

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

ASHTON POINT

6305 S WILLIAMSON BLVD
PORT ORANGE, FL 32128

ASKING PRICE: \$26,560,999



AN EXCELLENT OPPORTUNITY

Ashton Point, located in Port Orange, FL, offers spacious and unique floor plans, and apartment features such as breakfast bars, all electric gourmet kitchens, pantries, second floor vaulted ceilings, spacious walk-in closets, central air and heating, and ceiling fans.

The property is situated just three miles from The Pavilion at Port Orange, providing residents with easy access to numerous shopping and dining venues. Ashton Point is within minutes of I-95 and world-famous Daytona Beach.

Community amenities include a swimming pool, Jacuzzi, clubhouse, business center, state-of-the-art fitness center, children's playground and picnic area.



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Ashton Point

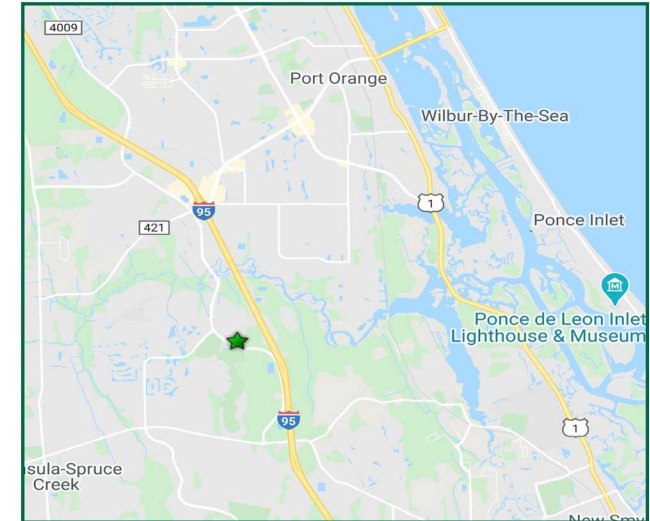
6305
SOUTH WILLIAMSON BLVD
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INVESTMENT HIGHLIGHTS

- + Resort-style pool and sundeck
- + Spa
- + Clubhouse
- + Fitness center
- + Business center
- + Picnic tables & BBQ grills
- + Playground
- + Open kitchen with breakfast bar and pantry
- + Energy-efficient appliances
- + Fully-equipped kitchens
- + Vaulted ceilings in select units
- + Spacious closets
- + Tile in select areas
- + Ceiling fan

Unit Type	Unit Count	Size (SF)	Current Rent	Utility Allowance	Gross Rent	Rent Limit	AMI
2 BR/2 BA	124	985	\$743	\$83	\$826	\$826	60%
3 BR/2 BA	13	1,203	\$852	\$102	\$954	\$954	60%
3 BR/2 BA	91	1,227	\$852	\$102	\$954	\$954	60%
4 BR/2 BA	40	1,338	\$945	\$120	\$1,065	\$1,065	60%
Total/Avg.	268	1,188	\$815	\$95.90	\$911	\$911	



DIRECTIONS:

From I-95 South: Exit on 249A toward New Smyrna Beach and head East. Make left onto Sugar Mill Drive, after one mile take a left onto Pioneer Trail. Follow Pioneer Trail for 2.4 miles and Ashton Point Apartments will be on the right hand side.

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PROPERTY DETAILS

Total Number of Units	268
Total Square Feet	407,532
Average Square Feet Per Unit	1,195
Number of Buildings	13
Year of Construction	2001
Construction	Wood Frame
Rent Type	Affordable
Affordable Type	Rent Restricted



INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (268 units) to be income and rent restricted based on 60% of the AMI (Area Median Income). Reporting requirements, required tenant programs, and amenity requirements can be found in the tax credit regulatory agreement.



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