LEE VISTA CLUB
5903 LEE VISTA BOULEVARD
ORLANDO, FL 32822

AN EXCELLENT OPPORTUNITY
Lee Vista Club Apartments in Orlando, Florida is located on Lee Vista Boulevard with easy access to SR 528/Beachline Expressway, SR 417/Central Florida Greenway and the Orlando International Airport. The property is walking distance to Lee Vista Promenade, providing residents with numerous shopping, dining and entertainment venues.

Spacious one-, two-, three- and four-bedroom floor plans feature open kitchens with pantry storage, breakfast bar and washer/dryer connections. Community amenities include resort-style swimming pool, fitness center, business center, and children’s playground.

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FOR SALE - QUALIFIED CONTRACT DEVELOPMENT
ASKING PRICE: $32,657,226
INVESTMENT HIGHLIGHTS

+ Resort-style pool with sundeck
+ Fitness center
+ Business center
+ Picnic tables & BBQ grills
+ Playground
+ Volleyball Court
+ Car care area
+ Open kitchen with breakfast bar and pantry
+ Energy-efficient appliances
+ Fully-equipped kitchens
+ Vaulted ceilings in select units
+ Large closets
+ Tile in select areas
+ Washer/dryer connections
+ Ceiling fan
+ Berber carpet

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Size (SF)</th>
<th>Rent</th>
<th>Rent PSF</th>
<th>Utility Allowance</th>
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<tbody>
<tr>
<td>1 BR/1 BA 100% LIHTC</td>
<td>64</td>
<td>822</td>
<td>$767</td>
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<td>2 BR/2 BA 100% LIHTC</td>
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<td>1,460</td>
<td>$1,129</td>
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Total/Avg. 312 1,118 $933 $0.83

DIRECTIONS:

From SR 528/Beachline Expressway: Exit on Semoran/SR 436 and head North. Make right onto Lee Vista Blvd. and Lee Vista Apartments will be on the left hand side.

From SR 436/Semoran Blvd.: Continue South on SR 436/Semoran Blvd. towards Orlando International Airport and make left on Lee Vista Blvd. Lee Vista Apartments will be on the left hand side.
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 amenity requirements 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 17% (54 units) to be income restricted based on 50% of AMI and 83% (258 Units) to be income restricted based on 60% of AMI through October 30, 2054. 100% of the total units must be rented to family households, no students allowed. Reporting requirements, required tenant programs, unit 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.