Pinnacle Development Group is pleased to introduce a multifamily project in the far west submarket of San Antonio, in the area known as Westover Hills. The Pinnacle at Westover Hills is a 280-unit complex proposed along the west line of Roger’s Road, just south of Culebra Road with convenient access to Loop 1604 and Highway 151. The project, which will sit on 13.78 acres, will be rated a Class A development and will feature a unit mix of one type of studio, two types of one bedroom units, two types of two bedroom units, and one type of three bedroom unit. The project will be well-positioned to attract financially stable business professionals seeking luxury amenities such as our direct-access attached parking, nature trail, dog park, dual pools, car-care center, luxury clubhouse with state-of-the-art fitness facility, beautiful scenic hill country views, and high-quality interior and exterior finishes.

The total project cost is budgeted at $27,361,219 or $97,719 per unit, inclusive of the contributory land value of $2,700,000 which is owned in fee by our land equity partner. The development budget will be financed by a 3-year interest only construction loan in the amount of $23,414,306 at an interest rate of 5.25%. With stabilization projected to occur at the end of Year 2 (12 months after completion of construction), the construction loan will be taken out by a 7-year balloon amortized over 30 years with an interest rate of 4.50%. With a holding period of 10 years, the reversionary value of the development is projected to be $41,376,527 in 2022 based upon a reversionary capitalization rate of 6.25%. Based upon solid market research, the market-supported assumptions in our 10-year proforma will yield a before-tax Internal Rate of Return of 25.1%.

The Pinnacle at Westover is a multifamily concept that is both viable and pragmatic. We have utilized a prime location in the desirable area of Westover Hills and aim to capitalize on the tenant profile of professionals being drawn to the area by major employers such as Microsoft, Nationwide Insurance, The Hartford and Wells Fargo, to name a few. The Pinnacle offers a luxury lifestyle that will serve to raise the standard of apartment living in Westover Hills, and in San Antonio as a whole.