

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

DUNWOODIE PLACE

4213 DUNWOODIE STREET
ORLANDO, FL 32839

BUILT IN 1984 ON 13.17 ACRES

ASKING PRICE: \$9,730,786



AN EXCELLENT OPPORTUNITY

Dunwoodie Place is located in Orlando, Florida, and provides easy access to Interstate 4 and major employers in the tourist corridor. Residents are just minutes away from numerous shopping and dining venues at The Florida Mall and The Mall at Millenia.

Dunwoodie Place offers spacious two- and three-bedroom floor plans and features a variety of amenities such as a swimming pool, fitness center, picnic areas, children's playground and business center.



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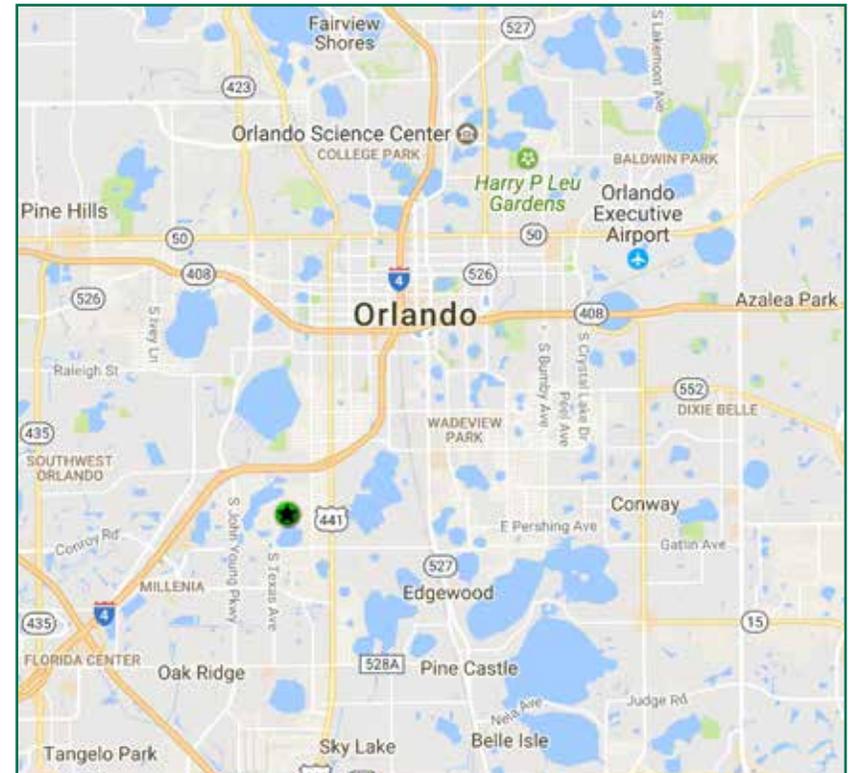
Orlando, FL 32839



INVESTMENT HIGHLIGHTS

- + Swimming Pool
- + Fitness Center
- + Business Center
- + Resident Clubhouse
- + Children's Playground
- + Indoor Children's Playroom
- + Picnic/BBQ Areas
- + Fully-Equipped Kitchens

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF
2 BR/2 BA	138	971	\$708	\$0.73
3 BR/2 BA	34	971	\$827	\$0.85
Total/Avg.*	172	971	\$732	\$0.75



DIRECTIONS:

From Orlando: Take I-4 to Exit 79/John Young Parkway and head south. Turn left on Americana Blvd. Turn left on Texas Ave. Continue on Texas Avenue past Holden Ave. Dunwoodie Place will be just ahead on the left.

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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% (172 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.

There is currently an existing SHIP loan (subordinate debt at low interest rate).

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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