Escambia County, Florida Request for Local Government Contribution (\$37,500) Florida Housing Finance Corporation RFA 2016-110: Small/Medium County 9% HC

NAME OF DEVELOPMENT:	The Retreat at Fairchild						
PROPERTY ADDRESS:	1300 Blk Fairchild St						
	Pensacola, FL						
PARCEL REF NO:							
TYPE OF DEVELOPMENT:	🗌 Elderly 🔀 Family	🗌 Elderly 🔀 Family 🗌 Special Needs 🗌 Homeless					
TYPE OF CONSTRUCTION:	🛛 New 🗌 Rehabili	tation 🗌 Acquisition/Re	ehabilitation				
TOTAL NUMBER OF UNITS:							
BR SIZES:	<u>62</u> # 1 BR UNITS	<u>50</u> # 2 BR UNITS	_ <u>28_</u> # 3 BR UNITS				
INCOME SET ASIDES:	<u>_15</u> # 40% AMI	<u>97</u> # 60% AMI	# OTHER UNITS				
	UNITS	UNITS	80% AMI – Market Rate				
PROPOSED RENTS:	447/671/985	537/805/1074	620/930/1240				
TOTAL DEVELOPMENT COST:	\$25,300,000.00	COST PER UNIT:	\$178,000.00				
SERVICES/AMENITIES TO BE	At a minimum, clubhou	ise, business center, fitne	ess center, media center,				
OFFERED AT DEVELOPMENT:	playground, swimming pool and other tenant services						
DEVELOPMENT TEAM INFO	Applicant and Developer are For Profit entities.						
(NOT FOR PROFIT OR FOR	Ownership structure – See attached Exhibit A.						
PROFIT, OWNERSHIP	List of Properties – See	attached Exhibit B.					
STRUCTURE, LISTING OF							
OTHER PROPERTIES							
DEVELOPED):							
PROPERTY MANAGEMENT	ITEX Property Manager						
TEAM INFO:	100% member: The	• •					
	Manager: Christ	•					
	Delegated Ma	anager: The ITEX Group N	Management, LLC				
		· • • • • •					
DEVELOPMENT SUMMARY:	140 unit new construct	ion, 3-story garden apart	tments				

Please complete the above information, using additional sheets as necessary, and include a SITE PLAN and ELEVATION. Forward all forms to Meredith Reeves, 221 Palafox Place, Suite 200, Pensacola, FL 32502 or <u>mareeves@myescambia.com</u> by <u>MONDAY</u>, <u>OCTOBER 17, 2016.</u>

Proposed developments will be presented at the November 3, 2016 Escambia County Board of County Commissioners meeting for approval for the Local Government Contribution.



Real Estate	Tangible Property	Sale	Amendment 1/Portability
Search	Search	List	Calculations

					<u>Back</u>				
🗧 Naviga	ate Mode	Account	ORe	ference 🕈	_			Printer Frie	ndly Version
General Inf	ormation				Assess	sments			
Reference:	311S301	000000114	ŀ		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0324850	00			2016	\$33,345	\$0	\$33,345	\$33,345
Owners:	J & D EN	TERPRISES	OF P	ENSACOLA INC	2015	\$33,345	\$0	\$33,345	\$33,345
Mail:	PO BOX	6165			2014	\$37,050	\$0	\$37,050	\$37,050
		DLA, FL 325							
Situs: 1300 BLK FAIRCHILD ST 32504						<u>Disclaime</u>	<u>r</u>		
	Use Code: VACANT RESIDENTIAL 🔑					mendmen	t 1/Portabil	ity Calcula	tions
Taxing Authority:	COUNTY				-		<u> </u>		
Tax Inquiry				L					
Tax Inquiry li Escambia Co			lolley						
Sales Data					2016 (Certified Ro	II Exemption	15	
				Official Records	2010		II Exemption		
Sale Date B	ook Page	Value	гуре	(New Window)	Legal	Description			Q
03/2005 5	603 381	\$100	WD	View Instr	-	-	OAKHURST F	DR 3 P 5 OR	5603 P
03/2000 4		\$160,000	WD	View Instr			P 369-MURR		
09/1989 2		\$100		View Instr	379-JO	NES LESS O	R 3283		
05/1985 2		\$25,000		View Instr					
Official Recor					Extra	Features			
Escambia Con Comptroller	unty Clerk	of the Circu	it Col	irt and	None				
Parcel Information							L	aunch Inte	ractive Map
Information		1	J		-				
Section			L	80 75					
Map Id:	+			1 I			1		
<u>31-1S-30-1</u>	_								
Approx.	\Box								
Acreage:		1 78	0	0					
1.9500		84	20	8			8	86	
Zoned: 🔎				5		33	646	84	
Zoned: 🎽 HDR				820		00			
							1	1	
Evacuation				[]					
& Flood Information									
Open Report									
<u>open Report</u>									
	168.8	175		175			1	1	
	140		25		175	_			
	2	14	0						
	SA								
	Vie	ew Florida I	Depart	ment of Environm		tection(DEP)	<u>Data</u>		
					lings				
					ages one				
				INC	ine ine				

