

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

# HUNTERS RUN I

6402 ROYAL HUNT DRIVE

TAMPA, FL 33625

ASKING PRICE: \$19,147,660



## AN EXCELLENT OPPORTUNITY

Hunters Run Apartment Homes in the Citrus Park area of Tampa, is just minutes away from shopping, entertainment and dining and provides easy access to Gunn Highway, Sun Coast Parkway and Busch Gardens Tampa Bay.

These affordable apartments are uniquely designed featuring one, two, three and four bedroom homes with fabulous chef-style kitchens and energy efficient appliances along with an open floor plan perfect for entertaining. The property offers excellent amenities such as a resort-style pool with sundeck, heart healthy cardio and fitness studio and free Wi-Fi hotspots.



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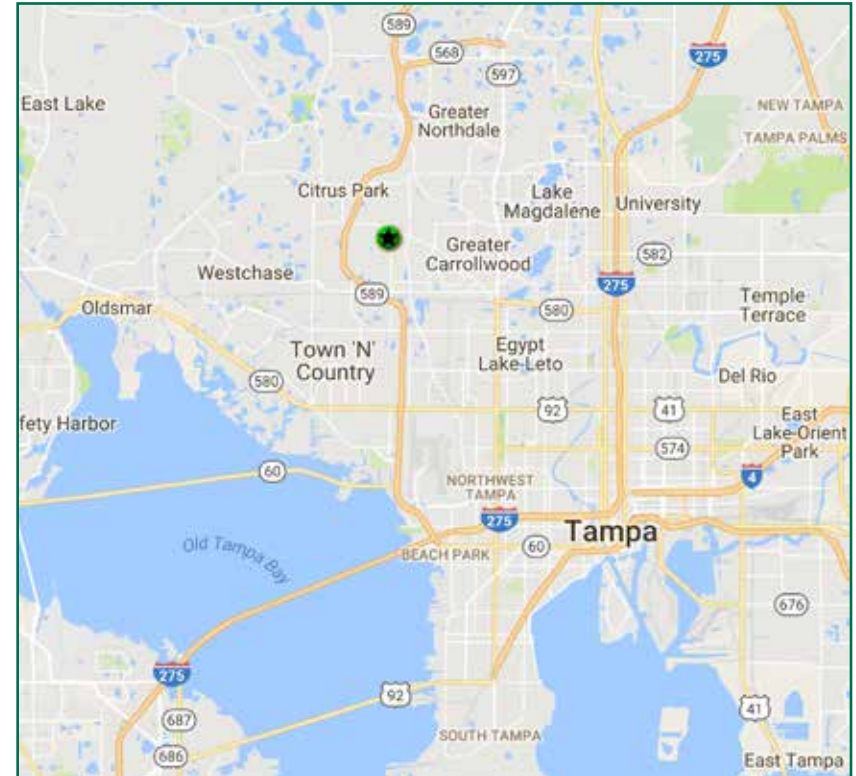


### INVESTMENT HIGHLIGHTS

- + Resort-Style Pool with Sundeck
- + Access Gate
- + Clubhouse
- + Business Center
- + Fitness Center
- + Outdoor Green Space with Playground
- + Picnic Area with BBQ
- + Volleyball Court
- + Fully-equipped Kitchens
- + with Breakfast Bar
- + Kitchen Pantry
- + Vaulted Ceilings in select units
- + Ceiling Fan
- + Large Closets
- + Stain Resistant Berber-Style Carpeting
- + Tile in Select Areas
- + Washer/Dryer Rentals Available

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR/1 BA	48	816	\$588	\$0.72	\$85
2 BR/2 BA	96	1,081	\$701	\$0.65	\$107
3 BR/2 BA	56	1,204	\$801	\$0.67	\$132
4 BR/3 BA	16	1,455	\$883	\$0.61	\$157

**Total/Avg.\*      216      1,082      \$715      \$0.66**



#### DIRECTIONS:

**From Tampa: Take I-275 S to exit 39. Merge onto FL-60 W toward Clearwater/Tampa Airport. Continue onto FL 589 N (partial toll road). Take exit 6B for Anderson Road, turn left on Anderson Road, then left onto Cedar Creek Boulevard. Continue onto Royal Hunt Drive, turn right, the property is 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% (216 units) to be income and rent restricted based on 60% of the AMI (Area Median Income). Reporting requirements, required tenant programs, and amenity requirements can be found in the tax credit regulatory agreement.

### INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 100% (216 units) to be income restricted based on 60% of AMI through June 1, 2052. 100% of the total units must be rented to family households, no full-time student households allowed. Reporting requirements, required tenant programs, and amenity requirements can be found in the BOND LURA.

The property currently operates under the restrictions of a SAIL LURA, which requires 17% (37 units) to be income restricted based on 50% of AMI and 83% (179 units) to be income restricted based on 60% of AMI through 2053. 100% of the total units must be rented to family households, no full-time student households allowed. Reporting requirements, required tenant programs, and amenity requirements can be found in the SAIL 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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