

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

HUNTER'S RUN

1535 BLANDING BOULEVARD

MIDDLEBURG, FL 32068

(JACKSONVILLE MSA)

ASKING PRICE: \$21,981,077



AN EXCELLENT OPPORTUNITY

Hunter's Run in Middleburg, FL is near the Orange Park area of Jacksonville and offers spacious and affordable 1, 2 and 3 bedroom units for rent. Hunter's Run is just minutes away from fabulous shopping and dining near Oakleaf Plantation and Fleming Island.

The property features washer and dryer connections, central heating and air, and private patios or balconies in all homes. The community is gated for privacy and features a sparkling pool, fitness center, and business center. Residents enjoy tranquil settings and lush landscaping, along with screened entry patios, oversized sand volleyball court, state-of-the-art digital fitness equipment, billiards, playground, picnic areas, and a car care center.



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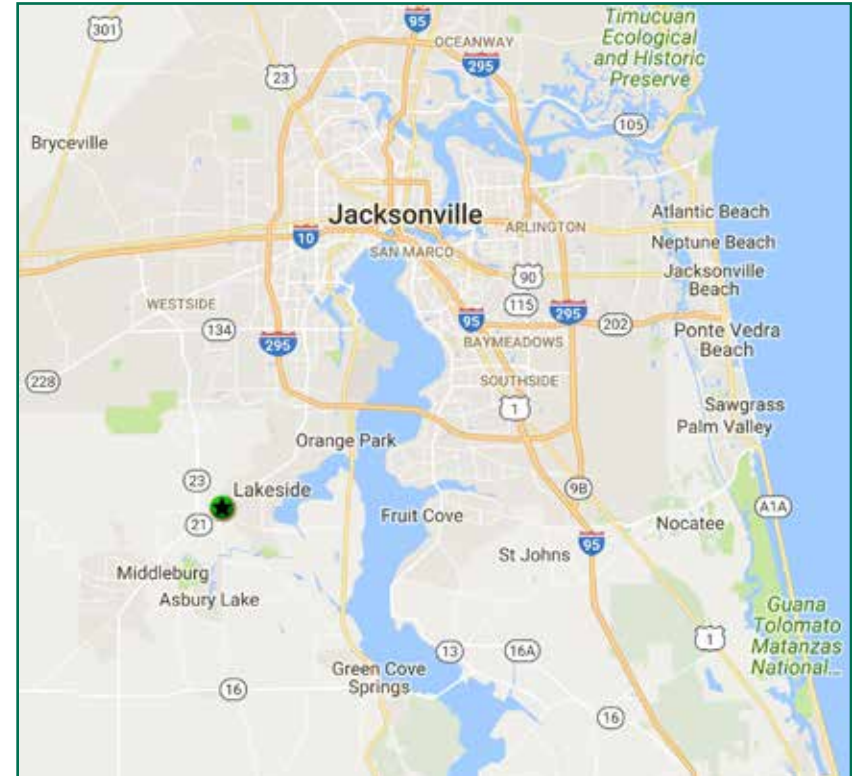
1535
BLANDING BOULEVARD
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INVESTMENT HIGHLIGHTS

- + Swimming Pool
- + Fitness Center
- + Business Center
- + Clubhouse
- + Billiards
- + Gated Access
- + Laundry Facility
- + Playground
- + Car Care Center
- + Sand Volleyball Court
- + Fully-equipped Kitchens
- + Patio or Balcony
- + Tile Floors
- + Walk-in Closets
- + Washer/Dryer Connections
- + Ceiling Fan

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF
1 BR/1 BA	72	700	\$636	\$0.91
2 BR/2 BA	152	924	\$767	\$0.83
3 BR/2 BA	80	1,155	\$888	\$0.77
Total/Avg.*	304	932	\$768	\$0.82



DIRECTIONS:

From I-295: Exit south onto Blanding Boulevard, make a U-turn at Old Jennings Road. Hunter's Run is on the right / east side of Blanding Boulevard.

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INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (304 units) to be income and rent restricted based on 60% of the AMI (Area Median Income). Required tenant programs, 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% (122 units) to be income restricted based on 60% of AMI. Required tenant programs, common area and unit amenities can be found in the BOND 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.



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