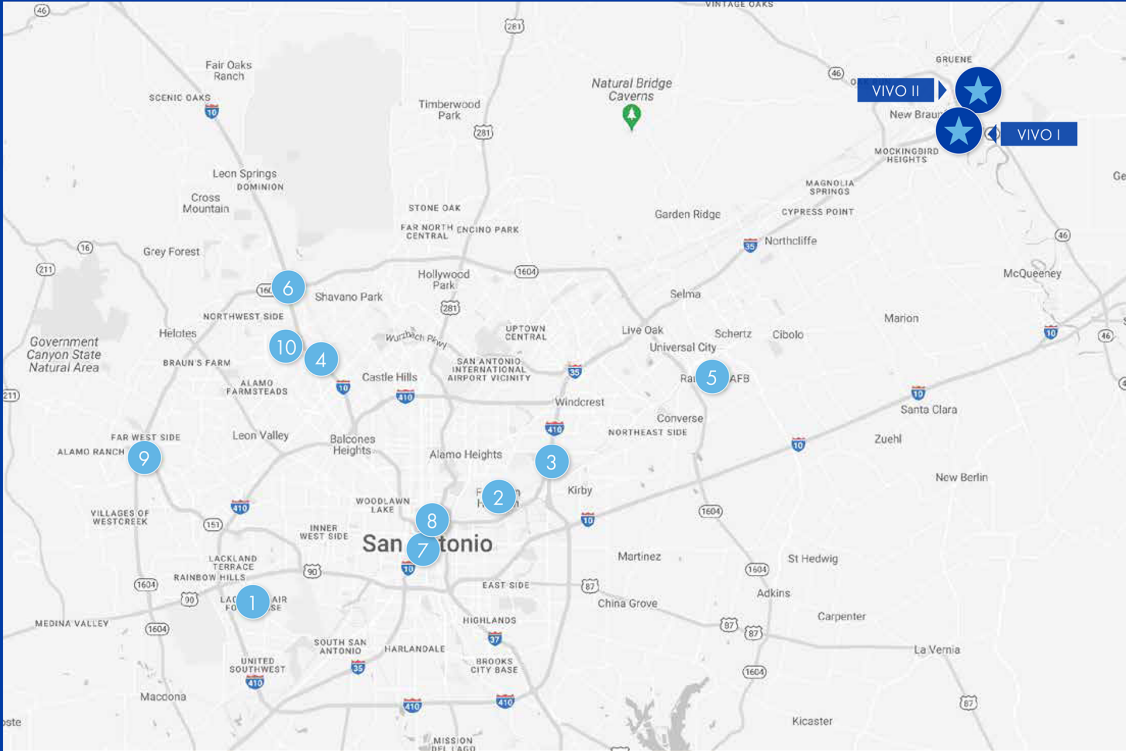


San Antonio Major Employers

#	EMPLOYER	TOTAL EMPLOYEES
1	Lackland Air Force Base	37000
2	Fort Sam Houston-US Army	32000
3	HEB	20000
4	USAA	19000
5	Randolph Air Force Base	11000
6	Methodist Health Care System	9620
7	City of San Antonio	9145
8	Baptist Health System	6383
9	Wells Fargo	5073
10	Harland Clarke	5000



SAN ANTONIO, TEXAS

2024 Market Statistics



163%

INCREASE IN SALARIES OVER
\$100,000 FROM 2015-2020



3.10%

UNEMPLOYMENT RATE



42,300

JOBS ADDED 2023



3.71%

JOB GROWTH

NEW BRAUNFELS, TEXAS

Market Statistics

32% Population Growth 2017-2022

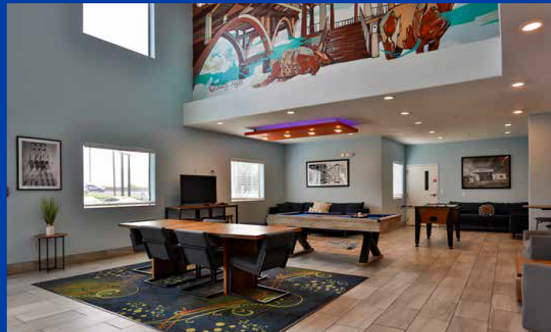
13th Fastest Growing City in The Nation: 2022 Census

