

FOR SALE

# BRITTANY BAY

14815 TRIANGLE BAY DRIVE  
NAPLES, FL 34119

ASKING PRICE: \$15,550,227



## AN EXCELLENT OPPORTUNITY

Brittany Bay in Naples, Florida is conveniently located just minutes from Interstate 75 and Immokalee Road. Residents enjoy local shopping and dining destinations at the Waterside Shops. These affordable apartments in Naples, Florida include an array of amenities such as controlled access gate for entry, car care center and plenty of green space with picnic areas.

Brittany Bay offers stylish one, two, three and four bedroom floor plans designed with open kitchens including wood cabinetry and a breakfast bar for in-home entertaining.



## CONTACT US

### LUKE WICKHAM

Senior Vice President  
+1 407 839 3130  
luke.wickham@cbre.com

### SHELTON GRANADE

Vice Chairman  
+1 407 839 3103  
shelton.granade@cbre.com

### JUSTIN BASQUILL

Director of Operations  
+1 407 839 3169  
justin.basquill@cbre.com

### CBRE, INC.

200 S. Orange Avenue, Suite 2100  
Orlando, FL 32801  
+1 407 404 5000

Capital Markets | Investment Properties

CBRE

# FOR SALE Brittany Bay

17800  
BRITTANY BAY  
Naples, FL 34119

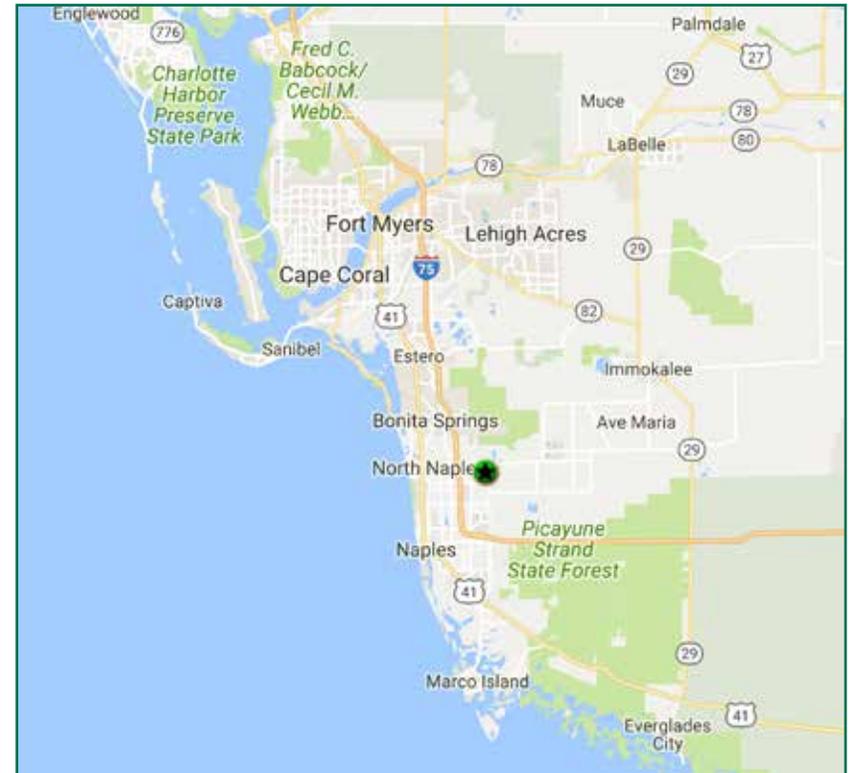


## INVESTMENT HIGHLIGHTS

- + Swimming Pool
- + 24 Hour Fitness Center
- + Car Care Center
- + Pet-Friendly
- + Business Center
- + Picnic Areas
- + Two Sand Volleyball Courts
- + Resident Clubhouse
- + Two Playgrounds
- + Berber Style Carpeting
- + Fully-Equipped Kitchens with Breakfast Bars
- + Ceiling Fans in All Rooms
- + Full Size Washer/Dryer Available
- + Private Ground Floor Entries
- + Wood Cabinetry
- + Tiled Entry

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR/1 BA 60% LIHTC*	30	718	\$764	\$1.06	\$62
1 BR/1 BA 50% LIHTC	2	718	\$621	\$0.86	\$62
2 BR/2 BA 60% LIHTC*	90	990	\$908	\$0.92	\$83
2 BR/2 BA 50% LIHTC	6	990	\$737	\$0.74	\$83
3 BR/2 BA 60% LIHTC*	38	1,167	\$1,042	\$0.89	\$103
3 BR/2 BA 50% LIHTC	2	1,167	\$843	\$0.72	\$103
4 BR/3 BA 60% LIHTC*	15	1,438	\$1,154	\$0.80	\$124
4 BR/3 BA 50% LIHTC	1	1,438	\$932	\$0.65	\$124

**Total/Avg.\*      184      1,020      \$923      \$0.90**



### DIRECTIONS:

**From I-75 take exit 111, Immokalee Road. Head East approximately 3 miles to 951(Collier Blvd.) and turn right. Proceed for 1 mile. The property is on the right.**

\*May be subject to income limits at 50% AMI.

# FOR SALE Brittany Bay

17800

**BRITTANY BAY**  
Naples, FL 34119

## INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (184 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.

The property currently operates under the restrictions of a HOME LURA, which requires 11 Low Home units to be income and rent restricted based on 50% of AMI and 41 High Home units to be income restricted at 60% and rent restricted at 65% of AMI through 2052 . Reporting requirements, required tenant programs, and required amenities (common area and unit amenities) can be found in the HOME LURA.

## INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 40% (74 units) to be income restricted based on 60% of AMI and 60% (110 units) at 150% AMI through August 31, 2017 and once bonds are paid off. 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.*



FOR SALE  
**Brittany Bay**

17800  
**BRITTANY BAY**  
Naples, FL 34119

**PHOTO GALLERY**

