

Club AT STONE OAK



Club at Stone Oak is a 250-unit premium asset in San Antonio, Texas, built in 2006. This community presents an **incredible value-add** investment opportunity at a cost **well below replacement value**. Located in the heart of the desirable Stone Oak area, the property is **insulated from new supply**, which creates an ideal environment for **outsized rent growth**.

INVESTMENT HIGHLIGHTS



PREMIUM VALUE-ADD ASSET IN POSITION FOR OUTSIZED RENT GROWTH



ELITE DEMOGRAPHIC PROFILE DRIVING HIGH QUALITY DEMAND IN THE PREMIER STONE OAK SUBMARKET



SIGNIFICANT DISCOUNT TO REPLACEMENT COST



EXTREME RENTING VERSUS OWNING GAP MAKES FOR PROLONGED RENTERSHIP

~60% DISCOUNT TO OWNERSHIP

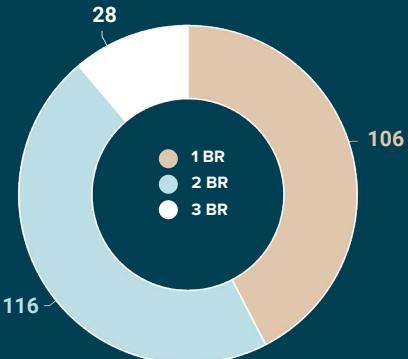
PROPERTY SUMMARY

ADDRESS:	21739 Hardy Oak Blvd, San Antonio, TX 78258
YEAR BUILT:	2006
TOTAL UNITS:	250
AVERAGE UNIT SIZE (SF):	1,063
OCCUPANCY:	92%

UNIT MIX

1 BR	106
2 BR	116
3 BR	28
TOTAL	250

*1,000 SF+ UNIT SIZES





STONE OAK IS WHERE YOU WANT TO BE

\$155K

AVERAGE HOUSEHOLD
INCOME

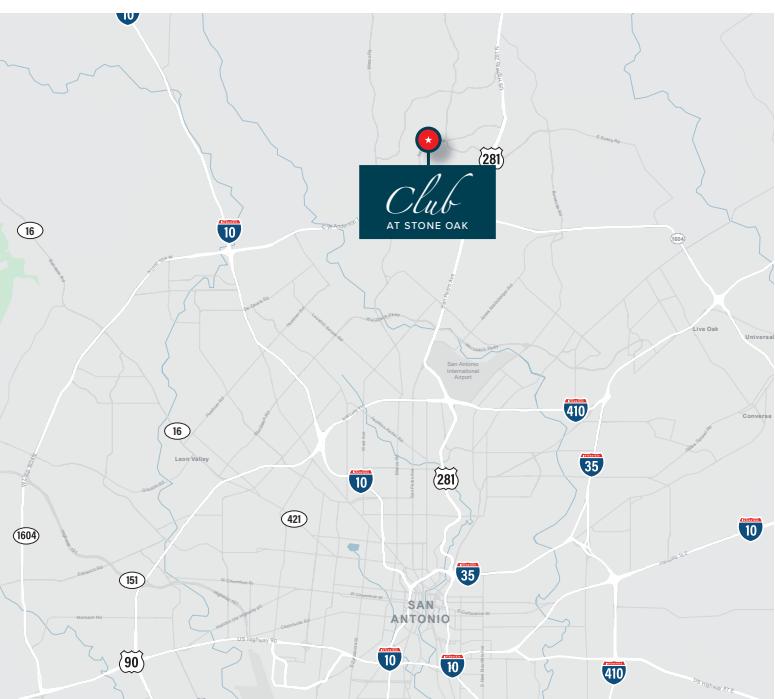
\$499K

MEDIAN HOME PRICE

~2.4X MORE EXPENSIVE THAN RENTING

11%

POPULATION GROWTH SINCE
2020 (2X MSA AVERAGE)



THE SUPPLY CLIFF IS HERE
0 UNITS UNDER CONSTRUCTION IN A 3-MILE RADIUS



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