20% Employment Growth 2010-2018

50% Population increase predicted by 2030



INVESTMENT HIGHLIGHTS



Executive Summary

Northmarq is pleased to present **Vivo Living New Braunfels I & II**, a two-property, 215-unit multifamily portfolio in New Braunfels, Texas, to the market. Vivo Living I and Vivo Living II, 140 units and 75 units, respectively, have received full interior, exterior, and common area renovations as each asset was recently converted from hotels to traditional multifamily. Vivo Living New Braunfels I & II offer affordable living options across a variety of well-appointed studio and one-bedroom apartments, appealing to a breadth of tenant demand. Units come with a kitchenette and contemporary finishes for a clean, sleek look. Tenants also enjoy loaded community amenity packages, atypical for assets of similar vintage and size in the region, which include game/arcade rooms, tenant lounges, fitness centers, pools, co-working space, on-site laundry, mail & package rooms, dog parks, BBQ areas, on-site leasing offices, storage units available for rent, and more. Additionally, Vivo Living II is equipped with keyless entry Latch Smart Locks.

Total renovation scope included interior upgrades of flooring, kitchenette, bathrooms, paint, lighting, countertops, and more. Exterior and common-area upgrades include exterior paint, redesigned common areas, entry and leasing office enhancement, installation of storage units, and building improvements.

Located less than 1 mile apart, both assets have direct access to I-35 thus benefitting from ideal highway visibility and are only minutes away from the heart of the historic town of New Braunfels.

The I-35 corridor, a fundamental transportation route, gives Vivo Living I & II a prime location between Texas' vibrant hubs, Austin and San Antonio. Just a 45-minute drive from Austin and a 30-minute drive from San Antonio, New Braunfels has become a magnet for businesses targeting employment draws from both major markets. Easy access to this key route keeps residents connected and allows for seamless commutes across the region. Vivo Living I & II residents can easily tap into the dynamic opportunities both cities have to offer, making it a strategic choice for those seeking flexible job options as well as lifestyles.

Vivo Living New Braunfels I & II are offered for purchase as a portfolio or individually.



Vivo I - 140 Units
Vivo II - 75 Units

LOCATION OVERVIEW

Midtown Manhattan is the core retail and commercial neighborhood of New York City, containing the highest concentration of business and money in the Western Hemisphere. With all the noise, flash, and bustle of Times Square, Broadway, and Rockefeller Center, Midtown is the neighborhood many picture first when they think of New York. In addition to sight-seeing, the area also boasts top-notch restaurants and bars, including the Theatre District's Restaurant Row and rowdy Hell's Kitchen's bars and clubs.

POPULAR MIDTOWN TOURIST ATTRACTIONS

EMPIRE STATE BUILDING - An American cultural icon, the Empire State Building is a 102-story skyscraper located on Fifth Avenue between West 33rd and 34th Streets. Since the Empire State Building Observatory opened to the public in 1931, more than 110 million visitors have viewed the striking vision of the city beneath them. Each year, over 3.5 million people visit the attraction, one of the most famous landmarks in the world.

GRAND CENTRAL TERMINAL - With 60 shops, 35 places to eat, and a full calendar of events, Grand Central is one of the world's most visited tourist attractions. 21.6 million out-of-town tourists visit each year, and an average of 750,000 people pass through the iconic station each day. Grand Central is one of the busiest train stations in the world, served by Metro-North commuter trains, 31 commuter and 15 city bus routes, seven subway lines, buses to and from the area's three airports, and two million taxis a year.

TIMES SQUARE - Few places capture the raw excitement of New York City better than Times Square. One of the world's busiest pedestrian areas, it is one of the most visited tourist attractions on the planet, drawing an estimated 50 million visitors annually.

