



# COMPANY PROFILE

EXPERIENCE • PRINCIPAL • PROJECTS

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MISSION DG

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FIRM NAME  
**MISSION DG**

PROJECT ROLE  
**DEVELOPER**



WEBSITE  
**WWW.MISSIONDG.COM**

**MANAGING OFFICE:** San Antonio, TX

**YEARS OF OPERATION:** Mission DG was established in 2015 by Victor Miramontes, Henry Cisneros, and Mark Tolley.

**AWARDS:** 210 Development Group, LLC, a predecessor of Mission DG, received the 2014 San Antonio Business Journal's Best Overhaul and Best Residential awards for The Peanut Factory Lofts.

In 2017, the Company also received the San Antonio Business Journal's Best Multifamily award for Aviator at Brooks City Base.



## COMPANY PROFILE

Founded in San Antonio in 2015, Mission DG is an industry-leading real estate development company and development services provider committed to revitalizing San Antonio's urban core through infill and historic rehabilitation projects modeled on the principles of Smart Growth and New Urbanism. Specializing in mixed-use, age-restricted multifamily, historic, affordable, and urban infill projects, it is the firm's mission to build beautiful, functional, and sustainable living environments that connect people and places and enhance their quality of life. Mission DG's exceptional market knowledge and strategic positioning initiatives continue to create attainable high-quality housing opportunities that promote economic growth and address the needs of the communities we serve.

Having constructed over 2,600 units, Mission DG's experienced team is dedicated to creating value and providing our partners and clients with innovative and comprehensive investment, development, and construction management solutions. Mission DG takes a quality-centric approach to every aspect of the development process, ensuring the consistent and successful delivery of our projects. The Mission DG team diligently researches opportunities to identify the proper product type, unit mix, architectural style, and financing model and sources in order to capitalize on development opportunities and construct properties of the highest quality. Our strong local presence and multifaceted approach offers a distinct advantage over our competitors. Our extensive market knowledge and versatility allows us to capitalize on development opportunities and makes Mission DG a sophisticated and inventive real estate partner that understands the increasingly intricate capital structures under which we operate.

## EXPERTISE

Mission DG derives its strength from the expertise and capability of its seasoned principal team, who have extensive planning, financing, development, and construction experience. Mission DG has collaborated with both private and public partners to provide development services, construction management, and Public-Private Partnership (P3) expertise to clients within the private, municipal, state, and federal sectors to achieve its mission of enhancing communities across the state of Texas through Smart Growth objectives.

## Investment Management

Mission DG provides investment management services including:

- Equity & Debt Placement
- Pro Forma Development & Financial Modeling
- Feasibility/Economic Analysis
- Cost Control
- Asset Management
- Investment Opportunity Identification

#### Development Services:

Mission DG also provides third-party development services to clients. These services include:

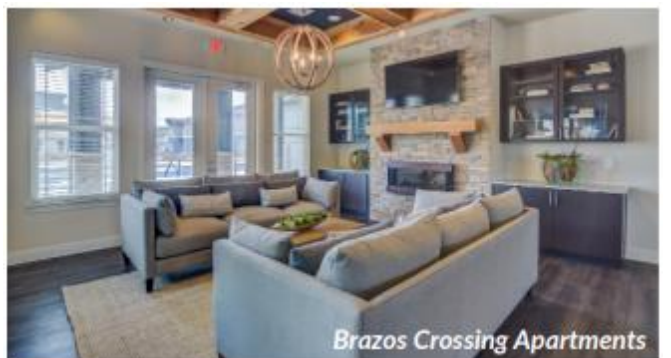
- Project Planning
- Pre-Development Services
- Site Selection & Land Acquisition
- Project Financing
- Zoning & Entitlements
- Site Programming
- Project Design
- Demographic/Market Studies
- Design & Constructibility Review



#### Construction Management:

Mission DG provides construction management solutions, such as:

- Budget Development & Administration
- Project Timeline Management
- Value Engineering
- Design Coordination
- Contract Negotiations



#### FINANCIAL CAPACITY

With a project portfolio currently valued at \$345 million, Mission DG follows a prudent investment strategy built on stability, sustainability, and creating value. By identifying and managing risks, the firm has been able to strategically select development initiatives that offer our clients and partners solid investment returns. Over the years, Mission DG has cultivated solid banking and investment relationships from a broad range of private and institutional organizations throughout the United States.



## CURRENT PROJECTS & PIPELINE



PROJECT NAME	CITY, STATE	TYPE	UNITS	DEVELOPMENT COST
<b>CURRENT PROJECTS</b>				
LIV at Westover Hills	San Antonio, TX	Multifamily, LIHTC, Seniors	197	\$35.0 MM
LIV at Boerne Hills	Boerne, TX	Multifamily, LIHTC, Seniors	162	\$30.7 MM
St. John's Apartments	San Antonio, TX	Multifamily, LIHTC, Historic	228	\$40.5 MM
The VUE	San Antonio, TX	Multifamily, High Rise, Rehab	91	\$15.1 MM
Aspire at Tampico	San Antonio, TX	Multifamily, LIHTC	200	\$34.1 MM
The Lantana	San Marcos, TX	Multifamily, LIHTC	216	\$48.3 MM
<b>TOTAL</b>			<b>1,094</b>	<b>\$203.7 MM</b>
<b>PIPELINE</b>				
LIV at Whisper Hills	San Marcos, TX	Multifamily, LIHTC, Seniors	267	\$50.1 MM
Aspire at VIDA	San Antonio, TX	Multifamily, LIHTC	288	\$45.2 MM
LIV at VIDA	San Antonio, TX	Multifamily, LIHTC, Seniors	206	\$38.7 MM
Johnny Morris	Austin, TX	Multifamily, LIHTC	360	\$66.1 MM
Big Austin	Austin, TX	Multifamily, LIHTC	407	\$89.8 MM
Aspire at Sunset Oaks	San Marcos, TX	Multifamily, LIHTC	296	\$66.2 MM
Heroes Lodge	Austin, TX	Multifamily, LIHTC	306	\$68.4 MM
<b>TOTAL</b>			<b>2,130</b>	<b>\$424.5 MM</b>

