

# AMARA

A P A R T M E N T S



# EXECUTIVE SUMMARY

## THE OPPORTUNITY

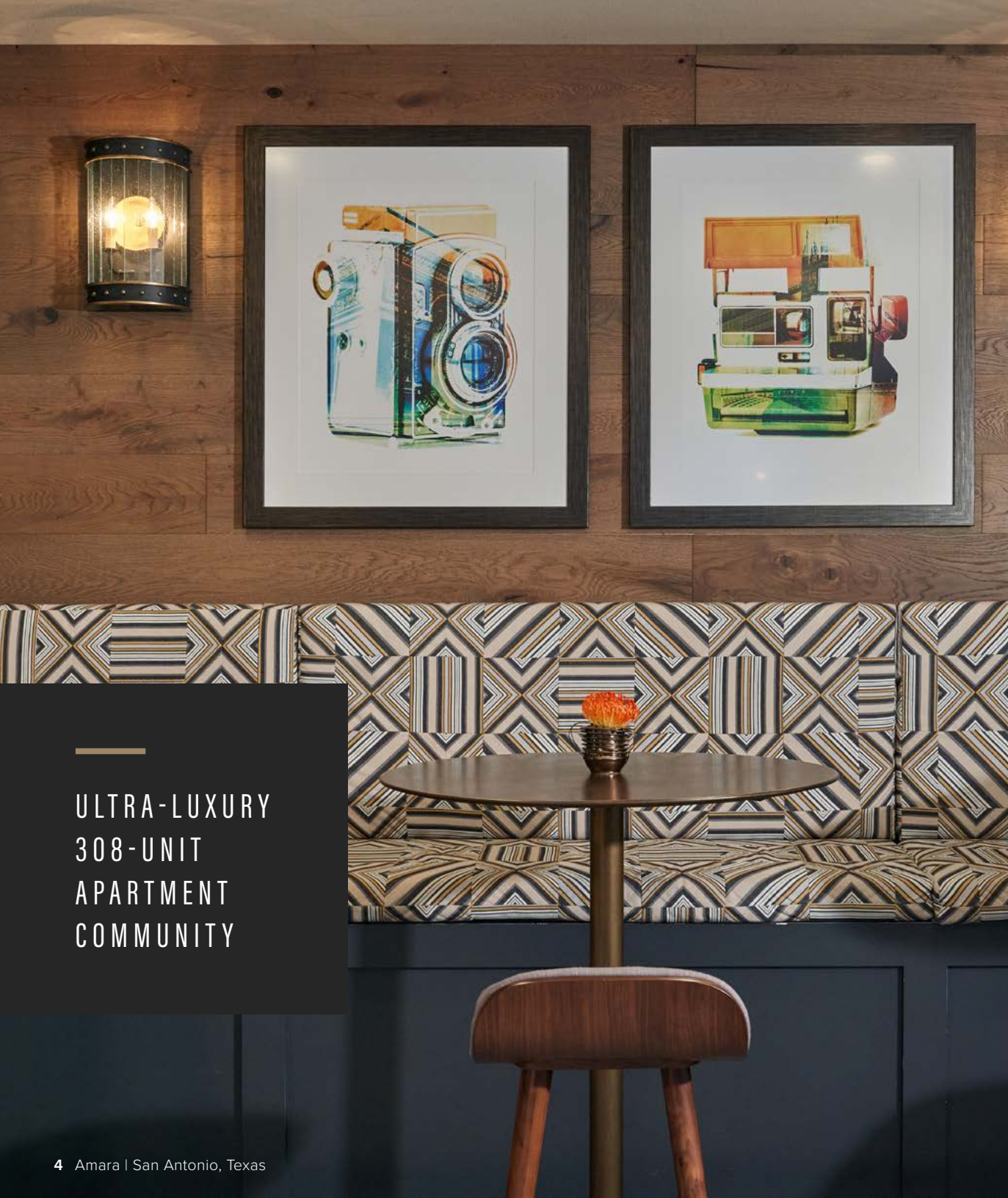
JLL has been exclusively retained to offer qualified investors the unique opportunity to purchase fee-simple interest in Amara Apartments (The “Property”), an ultra-luxury, 308-unit apartment community located within The Rim, a premier mixed-use development in Northwest San Antonio. Developed by Oden Hughes, the Property is uniquely positioned among its competitors to offer residents a low-density feel in an urban environment with unmatched access to Interstate 10 and Loop 1604, as well as multiple entertainment and employment hubs. Built in 2019, Amara features a best-in-class amenity package including a resort-style swimming pool, sky lounge with Hill Country views, loaded game room, state-of-the-art fitness center, mini convenience store, and more. The amenities are complemented by luxurious interior finish outs, panoramic views, private yards and ample parking options. The superior quality of this asset and tremendous locational attributes make Amara one of the premier offerings in San Antonio’s most desirable submarket.



