

FOR SALE - QUALIFIED CONTRACT DEVELOPMENT

SUNDANCE POINTE

5681 EDENFIELD ROAD
JACKSONVILLE, FL 32277

ASKING PRICE: \$17,840,876



AN EXCELLENT OPPORTUNITY

Sundance Pointe is located on Edenfield Road, north of University Boulevard North, on the banks of St. Johns River, providing easy access to Interstate 295, Jacksonville University, Wolfson Children's Hospital, Baptist Medical Center Jacksonville and Downtown Jacksonville. The area is also influenced by the heavy retail presence to the southeast. Within minutes of the property is Fort Caroline Trading Post, anchored by Winn-Dixie and Planet Fitness, Dames Pointe, home to Publix, Powerhouse Gym, The UPS Store and a Wells Fargo bank and Monument Pointe, which includes a Winn-Dixie and CVS. Also within a short drive are Target, Home Depot, Rooms-to-Go, Lowe's, AMC Regency 24 Movie Theater, and several smaller retail centers.

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



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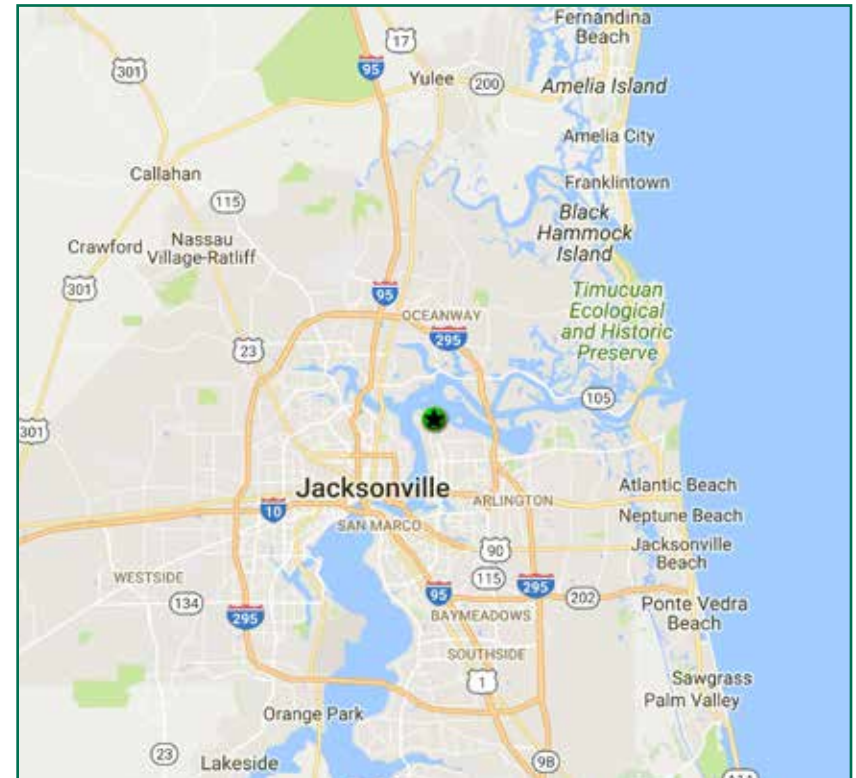


INVESTMENT HIGHLIGHTS

- + Sparkling Lakeside Pool
- + Fully Equipped Fitness Center
- + Business Center
- + Clubhouse
- + Laundry Facility
- + Playground
- + Lake and River Views
- + Convenient to Blue Cypress Park
- + Fully-equipped Kitchens
- + Screened Patios/Balconies
- + Large Walk-In Closets
- + Washer / Dryer Hook-ups
- + Ceiling Fans

Unit Type	Unit Count	Size (SF)	Rent	Rent PSF	Utility Allowance
1 BR/1 BA	18	721	\$637	\$0.88	\$121
1 BR/1 BA (ELI)	6	721	\$258	\$0.36	\$121
2 BR/2 BA	99	985	\$764	\$0.78	\$145
2 BR/2 BA (ELI)	41	985	\$309	\$0.31	\$145
3 BR/2 BA	87	1,114	\$881	\$0.79	\$169
3 BR/2 BA (ELI)	37	1,114	\$356	\$0.32	\$169

Total/Avg.* 288 1,019 \$664 \$0.65



DIRECTIONS:

From I-95, take exit 354A to US1, Martin Luther King Jr. Parkway. Take the exit onto FL 115 S toward Arlington/Jax Beaches. Take the FL 109N/University Blvd. exit. Turn right onto Edenfield Road, turn left onto Tidewater Marsh Drive, then turn right onto S. Tidewater Lakes Creek, the property is on the left.

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INCOME AND RENT RESTRICTIONS

84 units are restricted to 30% of median income

- Set in place in 2011 (56) & 2012 (28)
- Initial compliance period is 15 years

204 units are restricted to 60% of median income

- Set in place upon reaching 50% occupancy (2002)
- Initial compliance for 15 years



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