

Escambia County, Florida
Request for Local Government Contribution (\$37,500)
Florida Housing Finance Corporation RFA 2015-106: Small/Medium County

NAME OF DEVELOPMENT:	LEGACY GARDENS		
PROPERTY ADDRESS:	215 West Garden Street, Pensacola, FL		
TYPE OF DEVELOPMENT:	<input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
TYPE OF CONSTRUCTION:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
TOTAL NUMBER OF UNITS:	120		
BR SIZES:	96 - 1 BR UNITS	24 - 2 BR UNITS	0 - 3 BR UNITS
INCOME SET ASIDES:	0 - 50% AMI UNITS	108 - 60% AMI UNITS	12 - 35% AMI UNITS
PROPOSED RENTS:	1 BR- 406/696	2BR-487/835	
SERVICES/AMENITIES TO BE OFFERED AT DEVELOPMENT:	At a minimum, clubhouse, business center, fitness center, media center, and other tenant services.		
DEVELOPMENT TEAM INFO (NOT FOR PROFIT OR FOR PROFIT, OWNERSHIP STRUCTURE, LISTING OF OTHER PROPERTIES DEVELOPED):	Applicant and Developer are For Profit entities. Ownership structure – See attached Exhibit A . List of Properties – See attached Exhibit B .		
PROPERTY MANAGEMENT TEAM INFO:	ITEX Property Management, LLC 100% member: The ITEX Group, LLC Manager: Christopher Akbari Delegated Manager: The ITEX Group Management, LLC		
DEVELOPMENT SUMMARY:	The reconstruction/rehabilitation/demolition of existing school board administration and office buildings to new residential units. Potential rehab of admin building to clubhouse/activity center/residential units. New construction of 1-story bungalows, 2-3 story garden, or townhomes on remainder of property.		

Please complete the above information, using additional sheets as necessary, and include a SITE PLAN and ELEVATION. Forward all forms to Meredith Nunnari, 221 Palafox Place, Suite 200, Pensacola, FL 32502 or mrnunnari@myescambia.com by **FRIDAY, SEPTEMBER 18, 2015**.

Proposed developments will be presented at the October 8, 2015 Escambia County Board of County Commissioners meeting for approval for the Local Government Contribution.

Source: Escambia County Property Appraiser

← Navigate Mode ○ Account ○ Reference →

Full Page View

<p>General Information</p> <p>Reference: 000S009070161004</p> <p>Account: 151975000</p> <p>Owners: SCHOOL BOARD OF ESCAMBIA CO ADMIN OFFICES SCHOOL BOARD</p> <p>Mail: 75 N PACE BLVD PENSACOLA, FL 32505</p> <p>Situs: 215 W GARDEN ST 32502</p> <p>Use Code: PUBLIC SCHOOL</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>\$494,500</td> <td>\$1,570,094</td> <td>\$2,064,594</td> <td>\$2,064,594</td> </tr> <tr> <td>2014</td> <td>\$494,500</td> <td>\$1,561,193</td> <td>\$2,055,693</td> <td>\$2,055,693</td> </tr> <tr> <td>2013</td> <td>\$494,500</td> <td>\$1,563,895</td> <td>\$2,058,395</td> <td>\$2,058,395</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>	Year	Land	Imprv	Total	Cap Val	2015	\$494,500	\$1,570,094	\$2,064,594	\$2,064,594	2014	\$494,500	\$1,561,193	\$2,055,693	\$2,055,693	2013	\$494,500	\$1,563,895	\$2,058,395	\$2,058,395
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/10/2009</td> <td>6471</td> <td>1123</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>02/1987</td> <td>2411</td> <td>258</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/10/2009	6471	1123	\$100	QC	View Instr	02/1987	2411	258	\$100	QC	View Instr	<p>2015 Certified Roll Exemptions</p> <p>EDUCATIONAL</p> <p>Legal Description</p> <p>E 260 FT OF W 443 FT OF N 240 FT OF BLK 4 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 CA 96 97 AND ALSO 121 FT E AND W...</p> <p>Extra Features</p> <p>ASPHALT PAVEMENT CHAINLINK FENCE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
02/10/2009	6471	1123	\$100	QC	View Instr														
02/1987	2411	258	\$100	QC	View Instr														

Parcel Information

Section Map Id: [CA096](#)