PAST & CURRENT RELEVANT PRINCIPAL PROJECT EXPERIENCE



PROJECT NAME	CITY, STATE	TYPE	UNITS	DEVELOPMENT COST
One Hundred Grand	Foster City, CA	Multifamily, Mixed-Income	166	n/a
Berkeley Central	Berkeley, CA	Multifamily, Mixed-Income	143	n/a
VEO	Carson, CA	Multifamily, Mixed-Income	152	n/a
The Enclave	Paramount, CA	Multifamily, Mixed-Income	306	n/a
San Jose State University	San Jose, CA	Student Housing	119	n/a
Lofts at Union City	Union City, CA	Multifamily, Affordable	243	n/a
Peanut Factory Lofts	San Antonio, TX	Mixed-Use, Historic	102	\$13.0 M
Aviator at Brooks City Base	San Antonio, TX	Multifamily, Adaptive Reuse	280	\$33.3 M
Villa Espada Apartments	San Antonio, TX	Multifamily, Mkt Rate Dev	240	\$22.5 M
LIV Westover Hills	San Antonio, TX	Multifamily, LIHTC	197	\$35.0 M
LIV Boerne Hills	Boerne, TX	Multifamily, LIHTC	162	\$30.7 M
St. John's Apartments	San Antonio, TX	Multifamily, LIHTC, Historic	228	\$40.5 M
Four Oaks Tower	San Antonio, TX	Multifamily, High Rise	91	\$15.1 M
Aspire at Tampico	San Antonio, TX	Multifamily, LIHTC	130	\$31.6 M
Billy Mitchell Village	San Antonio, TX	Multifamily, Rehab	374	\$24.0 M
Brazos Crossing Apartments	Richwood, TX	Multifamily, Mkt Rate Dev	308	\$33.2 M
East Bank at Richwood Village	Richwood, TX	Multifamily, Mkt Rate Dev	200	\$21.0 M
Security Building Lofts	Los Angeles, CA	Multifamily, Adaptive Reuse	153	\$12.0 M
Village Court Seniors	Torrance, CA	Multifamily, Mixed-Income	112	\$8.4 M
Braunfels Place	New Braunfels, TX	Multifamily, Mkt Rate Dev	120	\$10.0 M
Club Creek	Austin, TX	Multifamily, Rehab	160	\$12.6 M
The Lookout at Comanche Hill	San Antonio, TX	Multifamily, Mkt Rate Dev	150	\$14.1 M
Cypress Ridge	Houston, TX	Multifamily, Rehab	252	\$15.5 M
Highland Cross	Houston, TX	Multifamily, Rehab	236	\$14.8 M
The Admiral	San Antonio, TX	Multifamily, Rehab	208	\$10.1 M
Newport Apartment Homes	Irving, TX	Multifamily, Rehab	308	\$23.4 M
Sunridge Apartments	Grand Prairie, TX	Multifamily, Rehab	332	\$20.6 M
Tierra Bella	Austin, TX	Multifamily, Rehab	204	\$10.8 M
Water Ridge	Irving, TX	Multifamily, Rehab	476	\$42.4 M
Wildwood I	Austin, TX	Multifamily, Rehab	344	\$26.3 M
Wildwood II	Austin, TX	Multifamily, Rehab	344	\$36.0 M
The 5Fifty	San Antonio, TX	Multifamily, Rehab	200	\$18.0 M
The Quinn	Houston, TX	Multifamily, Rehab	736	\$64.0 M
<b>TOTAL</b>			<b>6,460</b>	<b>\$430.5 M</b>



Victor Miramontes is the co-founder and Vice Chairman of CityView, an institutional asset management firm focusing on urban residential and mixed-use projects. He was responsible for the company's initial conceptualization, formation, funding, and start of operations. He is a member of the CityView board of directors and serves on the investment committees of the company's various funds. To date, CityView has developed 87 projects in 12 states, costing approximately \$5 billion, providing almost 12,000 residential units and supportive commercial mixed-use properties. Multifamily projects are located in the San Francisco, Los Angeles, San Diego, Boulder, Dallas, Houston, and Fort Worth areas.

Mr. Miramontes is a managing member of Mission DG and is active in a number of the company's San Antonio projects.

Prior to the formation of CityView and Avanzar, Mr. Miramontes was the CEO of the North American Development Bank (NADB), an international development bank. NADB provides key infrastructure including water, wastewater treatment, transportation, and energy products in US-Mexico border communities. He was the newly formed institution's first employee in 1994 and was responsible for the bank's initial operations, policy formation, capitalization, programs, and projects. Policies and programs initiated by Mr. Miramontes have provided billions of dollars in new border investments. While at the bank, Mr. Miramontes spearheaded the development of the San Antonio downtown International Center and the unique pocket park (a tribute to clean water) linking the River Walk and Main Plaza.

**REPRESENTATIVE PROJECT EXPERIENCE**

**One Hundred Grand**  
Foster City, CA  
166 Units, Mixed-Income  
Podium Style  
2012 - Present  
Owner/Developer

**Berkeley Central**  
Berkeley, CA  
143 Units, Mixed Income  
Podium Style  
2012 - Present  
Owner/Developer

**VEO**  
Carson, CA  
152 Units, Mixed-Income  
Mixed-Use  
2013 - 2017  
Developer

**The Enclave**  
Paramount, CA 306  
Units, Mixed-Income  
Garden Style, Value  
Add 2011 - Present  
Owner

**San Jose State University**  
San Jose, CA 119 Units,  
Market Rate Student  
Housing Podium Style  
2014 - Present  
Owner/Developer

**Lofts at Union City**  
Union City, CA 243  
Units, Affordable  
Housing Wrap Style  
2015 - Present  
Owner/Developer

**NAME**  
**VICTOR MIRAMONTES**  
**TITLE**  
**MANAGING PARTNER**



**EDUCATION**

Stanford University  
Bachelor of Arts, Economics (Honors)  
Master of Arts, Economics

