

# Marbella Cove

7528 Marbella Pointe Drive  
Orlando, FL 32822  
www.cbre.com

## Qualified Contract Development\*

### An Excellent Opportunity

Marbella Cove is located off S. Goldenrod Road in east Orlando, Florida. The Property was built in 2008 and consists of 104 units on 14.58 acres. The total 21.45-acre site has a sister property, Marbella Pointe, which contains 120 LIHTC units and sits adjacent to the Subject property. Marbella Pointe is not part of the offering.

The Property is less than a five-minute drive from several entertainment and shopping centers including Waterford Lakes Town Center– Orlando's largest open-air shopping center- with popular stores such as Target, Best Buy, Bed, Bath & Beyond and more. Major employers in the area include AdventHealth, Lockheed Martin, Siemens Energy, Alight Solutions and Leidos.

Qualified Contract Price: \$16,159,308



## Contact Us

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## Marbella Cove

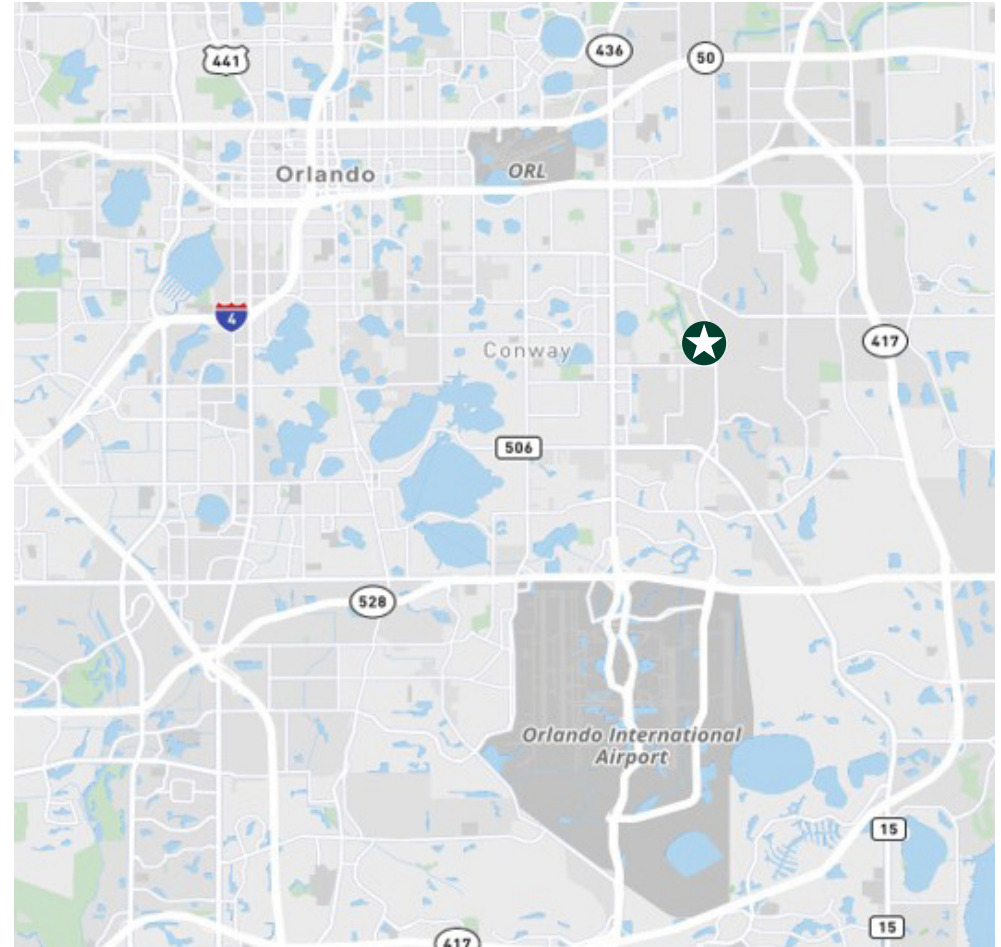
7528 Marbella Pointe Drive | | Orlando, FL 32822

For Sale

# Investment Highlights

- + Barbecue and Picnic Area
- + Playground
- + Car Care Center
- + Volleyball Court
- + Open Kitchen with Breakfast Bars and Pantry
- + Energy Efficient Appliances
- + Ceiling Fans
- + Window Coverings
- + Select Units with Pond Views
- + Washer & Dryer Available

Unit Type	AMI %	Unit Count	Size (SF)	Rent	Rent On After 8/1/23	Rent PSF
2 BR / 2 BA	33%	3	1,124	\$532.83	\$524.32	\$0.48
3 BR / 2 BA	33%	3	1,327	\$619.26	\$599.96	\$0.46
2 BR / 2 BA	60%	25	1,124	\$1,066.76	\$1,058.25	\$0.95
3 BR / 2 BA	60%	73	1,327	\$1,235.88	\$1,216.58	\$0.93
<b>TOTAL</b>		104				



## Directions:

From Downtown Orlando, take SR 408 East towards Goldenrod Road exit. Take exit ramp and turn right (south) onto Goldenrod Rd., continue for 2.6 miles to Vista Bella Loop. Turn right and the property will be 0.1 miles down entrance road.

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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% (104 units) to be income and rent restricted based on 60% 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

## SAIL LURA Restrictions

The property currently operates under the restrictions of a SAIL LURA, which requires 5% of the units to be income and rent restricted at 33% of the AMI and 77% of the units to be income restricted based on 60% of AMI and must be rented to family households. Reporting requirements required tenant programs, unit and amenity requirements can be found in the SAIL LURA.

## SHIP LURA Restrictions

The property currently operates under the restrictions of a SHIP LURA, which requires 70% of the units to be income and rent restricted at 60% AMI until 07/16/2027 and the units must be rented to family households.

## 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 until 10 years after the later of: a) 15 years after the property was first 50% occupied or b) the date the debt is no longer outstanding; c) the date on which any assistance with respect to Project under Section 8 terminates. Reporting requirements, required tenant programs, and amenity requirements 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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