

THE WOODS AT FREDERICK CREEK APARTMENTS

[2021]

MARKETING PACKAGE



E3 DEVELOPMENT, LLC
Next Generation in CRE Investing



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90 UNITS

9 - 3 BR/2 BA

77 - 2 BR/2 BA

4 - 1 BR/1 BA

THE PROPOSED DEVELOPMENT IS **PLATTED, ZONED, AND SHOVEL-READY.**

Development Plans



THE WOODS AT FREDERICK CREEK APARTMENTS

SITE PLAN & ASSUMPTIONS



ACRES: **14.33+ ACRES**

USEABLE/BUILDABLE ACRES: **9.00+ ACRES**

NUMBER OF UNITS: **90**

OCCUPANCY RATE: **95%**

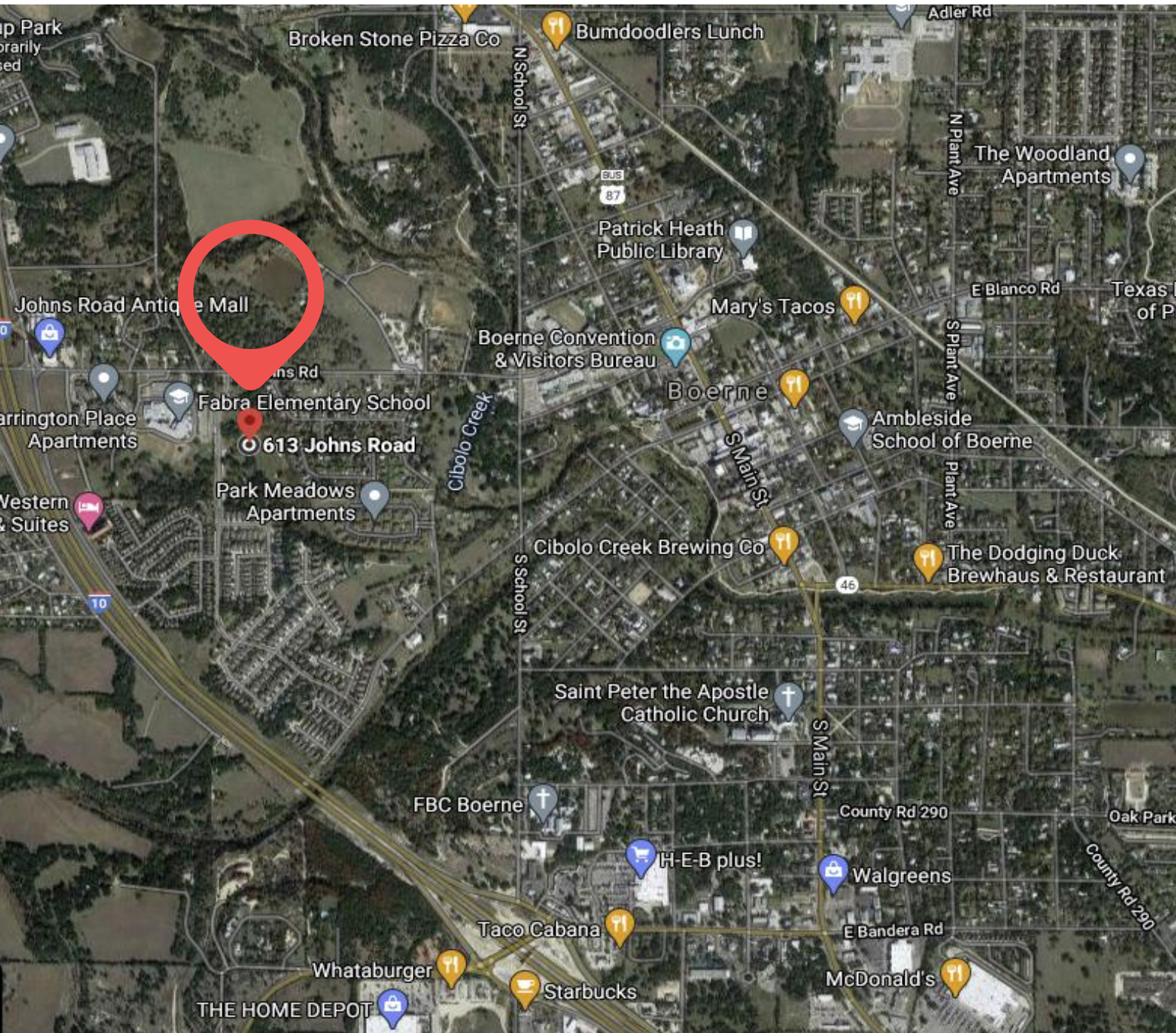
OCCUPIED UNITS AT 95%: **86**

MONTHLY GROSS RENTAL INCOME: **\$136,456.74**

ANNUAL GROSS RENTAL INCOME (AT 95%): **\$1,555,606.84**

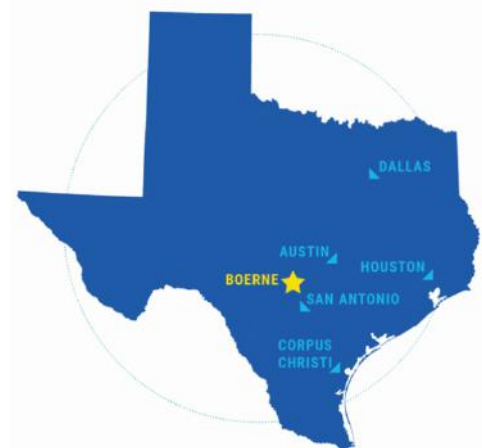
LENGTH OF LOAN PERIOD + CONSTRUCTION + LEASE UP: **24 MONTHS**

LOCATION & AREA



BOERNE (BURN-EE) IS THE COUNTY SEAT OF KENDALL COUNTY, TEXAS. LOCATED WITHIN THE TEXAS "HILL COUNTRY", BOERNE WAS NAMED IN HONOR OF A JEWISH-GERMAN AUTHOR AND PUBLICIST. FOUNDED IN 1849 AS TUSCULUM, THE NAME WAS CHANGED TO BOERNE WHEN THE TOWN WAS PLATTED IN 1852.