Stanford Law School  
Juris Doctorate

**INDUSTRY & COMMUNITY INVOLVEMENT**

Alamo Public Telecommunications  
Council  
Former Chairman

San Antonio Water Systems  
Former Vice Chairman



Henry Cisneros is Chairman of the CityView companies, which work with urban homebuilders to create homes priced within the range of average families. CityView is a partner in building more than 60 communities in 13 states, incorporating more than 7,000 homes with a home value of over \$2 billion. Mr. Cisneros is an Equity Partner with Siebert, Brandford, Shank, & Co., a municipal finance firm and a top corporate underwriting firm in Wall Street. Mr. Cisneros' community-building career began at the local level. After serving three terms as a City Councilmember, in 1981, Mr. Cisneros became the first Hispanic-American mayor of a major U.S. city, San Antonio, Texas. During his four terms as Mayor, he helped rebuild the city's economic base and spurred the creation of jobs through massive infrastructure and downtown improvements. After completing four terms as Mayor, Mr. Cisneros formed Cisneros Asset Management Company, a fixed income management firm operating nationally and ranked at the time as the second fastest growing money manager in the nation.

In 1992, President Clinton appointed Mr. Cisneros to be Secretary of the U.S. Department of Housing and Urban Development. As a member of President Clinton's Cabinet, Secretary Cisneros was credited with initiating the revitalization of many of the nation's public housing developments and with formulating policies which contributed to achieving the nation's highest ever homeownership rate. Mr. Cisneros has been inducted into the National Association of Homebuilders (NAHB) "Builders Hall of Fame" and honored by the National Housing Conference as the "Housing Person of the Year." Mr. Cisneros has served as President of the National League of Cities, as Deputy Chair of the Federal Reserve Bank of Dallas, and is currently an officer of Habitat for Humanity International. He is also currently on Univision's Board of Directors and a member of the advisory board of the Bill and Melinda Gates Foundation.

### REPRESENTATIVE PROJECT EXPERIENCE

<p><b>One Hundred Grand</b> Foster City, CA 166 Units, Mixed-Income Podium Style 2012 - Present Owner/Developer</p>	<p><b>Berkeley Central</b> Berkeley, CA 143 Units, Mixed Income Podium Style 2012 - Present Owner/Developer</p>	<p><b>VEO</b> Carson, CA 152 Units, Mixed-Income Mixed-Use 2013 - 2017 Developer</p>
<p><b>The Enclave</b> Paramount, CA 306 Units, Mixed-Income Garden Style, Value Add 2011 - Present Owner</p>	<p><b>San Jose State University</b> San Jose, CA 119 Units, Market Rate Student Housing Podium Style 2014 - Present Owner/Developer</p>	<p><b>Lofts at Union City</b> Union City, CA 243 Units, Affordable Housing Wrap Style 2015 - Present Owner/Developer</p>

**NAME**  
**HENRY CISNEROS**  
**TITLE**  
**PARTNER**



**EDUCATION**  
Texas A&M University  
Bachelor of Arts, Urban and Regional  
Planning  
Master of Arts, Urban and Regional  
Planning

Harvard University  
Master of Arts, Public Administration  
George Washington University  
Doctorate, Public Administration

### INDUSTRY & COMMUNITY

**INVOLVEMENT**  
Bill and Melinda Gates Foundation  
Advisory Board Member  
San Antonio Chamber of Commerce  
Former Chairman  
National Association of  
Homebuilders  
Builders Hall of Fame"



Mark Tolley has over 28 years of experience within the residential construction industry, focusing predominantly on urban infill, Smart Growth, residential, and mixed-use projects. In 2012, Mr. Tolley joined Federal Management Solutions, where he served as Director of Residential Development. His enthusiasm, entrepreneurial spirit, and commitment to excellence are the driving forces behind the ongoing development and success of the company, with over 2,000 residential units either completed or under construction in San Antonio and the surrounding areas. Prior to joining Mission DG, Mr. Tolley worked as Managing Director of B. Knightly Homes in Austin, Texas, and was Co-Founder and Managing Partner of Urban Pacific Builders of Long Beach, California. Additionally, he served as Senior Vice President of Acquisitions at Regis Homes and Director of Acquisitions at Legacy Homes. As Partner, Mr. Tolley’s extensive national experience increases the breadth of Mission DG’s construction and development expertise. He is experienced in all aspects of market rate and affordable housing development, but with special emphasis in the acquisition, renovation, and adaptive reuse of historical properties. Throughout his career, Mr. Tolley has worked with institutional and high-net private investors from across the nation. Over the tenure of his career, he has been responsible for the finance, acquisition, development, construction, and sale of over 6,000 residential units. This list includes multiple historic adaptive reuse projects, condominiums, apartments, and residential detached housing units throughout the United States. Mr. Tolley attended Oxford University and graduated from University of California at Irvine.

**NAME**  
**MARK TOLLEY**

**TITLE**  
**PARTNER**



**EDUCATION**  
 University of California at Irvine  
 Bachelor of Arts

**INDUSTRY & COMMUNITY INVOLVEMENT**

- San Antonio Symphony  
Board Member
- Southside First Economic Development Council  
Board Membe
- Urban Land Institute  
Member
- San Antonio North Chamber of Commerce  
Membe
- San Antonio South Chamber of Commerce  
Member

