

Executive Summary: Apollo Meadows

\$55B

Joint Base San Antonio (JBSA)
Annual Economic Impact in TX

6.3%

Annualized Job Growth (April 2025)

\$90K

Median HHI (ZIP 78245)

8%

Exit Price Below Market Comp Avg.

Apollo Meadows is a build-to-sell BTR community capitalizing on San Antonio's Far West market growth:

- ✓ **Zero Entitlement Risk:** Land is acquired as fully finished lots with all horizontal infrastructure in place, allowing vertical construction to begin immediately at close.
- ✓ **Exceptional Job Access:** Proximity to Joint Base San Antonio (82K+ jobs), Port San Antonio (19K+ jobs), and major transport corridors (Loop 1604, US 90) ensures sustained renter demand.
- ✓ **Favorable Demographics:** The local submarket features a median household income of \$90K, larger family sizes, and an above-average veteran presence, aligning perfectly with our 3BR duplex product.
- ✓ **Proven Exit Strategy:** A conservative targeted exit price of \$249,500 (\$499,000 per duplex) sits strategically at the local entry-level home benchmark, ensuring liquidity through an established network of retail investors.
- ✓ **Rapidly Maturing Corridor:** Significant ongoing TxDOT infrastructure investments and the Medina Valley ISD expansion validate the area's long-term residential growth.
- ✓ **Attainable Rental Product:** Purpose-built 3BR/2.5BA units with garages answer the local demand for family-sized space at an attainable proforma rent of \$1,650/month.



Fully finished lots, conservative underwriting, proximity to major military/tech employers, and a fee-simple investor exit create a compelling risk-adjusted opportunity in San Antonio.

Sources: Census Reporter, Texas Comptroller as cited by the SATX Economic Partnership, Federal Reserve Bank of Dallas

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