

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

CROSS KEYS II

1996 SW 81ST AVENUE

NORTH LAUDERDALE, FL 33068

ASKING PRICE: \$24,848,454



AN EXCELLENT OPPORTUNITY

Cross Keys II Apartments, located in North Lauderdale Florida, offers affordable and spacious 1-, 2-, and 3-bedroom floorplans. Unit amenities include: a fully-equipped kitchen, energy-efficient appliances, European-styled cabinets and full-size washer and dryer connection. This gated community features a swimming pool, Jacuzzi, fitness center, tennis and shuffleboard courts, and lake views.

Cross Keys II Apartment shares the project site with existing 82 unit market rate apartments. Both phases share the community entrance, clubhouse and site amenities.

Cross Keys II is just minutes away from downtown Fort Lauderdale, the cruise terminal, and Atlantic beaches.



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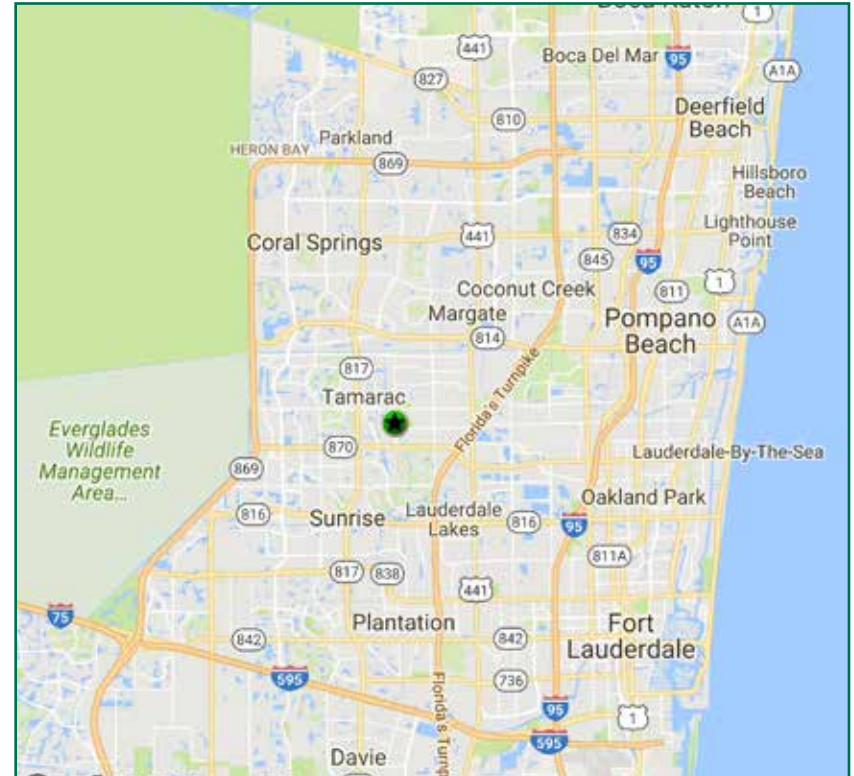
SW 81ST AVENUE
North Lauderdale, FL 33068



INVESTMENT HIGHLIGHTS

- + Gated Community
- + Swimming Pool
- + Jacuzzi
- + Spacious Clubhouse and Media Room
- + Lush Landscaping
- + Bingo/Shuffleboard/Tennis Court
- + 5 Laundry Facilities
- + Business Center
- + Club House
- + Laundry Facility
- + Fully-equipped Kitchens with Microwaves
- + Patio or Balcony
- + Ceiling Fan
- + Tile Floors
- + Walk In Closets
- + View

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF
1 BR/1 BA	109	838	\$830	\$0.99
1 BR/1 BA	4	838	\$619	\$0.74
2 BR/1 BA	103	1,110	\$998	\$0.90
2 BR/1 BA	2	1,110	\$998	\$0.90
3 BR/2 BA	22	1,282	\$1,158	\$0.90
Total/Avg.*	240	998	\$930	\$0.93



DIRECTIONS:

From I-95 Exit west on Commercial Blvd. Turn right on NW 64 Avenue. The property is 2 lights ahead on the right.

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INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (240 units) to be income and rent restricted based on 60% of the AMI (Area Median Income). Required tenant programs, common area and unit amenities can be found in the tax credit regulatory agreement.



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