

MARBELLA POINTE

7528 MARBELLA POINTE DR, ORLANDO, FL 32822



THE OPPORTUNITY

IPA is pleased to present Marbella Pointe, a beautiful asset located in Orlando and built in 2008. This 120-unit property is being offered as a Qualified Contract and is subject to rental restrictions. The property is located near the SR 436 and Curry Ford Road intersection, just off of SR 551. The property has access to various amenities such as a clubhouse, resort-style pool, sundeck, and cardio/fitness studio. The property is laid out in 3 main floorplans, encompassing 1-, 3-, and 4-bedroom selections. The property is proximate to several elementary and middle schools, a Publix, Walmart, and Lynx Bus service.

ASSET SUMMARY

Address	7528 Marbella Pointe Dr, Orlando, FL 32822
Offering Type	Qualified Contract
Asking Price	\$21,100,528
Terms	Cash
Market	Orlando
Submarket	South Orlando
Product Type	Garden
# Units	120
Year Built	2008

EXCLUSIVELY LISTED BY:

SHELTON GRANADE

Executive Managing Director

Ofc: +1 (407) 557-3870

Cell: +1 (407) 616 2187

sgranade@ipausa.com

License #: SL3042246

LUKE WICKHAM

Senior Managing Director

Ofc: +1 (407) 557-3871

Cell: +1 (407) 460 4603

lwickham@ipausa.com

License #: SL3170987

JUSTIN BASQUILL

First Vice President

Ofc: +1 (407) 557-3872

Cell: +1 (407) 754 8014

jbasquill@ipausa.com

License #: SL3028792

Floor Plan	Bedroom(s)	Bathroom(s)	# Units	% of Total	Avg. Rent
1 Bedroom	1	1	19	16%	\$559
3 Bedroom	3	2	77	64%	\$1,137
4 Bedroom	4	3	24	20%	\$1,231
Total			120	100%	\$976

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

IPA INSTITUTIONAL
PROPERTY
ADVISORS

MARBELLA POINTE

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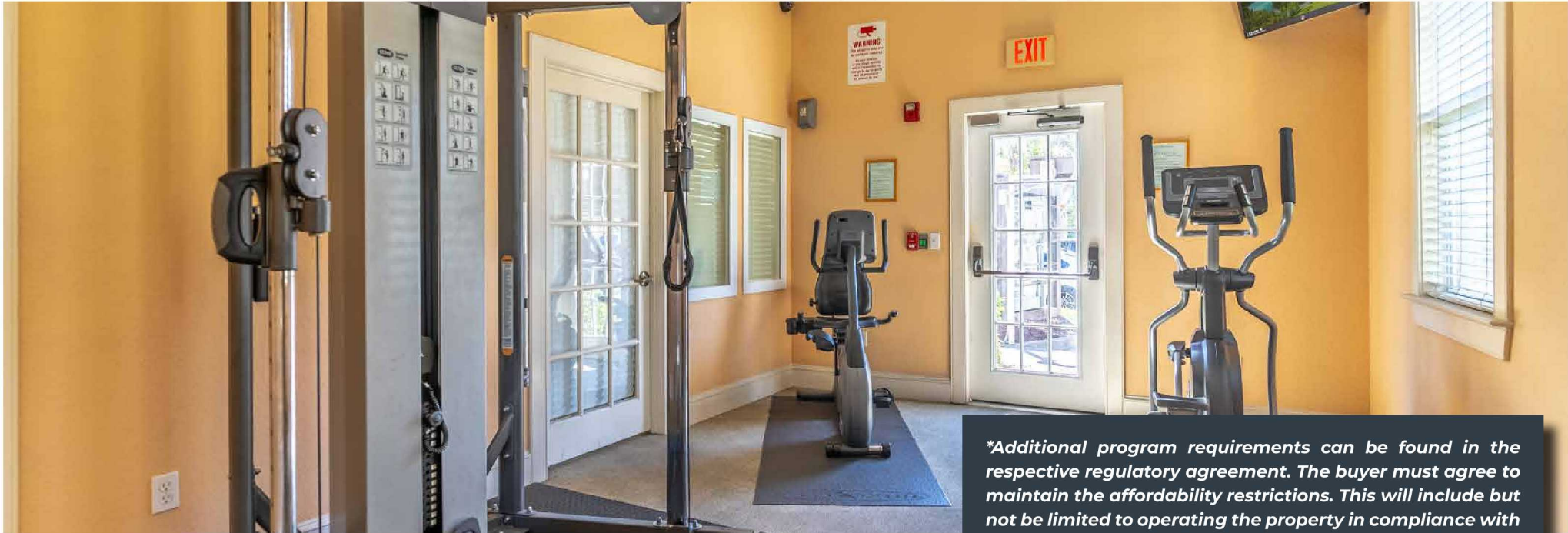


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**Additional program requirements can be found in the respective regulatory agreement. The buyer must agree to maintain the affordability restrictions. This will include but not be limited to operating the property in compliance with all county, state and federal regulatory agreements.*

INCOME & RENT RESTRICTIONS

The Property is subject to various restrictions. A summary of those restrictions can be found below, and more detailed information is available upon request:

Tax Credit EUA – 100% of the units at 60% AMI (rent and income). This expires 12/31/37.

SHIP Loan – This is 70% of the units at 60% AMI (rent and income). This expires 4/12/27.

**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.*

CONFIDENTIALITY AGREEMENT & DISCLOSURE

Broker of Record: Ryan Nee
License#: BK3154667

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ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Institutional Property Advisors, a Division of Marcus & Millichap (“IPA”) makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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MARKETING MATERIALS

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