

# Logan Heights

360 UNITS - \$27,396,641

1000 LOGAN HEIGHTS CIRCLE, SANFORD, FL

Capital Markets | Investment Properties



**THE OFFERING** :: CBRE is pleased to present Logan Heights, a 360-unit, affordable LIHTC property located in Sanford Florida in Seminole County, approximately 10 miles northwest of Orlando. Logan Heights Apartments offer spacious 1, 2 and 3 bedroom floor plans that are well equipped to match every lifestyle. The property provides residents with a community center complete with a computer lab, library, refreshing pool, fitness center, volleyball court and playground. Logan Heights is situated just east of South Orlando Drive, which is a major commercial corridor through the area. Retail uses along South Orlando Drive in the immediate area include a Wal-Mart supercenter and a Lowe's Home Improvement store. Within five miles of the property is the Seminole Towne Center shopping mall anchored by Sears, JC Penny, Macy's, Dick's Sporting Goods, Burlington Coat Factory, and Dillard's.

## UNIT MIX

UNIT TYPE	# OF UNITS	SIZE	RENT	RENT PER SF	UTILITY ALLOWANCE
1 BR/1 BA	60	691	\$589	\$0.85	\$101
1 BR/1 BA	24	687	\$589	\$0.86	\$101
2 BR/2 BA	120	924	\$708	\$0.77	\$120
2 BR/2 BA	60	904	\$708	\$0.78	\$120
3 BR/2 BA	96	1,160	\$814	\$0.70	\$143
Total/Avg.*	360	929	\$709	\$0.76	

\*Totals and averages are based on weighted averages of all unit types.

NET RENTABLE AREA 334,428 SF

LAND SIZE 22.20 Acres

OCCUPANCY 98%

YEAR BUILT 2000

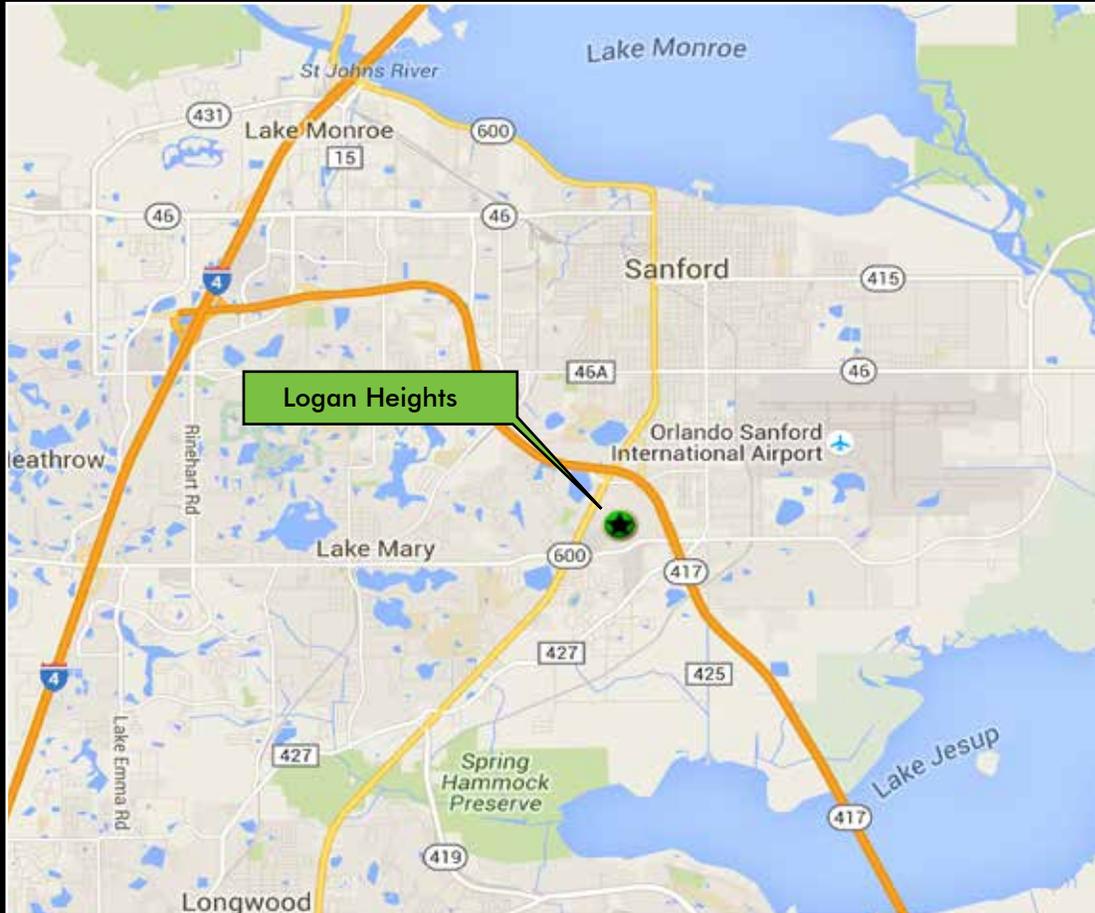
FLOORS 3



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# LOGAN HEIGHTS

1000 LOGAN HEIGHTS CIRCLE, SANFORD, FL 32257



## COMMUNITY AMENITIES UNIT AMENITIES

- Concrete Block Construction
- Fitness Center
- Business Center
- Swimming Pool
- Two Playgrounds
- Volleyball Court
- Laundry Facility
- Car Care Center
- Fully-equipped Kitchens
- Large Walk-In Closets
- Ceiling Fans
- Kitchen Breakfast Bar
- Outside Storage
- Washers/Dryers Available



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