

What do millennials want when it comes to housing? The answer is pretty much "everything".



Miriam Webster Dictionary:

I•CON [ī,kän]

An object of extreme or uncritical devotion

Related words: classic, exemplar, ideal, model, nonpareil

Avesta
— ICON —

Bellaire Partners LLC has gotten 2018 off to a great start with the acquisition of one of the most sought after properties in the San Antonio region: **The ICON** on Patricia Drive, a 256-unit B-Class apartment community. *"The Icon was a tremendous find. We were able to leverage our local market experience and contacts to buy this property at less than the appraised value."* says George Lintz, President. With the unique way the grounds and buildings of **The ICON** are designed, we are able to bring together a little bit of city, a little bit of community to a nice size living space.

The ICON emphasizes "New Urbanist Principles" such as walkable neighborhoods and easy access to city transportation. Consequently, Bellaire Partners looks forward to catering to successful urban professionals. **The ICON** boasts sports BBQ-picnic areas; a full doggie park; an ultra-modern fitness gym and community billiards/recreation room providing ample opportunities for social interaction.

"We now offer an all-encompassing living experience for today's urbanite millennial apartment dweller." Common areas are used for organized activities; there are coffee maker machines in the lobbies, communal kitchens, all designed to offer many chances for interpersonal connections between residents. The apartments themselves are inspired by European design and use European techniques for making small spaces feel bigger... Ideal for this work-hard, play-hard generation.

San Antonio continues to be exciting with 'lite-tech' companies expanding their presence in the market, adding jobs - creating robust demand for housing. Accordingly, Bellaire plans to continue its proven strategy of pursuing stabilized/cash flowing light value-add opportunities in the San Antonio as well as the Dallas Fort Worth markets.

Sherman Oaks based Bellaire Partners, LLC is a real estate private equity firm specializing in the acquisition, management and repositioning of carefully selected, value add commercial and multifamily real estate. Bellaire's vertical integration with Texas-based Wehner Multifamily Property Management has created a powerful alliance with access to deal flow across Texas, along with shared resources to properly underwrite deals and maximize profit while remaining fully compliant.