

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

# MISSION POINTE

12450 BISCAYNE BOULEVARD

JACKSONVILLE, FL 32218

ASKING PRICE: \$27,893,139



## AN EXCELLENT OPPORTUNITY

Mission Pointe apartments in North Jacksonville, FL offers spacious and affordable 1, 2 and 3 bedroom apartments for rent with washer and dryer connections available, central heating and air, and private patios or balconies in all homes. The community is gated for privacy and features a resort style pool, fitness center, and play areas.

Mission Pointe is just minutes away from downtown Jacksonville, the cruise terminal, and Jacksonville International Airport.



## CONTACT US

### LUKE WICKHAM

Senior Vice President  
+1 407 839 3130  
luke.wickham@cbre.com

### CLIFF TAYLOR

Senior Vice President  
+1 904 521 8060  
cliff.taylor@cbre.com

### SHELTON GRANADE

Vice Chairman  
+1 407 839 3103  
shelton.granade@cbre.com

### JOSEPH AYERS

Vice President  
+1 904 633 2609  
joe.ayers@cbre.com

### JUSTIN BASQUILL

Director of Operations  
+1 407 839 3169  
justin.basquill@cbre.com

### CBRE, INC.

200 S. Orange Avenue, Suite 2100  
Orlando, FL 32801  
+1 407 404 5000

### CBRE, INC.

225 Water Street, Suite 110  
Jacksonville, FL 32202  
+1 904 634 1200

Capital Markets | Investment Properties

CBRE

# FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

## Mission Pointe

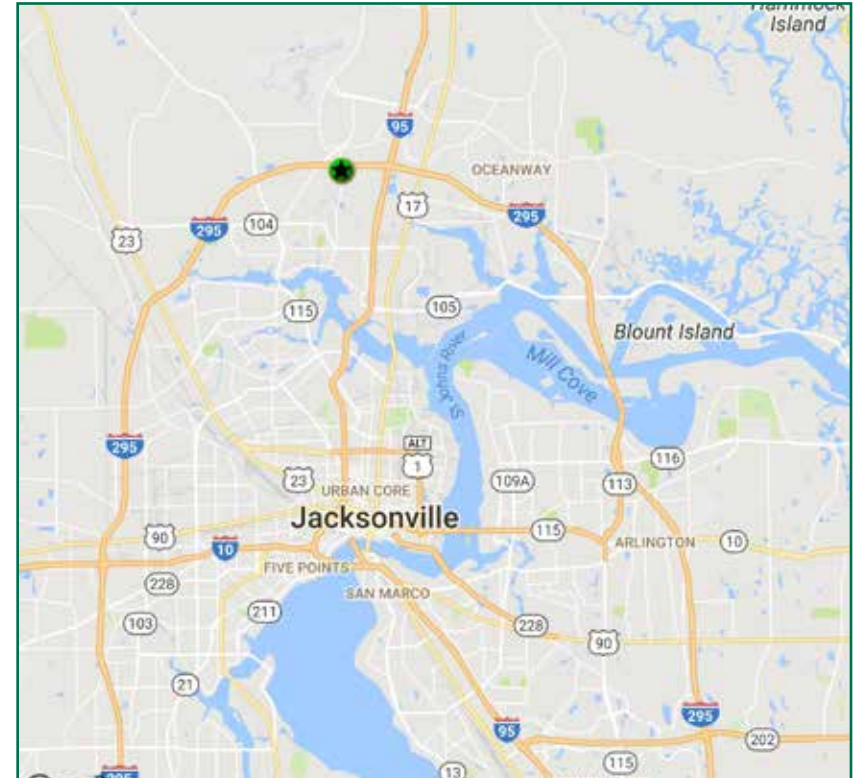
12450  
**BISCAYNE BOULEVARD**  
 Jacksonville, FL 32218



### INVESTMENT HIGHLIGHTS

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

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF
1 BR/1 BA	84	705	\$697	\$0.99
2 BR/2 BA	208	930	\$836	\$0.90
3 BR/2 BA	96	1,160	\$967	\$0.83
<b>Total/Avg.*</b>	<b>388</b>	<b>938</b>	<b>\$838</b>	<b>\$0.89</b>



#### DIRECTIONS:

Take 295 to Duval Road. Turn Right off exit to Biscayne Boulevard. Turn right, Mission Pointe is on your right.

# FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

## Mission Pointe

12450

BISCAYNE BOULEVARD

Jacksonville, FL 32218

### INCOME AND RENT RESTRICTIONS

The property currently operates under the restrictions of an Extended Low-Income Housing Agreement, which requires 100% (388 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% (156 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.*



FOR SALE - QUALIFIED CONTRACT DEVELOPMENT  
**Mission Pointe**

12450  
**BISCAYNE BOULEVARD**  
Jacksonville, FL 32218



© 2017 CBRE, INC. LICENSED REAL ESTATE BROKER. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.