**REPRESENTATIVE PROJECT EXPERIENCE**

<p><b>Brazos Crossing Apartments</b>          Richwood, TX          308 Units, Market Rate          Garden Style          2014 - Present          Owner/Developer</p>	<p><b>East Bank Richwood Vill.</b>          Richwood, TX          200 Units, Market Rate          Garden Style          2014 - Present          Owner/Developer</p>	<p><b>Aviator Brooks City Base</b>          San Antonio, TX          280 Units, Market Rate          Adaptive Reuse          2013 - 2016          Owner/Developer</p>
<p><b>Villa Espada Apartments</b>          San Antonio, TX          240 Units, Market Rate          Garden Style          2013 - 2016          Owner/Developer</p>	<p><b>Peanut Factory Lofts</b>          San Antonio, TX          102 Units, Market Rate          Adaptive Reuse          2012 - 2016          Owner/Developer</p>	<p><b>LIV Westover Hills</b>          San Antonio, TX          197 Units, LIHTC, Seniors          Wrap          2018 - Present          Owner/Developer</p>
<p><b>LIV Boerne Hills</b>          Boerne, TX          162 Units, LIHTC, Seniors          Wrap          2018 - Present          Owner/Developer</p>	<p><b>The St. John</b>          San Antonio, TX          228 Units, LIHTC, HTC          Garden Style          2018 - Present          Owner/Developer</p>	<p><b>Calabasas Seniors</b>          Calabasas, CA          60 Units, 4% LIHTC          Modified Type III, Seniors          2007          Owner/Developer</p>





John Latham is a Principal of the Managing Partner and Member of the Investment Committee. Mr. Latham joined Mission DG, LTD after serving as the Chief Investment Officer of The PPA Group, LLC, an Austin, TX based private investment firm focused on multifamily investments. While there he led the acquisitions, development and asset management teams and was directly involved in all the firm’s investments. He has acquired or developed over 4,000 multifamily units, and as a principal has acquired or developed over \$400 million worth of real estate. Prior to that, Mr. Latham worked with two commercial real estate firms including AIC Ventures and Endure Realty Advisors, L.P., (which he cofounded) where he focused on acquisitions, capital raising, asset management and dispositions. These firms were engaged primarily in single tenant sale/leaseback and build-to-suit transactions for corporate clients that preferred to lease their corporate real estate. Projects included office, industrial, and retail assets. Prior to that, Mr. Latham spent several years working with Banc of America Securities, LLC in their investment banking division, where his teams raised over \$4 billion through IPOs, senior and subordinated debt, convertible equity, and private placements of derivative instruments. Additionally, he spent a short time as a civil engineer building natural gas pipelines and affiliated infrastructure assets across the Midwest and Northeastern United States. He holds a Bachelor’s Degree in Civil Engineering and a Master of Business Administration in Finance from the University of Texas at Austin.

**REPRESENTATIVE PROJECT EXPERIENCE**

<p><b>Aviator Brooks City Base</b> San Antonio, TX 280 Units, Market Rate Adaptive Reuse 2013 - 2016 Owner/Developer</p>	<p><b>Braunfels Place Apartments</b> New Braunfels, TX 120 Units, Market Rate, New Construction 2003 - 2006 Owner/Developer</p>	<p><b>The Lookout at Comanche Hill</b> San Antonio, TX 150 Units, Market Rate, New Construction 2015 - Present Owner/Developer</p>
<p><b>Club Creek &amp; Wildwood</b> Austin, TX 504 Units, Market Rate, Acquisition Rehab 2016 - 2018 Owner/Principal</p>	<p><b>Tierra Bella</b> Austin, TX 204 Units, Market Rate, Acquisition Rehab 2013 - 2016 Owner/Principal</p>	<p><b>Newport Apartments</b> Irving, TX 308 Units, Market Rate, Acquisition Rehab 2015 - Present Owner/Principal</p>
<p><b>Sunridge Apartments</b> Grand Prairie, TX 332 Units, Mixed-Income, Acquisition Rehab 2017 - Present Owner/Principal</p>	<p><b>The 5Fifty</b> San Antonio, TX 200 Units, Market Rate, Acquisition Rehab 2018 - Present Owner/Principal</p>	<p><b>Water Ridge</b> Irving, TX 476 Units, Market Rate, Acquisition Rehab 2019 - Present Owner/Principal</p>

**NAME**  
**JOHN LATHAM**  
**TITLE**  
**PARTNER**



**EDUCATION**  
University of Texas at Austin  
Bachelor of Science, Civil Engineering  
Master of Business Administration

**INDUSTRY & COMMUNITY INVOLVEMENT**

- American Lung Association  
Former Board Member
- Chancellor University  
Former Board Member
- Urban Land Institute  
Member
- Austin High School Girls’ Lacrosse  
Executive Committee

**PROJECT NAME**  
**THE ST. JOHN**

**LOCATION**

222 E. MITCHELL ST. | SAN ANTONIO, TX 78210



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

Historic, Adaptive Reuse, Urban Infill, Multifamily, Class-A, Mixed-Income, LIHTC

**PROJECT SIZE:** 269,351 Gross SF  
228 Multifamily Residential Units

**DEVELOPMENT TEAM:**

Mission DG - Developer/Owner  
NRP Construction - General Contractor  
B&A Architects - Architect  
Lincoln Properties - Property Management/Owner's Liaison  
Big Red Dog - Civil Engineer  
Bellwether Enterprise - Lender  
International Bank of Commerce - Construction Lender  
Monarch Private Capital - HTC Equity  
42 Equity - LIHTC Equity  
Archdiocese of San Antonio - Landlord

**PROJECT COST:** \$40.5 million

**DEVELOPMENT SCOPE**

Adjacent from Mission Concepción, a UNESCO World Heritage site, St. John's Apartments incorporates the historic adaptive reuse of the former St. John's Seminary college in addition to supplemental new construction to provide an attractive and unique 228-unit workforce housing community finished to Class-A standards. Located on approximately 11.2-acres allocated to Mission DG these apartment homes are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 75% of the units set aside for individuals and families who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken approximately 56 months from planning through construction, and is scheduled to be completed in 2020.

**COSTS & FINANCING**

\$26 million of the total development cost was financed as construction debt with International Bank of Commerce. \$10.3 million in equity was provided by 42 Equity for the purchase of Low Income Housing Tax Credits, and an additional \$3.5 million in equity was provided by Monarch Private Capital for the purchase of State and Federal Historic Tax Credits. The remaining \$700,000 required to fully fund the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the San Antonio Housing Trust Public Facility Corporation in the partnership structure as the Lessee and General Partner. This project received incentives, including impact and permit fee waivers, through a Chapter 380 Economic Development Loan Agreement and a CCHIP Agreement with the City of San Antonio, and Chapter 381 Grant Agreement with Bexar County. The land was acquired via a long term ground lease with the Archdiocese of San Antonio, with lease payments payable from the property's operation.

