



## The Trio at ENCORE!®

### Fact Sheet

- **About:** The Trio at ENCORE!®, and the overall *ENCORE!* community, are named in honor of the rich musical history of Downtown Tampa's Central Avenue in its heyday – where Ray Charles recorded his first song, the famous dance move and song "The Twist" were born, and legendary jazz artists Ella Fitzgerald, Duke Ellington, Billie Holiday and Cab Calloway visited often to perform in what was known then as "Harlem South."
- **Developer:** Public-private partnership between Banc of America Community Development Corp. and the Tampa Housing Authority
- **Architect:** Baker Barrios Architects, Inc.
- **Total development costs:** \$29,000,000
- **Funded by:**
  - Bank of America N.A. Letter of Credit with Freddie Mac Forward Commitment - \$4,800,000 bond financing for construction, converted to permanent financing
  - Bank of America N.A. Letter of Credit - \$9,320,000 short term bonds for construction, retired at closing on perm financing
  - Bank of America N.A. Tax Credit Equity - \$6,802,881
  - Tampa Housing Authority Land Loan- \$1,425,000
  - Tampa Housing Authority Member Loan - \$607,038
  - Neighborhood Stabilization Program 2 Funds Loan - \$3,385,000
  - Federal Home Loan Bank of San Francisco - AHP Program Funds Loan - \$990,000
  - HUD Replacement Housing Factor Dollars - \$2,836,374
  - City of Tampa HOME Funds - \$2,000,000
  - Brownfield – Sales Tax Rebate - \$422,604
  - Deferred Developer Fee - \$750,000
- **Description:** One 6-story, and two 4-story with 141 units of 1,2,3 and 4-bedroom floor plans on Lot 7 of the *ENCORE!* site and second multi-family building on the site
- **Green initiative:** Silver LEED®-certified building applicant; improves indoor air quality, using energy-efficient lighting and appliances
- **Location:** 1101 Ray Charles Blvd., Tampa
- **Square footage:** 207,583 gross building square footage
  - 125,083 square feet – residential
  - 3,600 square feet – amenity space in building
  - 5,240 square feet amenity deck (pool)

- 5,300 square feet – retail space (Pizzeria and childhood afterschool and development center)
  - 1,800 square feet – leasing office space
  - 30,310 square feet of ground floor parking and a parking deck surrounded by the three buildings with a combined total of 259 spaces
- **Amenities:**
    - Swimming pool
    - Fitness center, community space, kitchen, library, computer center, games rooms
    - Wi-Fi Café/Multi-Purpose Rooms
    - Secure entry access
    - Child Development Center
- **Residential unit average square footage:**
    - 1 bedroom/1 bath – 704 square feet
    - 2 bedroom/2 bath – 904 square feet
    - 3 bedroom/2.5 bath – 1,167 square feet
    - 4 bedroom/2.5 bath – 1,304 square feet
- **Residential rental rates:**
    - 1 bedroom –\$372 - \$755
    - 2 bedroom –\$402 - \$875
    - 3 bedroom – \$697-1,100
    - 4 bedroom – \$1,227 - \$1,310
- **Key events:**
    - December 2012           Commenced construction (CORE Construction)
    - August 2013             50% complete
    - December 2013         Pre-leasing begins
    - June 2014                Complete construction
    - June 2014                Resident move in begins
    - July 2014                 Grand Opening
    - January 2015            100% leased and stabilized
    - March 2015              Converted to permanent financing

**About ENCORE!**

Spanning 12 city blocks and 40+ acres just north of downtown where Cass Street meets Nebraska Avenue, *ENCORE!* is a master-planned, urban mixed-use redevelopment venture between the Banc of America Community Development Corp. and the Tampa Housing Authority. *ENCORE!* is the catalyst for

continuing redevelopment between Tampa's Central Business District, Ybor City, Tampa Heights and other neighborhoods. *ENCORE!*, a \$425 million project will be under construction for the next 5 - 7 years. Once complete, more than 2,500 people will call *ENCORE!* home.

[www.encoretampa.com](http://www.encoretampa.com)

*ENCORE!*® is a federally registered trademark in the United States of America.

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