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:10/17/2016 (tc.4817)



Real Estate Tangible Property Search Search	Sale List	Amendment 1/Portability Calculations
---	--------------	---

					<u>Back</u>				
 Navigat 	e Mode	Account	○ Refer	ence 🕈				Printer Frie	ndly Version
General Info	rmation				Assess	sments			
Reference:	311S301	.000000115	5		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0324860	00			2016	\$33,345	\$0	\$33,345	\$33,345
Owners:	J & D EN	TERPRISES	OF PEN	SACOLA INC	2015	\$33,345	\$0	\$33,345	\$33,345
Mail:	PO BOX				2014	\$37,050	\$0	\$37,050	\$37,050
		OLA, FL 325							
Situs:	1300 BLK FAIRCHILD ST 32504						Disclaime	<u>r</u>	
Use Code: Taxing	Use Code: VACANT RESIDENTIAL 🔑				4	mendmen	t 1/Portabi	lity Calcula	tions
Authority:	COUNTY	MSTU			_				
Tax Inquiry:	<u>Open Ta</u>	<u>x Inquiry W</u>	<u>/indow</u>						
Tax Inquiry lin			Holley						
Escambia Cou	nty Tax C	ollector							
Sales Data					2016 (Certified Ro	II Exemptio	าร	
Sale Date Bo	ook Page	Value	Type Of	ficial Records New Window)					•
03/2005 56	603 381	\$100	•	View Instr	-	Description			P
03/2000 45	34 326	\$160,000	WD	View Instr		.5 1ST ADDN SS OR 3283			
09/1989 27	51 700	\$100	WD	View Instr		ILLIAMS LES			70 P
05/1985 20	60 553	\$25,000	WD	View Instr	/0111	1222 10 220	0 01 0 1 0 0 1 0		
Official Record	ls Inquiry	courtesy of	Pam Ch	ilders	Extra	Features			
Escambia Cou	nty Clerk	of the Circu	it Court	and	None	reatures			
Comptroller					None				
Parcel Information_							L	aunch Inte	ractive Map
Section		1			$\{1\}$		11		
Map Id:	+							1 1	
<u>31-1S-30-1</u>			T	FAIRCH	LD ST				
Annex			-1-	-	()				
Approx. Acreage:			-1						
1.9500			-5-						
Zoned: 🔑			CHAPEL						
HDR								1 1	
Evacuation						and the second		11	1 1
& Flood			11-	- 1				11	
Information	LOODWORT	ILN					1 1		
Open Report									
		5 5-			- 1		1		
£	und -	CHAPEL		- U					
		3		MARIE AVE			1		J
6	NA C								
6	NOREN Vie	ew Florida l	Departme	ent of Environme	ntal Prot	tection(DEP)	Data		
				Build	ings				
				Ima	ges				
				No	10				