MADISON SQUARE GARDEN - Dubbed "The Most Famous Arena in the World," Madison Square Garden is a 20,000-seat arena located atop Penn Station on 7th Avenue. The facility is home to the New York Knicks basketball team and the New York Rangers hockey team and hosts over 600 events per year, including concerts, conventions, and award shows. In addition to the main arena, the complex includes the Theater at Madison Square Garden, used for smaller concerts, stage productions, and stockholder meetings, and an Expo Center, used for trade shows, banquets, and receptions.

NEW YORK PUBLIC LIBRARY - With more than 55 million items, the New York Public Library is the second largest public library in the United States (behind the Library of Congress), and the fourth largest in the world. Historical collections hold such treasures as Columbus's 1493 letter announcing his discovery of the New World and George Washington's original Farewell Address.

BRYANT PARK - Situated directly behind the New York Public Library between 40th and 42nd Streets & Fifth and Sixth Avenues, Bryant Park sees six million annual visitors. The park offers a custom-built carousel, open-air library, food and drink kiosks, an art creation space, as well as 50 tabletop games.

ROCKEFELLER CENTER - Spanning 22 acres and featuring 19 commercial buildings, Rockefeller Center is one of the most popular attractions in New York City. The center is home to numerous attractions, including the iconic Rockefeller Center Christmas Tree and Ice Rink, the legendary NBC Studios and Saturday Night Live, Radio City Music Hall, Top of the Rock Observation Deck, and more.

NEW YORK CITY

— BY THE —

NUMBERS

2025 IS EXPECTED TO BE **THE BUSIEST** TOURIST YEAR YET FOR NEW YORK CITY

The City Council is committed to providing rigorous, proactive oversight of City agencies to guarantee that City government is operating efficiently and effectively and delivering for New Yorkers.

- Lincoln Restler
Council Member , Chair of the Committee on Governmental Operations, State and Federal

[Read More](#)



9TH
LARGEST ECONOMY
IN THE **WORLD**



IN THE NEWS

Amazon Signs Third NYC Deal in Five Months

[Read More](#)



63.3M
PASSENGERS
IN 2024



3 INTERNATIONAL AIRPORTS AND 6 MAJOR SEAPORTS

150K+
Postsecondary Degree Recipients Each Year



NEW YORK CITY'S DIVERSE WORKFORCE IS CLOSELY TIED TO 120 COLLEGES AND UNIVERSITIES AND 25 COMMUNITY COLLEGES

4.4 MILLION+
PEOPLE IN THE **CIVILIAN** LABOR FORCE





IN THE NEWS

The Science Park and Research Campus (SPARC) Kips Bay will be a first-of-its-kind job and education center in the heart of New York City

[Read More](#)

#1 LARGEST OFFICE MARKET IN THE COUNTRY

#1 LARGEST CENTRAL BUSINESS DISTRICT IN THE WORLD



2,900
Miles of Class 1 Railroad

199
Nonstop Daily Flights to Intl. Destinations

6
Ports and 6 Intermodal Facilities

5
Foreign Trade Zones

Sources: NYC.gov, World's Best Cities, Choose.NYC, The Rider, EDC.NYC

DEMOGRAPHICS



DRIVE TIME

POPULATION	5 MIN	10 MIN	15 MIN
2024 Population	38,459	131,375	415,625
2029 Population	39,735	131,023	408,191
2024-2029 Annual Rate	0.65%	-	-

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2024 Households	22,397	72,069	208,330
2029 Households	23,740	73,609	208,465
2024-2029 Annual Rate	1.17%	0.42%	0.01%

HOUSEHOLD INCOME	5 MIN	10 MIN	15 MIN
2024 Median Household Income	\$106,576	\$111,513	\$133,875
2024 Average Household Income	\$158,116	\$178,333	\$198,895



WALK TIME

POPULATION	5 MIN	10 MIN	15 MIN
2024 Population	7,742	39,791	75,428
2029 Population	8,316	40,886	76,711
2024-2029 Annual Rate	1.44%	0.54%	0.34%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2024 Households	4,724	23,086	43,387
2029 Households	5,181	24,256	45,212
2024-2029 Annual Rate	1.86%	0.99%	0.83%