Approx. Acreage: 2.1500

Zoned: C-2A

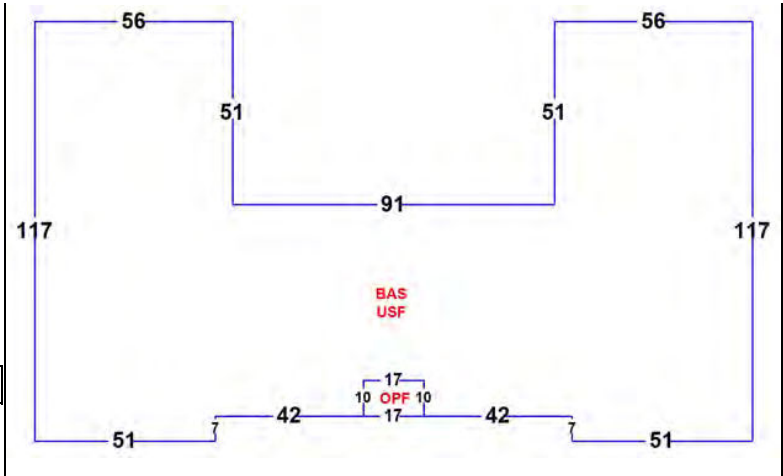
Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings	
Address: 215 W GARDEN ST, Year Built: 1960, Effective Year: 1978	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE</p> <p>DWELLING UNITS-0</p> <p>EXTERIOR WALL-BRICK-COMMON</p> <p>FLOOR COVER-CARPET</p> <p>FOUNDATION-WOOD/SUB FLOOR</p> <p>HEAT/AIR-CENTRAL H/AC</p> <p>INTERIOR WALL-DRYWALL-PLASTER</p> <p>NO. PLUMBING FIXTURES-56</p> <p>NO. STORIES-2</p>	

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-12
STRUCTURAL FRAME-CONCRTE
 REINFRD

Areas - 36806 Total SF
BASE AREA - 18233
OPEN PORCH FIN - 170
UPPER STORY FIN - 18403

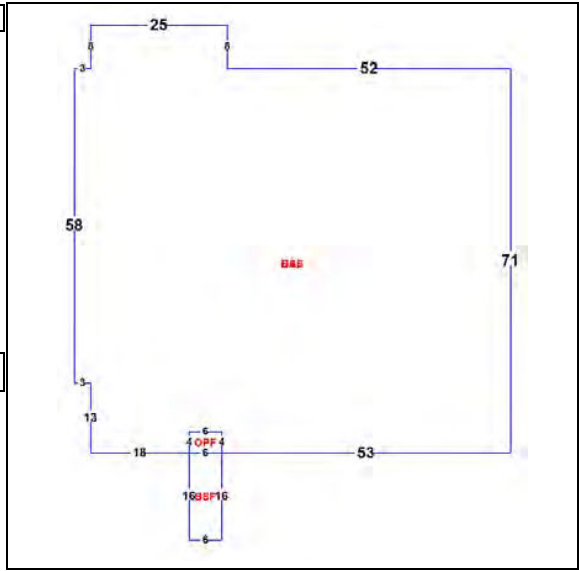


Address: 215 W GARDEN S BEHIND, Year Built: 1986, Effective Year: 1986

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-TERRAZZO
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-12
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 11778 Total SF
BASE AREA - 5817
BASE SEMI FIN - 96
OPEN PORCH FIN - 24
UPPER STORY FIN - 5841



Images

None

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.

EXHIBIT A

Applicant: Legacy Gardens, LLC

Manager: Legacy Gardens MM, LLC
Member/Manager: ITEX Partners, LLC

ITEX Partners, LLC

Member(s): The ITEX Group, LLC
Christopher A. Akbari

Manager: The ITEX Group Management, LLC

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

Manager: Christopher A. Akbari

Officer(s): Christopher A. Akbari, President
Clark Colvin, Executive Vice President
Timothy D. Nolan, Jr., Executive Vice President
Cisco Abshire, Senior Vice President
Bobken Simonians, Senior Vice President
Michael Hendricks, Senior Vice President

Developer: ITEX Development, LLC
Member: The ITEX Group, LLC
Manager: The ITEX Group Management, LLC