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:10/17/2016 (tc.4758)



Real Estate Tangible Property	Sale	Amendment 1/Portability
Search Search	List	Calculations

					<u>Back</u>				
 Naviga 	ate Mode	Account	ORefe	erence 🔶				Printer Frier	ndly Version
General Infe	ormation				Asses	sments			
Reference:	311S301	00000011	5		Year	Land	Imprv	Total	Cap Val
Account:	0324870	000			2016	\$43,263	\$0	\$43,263	\$43,263
Owners:	J & D EN	TERPRISES	5 OF PE	NSACOLA INC	2015	\$43,263	\$0	\$43,263	\$43,263
Mail:	PO BOX		503-016	55	2014	\$48,070	\$0	\$48,070	\$48,070
Situs:		PENSACOLA, FL 32503-0165 1300 BLK FAIRCHILD ST 32504					Disclaime	<u>r</u>	
Use Code:	VACANT RESIDENTIAL 🔎								
Taxing Authority:	COUNTY	MSTU			<u> </u>	Amendmer	<u>nt 1/Portabil</u>	ity Calcula	<u>tions</u>
Tax Inquiry	• Open Ta	x Inquiry W	/indow						
Tax Inquiry li			Holley						
Escambia Co	unty Tax C	ollector			<u> </u>				
Sales Data				official Bocordo	2016	Certified Ro	oll Exemption	าร	
Sale Date B	ook Page	Value	Type (Official Records (New Window)					
03/2005 5	603 381	\$100	WD	View Instr	Legal	Description	1		
03/2000 4	534 326	\$160,000	WD	View Instr			OAKHURST I	PB 3 P 5 OR	5603 P 381
09/1989 2	751 700	\$100	WD	View Instr	LESS C	OR 3189 P 2	25-HIGGINS		
05/1985 2	060 553	\$25,000	WD	View Instr					
Official Recor					Extra	Features			
Escambia Cou	unty Clerk	of the Circu	it Cour	t and	None				
Comptroller									
Parcel Information							L	aunch Inte	active Map
[165				FAIRCH	U D 07	10 130.18	89.5 89	5 179
Section		82.81	8	2 175	_				
Map Id: 31-1S-30-1			83.0	83	175	80 75	75 80	80 175	175
<u>51 15 50 1</u>		135	80	135		46 55	139		
Approx.							140 14	45 1	
Acreage:		8	12	J		au	75	_	
2.5300		135	-	135					
Zoned: 🔎	135	8	0 8	135	1-				
HDR			an 8	18	14.78	80	1		
		68	Ho S	35	421	10	-	-	46.81
Evacuation		135		35			233 8	88	°
	101	00	8				7	10	
& Flood	33	h		()					
Information	36	2							
	35	1 <u>35</u>	8	35				1	
Information	20	135 61 135 88		35					
Information	30		15 68						
Information	30. 59 01		Loodw	VORTH LN	175	25 175	175		
Information	92 30 39 0 0		Loodw		175	25 175	175		
Information	33) 59 01 52	34.19 84.03	BLOODW	VORTH <u>'LN</u> 1.27 140 1.27	5		175		1
Information	33) 59 01 52	34.19 84.03	BLOODW	VORTH LN 1.27 140 Street	5		175 Data]	
Information	33) 59 01 52	34.19 84.03	BLOODW	NORTH IN 1.27 140 Solution nent of Environm Build	ental Pro) <u>175</u>		

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:10/17/2016 (tc.4744)



Real Estate Tangible Property Search Search	Sale Amendment 1/Portability List Calculations
---	---

