

THE COURTS AT RIVERBEND

San Marcos, Texas



DEVELOPMENT PLAN

- Near Texas State University – San Marcos
- Extensive Amenity Package
- Desirable 2, 3, and 4 BR Unit Mix
- 748 beds
- Opening Fall of 2014



University Housing Dept. & Admissions

- On Campus Housing
Quantity – 5,698 residence hall beds & 665 Bobcat Village apartments
- Enrollments
Undergraduate & Graduate: 34,087 in 2011
- Projected Growth:(Texas Higher Education Coordinating Board Jan. 2011)
2010 = 29,727 (Actual = 32,572)
2015 = 37,000
2020 = 41,500
- Off-site campus shuttle service: Yes
- On campus housing to enrollment percentage = 18.7% (\leq 30%)
- Web Site: www.txstate.edu/

Investment Highlights

- *The Courts at Riverbend* Apartments are located a quarter mile east of Interstate 35, in a neighborhood characterized by numerous apartment communities primarily populated by students. Positioned about a mile from the Texas State University campus, students are within walking distance of campus. In addition, *The Courts at Riverbend* is located on the Bobcat Tram bus service route providing access to both the main campus and downtown San Marcos.
- *The Courts at Riverbend* is one of the newest approved student living communities in San Marcos, offering a resort lifestyle.
- *The Courts at Riverbend* features an excellent unit mix of 2, 3, and 4 bedroom student apartments. Each bedroom is separately keyed and has individual bathrooms.
- *The Courts at Riverbend* is located less than 1.1 miles from the campus of Texas State University,
- The property is of high quality construction design featuring stone veneer and stucco exteriors, large functional floor plans affording privacy for each resident, wood cabinetry, and 9-foot ceilings.
- *The Courts at Riverbend* offers the most extensive package of common area amenities in the market place with a huge clubhouse/student activity center and sparkling free form swimming pool and hot tub. The clubhouse contains a fully-equipped coffee bar, spacious well-appointed media lounge, cyber café, computer lab, tanning bed, state-of-the-art fitness center, game room, and an exterior sand volleyball court, and basketball/sport court.
- The property is designed with a low 16 unit per acre density affording more than one parking space for each bedroom, and spacious landscaped courtyards with barbeque grills centered in each building.



Property Description

Subject Property	<i>The Courts at Riverbend</i> 1980 Aquarena Springs Drive San Marcos, Texas 78666
Property	<i>The Courts at Riverbend</i> Apartments is scheduled for completion by August 2009. The property offers two, three, and four bedroom apartments, conveniently equipped with full kitchens and available fully furnished. <i>The Courts at Riverbend</i> is located approximately 1.1 miles east of Texas State University.
Year Built	2012-2013
Number of Buildings	1 Three-Story Building, 3 Four-Story Buildings, Clubhouse – student activity center
Number of Units	240
Rentable Square Feet	266,908 S.F.
Average Unit Size	1,112 S.F.
Density	16 Units/Acre
Site Size	15.02 Acres
Parking	826 Parking Spaces/ 1.10 Per Bedroom
Visibility	Excellent
Zoning	MF-24 Multi-family

Unit Mix

# of Units	# of BR's	Unit Type	Size (SF)
60	120	2 BR / 2 BA	816
16	32	2 BR / 2 BA	843
60	180	3 BR / 3 BA	1,144
60	240	4 BR / 4 BA	1,293
44	176	4 BR / 4 BA	1,328
240	748		1,112

Property Description (continued)

Access	The property is accessible via Aquarena Springs Road which has a good flow of traffic. Aquarena Springs Road connects to Interstate 35 to the west.
Signage	There will be an attractive stone and stucco monument prominently displayed at the entrance on Aquarena Springs Dr.
Foundation	Poured reinforced concrete/grade beam footings and column pads.
Flooring	Ground flooring is concrete slab on compacted fill. Plywood deck with light-weight concrete cover.
Construction	Wood frame with wood truss and joist floor structure and plywood floor deck
Roofs	Pitched with built-up asphalt composition shingle covering and level built-up roof system
Patio/Balcony	Private Patios/Juliette Balconies
Breezeways	Wide, well lit breezeways
Exterior Walls	Wood frame with stucco, and stacked stone veneer.
Interior Walls	Painted Sheetrock
Kitchens	Each unit has a full appliance package including microwave, range, vent hood, frost-free refrigerator with icemaker, garbage disposal, and dishwasher. Additionally, each unit has wood cabinets with Formica countertops and vinyl tile flooring.
Baths	Each bathroom features a tub/shower combination with ceramic tile wainscot. The bathrooms also feature wood cabinets with a Formica counter and built-in porcelain sink, wall-mounted medicine cabinet with vanity mirror and vinyl tile flooring.
HVAC	Individually metered central units with exterior mounted compressors.
Utilities	Individually metered for electricity. Monthly rent is inclusive of water and sewer, trash collection, basic telephone, cable television, and high speed wire and wireless internet.
Landscaping	Heavily landscaped with trees, shrubs, seasonal flowers and grass
Courtyards	Each building has a uniquely-designed courtyard with lush landscaping, combination of wood and concrete sitting benches, 2 barbeque grills each and Wi-Fi internet service.

Property Description (continued)

Unit Features

Fully Equipped Kitchens

- Built-In Microwaves
- Frost Free Refrigerator with Icemaker
- Dishwasher
- Stove
- Garbage Disposal

Fully Furnished Units

- Full Size Beds
- Five-drawer Dressers
- Computer Desks with Chair
- Sofa and Oversized Easy Chair
- Coffee Table and End Table
- Entertainment Center with Flat Screen Television
- Dining Room Table & Chairs

Individual Bathrooms

Cable / High Speed Internet – wire & wireless

Juliette Balcony / Patio

Ceiling Fans

Large Capacity Washer and Dryer

Wall to Wall Carpeting

Mini-Blinds

Private Locking Bedrooms

Community Features

Professionally Decorated Clubhouse

Resort Style Pool with Beach Entry & In-Pool Tanning Ledges

Poolside & Courtyard Wireless Internet

Jacuzzi Hot-Tub

Gourmet Barbeque Stations

Tanning Beds

Limited Access Vehicle Gates

Roommate Matching Service

Fitness Center

Sand Volleyball Court

Social Area with Pool Tables, Coffee Machine,

Foosball and Media Lounge

Exterior Basketball / Sport Court

Cyber Café Computer Lounge



SUBJECT PROPERTY

1980 Aquarena Springs Dr, San Marcos, TX 78666

Texas State Univ

San Marcos

Google

Eye alt 27623 ft

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Pointer 29°53'20.16" N 97°55'22.50" W elev 586 ft Streaming 100%