THE LANDINGS AT MILLENIUM BLVD
5150 MILLENIUM BLVD
ORLANDO, FL 32839

AN EXCELLENT OPPORTUNITY

The Landings at Millenia Blvd is located in Orlando, Florida. The property is conveniently situated ten minutes away from Clear Lake Park which contains a picnic area, walking path, and biking and jogging trails.

This community offers a variety of amenities, including a sitting area with picnic tables and barbecue grills, business center, clubhouse, and outdoor green space with two playgrounds.

The property features one-, two-, three-, and four-bedroom units with gas stoves, ceiling fans, dishwashers, and in-unit washer/dryer hookups.

CONTACT US

SPENCER HURST
Vice Chairman
+ 1 206 826 5768
spencer.hurst@cbre.com
Lic. 3030

BEN BARKER
Vice President
+ 1 206 826 5715
benjamin.barker@cbre.com
Lic. 23085

CBRE AFFORDABLE HOUSING
1420 Fifth Avenue
Suite 1700
Seattle, WA 98101

MICHAEL REGAN
Executive Vice President
+1 727 644 4370
michael.regan@cbre.com
Lic. SL3095766

CBRE TAMPA
101 East Kennedy Blvd
Suite 1500
Tampa, FL 33602

*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.
## FOR SALE
### THE LANDINGS AT MILLENIUM BLVD

<table>
<thead>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR / 1 BA</td>
<td>50%</td>
<td>19</td>
<td>822</td>
<td>$746.38</td>
<td>$0.91</td>
<td>$71.87</td>
</tr>
<tr>
<td>1 BR / 1 BA</td>
<td>60%</td>
<td>41</td>
<td>822</td>
<td>$746.38</td>
<td>$0.91</td>
<td>$71.87</td>
</tr>
<tr>
<td>1 BR / 1 BA</td>
<td>Market</td>
<td>16</td>
<td>822</td>
<td>$1,029</td>
<td>$1.25</td>
<td></td>
</tr>
<tr>
<td>2 BR / 2 BA</td>
<td>50%</td>
<td>35</td>
<td>1,086</td>
<td>$893.59</td>
<td>$0.82</td>
<td>$88.91</td>
</tr>
<tr>
<td>2 BR / 2 BA</td>
<td>60%</td>
<td>79</td>
<td>1,086</td>
<td>$893.59</td>
<td>$0.82</td>
<td>$88.91</td>
</tr>
<tr>
<td>2 BR / 2 BA</td>
<td>Market</td>
<td>42</td>
<td>1,086</td>
<td>$1,219</td>
<td>$1.12</td>
<td></td>
</tr>
<tr>
<td>3 BR / 2 BA</td>
<td>50%</td>
<td>8</td>
<td>1,209</td>
<td>$1,031.56</td>
<td>$0.85</td>
<td>$103.19</td>
</tr>
<tr>
<td>3 BR / 2 BA</td>
<td>60%</td>
<td>44</td>
<td>1,209</td>
<td>$1,031.56</td>
<td>$0.85</td>
<td>$103.19</td>
</tr>
<tr>
<td>3 BR / 2 BA</td>
<td>Market</td>
<td>20</td>
<td>1,209</td>
<td>$1,419</td>
<td>$1.17</td>
<td></td>
</tr>
<tr>
<td>4 BR / 3 BA</td>
<td>50%</td>
<td>6</td>
<td>1,460</td>
<td>$1,147.85</td>
<td>$0.79</td>
<td>$118.15</td>
</tr>
<tr>
<td>4 BR / 3 BA</td>
<td>60%</td>
<td>20</td>
<td>1,460</td>
<td>$1,147.85</td>
<td>$0.79</td>
<td>$118.15</td>
</tr>
<tr>
<td>4 BR / 3 BA</td>
<td>Market</td>
<td>6</td>
<td>1,460</td>
<td>$1,579</td>
<td>$1.08</td>
<td></td>
</tr>
<tr>
<td><strong>Total / Average</strong></td>
<td></td>
<td><strong>336</strong></td>
<td><strong>1,078</strong></td>
<td><strong>$1073.73</strong></td>
<td><strong>$0.95</strong></td>
<td></td>
</tr>
</tbody>
</table>

### INVESTMENT HIGHLIGHTS

+ Clubhouse
+ Business center
+ Volleyball court
+ Resort-style pool
+ Playground
+ Open kitchen with breakfast bar and pantry
+ Dishwasher
+ Air conditioning
+ Washer/dryer hookup

### DIRECTIONS:
From Orlando, take I-4 W. Take exit 80 toward US-17/US 441. Then, turn right on Tropical Drive and the property is on the right.
INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 252 units to be income and rent restricted based on 60% of the AMI (Area Median Income). The remaining 84 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 the units to be income restricted based on 60% of AMI and 60% of units to be income restricted at 150% of AMI until the later of 15 years after the 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 68 units to be income restricted based on 50% of AMI and 184 units at 60% of AMI through 2053. 30% of the set-aside units must have three or more bedrooms.

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.