		<u>Back</u>				
 Navigat 	e Mode 💿 Account 🔾 Reference 🔹 🕈				Printer Frier	ndly Version
General Info	rmation	Assess	ments			
Reference:	311S301000000117	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	032488000	2016	\$30,096	\$1	\$30,097	\$30,097
Owners:	J & D ENTERPRISES OF PENSACOLA INC	2015	\$30,096	\$1	\$30,097	\$30,097
Mail:	PO BOX 6165	2014	\$30,096	\$1	\$30,097	\$30,097
Situs:	PENSACOLA, FL 32503-0165 1300 BLK FAIRCHILD ST 32504	Disclaimer				
Use Code:	MISC. RESIDENTIAL P			Discialitie	<u>_</u>	
Taxing	COUNTY MSTU	<u>A</u>	mendment	<u>: 1/Portabil</u>	ity Calcula	ations
Authority:						
	Open Tax Inquiry Window Nk courtesy of Janet Holley					
	nty Tax Collector					
Sales Data	official Records	2016 0	Certified Ro	II Exemptio	ns	
Sale Date Bo	ook Page Value Type (New Window)					
03/2005 56	503 381 \$100 WD <u>View Instr</u>	-	Description			
03/2000 45	534 326 \$160,000 WD <u>View Instr</u>	LOT 11 381	7 1ST ADDN	OAKHURST	PB 3 P 5 OR	5603 P
09/1989 27		201				
05/1985 20						
	ls Inquiry courtesy of Pam Childers nty Clerk of the Circuit Court and		eatures			
Comptroller	nty clerk of the circuit court and	METAL	BUILDING			
Parcel				12	aunch Inter	ractive Map
Information	165			00 70 70	136.18	89.5 00.
Section		1	FAIRCHILL) ST		08.0 89.1
Map Id: 31-1S-30-1	+ 82.8 83.00 82.07	175	175	80 75	75 80 80	175
51-13-50-1	135		145.66	45.55	1 3	
Approx.					149.1	18
Acreage: 2.6400	8 8				75	_
	135 135					
Zoned: 🔑						
HDR	8 135 6 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	929	2159	652.8		
Evacuation	135				81	83
& Flood	8 8 8				6.00	0 48
Information Open Report				1		
	135 BI BI 135			1		
	84.19 05					1
		158.8				
	BLOODWORTH L	140	175	175	175	
	3 101.27 J		140			
	View Florida Department of Environmer	ntal Prote	ction(DEP) I	Data		
	Buildi	ngs				
	Imag					
	A	1				

7/15/11







DENSITY ANALYSIS

2016076 10.12.2016







Density Study Scale 1" = 100' - 00"

ΡΠΟΙΕΟΤ	D Α Τ Α
MF Units (924 SF avg.)):
Units:	142 Units
Leasing:	6,000 s.f.
Parking:	301 spaces (2.1 spaces/unit)
Net Site Area:	9.02 Acres
Site Density:	15.7 Units/Acre

SITE AMENITIES

- Full Perimeter Fencing
- Controlled Gate Access
- Fitness Center
- Business Center
- Community Room
- Gazebo with sitting area
- BBQ grills with picnic tables
- Pool
- Laundry Facility
- Playground & Tot Lot
- 1 Main Entry
- 2 Secondary Entry
- 3 Club House
- 4 Leasing Office
- **5** Leasing Plaza with Enhance Landscaping
- 6 Elec. Easment/ Commom Green
- 7 Playgrand
- 8 Pool
- 9 Call Box
- 10 Gate





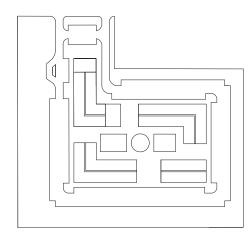
10.10.2016 2016076.00 AK Copyright © JHP 2016 Not for Regulatory Approval, Permit or Construction: John Schrader Registered Architect of State of Florida, Registration No. AR97439





