LAKESIDE POINTE
1403 OLD HARBOR BLVD
LEESBURG, FL 34748

AN EXCELLENT OPPORTUNITY

Lakeside Pointe is located in Leesburg, Florida. Situated just off US-27, the property is just five minutes from the quaint shops and restaurants in historic downtown Leesburg. Right next to Lake Harris, Lakeside Pointe features picturesque waterfront views.

This community offers a variety of amenities, such as an after-school program, car care center, and picnic area.

The property features one-, two-, three-, and four-bedroom units with open kitchens, private ground-floor entries, and washer/dryer connections.

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CAPITAL MARKETS | INVESTMENT PROPERTIES

ASKING PRICE: $17,812,808
INVESTMENT HIGHLIGHTS

+ Fitness Center
+ Swimming Pool
+ Playground
+ BBQ/Picnic Area
+ Car Care Center
+ Ground Floor Private Entry
+ Fully-Equipped Kitchen with Breakfast Bar
+ Air Conditioning
+ Ceiling Fans
+ Berber Style Carpeting
+ Washer/Dryer Connections

<table>
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<tr>
<th>Unit Type</th>
<th>AMI %</th>
<th>Unit Count</th>
<th>Size (SF)</th>
<th>Rent</th>
<th>Rent PSF</th>
<th>Utility Allowance</th>
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DIRECTIONS:
From Orlando, take Florida Turnpike toward Ocala. Take exit 285 and turn right onto US-27 N. Continue 10 miles. Turn left onto Connell Rd, then turn right onto County Rd 25A N. Drive 1.2 miles, turn right toward Wild Harbor Ln, and continue straight to reach the property.
INCOME AND RENT RESTRICTIONS

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

The property currently operates under the restrictions of a SAIL LURA, which requires 100% of 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.

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.