# AMARA

APARTMENTS





—  
ULTRA-LUXURY  
308-UNIT  
APARTMENT  
COMMUNITY

## 19327 TALAVERA RIDGE

SAN ANTONIO, TEXAS 78257

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**2019**  
YEAR BUILT

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**308**  
UNITS

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**827**  
AVG. UNIT SIZE

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**254,745**  
RENTABLE SF

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**94%**  
OCCUPANCY

# PROPERTY SUMMARY



# DRIVE TIMES

THE RIM  
2 MINUTES

DOMINION CROSSING  
5 MINUTES

LA CANTERA  
6 MINUTES

UTSA  
6 MINUTES

TOP GOLF  
8 MINUTES

SA INT'L AIRPORT  
18 MINUTES

DOWNTOWN  
20 MINUTES



DOWNTOWN  
20+ Minutes

South Texas  
Medical Center

TopGolf iFLY INDOOR SKIING ANDRETTI

142,200+ VPD

**THE RIM**  
1.8M SF OF RETAIL • 1,382 UNITS • 779 KEYS

hopdoddy ARCHERY 20 TACOS Bass Pro Shops NORDSTROM rack ULTA Lowe's TARGET BEST BUY THE RUSTIC

éilan

NuStar

BRASÃO  
BRITISH STEAKHOUSE

AMARA  
APARTMENTS

FUTURE  
COMMERCIAL  
DEVELOPMENT

FERRARI

FUTURE EXTENSION OF LEON  
CREEK HIKE & BIKE TRAIL  
(Amara residents will have direct access)

FUTURE OFFICE  
DEVELOPMENT



LOOP  
1604



**THE SHOPS AT LA CANTERA**  
1.3M SF OF RETAIL • 623 UNITS • 498 KEYS

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COACH BANANA REPUBLIC

KENDRA SCOTT Microsoft

NEIMAN MARCUS SEPHORA TESLA TIFFANY & CO.

# INVESTMENT HIGHLIGHTS

## PREMIER ACCESS TO MAJOR THOROUGHFARES & ECONOMIC DRIVERS

Amara is positioned immediately off of Interstate 10 on Talavera Ridge Road in Northwest San Antonio, providing further connection to Loop 1604 and seamless routes throughout the metro to some of San Antonio’s most sought after amenities. Just minutes away, residents have access to two of San Antonio’s top retail outlets, The RIM and The Shops at La Canterra. The retail hubs collectively consist of 4.3 million square feet of lifestyle shopping, entertainment, and restaurants including Nordstrom Rack, Target, Apple, J. Crew and many more.

Amara also offers a prime location to nearby major employers including UTSA, Valero Headquarters, USAA, and the South Texas Medical Center, as well as several golf courses and parks close by for tenants seeking the active lifestyle.