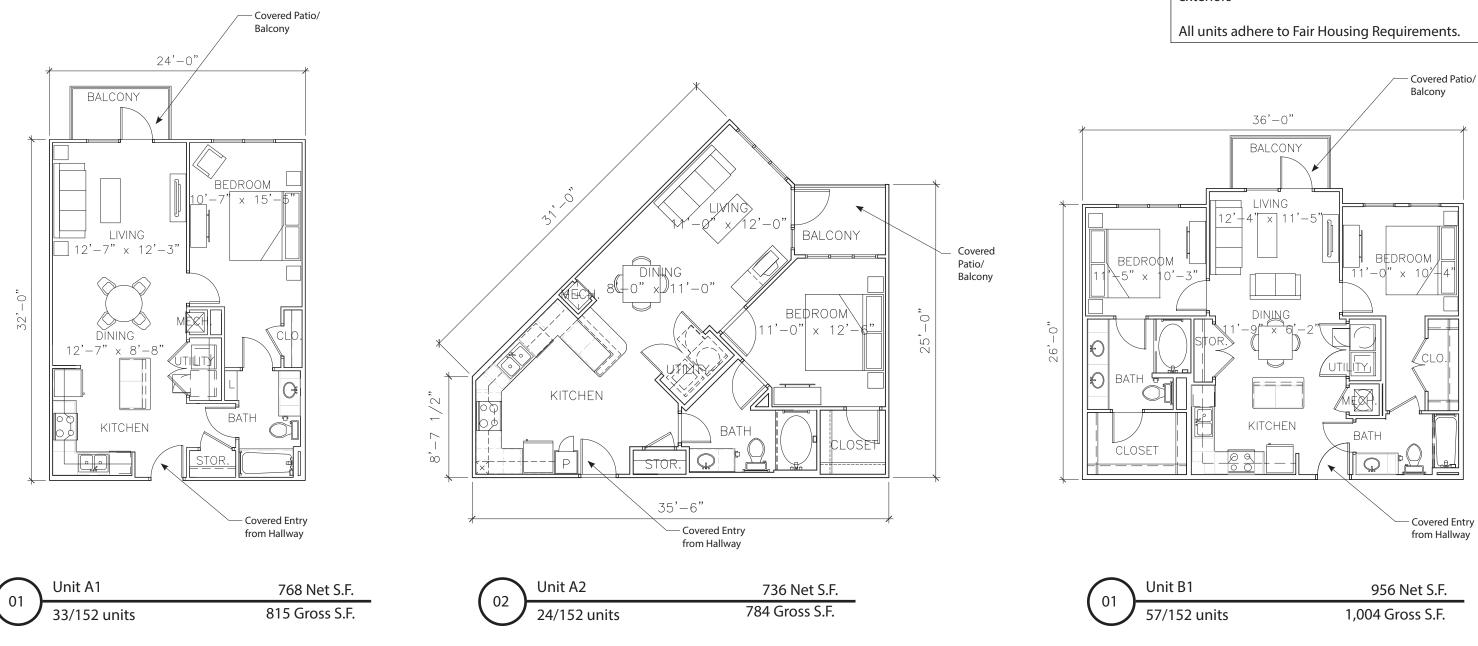


Elevation



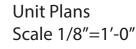
10.10.2016 2016076.00 АК

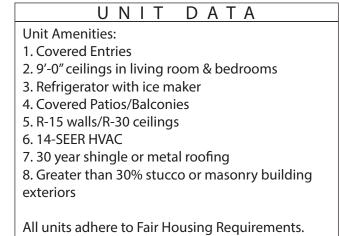
Copyright © JHP 2016 Not for Regulatory Approval, Permit or Construction: John Schrader Registered Architect of State of Florida, Registration No. AR97439





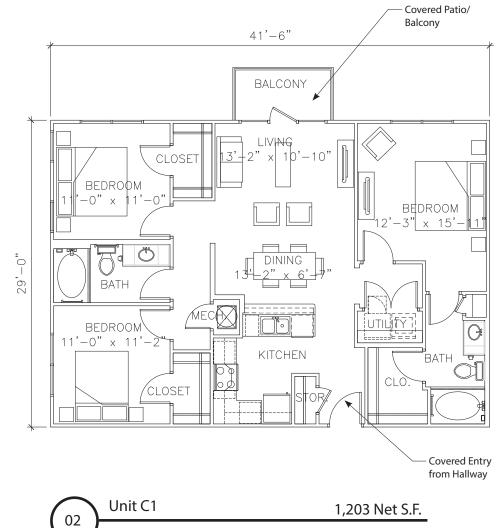








Copyright © JHP 2016 Not for Regulatory Approval, Permit or Construction: John Schrader Registered Architect of State of Florida, Registration No. AR97439



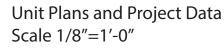
- 30/152 units
- 1,251 Gross S.F.

