

Artisan at Willow Springs Apartments



| Units | Bdrms | Baths | SF | Rent |
|-------|-------|-------|-------|-------|
| 60 | 1 | 1 | 700 | \$594 |
| 104 | 2 | 2 | 945 | \$714 |
| 84 | 3 | 2 | 1,186 | \$824 |
| 248 | Total | | | |

535 Gemblor Road
 San Antonio, TX 78219
 Bexar County
 210/277-6306
 210/277-6372 fax

Census Tract: 1308
County Precinct: 4
City Council District: 2
State Senate District: 19
State Representative:
 District 120

Congressional District: 20
Neighborhood Associations:
 United Homeowner's
 Improvement Association
 Incorporated; Meadowview
 North, Willow Woods, Skyline

Affordability

All Units (248) are reserved for individuals and families with incomes at or below 60% of the Area Family Median Income (AFMI). In 2009, the AMFI for a family of four in San Antonio at 60% is \$34,320.

Amenities and Resident Services

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 and five units are available for sight and hearing impaired residents.

Resident Services

A Resident Services Coordinator employed on-site plans and directs a variety of activities. Program and activities focus on youth, education and employment, health, and financial literacy. Services include after school and adult education programs, financial literacy 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 Willow Springs is financed through \$8,387,580 in LIHTC equity provided by AMTAX Holdings 574, LLC: and \$13,620,000 in Multifamily Housing Revenue Bonds issued by the San Antonio Housing Finance Corporation secured by a conventional mortgage from Capmark Capital.

Additional Information

Artisan at Willow Springs is owned by FDC Gemblor, Ltd. The General Partner of the Limited Partnership is 250 FDC Gemblor, LLC of which Merced Housing Texas is the Sole Member. The limited partners are Protech 2004-D, LLC., AMTAX Holdings 574, LLC and Aubra Franklin.

Management: United Apartment Group
 Completed: February 2006
 Land Area: 12.4 acres; 540,144 SF
 Gross Building Area: 239,904 SF
 Net Rentable Area: 228,100 SF

On-site Staff: 5
 Date of Closing: October 18, 2004
 Number of Buildings: 12
 Number of Stories: 3
 Parking Spaces: 454

Rev. September 15, 2009