

Ascent Cresta Bella

San Antonio, TX
April 24, 2025

Prepared by:

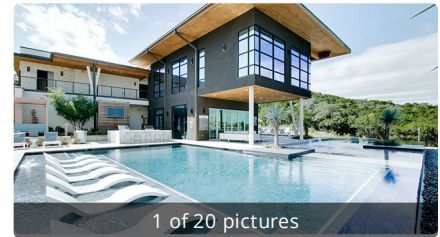
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Ascent Cresta Bella

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1 of 20 pictures

Record Updated: 04/15/2025

Units	320 + 2 off market
YOC	2017
Net rentable	326,044 sf
Floors	3
Occupancy	95%
Average Size	1,019 sf
Market Price	\$1,707 /mo +EW
Market Rate	\$1.68 sf/mo
Concessions	\$ -142 /mo
Effective Price	\$1,565 /mo +EW
Effective Rate	\$1.54 sf/mo
Management Co	 Redwood Residential
Manager	Svea Vargas
Supervisor	Lyndsey Leon
Submarket	UTSA/ Bandera Rd/ Vance Jackson
Schools	District: Northside Middle: Garcia High: Brandeis
County	Bexar

Policies

General		Pets		Utilities/Resident Paid	
Deposits:	1000	Cats:	Y	Electric:	All
Lease Terms:	9-15 months	Dogs:	no max weight breed restricted	Water:	Y
Office Hours:	M-F 10-6 Sat 10-5 Sun Closed	Dog Park:	Y	Gas:	•
Locators:	100% (12+mo)	Pet Deposits:	600/350 NR FEE	Trash:	Y
Concessions:	1mo free w/12+mo	Pet Rent:	\$25/mo	Qualifications Standards	
Fees		Special Items		Income:	3.00 x rent
Application Fee:	\$75	Rent Subsidies:	•	Credit Check:	Y
Administration Fee:	\$175	Finance Types:	•	Rent History:	Y
Renters Insurance:	•	Discounts:	Teachers, Police/Fire, Other	Co-signers:	Y
		Senior Living:	•	1st Time Renters:	Y

Amenities

Community/Indoor	Parking	Interior
Club House: Y	Assigned: •	Washer / Dryer Connections: •
Business Center: Y	Open / Not Covered: Y	Washer / Dryer Machines: All
Free Wifi Areas: Y	Carports: Y	Fireplaces: •
Fitness Center: Y	Parking Garage: •	Ceiling Fans: All
Game/Sports Room: •	Parking Space Rental: \$50/mo	Vaulted or 9'+ Ceilings: All
Theater Room: •	Individual Garage Attached: Y	Crown Molding: •
Movie Library: •	Individual Garage Detached: \$150/mo	Premium Carpet: Berber / etc.: •
Community/Outdoor	Electric Car Chargers: •	NonCarpet: Wood / Tile / Marble: All
Pools: 1	Security	Built-Ins: Desks / Shelves: All
Hot Tubs: •	Perimeter Fence: Y	Miniblinds: All
Saunas: •	Gated Entrance: Y	Wet bars: •
Tennis Courts: •	Guard at Entrance: •	Patio / Balcony: All
Volleyball Courts: •	Patrol Service: Y	Outside Storage/Closet: Some
Play Ground: •	Security Cameras: Y	Garden/Large tubs: All
Picnic Area: •	Intrusion Alarms / Unit: •	Walk-in Showers: Some
Outdoor Grills: Y	Cable/Internet	Walk-in Closets: All
Services	Basic Channels: Charge	Kitchen
Dry Cleaning: •	Movie Channels: Charge	Microwaves: All
Maids: Y	High-speed Internet: Y	Self Cleaning Ovens: All
Concierge: •	Misc	Frost Free Refrigerators: All
Door-to-door Trash Pickup: Y	Furnished Units: •	Premium Countertops: All
Washer / Dryer Rental: •	Handicap Modified Units: Y	Premium Appliances: All
	Corporate Units: •	Ice Makers: All
	Elevators: •	Dishwashers: All
	Laundry Rooms: •	Garbage Disposals: All

