NASSAU CLUB
95150 WOODBRIDGE PKWY
FERNANDINA BEACH, FL 32034

AN EXCELLENT OPPORTUNITY

Nassau Club is located in Fernandina Beach, Florida. The property is just 10 miles west of historic downtown Amelia Island and 30 miles north of Jacksonville. Only 15 minutes from the beach, Nassau Club offers residents convenient access to numerous nearby attractions.

This property has a variety of amenities, including green space with a playground and BBQ/picnic area, a resort-style pool, and a volleyball court.

Nassau Club features one-, two-, three-, and four-bedroom units with fully-equipped open kitchens, air conditioning, and washer/dryer connections.

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225 Water Street
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Jacksonville, FL 32202

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

ASKING PRICE: $21,337,191
INVESTMENT HIGHLIGHTS

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

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<th>AMI %</th>
<th>Unit Count</th>
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DIRECTIONS:
From I-95 N, take exit 373 and merge onto FL-200/Florida A1A S/State Rd 200/The Buccaneer Trail. Continue for 8.2 miles, then turn right onto Old Nassauville Rd. The property is on the left.
INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 148 units to be income and rent restricted based on 60% of the AMI (Area Median Income). The remaining 44 units may be rented at market rate. 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% AMI or over 65 years of age household, 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 135 units to be income restricted based on 60% of AMI through 2055. 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.