HOUSEHOLD INCOME	5 MIN	10 MIN	15 MIN
2024 Median Household Income	\$55,370	\$97,850	\$105,629
2024 Average Household Income	\$111,832	\$151,993	\$162,142

415K+

Population
(15 minutes)

\$198K+

Avg. HH Income
(15 minutes)

75K+

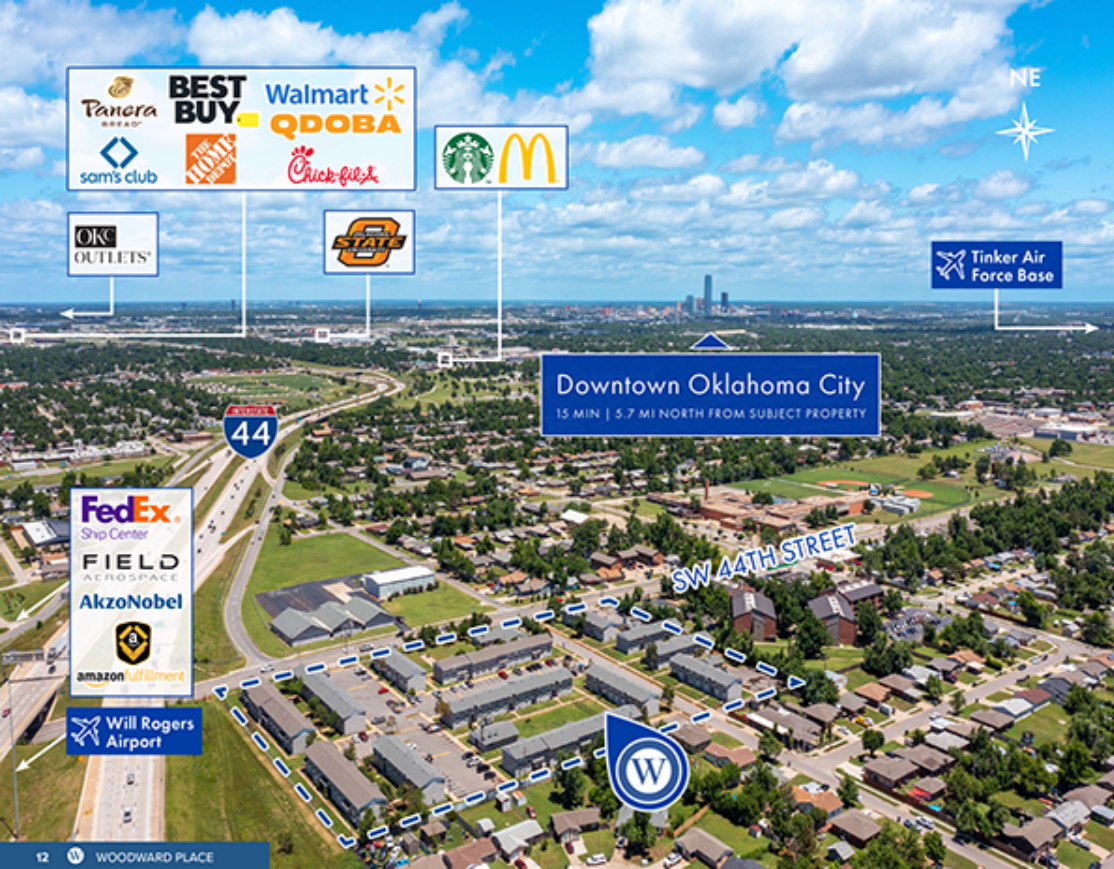
Population
(15 minutes)

\$162K+

Avg. HH Income
(15 minutes)



Source: ESRI 2025 Demographics



Oklahoma City, OK

Oklahoma City ("OKC") is the capital and largest city in the state of Oklahoma, as well as the county seat of Oklahoma County. It is the 27th-largest city in the U.S. by population and has enjoyed consistently robust growth with double-digit population growth in every decade but one since record keeping began in 1890, including an average decade-over-decade growth of 15.16% since 1980. Positioned within the country's Great Plains and along the fast-growing I-35 corridor, OKC is a regional power center of agriculture, government, and energy exploration and continues to emerge as the center of economic activity in the state. The MSA's economy produced \$46.3M in 2005 and achieved \$81.4M by 2019, reflecting an average annual growth rate of 5.4%.