PRELIMINARY PROJECT TABULATION 9.02 Gross Acres Site Acreage Project Density 15.70 Units Per Acre Project Efficiency UNIT DATA: A1 A2 Unit 1B/1B 1B/1E Description 30 Total Number 32 736 Net Square Footage 768 815 784 Gross Square Footage 22.2% 20.8% Percent of Total Percentage of Mix 43.1% Unit Net Totals 24,576 22,08 Unit Gross Totals 26,080 23,52



Fairchild Multifamily Pensacola, FL





	UNIT DATA
Unit Ame	nities:
1. Covered	d Entries
2. 9'-0" cei	lings in living room & bedrooms
3. Refrige	rator with ice maker
4. Covered	d Patios/Balconies
5. R-15 wa	Ills/R-30 ceilings
6.14-SEEF	RHVAC
7.30 year	shingle or metal roofing
8. Greater	than 30% stucco or masonry building
exteriors	, ,

All units adhere to Fair Housing Requirements.

[_	
B1	C1	Unit
00/00	00.00	
2B/2B	3B/2B	Totals/Avg.
51	21	144
		922
-		969
35.4%	21.5%	100%
35.4%	21.5%	100%
		400 705
48,756	37,293	132,705
		2B/2B 3B/2B 51 31 956 1,203 1,004 1,251 35.4% 21.5% 35.4% 21.5%

10.10.2016 2016076.00 AK

Copyright © JHP 2016 Not for Regulatory Approval, Permit or Construction: John Schrader Registered Architect of State of Florida, Registration No. AR97439

Exhibit A

Applicant:	ITEX RFC, LLC				
Manager:	ITEX RFC MM, LLC Member/Manager: ITEX Partners, LLC				
ITEX	Chris	TEX Group, LLC topher A. Akbari TEX Group Management, LLC			
	The ITEX Group, L. Member(s):	LC Estate of K.T. Akbari Christopher A. Akbari The Akbari Dynasty Trust FBO Christopher A. Akbari The Akbari Dynasty Trust FBO Crystal M. Akbari			
	Manager:	The ITEX Group Management, LLC			
The ITEX Group Management, LLC Member(s): Estate of K.T. Akbari Christopher A. Akbari					
	Manager:	Christopher A. Akbari			
	Officer(s)	Christopher A. Akbari, President Clark Colvin, Executive Vice President Timothy D. Nolan, Executive Vice President Cisco Abshire, Senior Vice President Bobken Simonians, Senior Vice President			

Developer: ITEX Development, LLC Member: The ITEX Group, LLC The ITEX Group Management, LLC Manager(s) The ITEX Group, LLC Member(s): Estate of K.T. Akbari Christopher A. Akbari The Akbari Dynasty Trust FBO Christopher A. Akbari The Akbari Dynasty Trust FBO Crystal M. Akbari Manager: The ITEX Group Management, LLC The ITEX Group Management, LLC Member(s): Estate of K.T. Akbari Christopher A. Akbari Christopher A. Akbari Manager: Officer(s) Christopher A. Akbari, President Clark Colvin, Executive Vice President Timothy D. Nolan, Executive Vice President Cisco Abshire, Senior Vice President

Bobken Simonians, Senior Vice President

The ITEX Group Real Estate Portfolio Summary as of May 31, 2015 MULTIFAMILY UPDATED PROPERTIES

