,058	1,366	2,042	1,250	0	1,216	**$13,738**
Electric	280	298	405	282	335	221	232	262	233	251	262	280	**$3,343**
Gas/Other	0	0	0	0	0	0	0	0	0	0	0	0	**$0**
Utilities Subtotal	626	1,699	2,554	1,060	2,041	1,984	3,207	2,122	3,144	1,887	262	1,893	**$22,480**
Management Fee	404	467	467	1,863	586	523	506	539	457	432	402	346	**$6,993**
Insurance	933	933	933	933	933	933	933	933	933	933	933	933	**$11,196**
Real Estate Taxes	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	2,038	**$24,458**
TOTAL EXPENSES	**5,791**	**5,848**	**6,313**	**7,945**	**6,404**	**5,638**	**6,844**	**6,397**	**6,732**	**6,892**	**4,345**	**5,410**	**$74,558**
NET OPERATING INCOME	**(16)**	**827**	**362**	**100**	**1,971**	**1,837**	**381**	**1,298**	**(207)**	**(717)**	**1,400**	**(465)**	**$6,772**

Financial Analysis
Trending Income

TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	151,200	12,600	151,200	12,600	151,200	12,600	151,200	12,600	Rents have been grown based on organic market rent growth plus additional increases from renovations.
Less: Loss to Lease	(16,920)	11.2%	(16,920)	11.2%	(16,920)	11.2%	(7,560)	5.0%	Loss to lease burned off with rent increases to market.
Gross Potential Rent	134,280	11,190	134,280	11,190	134,280	11,190	143,640	11,970	
Less: Vacancy	(52,950)	39.4%	(66,820)	49.8%	(74,940)	55.8%	(14,364)	10.0%	Occupancy stabilized over the hold period with a change in management.
Less: Non-Revenue/ Concessions	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Bad Debt is projected at 0.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	81,330	6,778	67,460	5,622	59,340	4,945	129,276	10,773	
Plus: RUBS Income	-	-	-	-	-	-	-	-	RUBS Income is projected at $0 based on historical operations plus optimization adjustments
Electric/Gas	-	-	-	-	-	-	-	-	
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	-	-	-	-	-	-	-	-	
Plus: Other Income	-	-	-	-	-	-	-	-	
TOTAL INCOME	**81,330**	**6,778**	**67,460**	**5,622**	**59,340**	**4,945**	**129,276**	**10,773**	
EXPENSES									
Contract Services	2,630	219	2,630	219	2,630	219	2,630	219	Contract Services are projected at $219 per unit based on current operations
Repairs & Maintenance	6,801	567	6,801	567	6,801	567	6,801	567	R&M is projected at $567 per unit based on current operations
Administrative	-	-	-	-	-	-	-	-	Included in management fee.
Marketing	-	-	-	-	-	-	-	-	Included in management fee.
Payroll	-	-	-	-	-	-	-	-	Included in management fee.
Utilities									
Water/Sewer	5,398	450	5,398	450	5,398	450	5,398	450	
Trash	13,738	1,145	13,738	1,145	13,738	1,145	3,600	300	
Electric	3,343	279	3,343	279	3,343	279	3,343	279	
Gas/Other	-	-	-	-	-	-	-	-	
Utilities Subtotal	22,480	1,873	22,480	1,873	22,480	1,873	12,341	1,028	Utilities are projected at $1,028 per unit
Management Fee	6,993	583	6,993	583	6,993	583	10,342	862	Management Fee is projected at 8.0% of Gross Revenue
Insurance	11,196	933	11,196	933	11,196	933	7,700	642	Insurance based on current policy.
Taxes	24,458	2,038	24,458	2,038	24,458	2,038	20,612	1,718	Taxes are $20,612 based on a reassessment at the2026 rate of 2.290%
TOTAL EXPENSES	**74,558**	**6,213**	**74,558**	**6,213**	**74,558**	**6,213**	**60,426**	**5,036**	
NET OPERATING INCOME	**6,772**	**564**	**(7,098)**	**(591)**	**(15,218)**	**(1,268)**	**68,850**	**5,737**	

Financial Analysis

5 Year Cash Flow

5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Total Economic Loss	46.21%	14.50%	8.00%	8.00%	6.00%	6.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	2.00%	2.00%
INCOME	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Gross Potential Rent	134,280	151,200	154,224	157,308	160,455	163,664
Less: Total Economic Loss	(52,950)	(21,924)	(12,338)	(12,585)	(9,627)	(9,820)
Economic Occupancy		86%	92%	92%	94%	94%
Net Rent Per Unit	565	898	985	1,005	1,047	1,068
Net Rental Income	81,330	129,276	141,886	144,724	150,827	153,844
Plus: RUBS Income	0	0	0	0	0	0
Plus: Other Income	0	0	0	0	0	0
Total Income	81,330	129,276	141,886	144,724	150,827	153,844
Monthly Revenue	6,778	10,773	11,824	12,060	12,569	12,820
% Increase Over Previous Year		58.95%	9.75%	2.00%	4.22%	2.00%
EXPENSES	**CURRENT**	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
Contract Services	2,630	2,630	2,683	2,736	2,791	2,847
Repairs & Maintenance	6,801	6,801	6,937	7,076	7,217	7,362
Administrative	0	0	0	0	0	0
Marketing	0	0	0	0	0	0
Payroll	0	0	0	0	0	0
Utilities	22,480	12,341	12,588	12,840	13,097	13,359
Management Fee	6,993	10,342	10,549	10,760	10,975	11,195
Insurance	11,196	7,700	7,854	8,011	8,171	8,335
Taxes	24,458	20,612	21,024	21,444	21,873	22,311
Recurring Capital Expenditures	4,200	4,200	4,200	4,200	4,200	4,200
Total Expenses with Reserves	(78,758)	(64,626)	(65,835)	(67,067)	(68,325)	(69,607)
NET OPERATING INCOME	**2,572**	**64,650**	**76,051**	**77,656**	**82,503**	**84,237**

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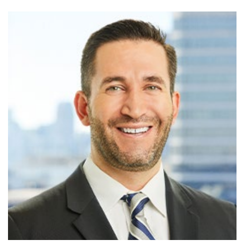

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The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

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2-10-2025

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date


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