Floorplans

Floorplan	Units	Size (sf)	Market Price (\$/mo)	Market Rate (\$/sf/mo)	Concession (\$/mo)	Utilities (\$/mo)	Effective Price (\$/mo)	Effective Rate (\$/sf/mo)	W/D Connections
1x1	55	670	1,056 +EW	1.58	-88	-	968 +EW	1.44	Stacked in All
1x1	36	797	1,284 +EW	1.61	-107	-	1,177 +EW	1.48	Stacked in All
1x1	40	840	1,512 +EW	1.80	-126	-	1,386 +EW	1.65	Stacked in All
1x1	44	887	1,395 +EW	1.57	-116	-	1,279 +EW	1.44	Stacked in All
1 Bedroom	175	790	1,292 +EW	1.64	-108	-	1,185 +EW	1.50	
2x2	24	1,089	2,129 +EW	1.96	-177	-	1,952 +EW	1.79	Stacked in All
2x2	35	1,250	1,994 +EW	1.60	-166	-	1,828 +EW	1.46	Stacked in All
2x2	22	1,254	1,983 +EW	1.58	-165	-	1,818 +EW	1.45	Full in All
2x2	48	1,361	2,275 +EW	1.67	-190	-	2,085 +EW	1.53	Full in All
2 Bedrooms	129	1,262	2,122 +EW	1.68	-177	-	1,945 +EW	1.54	
3x2.5	16	1,567	2,906 +EW	1.85	-242	-	2,664 +EW	1.70	Full in All
3 Bedrooms	16	1,567	2,906 +EW	1.85	-242	-	2,664 +EW	1.70	
Summary All	320	1,019	1,707 +EW	1.68	-142	0	1,565 +EW	1.54	

Prices Change Daily

History

2 Years

6 Years

12 Years

Date	Units	Occupancy	Market Price (\$/mo)	Market Rate (\$/sf/mo)	Concession (\$/mo)	Utilities (\$/mo)	Effective Price (\$/mo)	Effective Rate (\$/sf/mo)
Apr 2025	320	95%	1,707 +EW	1.68	-142	-	1,565 +EW	1.54
Mar 2025	320	93%	1,751 +EW	1.72	-146	-	1,605 +EW	1.58
Feb 2025	320	96%	1,667 +EW	1.64	-139	-	1,528 +EW	1.50
Jan 2025	320	94%	1,652 +EW	1.62	-138	-	1,514 +EW	1.49
Dec 2024	320	92%	1,615 +EW	1.58	-135	-	1,480 +EW	1.45
Nov 2024	320	92%	1,615 +EW	1.58	-135	-	1,480 +EW	1.45
Oct 2024	320	92%	1,615 +EW	1.58	-135	-	1,480 +EW	1.45
Sep 2024	320	93%	1,731 +EW	1.70	-144	-	1,587 +EW	1.56
Aug 2024	320	93%	1,731 +EW	1.70	-144	-	1,587 +EW	1.56
Jul 2024	320	91%	1,706 +EW	1.67	-142	-	1,564 +EW	1.53
Jun 2024	320	94%	1,746 +EW	1.71	-33	-	1,713 +EW	1.68
May 2024	320	90%	1,682 +EW	1.65	-	-	1,682 +EW	1.65
Apr 2024	320	90%	1,682 +EW	1.65	-	-	1,682 +EW	1.65
Mar 2024	320	90%	1,802 +EW	1.77	-	-	1,802 +EW	1.77
Feb 2024	320	90%	1,802 +EW	1.77	-	-	1,802 +EW	1.77
Jan 2024	320	94%	1,802 +EW	1.77	-17	-	1,785 +EW	1.75
Dec 2023	320	94%	1,876 +EW	1.84	-17	-	1,859 +EW	1.82
Nov 2023	320	94%	1,876 +EW	1.84	-17	-	1,859 +EW	1.82
Oct 2023	320	94%	1,852 +EW	1.82	-154	-	1,698 +EW	1.67
Sep 2023	320	93%	1,836 +EW	1.80	-153	-	1,683 +EW	1.65
Aug 2023	320	94%	2,037 +EW	2.00	-170	-	1,867 +EW	1.83
Jul 2023	320	94%	1,991 +EW	1.95	-166	-	1,825 +EW	1.79
Jun 2023	320	93%	2,014 +EW	1.98	-168	-	1,846 +EW	1.81
May 2023	320	93%	2,014 +EW	1.98	-168	-	1,846 +EW	1.81