Property Name	Property Address	City	Total Units	LIHTC Units	P Un
0.10.15					
Stabilized Properties	(261 English Di	Derit Arthur TW	200		
1 Pebble Creek Apts.	4251 Jimmy Johnson Blv 7601 9th Ave.	Port Arthur, TX Port Arthur, TX	208 200	166 160	
2 Cedar Ridge Apts. 2 Crustal Crack Park Anta	8101 Honeywood Trl.	Port Arthur, TX	200	160	
3 Crystal Creek Park Apts 4 Heatherbrook Apts	7900 Heatherbrook Trl.	Port Arthur, TX	202	256	
5 O.W. Collins Apts.	4440 Gulfway Dr.	Port Arthur, TX	200	200	
6 Bent Tree Apartments	7201 Lake Arthur Dr.	Port Arthur, TX	192	200	
7 Autumn Chase Park Apts.	4201 Lake Arthur Dr.	Port Arthur, TX	100	ŏ	
8 Timber Creek Apts	3609 Jimmy Johnson Bly		222	0	
9 Southwood Crossing Phase 1	3901 Highway 73	Port Arthur, TX	120	120	
10 Southwood Crossing Phase 2	3901 Highway 73	Port Arthur, TX	84	84	
11 Vidor Twelve Oaks	2405 Highway 12	Vidor, TX	70	70	
12 Cypresswood Crossing	1010 Highway 87 South	Orange, TX	76	76	
13 Sunlight Manor	2950 South 8th St.	Beaumont, TX	120	120	
14 Virginia Estates	2250 West Virginia St.	Beaumont, TX	110	0	
15 Orange Navy Home	multiple lots/addresses	Orange, TX	140	0	
16 The Reserve at Cypresswood	1040 Highway 87 South	Orange, TX	128	0	
17 Silsbee Oakleaf Estates	1195 Highway 327 East	Silsbee, TX	80	80	
18 Orange Navy II	multiple lots/addresses	Orange, TX	36	0	
19 GraceLake Townhomes	3985 Sarah St.	Beaumont, TX	128	128	
20 Magnolia Plaza	700 Doris St.	Navasota, TX	60	60	
21 New Haven	714 Jonathan	Athens, TX	50	Ő	
22 Bay Breeze	800 Avenue F	Bay City, TX	100	0	
2				-	
23 Waverly Village	155 Tafelski Rd. 1701 East Robert St.	New Waverly, TX	50 168	0 168	
24 Valley at Cobb Park 25 La Belle Vie	765 North LHS Dr.	Fort Worth, TX	80	80	
	1600 Pinetree Road	Lumberton, TX	120	0	
26 Longview Square 27 Pine Ridge Manor	1100 MLK, Jr. Blvd.	Longview, TX Crockett, TX	70	70	
28 Gardens at Cobb Park	1800 East Robert St.	Fort Worth, TX	100	100	
29 2101 Church Street	2101 Church St.	Galveston, TX	83	0	
30 Inez Tims	800 North Chestnut St.	Lufkin, TX	70	70	
Total / Average			3,623	2,170	1,
•			-	-	
<u>Under Lease-Up Properties</u> 31 Villa Brazos	850 North Avenue J	Freeport, TX	108	108	
Under Construction Propertie	25				
32 Pinewood Park	120 Kirksey Street	Lufkin, TX	94	94	
33 Canaan Village	1915 Patzman St.	Shreveport, LA	120	120	
34 Park Central	8580 Park Central Blvd	Port Arthur, TX	184	184	
35 Willow Bend	4030 Sikes Road	Orange, TX	70	70	
36 Providence on Major	3585 N. Major Dr.	Beaumont, TX	128	128	
37 Velma Jeter	2500 Allie Payne Rd	Orange, TX	80	80	
38 Park Avenue Manor	2540 West Park Ave	Orange, TX	66	66	
39 Village at Palm Center	5110 Griggs Road	Houston, TX	222	178	
40 Edison Square	3501 12th Street	Port Arthur, TX			
			1,072	1,028	