IN THE PAST YEAR, BOERNE HAS EXPERIENCED A **42% GROWTH RATE**, WITH A **PREDICTED 24% ANNUAL GROWTH RATE FOR THE NEXT 20 YEARS.**



LOCATION & AREA



THE DEVELOPMENT SITE IS CONVENIENTLY LOCATED **ACROSS THE STREET** FROM **FABRA ELEMENTARY SCHOOL**, AND IS ONLY **0.5 MILES** FROM **HIGHWAY IH10**.

BOERNE HIGH SCHOOL IS 3 MILES AWAY.

TO LOCAL SUPERMARKET, **BOERNE HEB+**, IS CONVENIENTLY LOCATED **2.5 MILES AWAY**.

LOCATION & AREA



IN ADDITION TO FABRA ELEMENTARY, **BOERNE MIDDLE SCHOOL (NORTH)** IS ALSO ONLY 1 MILE AWAY.

THE **BOERNE INDEPENDENT SCHOOL DISTRICT** IS ONE OF THE **TOP-RATED SCHOOL DISTRICTS** IN THE NATION.

THE SITE IS SURROUNDED BY **WELL MAINTAINED, MARKET-RATE RESIDENTIAL** ON THE EAST, SOUTH, AND SOUTHWEST.

A **CLASS-B APARTMENT COMPLEX** RESIDES TO THE WEST OF THE SITE, ABOUT 0.4 MILES AWAY. (SHOWN BELOW)

LOCATION & AREA



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PROPOSED GROUND-UP NEW DEVELOPMENT