

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT*

BRENTWOOD CLUB ON MILLENIA BLVD

5000 MILLENIA BLVD
ORLANDO, FL 32839

QUALIFIED CONTRACT PRICE:
\$25,753,260



AN EXCELLENT OPPORTUNITY

Brentwood Club on Millenia Blvd is located in Orlando, Florida. The property is less than a ten-minute drive north of several shopping centers including Millenia Plaza and The Mall at Millenia, which features over 7,267 stores with brand names like Yankee Candle, Payless Shoesource, Sunglass Hut, Gap, Target, and more.

This community offers a variety of amenities, including a clubhouse, business center, car care center, and volleyball courts.

The property features one-, two-, three-, and four-bedroom units with energy efficient appliances, garbage disposal, air conditioning, in-home laundry rooms, and vaulted ceilings in select units.



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CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

*This property is being offered pursuant to the Qualified Contract provisions under Section 42 of the Internal Revenue Code ("IRC"). The Qualified Contract Price ("QCP") is calculated based on a formula in the IRC and does not provide any indication of the price at which the Owner is willing to sell. Please reference the IRC and Florida Housing's Qualified Contract program rules for more information.

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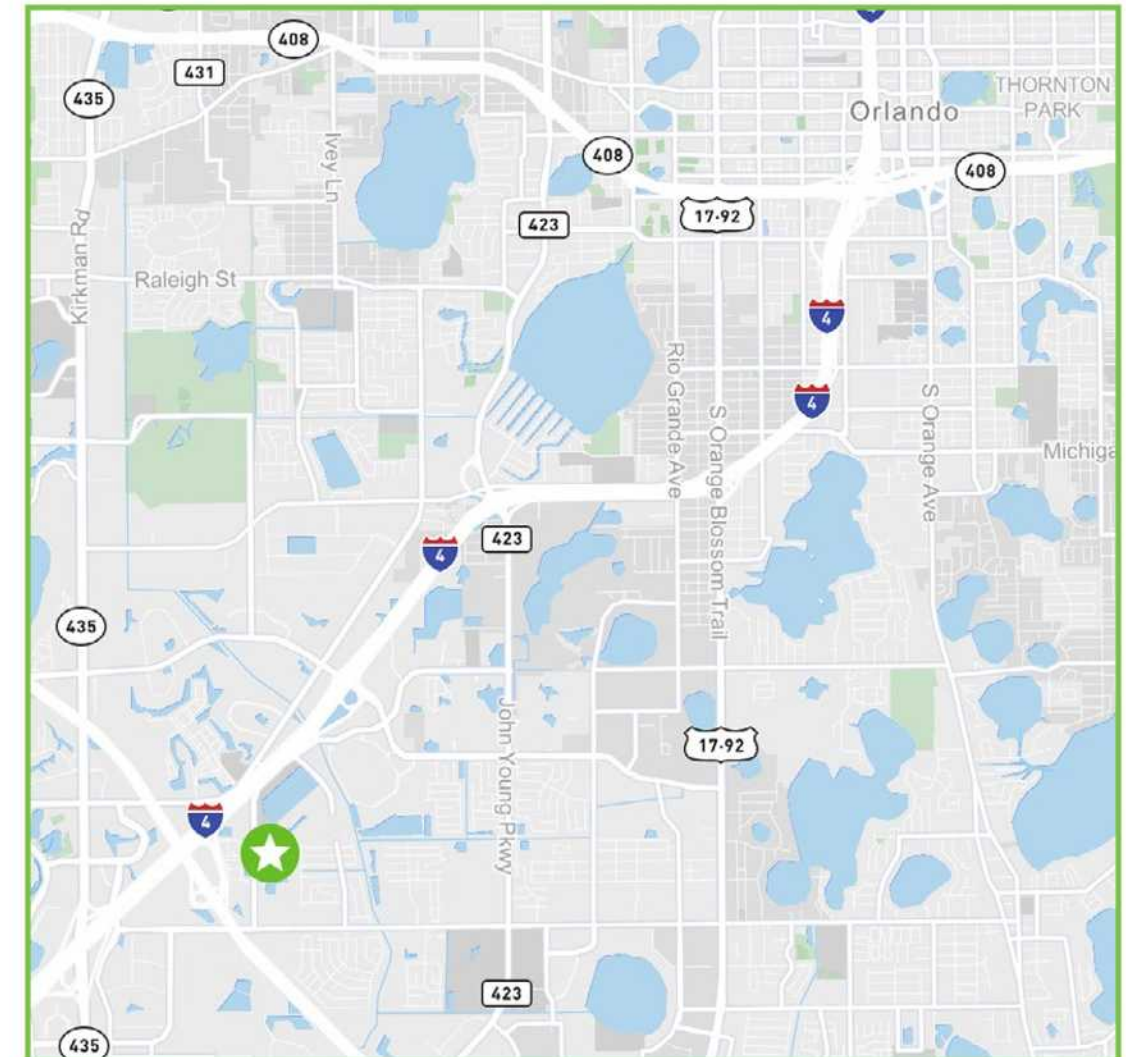
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INVESTMENT HIGHLIGHTS

- + Clubhouse
- + Business center
- + Fitness center
- + Barbecue and picnic area
- + Volleyball court
- + Car care center
- + Ceiling fans
- + Playgrounds
- + Open kitchen with breakfast bar and pantry
- + Dishwasher
- + Refrigerator
- + Disposal
- + Air conditioning
- + In-unit washer/dryer hookup

Unit Type	AMI %	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR / 1 BA	60%	52	780	\$753.26	\$0.97	\$64.99
2 BR / 2 BA	60%	172	1035	\$903.18	\$0.87	\$79.32
3 BR / 2 BA	60%	56	1160	\$1,042.86	\$0.90	\$91.89
4 BR / 3 BA	60%	32	1,405	\$1159.13	\$0.83	\$106.87
Total / Average		312	1,095	\$964.61	\$0.89	



DIRECTIONS:

From Orlando, take I-4 W towards Vineland Road and Millenia Blvd. Then make a slight right onto Conroy. Turn left onto Vineland, continue for 0.7 miles to Radebaugh Way and take a left. Then turn right onto Millenia Blvd and the property is on the left.

INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (312 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.



INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 80% of units to be income restricted based on 60% of AMI until 10 years after the later of: a) 15 years after the property was first 50% occupied or b) the date the debt is no longer outstanding. Reporting requirements, required tenant programs, and amenity requirements 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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