**GOVERNMENT & APPROVALS**

- Incentives (City of San Antonio & Bexar County)
- Permitting (City of San Antonio)
- Bond Inducement (SAHTFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Zoning (Planning/Zoning Commission)
- Variances (Board of Adjustments)

- Design (HDRC, UNESCO, NPS, THC)
- Low Income Housing Tax Credits (TDHCA)
- Historic Tax Credits(THC/SHPO & NPS/Dept. Interior)
- Financing/Underwriting (Fannie Mae)

### DESIGN EXCELLENCE & SUSTAINABILITY

Sensitively and purposefully designed to provide an innovative housing solution that honors the historic, architectural, and cultural significance of the site, the architectural massing and overall design of the new construction is centered on Drossaert's Hall (c. 1920) and highlights the historic campus structures which also serve as a visual buffer between the new construction to the east and Mission Concepción to the west. Apart from challenges related to the declining state of the original buildings, the project's proximity to Mission Concepción presented numerous obstacles. Mission DG worked closely with Moule & Polyzoides to create a concept design compatible with the competing architectural styles of the Mission and the seminary. Also, the proposed plan underwent many revisions to ensure the development abided by all overlay and viewshed requirements to certify the project would not interfere, but rather enhance, the World Heritage nomination. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

### RELATION TO DEVELOPMENT VISION

- Dynamic and energetic urban multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Utilizes “placemaking” to create a unique lived experience for residents;
- Enhances housing options by offering affordable high-end rental product in a submarket with few comparable housing options;
- Creates the kind of housing that attracts highly skilled, high wage workers, promoting an immersive live-work-play environment with proximity to entertainment, leisure, cultural, and recreational opportunities; and
- Comparable legal and financing structure to proposed developments.



**PROJECT NAME**

**THE PEANUT FACTORY LOFTS**

**LOCATION**

939 S. FRIO | SAN ANTONIO, TX 78207



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

Historic, Adaptive Reuse, Urban Infill, Mixed-Use (Multifamily & Retail), Class-A, Market Rate

**PROJECT SIZE:** 115,000 Gross SF  
102 Multifamily Residential Units  
2,868 SF of Retail/Leasing Space

**DEVELOPMENT TEAM:**

- \*210 Development Group - Developer/Owner
- Catamount Constructors - General Contractor
- B&A Architects - Architect
- Big Red Dog Engineering - Civil Engineer
- Greystar - Property Management/Owner's Liaison
- Comerica Bank - Lender
- The Betz Companies - Private Equity

\*210 Development Group, LLC is an affiliate of Mission DG

**PROJECT COST:** \$13 million



**DEVELOPMENT SCOPE**

Dating back to 1912, the historic peanut factory and accompanying 60-foot tall storage silos were renovated and retrofitted to create 25 loft-style units, including a 3,047 SF penthouse. Supplemental new construction was also incorporated providing an additional 77 units in a variety of studio, 1BR, 2 BR, 3BR, and townhome configurations. Situated on 3.5 acres on the Near West side of downtown San Antonio, this Class-A community provides amenities which include a resort-style pool with sundeck, outdoor kitchen, 24-hour fitness center, dog park, food truck park, fire pit, resident services/leasing center, and approximately 3,000 SF of retail/leasing space. Units feature open concept kitchens, black and stainless steel appliances, accent walls, walk-in closets, 9-foot ceilings, gooseneck kitchen faucets, sleek and modern fixtures, and incredible views of Downtown San Antonio.

The project took approximately 36 months from planning through construction, and was completed in 2016.

**COSTS & FINANCING**

\$8.8 million of the total development cost was financed as construction debt with Comerica Bank. The remaining \$4.2 million required to fully fund the project was provided by The Betz Companies out of Houston and BC Realty out of Dallas. This project received incentives through a Chapter 380 Economic Development Loan Agreement and a CCHIP Agreement with the City of San Antonio, and Chapter 381 Grant Agreement with Bexar County. The land was acquired for \$860,000, so the total development cost for the project (hard costs, soft costs, fees) was approximately \$12.14 million.

## GOVERNMENT & APPROVALS

- Incentives (City of San Antonio & Bexar County)
- Permitting (City of San Antonio)
- Design (Historic and Design Review Commission)
- Zoning (Planning/Zoning Commission)
- Variances (Board of Adjustments)

## DESIGN EXCELLENCE & SUSTAINABILITY

This project adaptively reused and converted a historic peanut factory built circa 1912 and four 60-foot tall silos into high-end lofts. The unique circular nature of the silos and antiquated structure made design and construction of the historic units a challenge. Historic units featured original graffiti walls, exposed concrete floors, sleek urban interior finishes, and other features that highlighted the features of the existing structure.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

The Peanut Factory Lofts was awarded Best Overhaul and Best Residential in the San Antonio Business Journal's Best in Commercial Real Estate awards.

## RELATION TO DEVELOPMENT VISION

- Dynamic and energetic urban community;
- Utilized "placemaking" to create a unique lived experience for residents;
- Attractive architecture, interior finishes, and desirable amenities; and
- Promoted additional economic development and investment in the Near West side, expanding the urban renewal outside of the immediate urban core.



**PROJECT NAME**  
**AVIATOR AT BROOKS CITY BASE**

**LOCATION**  
8010 AEROMEDICAL | SAN ANTONIO, TX 78235



**FIRM ROLE:** Developer

**TYPE OF BUILDING/USE:**

Adaptive Reuse, Multifamily, Class-A, Market Rate

**PROJECT SIZE:** 242,000 Gross SF  
280 Multifamily Residential Units

**DEVELOPMENT TEAM:**

\*210 Development Group - Co-Developer  
Brooks Development Authority - Owner  
PPA Group - Co-Developer/Co-Owner  
Catamount Constructors - General Contractor  
Mark Odom Studio - Architect  
Big Red Dog Engineering - Civil Engineer  
Clear Property Management - Property Management/Owner's Liaison  
InterNational Bank - Lender  
The Betz Companies - Private Equity  
Brevet Capital - Bridge Lender

\*210 Development Group, LLC is an affiliate of Mission DG

**PROJECT COST:** \$33.3 million



**DEVELOPMENT SCOPE**

Paying homage to Brooks Air Force Base and San Antonio's military roots, one-third of the units were converted from former military barracks, in addition to supplemental new construction, to create a 280-unit Class-A market rate project at Brooks City Base. Located on 13.64 acre, community features include a clubhouse/leasing office that was renovated and retrofitted from an old military dining facility, in addition to a resort-style pool, dog park, Bocce ball court, yoga studio, fitness center, billiards table, and other Class-A amenities.

