FOR SALE

VALENCIA FOREST

8413 VALENCIA VILLAGE LANE

ORLANDO, FL 32825

ASKING PRICE: $27,245,773

AN EXCELLENT OPPORTUNITY

Valencia Forest in Orlando, Florida is conveniently located north of Valencia College Lane and west of Central Florida GreeneWay. Residents enjoy local shopping and dining destinations at the Waterford Lakes Town Center. These affordable apartments include an array of amenities such as swimming pool, fitness center, controlled access gate for entry, car care center and plenty of green space with picnic areas.

The property features spacious one, two, three and four bedroom apartment homes with open-style kitchens, ample walk-in closets, ceiling fans, full-size washer/dryer connections and functional split floor plans.

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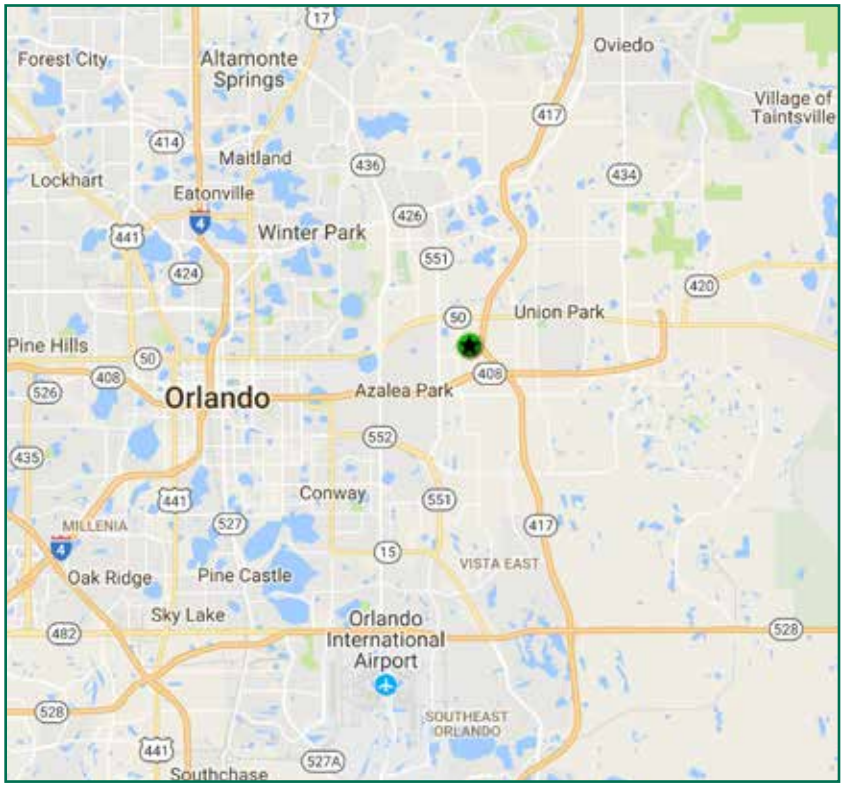
INVESTMENT HIGHLIGHTS

- + Swimming Pool
- + 24- Hour Fitness Center
- + Car Care Center
- + Pet-Friendly
- + Business Center
- + Resident Clubhouse
- + Playground
- + Volleyball Court
- + Picnic Area with BBQ
- + Berber Style Carpeting
- + Fully-Equipped Kitchens with Breakfast Bars
- + Ceiling Fans
- + Full Size Washer/Dryer Connections
- + Private Ground Floor Entries
- + Wood Cabinetry

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR/1 BA	92	814	$604	$0.74	$86
2 BR/2 BA	132	1,179	$712	$0.60	$116
3 BR/2 BA	72	1,201	$820	$0.68	$137
4 BR/3 BA	40	1,454	$904	$0.62	$164
Total/Avg.*	**336**	**1,117**	**$728**	**$0.65**	



DIRECTIONS:

From Orlando: Travel East on the 408 Expressway and take exit 17, Chickasaw Trail to Valencia College Lane. Turn Left on Chickasaw Trail and go 6/10th of a mile and turn Right on Valencia College Lane. Go 3/10th of a mile and turn left on John Wesley Way. Valencia Forest is straight ahead with leasing center to the left of entrance.

INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (336 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.

INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 50% (168 units) to be income restricted based on 60% of AMI through December 13, 2025. At least 40% of each unit size in excess of one bedroom shall be occupied or reserved for occupancy by Low-Income Tenants in proportion to minimum set-aside requirement. Required tenant programs, 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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