

FOR SALE

# BERNWOOD TRACE

9804 BERNWOOD PLACE DRIVE  
FORT MYERS, FL 33966

ASKING PRICE: \$23,452,707



## AN EXCELLENT OPPORTUNITY

Bernwood Trace is a 340 unit garden style apartment home community located in Fort Myers, Florida. Floor plans feature open loft-like kitchens with breakfast bar, walk in closets, vertical blinds, central air, ceiling fans, washer dryer hookups and energy efficient refrigerators, stoves and dishwashers.

Additionally, residents have access to high speed Internet and Wi-Fi, intrusion alarm systems and 24-hr emergency maintenance services. 1 br/1ba units are 700 sq ft, 2 br/2ba units are 1,000 sq ft and the 3 br/2ba units are 1,200 sq ft. On-site amenities include a clubhouse with fitness center and pool, BBQ picnic areas, a sand volleyball court, car care stations, and an on-site vending machine. The site features lake views, gated entry and a convenient location to I-75, large retailers, dining venues and country clubs.



## CONTACT US

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**BERNWOOD PLACE DRIVE**

Fort Myers, FL 33966

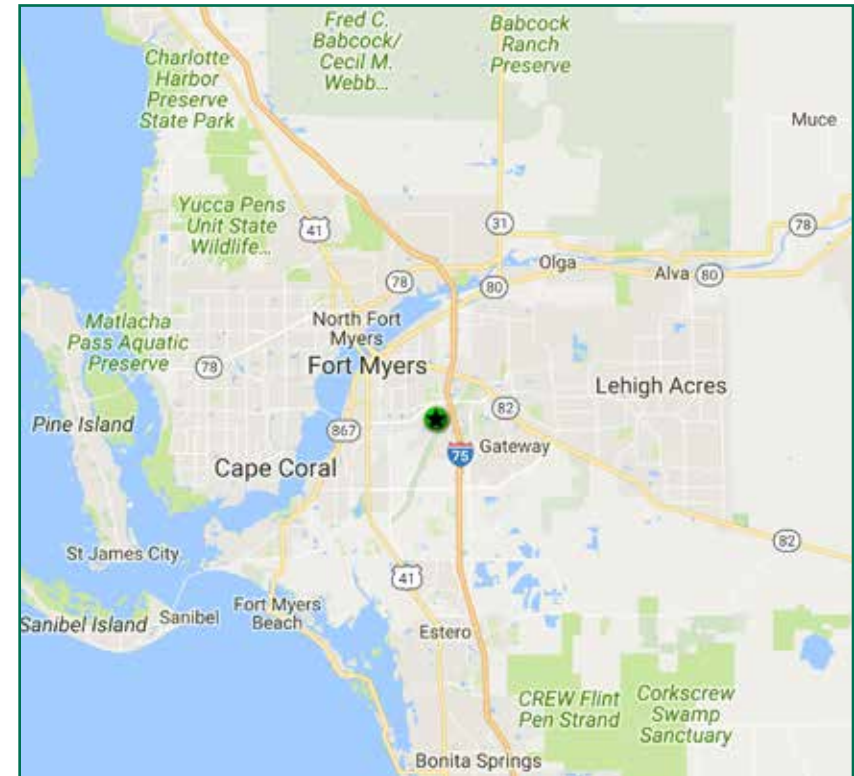


## INVESTMENT HIGHLIGHTS

- + Swimming Pool
- + Clubhouse
- + Fitness Center
- + BBQ/Picnic areas
- + Sand Volleyball Court
- + Car Care Stations
- + Lake Views
- + Gated Entry
- + High-speed Internet
- + Kitchens with Breakfast Bar
- + Walk-in Closets
- + Vertical Blinds
- + Ceiling Fans
- + Washer/Dryer Connections
- + Energy-efficient Appliances
- + Wood Cabinetry
- + Tiled Entry

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR/1 BA	72	700	\$636	\$57	\$57
2 BR/2 BA	168	1,000	\$765	\$67	\$67
3 BR/2 BA	100	1,200	\$885	\$76	\$76

**Total/Avg.\*      340      995      \$773**



### DIRECTIONS:

Take I-4 West to I-75 South, towards Naples. Take exit 136 toward Fort Myers/Lehigh Acres. Then take the 6 Mile Cypress Parkway, turn right on Bernwood Place Drive, the property is on the left.

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## Bernwood Trace

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**BERNWOOD PLACE DRIVE**

Hollywood, FL 33020

### INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (340 units) to be income and rent restricted based on 60% of the AMI (Area Median Income). Reporting requirements, required tenant programs, and required amenities (common area and unit amenities) can be found in the tax credit regulatory agreement.

This property has 65 ELI units. 19% @ 33% AMI.

### INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 50% (170 units) to be income restricted based on 60% of AMI through November 15, 2025. Note: The bonds are already paid off, but the restrictions remain until 2025. Reporting requirements and required common area and unit amenities can be found in the BOND LURA.

*Additional program requirements can be found in the respective regulatory agreement. The buyer must agree to maintain the affordability restrictions. This will include but not be limited to operating the property in compliance with all county, state and federal regulatory agreements.*



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Hollywood, FL 33020



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