



## 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
- **Total development costs:** \$44,218,518
- **Funded by:**
  - Bank of America Letter of Credit with Freddie Mac Forward Commitment (\$10,000,000 bond financing, converts to permanent financing)
  - Bank of America Letter of Credit (\$9,850,000 short term bonds)
  - RBC Capital Markets (\$10,922,268 tax credit equity)
  - Tampa Housing Authority (\$2,187,000 land loan)
  - Tampa Housing Authority Member Loan (\$655,495,815)
  - HUD Replacement Housing Factor Dollars (\$3,297,530)
  - HUD Choice Neighborhood Funds (\$16,494,000)
  - Estimated Brownfield Rebate Funds (\$662,235)
- **Description:** 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
  - Expansive clubhouse includes fitness center, community space, kitchen, library, computer center, games rooms
  - Wi-Fi Café/Multi-Purpose Rooms
  - Chapel
  - 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:**

4Q 2017                      Complete construction

4Q 2017                      Resident move in begins

**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.

In addition to *The Tempo*, three other *ENCORE!* buildings are complete and fully occupied:

- **The Ella at ENCORE!** – Already home to 160 active, senior residents since January 2014, the Ella provides quality housing for its residents. Choose from 1 and 2-bedroom apartment homes.
- **The Trio at ENCORE!** – Designed for families, singles, couples, friends, these 141 apartment homes are complete and fully leased. Choose from 1, 2, 3 and 4-bedrooms.
- **The Reed at ENCORE!** – Designed for active, senior residents, these 158 apartment homes are

complete and fully leased. Choose from 1 and 2-bedroom apartment homes.

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

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

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