The project took approximately 26 months from planning through construction, and was completed in 2016.

**COSTS & FINANCING**

Since Brooks Development Authority (BDA) is a local government entity, 210 Development Group had to create an incentive financing structure to allow BDA to own the project while the development team guaranteed the project. Inter National Bank (INB) presented the best financing option out of the five debt term sheets presented. INB funded \$21 million of the construction loan, while Brevet Capital, an EB-5 bridge lender out of New York, funded \$5 million; and BDA's land subordinated to INB accounted for the final equity piece.

The project received impact and fee waivers through the City of San Antonio's ICRIP program. In November 2016, after the successful build and stabilization of the project, 210 DG (an affiliate of Mission DG) sold its ownership interests to an existing property management company/investment partner. The project was structured as a Public-Private Partnership with BDA, in which BDA contributed the land to the partnership.

## GOVERNMENT & APPROVALS

- Design (Brooks Development Authority)
- Permitting (City of San Antonio)
- Fee Waivers (CCDO)

## DESIGN EXCELLENCE & SUSTAINABILITY

Originally built as barracks to house the military personnel at Brooks Air Force Base, Buildings 718, 719, and 754 were transformed into apartment homes with design elements accentuating the original structures. For the facade of these buildings, the existing concrete grid structures were highlighted, and the interior concrete columns and ceilings in the apartment units were exposed where possible. The 8,000 square foot modern-style dining hall was converted into the community's amenity center and leasing office. The existing metal roof was retained and the interior ceiling was exposed to take advantage of the building's high ceilings and celebrate the existing steel truss structure. White, metal ceiling panels were installed to enhance the industrial and utilitarian aesthetic. As a nod to the property's aviation history and the unique architectural style of the building, interior fixtures such as tail fin pendant lighting and propeller-style fans were also incorporated to elevate the design.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

Aviator was awarded the San Antonio Business Journal's Best Multifamily award in 2017.

## RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Provided additional rooftops and residents to continue fuel growth and attract additional employers, events, and services; and
- Embraced the design concepts outlined in the Design Guidelines + Development Standards for the Brooks campus.



**PROJECT NAME**  
**VILLA ESPADA APARTMENTS**

**LOCATION**  
12910 CLUBHOUSE | SAN ANTONIO, TX 78221



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

New Construction, Garden Style, Multifamily, Class-A, Market Rate

**PROJECT SIZE:** 198,000 Gross SF  
240 Multifamily Residential Units

**DEVELOPMENT TEAM:**

\*210 Development Group - Developer/Owner  
Catamount Constructors - General Contractor  
B&A Architects - Architect  
Big Red Dog Engineering - Civil Engineer  
Greystar - Property Management/Owner's Liaison  
Bank of the Ozarks - Lender  
Brevet Capital - Bridge Lender  
The Betz Companies - Equity  
BC Realty – Equity

\*210 Development Group, LLC is an affiliate of Mission DG

**PROJECT COST:** \$22.5 million



**DEVELOPMENT SCOPE**

Situated on 12.1 acres within the master planned Mission Del Lago community, Villa Espada Apartments is a Class-A apartment community providing 240 market-rate apartment homes on San Antonio's South side. Directly overlooking the 520-acre Mission Del Lago Golf Course and the Mitchell Lake bird sanctuary, this garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, swinging hammocks, private cabanas, fitness center, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk in closets, and upgraded fixtures and appliances.

The project took approximately 21 months from planning through construction, and was completed in 2015.

**COSTS & FINANCING**

Of the \$22.5 million required to develop this project, \$12.7 million was financed through Bank of the Ozarks as construction debt. The remainder was provided by Brevet Capital (EB-5 bridge) and the Betz Companies in the amounts of \$3 million and \$6.8 million, respectively. The project received incentives through a one-off Chapter 380 Economic Development Program Grant Agreement with the City of San Antonio. The land was acquired for \$1.7 million, so the total development cost for the project (hard costs, soft costs, fees) was approximately \$20.8 million.

**GOVERNMENT & APPROVALS**

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

## DESIGN EXCELLENCE & SUSTAINABILITY

Villa Espada Apartments is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

## RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Enhanced housing options on Southside by offering high end rental product in a submarket lacking comparable housing options; and
- Contributed to Southside revitalization objectives by adding additional rooftops and residents to increase tax basis and attract additional investment.



**PROJECT NAME**  
**BRAZOS CROSSING APARTMENTS**

**LOCATION**  
4501 BRAZOSPORT BLVD N | RICHWOOD, TX



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

New Construction, Garden Style, Multifamily, Class-A, Market Rate

**PROJECT SIZE:** 315,000 Gross SF  
308 Multifamily Residential Units

**DEVELOPMENT TEAM:**

\*210 Development Group - Developer/Owner  
Catamount Constructors - General Contractor  
B&A Architects - Architect  
Big Red Dog Engineering - Civil Engineer  
BH Management - Property Management/Owner's Liaison  
Inter National Bank - Debt  
Pensam Capital – Equity

\*210 Development Group, LLC is an affiliate of Missio DG

**PROJECT COST:** :\$33.2 million



**DEVELOPMENT SCOPE**

Brazos Crossing Apartments is a 308-unit, Class-A multifamily development located on 17 acres in Richwood, Texas - a quaint coastal town adjacent to Lake Jackson, the commercial center for Brazoria County. This garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, 24-hour fitness center, cyber café, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk-in closets, and upgraded fixtures and appliances.

