



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 Letter of Credit with Freddie Mac Forward Commitment (\$4,800,000 bond financing, converts to permanent financing)
 - Bank of America Letter of Credit (\$9,320,000 short term bonds)
 - Bank of America (\$6,802,881 tax credit equity)
 - Tampa Housing Authority (\$1,425,000 land loan)
 - Tampa Housing Authority Member Loan (\$607,038)
 - Neighborhood Stabilization Program Funds 2 through the Tampa Housing Authority (3,385,000)
 - Federal Home Loan Bank of San Francisco Affordable Housing Program Funds through the Tampa Housing Authority (\$990,000)
 - HUD Replacement Housing Factor Dollars through the Tampa Housing Authority (\$2,836,374)
 - City of Tampa HOME Funds (\$2,000,000)
 - Brownfield Rebate Funds (\$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
- **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.

In addition to *The Trio*, three other *ENCORE!* buildings are in various stages of development and leasing:

- **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.
- **The Tempo at ENCORE!** – Designed for families, singles, couples and friends. Construction of these 203 apartment homes is well underway. Pre-leasing is underway and we expect our first residents to move in 1Q 2017.
- **The Ella at ENCORE!** – Already home to more than 160 active, senior residents since January 2014, the Ella provides quality housing for its residents. Choose from 1 and 2-bedroom apartments.

www.encoretampa.com

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

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