



The Tempo at ENCORE!®

Fact Sheet

- **About:** The Tempo 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:** Bessolo Design Group
- **Completion GC:** Kast Construction
- **Total development costs:** \$77MM+
- **Funded by:**
 - Bank of America N.A. Letter of Credit with Freddie Mac Forward - \$10,000,000 construction financing, retired September 2019
 - Bank of America N.A. Letter of Credit - \$9,850,000 short term bonds for construction, retired September 2019
 - Bank of America N.A. -\$13,000,000 short term bonds for construction, retired September 2019
 - Bank of America, N.A. Tax Credit Equity - \$20,000,000
 - Banc of America Community Development Corporation Loan - \$ 33,000,000
 - Tampa Housing Authority Land Loan -\$ 2,900,000
 - Tampa Housing Authority Member Loan - \$655,000
 - HUD Replacement Housing Factor Dollars Loan - \$3,300,000
 - HUD Choice Neighborhood Funds Loan -\$16,500,000
 - Federal Home Loan Bank of San Francisco – AHP Funds Loan - \$2,000,000
- **Description:** A mixed income, 7-story, 203 units of 1,2,3 and 4-bedroom floor plans on Lot 2 of the *ENCORE!* site and fourth multi-family building on the site.
- **Green initiative:** Silver LEED®-certified building applicant; improves indoor air quality, using energy-efficient lighting and appliances
- **Location:** 1102 Ray Charles Blvd., Tampa
- **Square footage:** 387,328 gross building square footage
 - 244,423 square feet – residential

- 4,952 square feet – clubhouse
- 2,395 square feet – retail space (future stage theatre)
- 5,325 square feet – leasing office space

Amenities:

- Swimming pool with outdoor theatre, the “Crown Theater” in honor of BACDC executive and developer, Nancy Crown
 - Expansive clubhouse includes fitness center, community space, kitchen, library, computer center, games rooms
 - Wi-Fi Café/Multi-Purpose Rooms
 - Secure entry access
- **Residential unit average square footage:**
 - 1 bedroom/1 bath – 711 square feet
 - 2 bedroom/2 bath – 1,004 square feet
 - 3 bedroom/2.5 bath – 1,080 square feet
 - 4 bedroom/2.5 bath – 1,482 square feet
 - **Residential rental rates:**
 - 1 bedroom –\$372 - \$755
 - 2 bedroom –\$402 - \$875
 - 3 bedroom – \$1,160
 - 4 bedroom – \$1,368
 - **Key events:**
 - December 2018 Construction complete
 - May 2019 Fully leased
 - September 2019 Stabilization achieved and 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 and Ybor City. *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

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

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