The project took approximately 24 months from planning through construction, and was completed at the end of 2016.

**COSTS & FINANCING**

210 Development Group partnered with Pensam Capital to fund the \$4 million equity tranche. A construction loan was obtained with Inter National Bank in the amount of \$18.5 million to fund the rest of the development cost. A Chapter 380 Incentive Agreement was negotiated with the City of Richwood, granting annual partial tax reimbursements. A Rental Assistance Agreement was also negotiated with Zachry Industrial, ensuring full occupancy for 5 years. The land was acquired for \$1.4 million, so the total development cost was \$31.8 million.

**GOVERNMENT & APPROVALS**

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

**DESIGN EXCELLENCE & SUSTAINABILITY**

Brazos Crossing Apartments is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a

warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project’s design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

### RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities; and
- Enhanced housing options in Richwood by offering high end rental product in a submarket with few comparable housing options.



**PROJECT NAME**  
**EAST BANK AT RICHWOOD VILLAGE**

**LOCATION**  
100 CREEKWOOD LANDING | RICHWOOD, TX



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

New Construction, Garden Style, Multifamily, Class-A, Market Rate

**PROJECT SIZE:** 220,000 Gross SF  
200 Multifamily Residential Units

**DEVELOPMENT TEAM:**

\*210 Development Group - Developer/Owner  
Cadence McShane - General Contractor  
B&A Architects - Architect  
Big Red Dog Engineering - Civil Engineer  
BH Management - Property Management/Owner's Liaison  
Southside Bank - Debt  
Pensam Capital – Equity

\*210 Development Group, LLC is an affiliate of Missio DG

**PROJECT COST:** \$21.0 million



**EAST BANK AT RICHWOOD VILLAGE**

**DEVELOPMENT SCOPE**

Located on the banks of Oyster Creek, East Bank at Richwood Village is our second project for Zachry Industrial in Richwood, Texas. The 200-unit, Class-A apartment community sits on 9.5 acres and is conveniently located near major local employment and commercial centers, such as Freeport, Lake Jackson, and Brazos Mall. This garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, 24-hour fitness center, cyber café, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk-in closets, and upgraded fixtures and appliances. The apartment homes are well-appointed with high-end interior fixtures, finishes, and appliances, providing residents with a luxurious living experience.

The project took approximately 22 months from planning through construction, and was completed at the end of 2016.

**COSTS & FINANCING**

210 Development Group partnered again with Pensam Capital to fund the \$10 million equity tranche. A construction loan was obtained with Southside Bank in the amount of \$12.5 million to fund the rest of the development cost. A Chapter 380 Incentive Agreement was negotiated with the City of Richwood, allowing the project to receive partial tax reimbursements. A 5-year Rental Assistance Agreement was also negotiated with Zachry Industrial. The land was contributed to the project partnership for equity in the deal.

**GOVERNMENT & APPROVALS**

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

## DESIGN EXCELLENCE & SUSTAINABILITY

East Bank at Richwood Village is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

## RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities; and
- Enhanced housing options in Richwood by offering high end rental product in a submarket with few comparable housing options.



**PROJECT NAME**  
**LIV WESTOVER HILLS**

**LOCATION**  
9015 INGRAM RD | SAN ANTONIO, TX 78245



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

New Construction, Multifamily, Seniors, Class-A, Mixed-Income, LIHTC

**PROJECT SIZE:** 255,656 Gross SF  
197 Multifamily Residential Units

**DEVELOPMENT TEAM:**

Mission DG - Developer/Owner  
Cadence McShane - General Contractor  
B&A Architects - Architect  
Big Red Dog Engineering - Civil Engineer  
Capstone - Property Management/Owner's Liaison  
Berkadia Commercial Mortgage - Lender  
Affordable Housing Partners - LIHTC Equity  
SAHTPFC - Landlord

**PROJECT COST:** \$35 million



**DEVELOPMENT SCOPE**

Located in San Antonio's booming Northwest Side near Loop 410 and Potranco Road, LIV Westover Hills is a 197-unit, Class-A active adult (62+) apartment community ideally located with accessibility to over 2 million square feet of nearby retail, dining, entertainment, employment, and medical services. The 5.84-acre site is just off of the interstate access road, providing excellent access to nearby areas such as Downtown, Alamo Ranch, The Rim, and La Cantera. These luxurious units are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 70% of the units set aside for seniors who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken 36 months from planning through construction, and is scheduled to be completed in 2019.

**COSTS & FINANCING**

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. Affordable Housing Partners is the LIHTC investor, funding the deal's \$8.2 million equity tranche. Berkadia Commercial Mortgage provide the debt in the form of a HUD 221(d)(4) loan in the amount of \$24.3 million. The remainder of the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the San Antonio Housing Trust Public Facility Corporation in the partnership structure as the land owner and General Partner, and it also received SAWS impact fee waivers through the City of San Antonio's ICRIP program. The land was acquired through a long term ground lease

with a one-time lease payment of \$1.35 million, so the total development cost for the project (hard costs, soft costs, fees) was \$33.65 million.

### GOVERNMENT & APPROVALS

- Fee Waivers (CCDO)
- Permitting (City of San Antonio)
- Bond Inducement (SAHTFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Design (Park West Property Owners' Association)
- Zoning (City of San Antonio)
- Low-Income Housing Tax Credits (TDHCA)
- Financing/Underwriting (HUD)

### DESIGN EXCELLENCE & SUSTAINABILITY

LIV Westover Hills is designed for the modern, active senior. Community amenities include a resort-style pool, 24-hour fitness center with a yoga studio, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center, salon/barbershop, a wellness clinic, elevators, trash chutes, dog park, zen courtyard, and herb, vegetable, and flower gardens. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, pendant lighting, wood-style flooring, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

### RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities
- Promotes an exciting, interactive, and social resident lifestyle for residents
- Enhances quality of life for seniors by providing luxurious, thoughtfully-designed apartments homes at an attainable price point outside of the immediate urban core