South Texas  
**MEDICAL CENTER**  
30,000 EMPLOYEES

**USAA**  
19,000 EMPLOYEES

**VALERO**  
10,000 EMPLOYEES

**UTSA**  
4,000 EMPLOYEES

**NuStar**  
1,500 EMPLOYEES

## HIGH GROWTH DRIVEN BY COMPETITIVE ADVANTAGES

- The only ultra-luxury low density community within The Rim mixed-use neighborhood.
- Premier luxury amenities positions Amara above competitors: a library, sky lounge, clubhouse convenient store, package lockers and resort style pool.
- Anticipated direct access to the extended Leon Creek Hike and Bike Trail behind the property, highlighting the property's walkability feature for the active lifestyle.
- Surrounding vacant land encumbered by flood plan deterring future development.
- Majority of units (66%) are the highly desired one-bedroom floorplan, adhering to the younger single demographic that the area attracts.

UNITS	%	UNIT DESCRIPTION	UNIT TYPE	SF	TOTAL SF
40	13%	1 BR - 1 BA	A1	587	23,480
46	15%	1 BR - 1 BA	A2	634	29,164
48	16%	1 BR - 1 BA	A3	705	33,840
2	1%	1 BR - 1 BA	A4	718	1,436
6	2%	1 BR - 1 BA	A5	757	4,542
48	16%	1 BR - 1 BA	A6	766	36,768
2	1%	1 BR - 1 BA	A7	823	1,646
4	1%	1 BR - 1 BA	A8	833	3,332
2	1%	1 BR - 1 BA	A9	847	1,694
2	1%	1 BR - 1 BA	A10	1,063	2,126
2	1%	1 BR - 1 BA	A11	1,065	2,130
28	9%	2 BR - 2 BA	B1	873	24,444
12	4%	2 BR - 2 BA	B2	976	11,712
8	3%	2 BR - 2 BA	B3	1,016	8,128
23	7%	2 BR - 2 BA	B4	1,136	26,128
24	8%	2 BR - 2 BA	B5	1,215	29,160
11	4%	3 BR - 2 BA	C1	1,365	15,015
<b>308</b>	<b>100%</b>			<b>827</b>	<b>254,745</b>





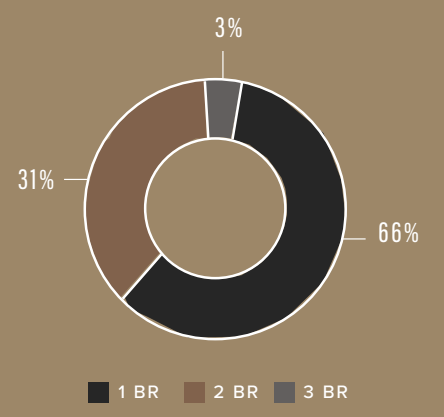


## UNIT MIX BREAKDOWN

66% ONE BEDROOM UNITS

31% TWO BEDROOM UNITS

3% THREE BEDROOM UNITS





# AMENITY COMPARISON

- Clubhouse Convenient Store
- Resort-Style Pool
- Sky Deck with Hill Country Views
- Clubhouse Library
- State of the Art Fitness Center & Fitness on Demand
- Package Lockers (Refrigerator)
- Pet Park & Washing Station
- Access to the Future Leon Creek Hike & Bike Trail
- Private Pet Yards
- Townhomes

APARTMENTS AT THE RIM	AMARA	TRIBUTE	INFINITY	AXIS	RETREAT
Clubhouse Convenient Store	✓				
Resort-Style Pool	✓	✓	✓	✓	✓
Cooling Spas	✓				
Sky Deck with Hill Country Views	✓	✓	✓	✓	✓
Clubhouse Library	✓				
Package Lockers (Refrigerator)	✓				
State of the Art Fitness Center	✓	✓	✓	✓	✓
Fitness on Demand	✓	✓	✓		
Pet Park & Washing Station	✓	✓	✓		
Leon Creek Hike & Bike Trail	✓				
Private Pet Yards	✓				
Townhomes	✓		✓		





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## EXCEPTIONAL EDUCATIONAL OPPORTUNITIES IN TOP RATED DISTRICTS

Located in the highly coveted Northside Independent School District (NISD), San Antonio's fourth largest school district, Amara residents benefit from top-rated schools and future education opportunities in the area such as UTSA and the South Texas Medical Center. The district is comprised of more than 105,000 students and places great emphasis on outstanding academic performance and high-quality work force, further reflecting the top tier quality of communities in the Northside ISD.



