

FOR SALE

BANYAN BAY

1700 SAN PABLO ROAD SOUTH
JACKSONVILLE, FL 32224

ASKING PRICE: \$43,873,289



AN EXCELLENT OPPORTUNITY

Banyan Bay Apartments are located just off of Atlantic Boulevard in beautiful Jacksonville, Florida. The property is just minutes to Atlantic Beach and Neptune Beach and provides residents with quick and convenient access to some of the area's major attractions like St. Johns Town Center, the University of North Florida, TPC Sawgrass and the Mayo Clinic. Banyan Bay Apartments is also located less than 15 minutes from The Home Depot, Walgreens, Fresh Market, Outback Steakhouse and Walmart Neighborhood Market.

Banyan Bay is proud to offer spacious one, two, three and four bedroom apartments featuring fully-equipped, gourmet style kitchens with dining space, large bedrooms, expansive closet space, central air conditioning, washer/dryer connections, 9-foot ceilings, fireplaces, and lake views.



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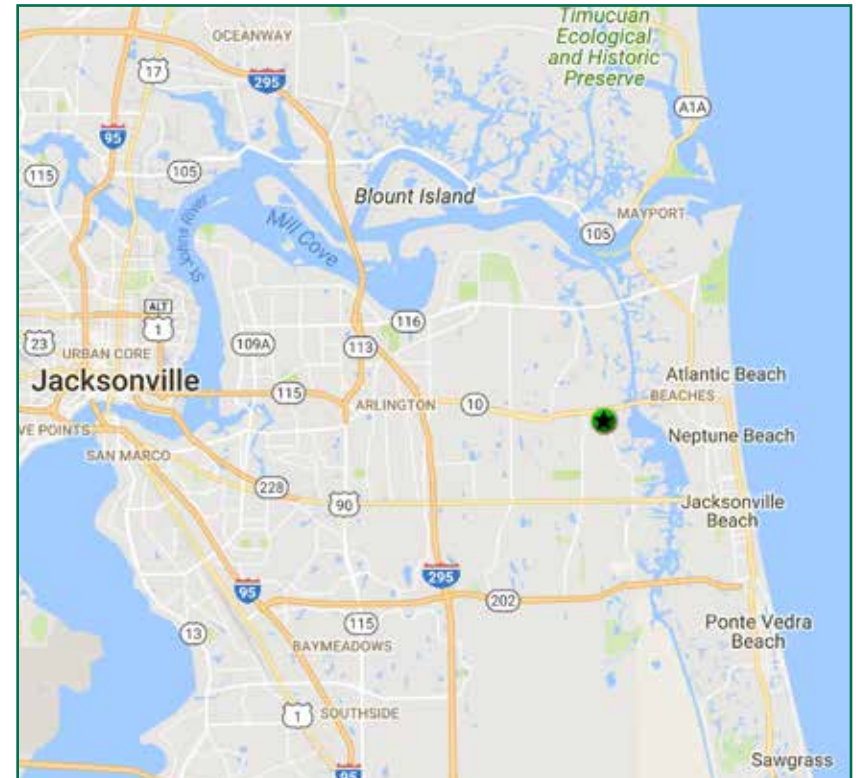


INVESTMENT HIGHLIGHTS

- + Controlled access gate
- + Detached garages
- + Swimming pool with sun deck
- + Jacuzzi
- + Private lakes with lighted fountains
- + Fully-equipped fitness center
- + Business center
- + Lighted tennis courts
- + Private conference room
- + Clubhouse
- + Laundry facility
- + Picnic area with grills
- + Gourmet-style kitchens
- + Oversized closets
- + Washer/dryer connections
- + 9-foot ceiling*
- + Fireplaces*
- + Lake views*

*Select Units

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF
1 BR/1 BA - Market	90	882	\$900	\$1.02
1 BR/1 BA - Affordable	18	882	\$480	\$0.54
2 BR/2 BA - Market	105	1,211	\$1,075	\$0.89
2 BR/2 BA - Affordable	27	1,211	\$567	\$0.47
3 BR/2 BA Market	58	1,530	\$1,275	\$0.83
3 BR/2 BA - Affordable	22	1,530	\$643	\$0.42
4 BR/2 BA - Market	12	1,736	\$1,575	\$0.91
4 BR/2 BA - Affordable	4	1,736	\$703	\$0.40
Total/Avg.*	336	1,206	\$975	\$0.81



DIRECTIONS:

From I-95, take Exit 344 toward FL 202. From FL 202 take the Hodges Boulevard exit. Turn left onto Hodges Boulevard, turn right onto Atlantic Boulevard, then turn right onto San Pablo Road South. the property is straight ahead.

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INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 20% (68 units) to be income and rent restricted based on 50% of the AMI (Area Median Income). Reporting requirements, required tenant programs, and required amenities (common area and unit amenities) can be found in the tax credit regulatory agreement.



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