

Stablewood Farms Apartments



Units	Bdrms	Baths	SF	Rent
60	1	1	511	\$527
48	1	1	736	\$674
40	2	1	835	\$771
64	2	2	879	\$801
40	3	2	1196	\$974
252	Total			

8301 Lake Vista Drive
 San Antonio, Texas 78227
 (Highway 90 at Loop 410)
 Bexar County
 Phone: 210/645-9100
 Fax: 210/645-6515
 Arun and Karuna Verma Community Center:
 210/645-0688

Census Tract: 1615
County Precinct: 1
City Council District: 4
State Senate District: 19
State Representative:
 District 117
Congressional District: 20

Neighborhood Association: Stablewood/
 Valley Hi North

Affordability

20% of the units (51 units) are reserved for individuals and families with incomes at or below 50% of the Area Median Family Income. 5% of the units (13 units) are reserved for senior residents, 60 yrs. or older. In 2009, the AMFI for a family of four in San Antonio at 50% is \$28,600.

Amenities

All units include range, refrigerator, carpet, balcony/patio, laundry hook-ups, disposal, central heat and air, dishwasher, and window treatments. Five units are fully ADA-modified for persons with physical disabilities. Site amenities include: club room, exercise room, laundry facilities, mail kiosk, swimming pool, picnic/play area, gated ingress/egress.

Resident Services

A 7,000 sq. ft. community center houses a daycare, computer lab, classroom, conference rooms, and indoor basketball court. Positive Beginnings, Inc., runs the child care facility and coordinates social services programs for residents.

Financing

Stablewood Farms is financed through \$14,698,900 in Multifamily Housing Revenue Bonds (GNMA Collateralized) issued by Bexar County Housing Finance Corporation. The bonds are backed by a 221(d)(4) FHA insured loan underwritten by Red Capital Mortgage. Christus Health provided additional funding in the amount of \$750,000.

Additional Information

Stablewood Farms Apartments is owned by Merced-Stablewood, LLC, a single member LLC, with Merced Housing Texas as its sole member.

Management: Alpha-Barnes Real Estate Services
 Year Constructed: 2003
 Land Area: 24.39 acres
 Gross Building Area: 203,322
 Net Rentable Area: 192,656 SF

On-site Staff: 11
 Date of Closing: December 1, 2001
 Number of Buildings: 18
 Number of Stories: 2&3
 Parking Spaces: 378

Rev. September 15, 2009