**AMARA**  
APARTMENTS

## DEMOGRAPHICS

WITHIN A 3-MILE RADIUS



**\$97,904**

AVG. HOUSEHOLD  
INCOME



**110%**

POPULATION  
GROWTH



**\$428,686**

AVG. HOME VALUE



**78%**

WITH A PROFESSIONAL  
OCCUPATION

## TOP PERFORMING SUBMARKET AT THE CENTER OF SAN ANTONIO'S GROWTH

- The Far Northwest submarket has proven to be resilient, having nearly 4,600 units delivered since 2016, yet still boasting a rent growth of 1.4% for Class A properties quarter over quarter and an occupancy near 93%.
- Occupancy rose 4.7% for the submarket and 6.9% for Class A product in the past 12 months as a result of the declining pipeline.
- Decreasing supply, with only 280 units delivering to the submarket in 2020.
- Demand has kept up with new supply, with the submarket realizing an impressive 20+ consecutive quarters of positive absorption, while absorbing 764 units in the past 12 months.
- With diminishing supply metrics and the construction pipeline tightening, the Far Northwest submarket is expected to maintain prosperous growth, without new competition entering the market.

4.70%

OCCUPANCY  
GROWTH

93%

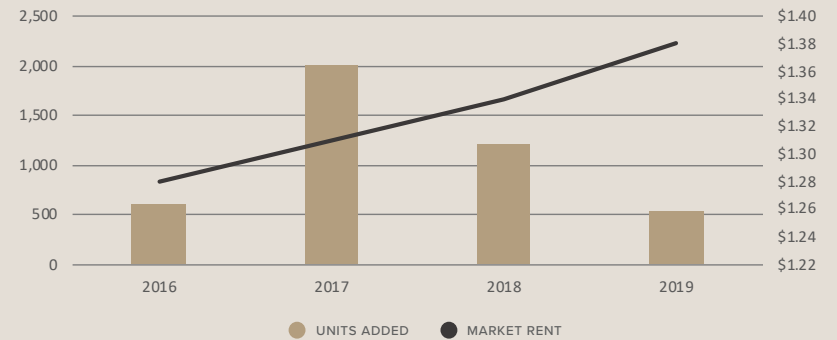
OCCUPANCY  
RATE

1.5%

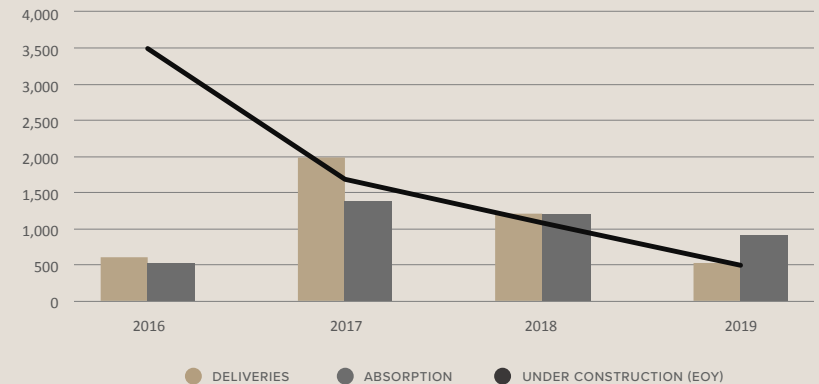
ABOVE SAN ANTONIO  
AVG. OCCUPANCY

## FAR NORTHWEST MARKET

RENT GROWTH VS. DELIVERIES



CONSTRUCTION & DELIVERIES VS. ABSORPTION





AMARA

1030

AMARA NOW LEASING

# AMARA

A P A R T M E N T S

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