Development Summary

Property Name: Spartan Pointe II
City, State: Columbia, MO
Location: SE Corner of Battle Ave and Spartan Dr
Type of Construction: New Construction
Type of Resident: Family
Total Units: 48

Unit Mix:	**12** - 2br/2ba – **885** SqFt	2br LIHTC - **$503-$675**	2br Market - **$950**
	24 - 3br/2ba – **1,145** SqFt	3br LIHTC - **$557-$775**	3br Market - **$1,050**
	12 - 4br/2ba – **1,340** SqFt	4br LIHTC - **$596-$875**	4br Market - **$1,150**

Construction Cost: $13,418,676
Development Cost: $17,517,486
Developer: Terravest Development Corp.
Property Management: Fairway Management
Construction Company: Fairway Construction

(Rendering of Spartan Pointe II)

Spartan Pointe II will be a 48-unit development for families offering affordable and market rate apartment homes. Located right next to Battle High School in growing northeast Columbia, residents will have convenient access to schools and medical facilities as well as shopping, grocery store, restaurants, and other employers in the expanding Lake of The Woods/I-70 corridor. The community will consist of two 3-story buildings as well as a community building that will include an on-site management office and common area amenities including a furnished community room, fitness center, computer center and laundry facilities. The Terravest team is excited about the construction of a second phase given the overwhelming success of Spartan Pointe, which was completed in June 2024, is fully leased and maintaining a waiting list. The demand for additional affordable housing for families in north Columbia is incredibly high. The site location adjacent to Battle High School and Battle Elementary School creates a unique opportunity to position families next to these community resources, eliminating transportation burden from future resident's daily routine.