FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

WICKHAM CLUB
2905 KEMBLEWICK DRIVE
MELBOURNE, FL 32935

ASKING PRICE: $15,552,757

AN EXCELLENT OPPORTUNITY

Wickham Club Apartments in Melbourne, Florida is located off Wickham Road, just minutes away from Interstate 95, Merritt Island, Indialantic Beach, Space Coast Stadium and Wickham Park, which offers a dog park. Residents of Wickham Club have easy access to shopping and dining at the Avenues at Viera, Melbourne Square Mall, and Hammock Landing Mall. There are plenty of entertainment options available such as King Center for the Performing Arts and the Brevard Zoo.

Spacious one-, two-, three- and four-bedroom floor plans feature open kitchens with pantry storage, breakfast bar and washer/dryer connections. Community amenities include swimming pool, fitness center and children’s play room.

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Wickham Club

INVESTMENT HIGHLIGHTS

+ Swimming Pool
+ Fitness Center
+ Clubhouse
+ Playground
+ Volleyball Court
+ Business Center
+ Fully-equipped Kitchens
+ Full-size W/D Connections
+ Ceiling Fan
+ Walk-in Closets

<table>
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<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Size (SF)</th>
<th>Rent</th>
<th>Rent PSF</th>
<th>Utility Allowance</th>
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Total/Avg. 132 1,144 $800 $0.70

DIRECTIONS:
From I-95: Take exit 183 Eau Gallie Blvd. Head east to Wickham Road. Take a left heading north on Wickham Road. Wickham Club will be on your right.

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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% (132 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.

INCOME ONLY RESTRICTIONS

The property currently operates under the restrictions of a BOND LURA, which requires 40% (53 units) to be income restricted based on 60% of AMI and 60% (79 units) to be income restricted based on 150% of AMI through June 3, 2020. 100% of the total units must be rented to family households, no students allowed. 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 100% (132 units) to be income restricted based on 60% of AMI through March 31, 2055. 100% of the total units must be rented to family households, no students allowed. Reporting requirements, required tenant programs, unit and amenity requirements can be found in the SAIL 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.