

Multi Family Project Status Report - April 2016

Multi Family Projects Recently Completed, Currently Under Construction, Or Being Considered

Project Name	Status	Location	Units	Bedrooms	Construction Value	Developer
Aspen Heights II	Completed Fall 2012	301 Telluride	172	508	\$ 21,000,000	Aspen Heights - www.myaspenheights.com
Retreat at San Marcos	Completed Fall 2012	512 Craddock Ave.	187	780	\$ 17,270,000	Landmark Properties - www.landmark-properties.com
Hillside Ranch Phase 1 Expansion	Completed Fall 2012	1350 N. LBJ Dr.	88	104	\$ 1,230,000	Gem Realty Capital, Inc. - gemrc.com
Copper Beech	Completed Fall 2012	1701 Mill St.	416	1,238	\$ 24,500,000	Copper Beech Townhome Communities, LLC - cbeech.com
Peachtree Lofts	Completed Summer 2013	1011 N. LBJ Dr.	15	30	\$ 4,000,000	Fry Ventures, LLC
Vistas Apartments	Completed Fall 2013	401 N. Fredericksburg	257	532	\$ 21,000,000	Skyline Builders - skylinebuilders.net
Millenium Apartments (Previously Royal Lane)	Completed Fall 2013	1651 Post Rd.	51	154	\$ 3,500,000	R H Tucker Investments, LLC
Hillside Ranch Phase 2	Completed Fall 2013	1410 N. LBJ	130	390	\$ 6,435,000	Gem Realty Capital, Inc. - gemrc.com
The Avenue Apartments (Previously Avalon/Blanco Shoals)	Completed Fall 2013	2301 N. IH 35/1111 Avalon Avenue	240	753	\$ 21,000,000	Park7 Group - park7group.com
Wildwood of San Marcos	Completed Fall 2013	1653 Mill St.	132	508	\$ 9,340,000	Dovetail - thedovetailcompanies.com
Hillside Ranch Phase 1 Expansion #2	Completed Summer 2014	1350 N. LBJ Dr.	15	69	\$ 1,233,333	Gem Realty Capital, Inc. - gemrc.com
Parkway Falls Apartments (Previously Mockingbird Hill)	Completed Summer 2014	1811 Medical Parkway	192	264	\$ 8,900,000	Forrest Development
The Cottages of San Marcos	Completed Spring 2015	1415 Craddock Avenue	194	899	\$ 19,900,000	Capstone Collegiate Communities - capstonecompanies.com
Courts at Riverbend (Aspen Heights)	Completed Spring 2015	1980 Aquarena Springs Dr.	240	752	\$ 15,400,000	The Jaymor Group - jaymorgroup.com
Sienna Pointe	Completed Spring 2015	2913 Hunter Road	228	540	\$ 15,900,000	Capital Area Housing Financial Corporation - cahfc.org
Uptown (Previously Thorpe Lane Luxury Apartments)	Completed Fall 2015	1354 Thorpe Ln	316	512	\$24,600,000	Casey Development, LTD - caseydev.com
Green Spring Village	Completed Summer 2015	1654 Post Rd.	32	52	\$ 2,500,000	Genesis Construtech LLC
165 Lofts	Completed Summer 2015	165 S Guadalupe	10	25	\$ 434,600	Alpante/Albacin Investments
The Woods (Previously The Woodlands of San Marcos)	TCO's issued Summer 2015	650 River Rd	291	945	\$ 18,500,000	Dovetail - thedovetailcompanies.com
		Total Recently Completed	3,206	9,055	\$ 236,642,933	
Ella Lofts (Previously 8 Seventeen Lofts)	Under Construction - est. Fall 2016	817 Chestnut St	76	230	\$ 12,200,000	SFG San Marcos -1, LLC
The Local	Under Construction - est. 2017	210 N Edward Gary	95	344	\$ 17,750,000	Carson Diversified Properties 2, LLC
Residences at San Marcos	Under Construction- est. 2017	1271 Sadler Dr	240	351	\$ 1,253,030	Covenant Development LLC
The Pointe (Vistas II)	Under Construction- est. 2017	417 N Comanche	124	344	\$ 11,760,000	417 N. Comanche Partners, LLC
Thorpe Lane Lofts	Under Construction - est. 2018	1351 Thorpe Ln	174	348	\$ 15,000,000	Montgomery Roth Architecture & Interior Design, LLC
The View on the Square (Tuttle Lumber Mixed Use Project)	Under Construction - est. 2018	228 S Guadalupe St	136	430	n/a	JSDI Celmark LTD
		Total Under Construction	845	2,047	\$ 57,963,030	
Concho Commons	Under Consideration	101 Concho St.	310	583	n/a	Casey Development, LTD - caseydev.com
Lindsey Hill	Under Consideration	500 W Hutchinson	164	226	n/a	Guadalupe Re, LLC
Blanco River Walk	Under Consideration	Corner of Riverway Ave and Cotter Ave	312	468	n/a	Vista Del Blanco, LTD
Trace/Highpointe	Under Consideration	Approx Located at S. Posey & E. of 35	850	n/a	n/a	JOQ San Marcos, Ventures, L.P.
Blanco River Village	Under Consideration	Hwy 21 / Newberry Trail	254	n/a	n/a	Etheredge Development San Marcos, L.P.
		Total Under Consideration	1,890	1,277	\$ -	
		Total Under Construction/Consideration	2,735	3,324	\$ 57,963,030	

UNDER CONSTRUCTION = Construction Permit (site and/or building permit) has been submitted for project. Physical construction may or may not have started.

UNDER CONSIDERATION = A development application for a known, proposed project (pre or post entitlement) has been formally submitted to the City and is a valid application as of April 26, 2016.