**PROJECT NAME**  
**LIV BOERNE HILLS**

**LOCATION**  
3 SHOOTING CLUB RD | BOERNE, TX 78006



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

New Construction, Multifamily, Seniors, Class-A, Mixed-Income, LIHTC

**PROJECT SIZE:** 189,490 Gross SF  
162 Multifamily Residential Units

**DEVELOPMENT TEAM:**

Mission DG - Developer/Owner  
NRP Construction - General Contractor  
B&A Architects - Architect  
Matkin Hoover - Civil Engineer  
Capstone - Property Management/Owner's Liaison  
Greystone - Lender  
Affordable Housing Partners - LIHTC Equity  
Boerne PFC - Landlord

**PROJECT COST:** \$30.7 million



**DEVELOPMENT SCOPE**

Home to the Hill Country Mile and well-known for its rich German roots, LIV Boerne Hills is located in Boerne, Texas – the charming and affluent San Antonio suburb in the Texas Hill Country. The 162-unit, Class-A active adult community sits on 11.76 acres and is well-appointed and highly amenitized for an attractive, comfortable, and engaging living experience for seniors 62+. These luxurious units are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 75% of the units set aside for seniors who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken 36 months from planning through construction, and is scheduled to be completed in 2020.

**COSTS & FINANCING**

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. Affordable Housing Partners is the LIHTC investor, funding the deal's \$7.4 million equity tranche. Greystone & Co. provide the debt in the form of a HUD 221(d) (4) loan in the amount of \$21.8 million. The remainder of the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the Boerne Public Facility Corporation in the partnership structure as the land owner and General Partner. The land was acquired through a long term ground lease with a one-time lease payment of \$2 million, so the total development cost for the project (hard costs, soft costs, fees) was \$28.7 million.

## GOVERNMENT & APPROVALS

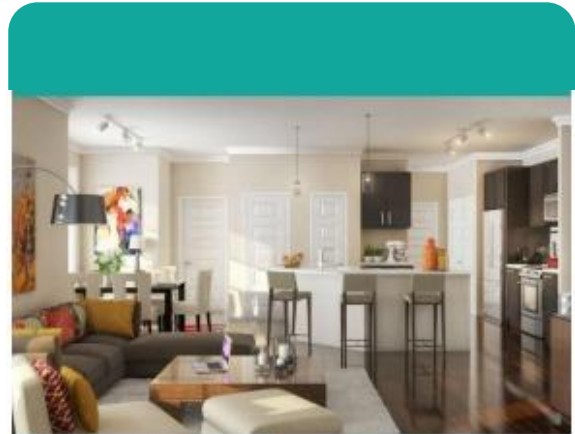
- Permitting (City of Boerne)
- Bond Inducement (BPFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Low-Income Housing Tax Credits (TDHCA)
- Financing/Underwriting (HUD)

## DESIGN EXCELLENCE & SUSTAINABILITY

LIV Westover Hills is designed for the modern, active senior. Community amenities include a resort-style pool, 24-hour fitness center with a yoga studio, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center, salon/barbershop, a wellness clinic, elevators, trash chutes, dog park, zen courtyard, and herb, vegetable, and flower gardens. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, pendant lighting, wood-style flooring, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

## RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Promotes an exciting, interactive, and social resident lifestyle for residents;
- Enhances quality of life for seniors by providing luxurious, thoughtfully-designed apartments homes at an attainable price point; and
- Comparable legal and financing structure to proposed developments.



**PROJECT NAME**  
**FOUR OAKS TOWER**

**LOCATION**  
11327 EXPO BLVD | SAN ANTONIO, TX 78230



**FIRM ROLE:** Developer/Owner

**TYPE OF BUILDING/USE:**

Adaptive Reuse, High Rise, Multifamily, Class-A+,  
Luxury, Market Rate

**PROJECT SIZE:** 82,206 Gross SF  
91 Multifamily Residential Units

**DEVELOPMENT TEAM:**

Mission DG - Developer/Owner  
Mission Construction Group - General Contractor  
DHR Architects - Architect  
Roscoe Properties - Property Management/Owner's  
Liaison  
Simmons Bank - Lender  
Asset Management Consultants - Equity

**PROJECT COST:** \$15.1 million



**DEVELOPMENT SCOPE**

Four Oaks Tower is centrally located in San Antonio on 2.04 acres off of Interstate 10 at Huebner Road on the city's Northside - just minutes from shopping, dining, entertainment districts, and centers of employment such as Huebner Oaks, La Cantera, The Rim, USAA headquarters, and Valero headquarters. Just off of the Interstate 10 access road, the project site also enjoys easy access to the Downtown, Stone Oak, and Park North areas via I-10, Loop 410, and Loop 1604. Originally built in 2004, the existing 9-story structure will be finished out into 91 ultra luxe, Class-A apartment homes with oversized balconies and breathtaking views of the city. The apartment homes are well-appointed with on-trend high-end interior fixtures, finishes, and appliances, providing residents with a luxurious living experience.

The project is expected to have taken 20 months from planning through construction, and is scheduled to be completed in 2019.

**COSTS & FINANCING**

Mission DG partnered with Asset Management Consultants to fund the \$5.29 million equity tranche. A construction loan was obtained with Bank SNB in the amount of \$9 million to fund the rest of the development cost. The land was acquired for \$8.1 million,

**GOVERNMENT & APPROVALS**

- Permitting (City of San Antonio)

**DESIGN EXCELLENCE & SUSTAINABILITY**

With upscale, on-trend interiors such as European cabinetry,

quartz countertops, sleek stainless steel appliances, gourmet eat-in kitchens, and open concept floorplans, Four Oaks Tower is the essence of modern luxury.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

### RELATION TO DEVELOPMENT VISION

- Dynamic and energetic semi-urban community;
- New high rise multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Utilizes "placemaking" to create a unique lived experience for residents;
- Enhances housing options by offering high-end rental product in a submarket with few comparable housing options; and
- Creates the kind of housing that attracts highly skilled, high wage workers, promoting a live-work-play environment.



