

# Artisan at Salado Creek Apartments



3644 Binz-Engleman Road  
 San Antonio, TX 78219  
 Bexar County  
 210/212-3939  
 210/212-5535 fax

Units	Bdrms	Baths	SF	Rent*
16	2	2	967	\$314
8	2	2	967	\$437
16	2	2	967	\$560
40	2	2	967	\$683
20	2	2	967	\$970
16	3	2	1,162	\$359
8	3	2	1,162	\$505
16	3	2	1,162	\$644
40	3	2	1,162	\$786
20	3	2	1,162	\$1165
200	Total			

**Census Tract:** 1201  
**County Precinct:** 4  
**City Council District:** 2  
**State Senate District:** 19  
**State Representative:**  
 District 120  
**Congressional District:** 20

**Neighborhood Association:**  
 United Homeowners Improvement  
 Association Incorporated

## Affordability

16% of the units (32) are reserved for individuals and families with incomes at or below 30% of Area Median Family Income (AMFI); 8% of the units (16) are reserved for individuals and families with incomes at or below 40% AMFI; 16% of the units (32) are reserved for individuals and families with income at or below 50% AMFI; 40% of the units (80) are reserved for individuals and families at or below 60% of AMFI; and 20% of the units (40) are reserved for individuals and families at Market Rate. In 2009, AFMI for a family of four in San Antonio is as follows: 30% - \$17,150; 40% - \$22,880; 50% - \$28,600; 60% - \$34,320.

## Amenities

Community amenities include a fully equipped clubhouse and community room, computer and kid's room, playground, swimming pool, parking and storage garages, full perimeter fencing, controlled access gates, picnic areas, walking trail, and energy efficient components such as R-30 insulation in the attics and 12 SEER air conditioners. Eight units are available for mobility impaired residents, which include provisions for sight and hearing impaired residents.

## Resident Services

A Resident Services Coordinator employed on-site plans and directs a variety of activities. Programs and activities focus on youth, health, education and employment, and financial literacy. Services include after school and adult education programs, parenting classes and health screenings. Various resident recreation functions are also provided throughout the year, which include holiday celebrations and National Night Out. The services coordinator also makes referrals to social service agencies as needed.

## Financing

Artisan at Salado Creek is financed through \$9,599,000 in LIHTC equity provided by AMTAX Holdings 474, LLC.; a \$7,992,400 221 (d)(4) FHA-insured construction/permanent loan provided by KeyBank Real Estate and \$300,000 in HOME funds provided by the City of San Antonio.

## Additional Information

Artisan at Salado Creek is owned by FDCSA Binz, Ltd. The 1% General Partner of the Limited Partnership is 200 FDCSA Binz, LLC. Members of 200 FDCSA Binz, LLC are Aubra Franklin 90.1% and Merced Housing Texas 9.9%. The 99% Limited Partners are AMTAX Holdings 474, LLC and Pro-Tech 2004-D, LLC.

Management: United Apartment Group  
 Year Constructed: Completed Spring 2006  
 Land Area: 12.4 acres; 540,144 SF  
 Gross Building Area: 234,000 SF  
 Net Rentable Area: 212,900 SF

On-site Staff: 3  
 Date of Closing: May 15, 2004  
 Number of Buildings: 8  
 Number of Stories: 3  
 Parking Spaces: 335

Rev. November 11, 2009