

Houston Business Journal – June 24, 2005

Creekstone makes first Houston buy with San Brisas apartments

By: Jennifer Dawson

Creekstone Partners has completed its first Houston acquisition by purchasing the San Brisas Apartment Homes from Sueba USA Corp. for an undisclosed amount.

The upscale complex is located on 20.3 acres in west Houston at 2020 Eldridge Parkway between Westheimer and Briar Forest. The 312-unit San Brisas contains one-, two- and three-bedroom apartments, as well as two- and three-bedroom townhomes. Unit sizes range from 886 square feet to 2,887 square feet.

The property has a water park area, oasis-style pool, putting green, picnic areas with barbecue grills, fitness center and higher-end unit finishes. Completed in 2004, San Brisas was approximately 85 percent occupied at the time of sale. Creekstone Partners is a division of Houston-based Creekstone Cos., which has developed retail and multifamily properties, including some in Houston. The Creekstone Partners division acquires and manages multifamily and commercial real estate assets throughout the country, but this is its first Houston acquisition. Michael Preston, president of Creekstone Partners, says he was attracted to San Brisas because of Sueba's "superior construction" and the property's westside Houston location.

The existing management firm, Southampton Management, will remain on site for a year. Creekstone will begin managing the property after that. David Oelfke and David Wylie of Apartment Realty Advisors represented Sueba on the sale, which closed a few weeks ago.

Although the purchase price was not disclosed, Frank Satterfield of Harbor Capital Group arranged \$43.6 million financing, which included a senior loan provided by PNC Real Estate Finance and a mezzanine loan provided by RAIT Investment Trust.