AN EXCELLENT OPPORTUNITY

Brookwood Forest is located in Jacksonville, Florida, just off I-295 between Downtown Jacksonville and the beach. It is under six miles from both University of North Florida and Jacksonville University. The property is only a 10-minute drive from shopping and dining at St. John’s Town Center and a 10-minute walk from the Jacksonville Arboretum & Gardens.

This community offers a variety of amenities, including a fitness center, resort-style pool, and volleyball court. It features one-, two-, three-, and four-bedroom homes with open-style kitchens and energy efficient appliances.

CONTACT US

SPENCER HURST
Vice Chairman
+1 206 826 5768
spencer.hurst@cbre.com
Lic. 3030

BEN BARKER
Vice President
+1 206 826 5715
benjamin.barker@cbre.com
Lic. 23085

CBRE AFFORDABLE HOUSING
1420 Fifth Avenue
Suite 1700
Seattle, WA 98101

JOE AYERS
Vice President
+1 904 633 2609
joe.ayers@cbre.com
Lic. 3067763

CBRE JACKSONVILLE
225 Water Street
Suite 110
Jacksonville, FL 32202
INVESTMENT HIGHLIGHTS

+ Clubhouse
+ Business Center
+ Fitness Center
+ Swimming Pool
+ Playground
+ BBQ/Picnic Area
+ Volleyball Court
+ Fully Equipped Kitchen with Breakfast Bar
+ Air Conditioning
+ Ceiling Fans
+ Tiled Entry
+ Berber Style Carpeting
+ Washer/Dryer Connection

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<th>Unit Type</th>
<th>AMI %</th>
<th>Unit Count</th>
<th>Size (SF)</th>
<th>Rent</th>
<th>Rent PSF</th>
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DIRECTIONS:
From I-295 N, take exit 47 for Monument Rd toward Naval Station Mayport. Turn right onto Monument Rd, then turn right onto Brookwood Forest Blvd. The property is on the right.
INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 118 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 SAIL LURA, which requires 118 units to be income restricted based on 60% of AMI through 2056. Reporting requirements, required tenant programs, and amenity requirements can be found in the SAIL LURA.

The property currently operates under the restrictions of a BOND LURA, which requires 40% of units to be income restricted based on 60% of AMI and 60% of units to be income restricted based on 150% of AMI until the later of 15 years after property was first 50% occupied or 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.