Oklahoma City's top employers include the State of Oklahoma, Tinker Air Force Base, University of Oklahoma and INTEGRIS Health. Other big-name leading private employers with headquarters in OKC, like Love's Travel Stops & Country Stores, Paycom, Hobby Lobby, OG&E, Sonic, and American Fidelity - as well as other companies with a notably large presence like Amazon, Boeing, AT&T, Dell, Hertz, UPS - all contribute to the metro's growing economy.



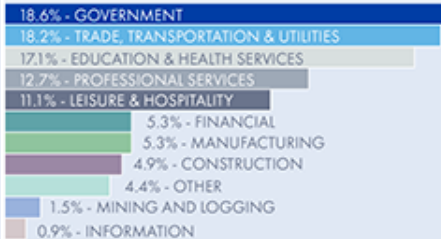
The OKC metropolitan area has an estimated population of over 1.4 million.



Oklahoma City's population grew 13.8% from 2010 to 2020.

OKC MSA EMPLOYMENT BY INDUSTRY

Bureau of Labor Statistics



I-35 serves as the backbone of the state's economy, moving people to work and goods to market while connecting Oklahoma with the nation and the world. I-35 is part of the NHFN and constitutes about 30% of all Primary Highway Freight System (PHFS) miles in Oklahoma.

ECONOMIC STRENGTH & DIVERSITY

1. NEW OKC THUNDER ARENA

Oklahoma City officials have finalized plans for a new \$900 million arena for the OKC Thunder basketball team. Concurrently, the Oklahoma City Thunder have committed to remain in Oklahoma City for 25 years and pledged \$50 million toward the project. Estimates place the direct annual economic impact of the Thunder at \$590 million, with more than 3,000 jobs supported.

2. LEGENDS TOWER

California developer Scot Matteson announced plans to build the 1,907-foot-tall Legends Tower as part of his Bricktown at Boardwalk development, located immediately southeast of Downtown Oklahoma City. Pending approval of plans and zoning variances, Legends Tower will be the tallest building in the United States and the fifth tallest in the world. Currently planned as a mixed-use building, the tower will feature over 134 stories of residences, with the top floors devoted to a restaurant/bar and a public observatory.

3. OU HEALTH AND NORMAN CANCER CARE CENTER

OU Health and Norman Regional have joined forces to build a new 50,000-square-foot cancer care center in Norman. The new cancer center is set to open in 2025, bringing top-of-the-line, research-driven cancer care to people in Norman and beyond.

4. MIKE MONRONEY AERONAUTICAL CENTER

Mike Monroney Aeronautical Center houses the largest concentration of Department of Transportation employees outside of Washington, D.C., and generates an annual economic impact of \$1.65 billion. The center is involved in all aspects of the nation's airspace system, which manages 85,000 flights and 2.5 million passengers traveling to nearly 20,000 airports annually.

5. OKC INNOVATION DISTRICT

Oklahoma City's Innovation District has been selected for membership in the Global Institute on Innovation Districts (GIID), highlighting the district's sustainable model of 21st-century innovation, work, and urban living. Katy Boren, president and CEO of the OKC Innovation District, said the district will significantly benefit through membership in the GIID: "Being invited to join the elite group of international innovation leaders that make up GIID is very exciting and will grow the OKCID's network significantly, creating new opportunities and new partnerships."

6. TOURISM AND ITS IMPACT

A recent research report conducted by Tourism Economics found that visitors to Oklahoma City generated a total economic impact of \$4.3 billion in 2022. A total of 23.2 million visitors directly spent \$2.6 billion across a range of sectors, including food and beverage, retail, recreation and entertainment, lodging, and transportation. This total economic impact sustained more than 33,888 jobs and generated \$343 million in state and local tax revenues.