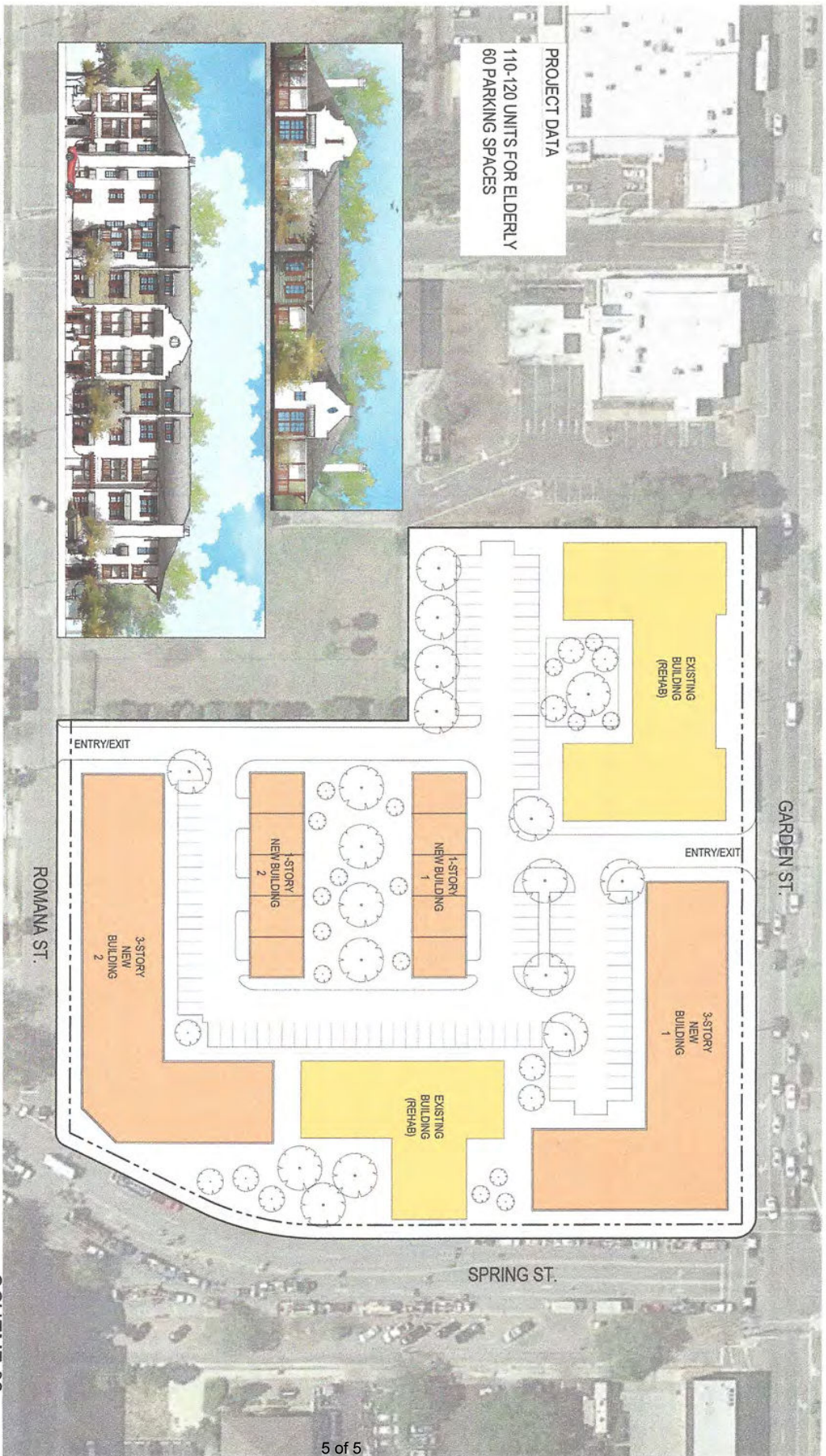
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Clark Colvin, Executive Vice President
Timothy D. Nolan, Jr., Executive Vice President
Cisco Abshire, Senior Vice President
Bobken Simonians, Senior Vice President
Michael Hendricks, Senior Vice President

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

Property Name	Property Address	City	Total Units	LIHTC Units	Sec. 8 Prj Units
<u>Stabilized Properties</u>					
1 Pebble Creek Apts.	4251 Jimmy Johnson Blvd	Port Arthur, TX	208	166	166
2 Cedar Ridge Apts.	7601 9th Ave.	Port Arthur, TX	200	160	160
3 Crystal Creek Park Apts	8101 Honeywood Trl.	Port Arthur, TX	202	162	162
4 Heatherbrook Apts	7900 Heatherbrook Trl.	Port Arthur, TX	256	256	256
5 O.W. Collins Apts.	4440 Gulfway Dr.	Port Arthur, TX	200	200	200
6 Bent Tree Apartments	7201 Lake Arthur Dr.	Port Arthur, TX	192	0	0
7 Autumn Chase Park Apts.	4201 Lake Arthur Dr.	Port Arthur, TX	100	0	0
8 Timber Creek Apts	3609 Jimmy Johnson Blvd	Port Arthur, TX	222	0	0
9 Southwood Crossing Phase 1	3901 Highway 73	Port Arthur, TX	120	120	0
10 Southwood Crossing Phase 2	3901 Highway 73	Port Arthur, TX	84	84	0
11 Vidor Twelve Oaks	2405 Highway 12	Vidor, TX	70	70	0
12 Cypresswood Crossing	1010 Highway 87 South	Orange, TX	76	76	0
13 Sunlight Manor	2950 South 8th St.	Beaumont, TX	120	120	120
14 Virginia Estates	2250 West Virginia St.	Beaumont, TX	110	0	44
15 Orange Navy Home	multiple lots/addresses	Orange, TX	140	0	0
16 The Reserve at Cypresswood	1040 Highway 87 South	Orange, TX	128	0	0
17 Silsbee Oakleaf Estates	1195 Highway 327 East	Silsbee, TX	80	80	0
18 Orange Navy II	multiple lots/addresses	Orange, TX	36	0	0
19 GraceLake Townhomes	3985 Sarah St.	Beaumont, TX	128	128	0
20 Magnolia Plaza	700 Doris St.	Navasota, TX	60	60	60
21 New Haven	714 Jonathan	Athens, TX	50	0	50
22 Bay Breeze	800 Avenue F	Bay City, TX	100	0	100
23 Waverly Village	155 Tafelski Rd.	New Waverly, TX	50	0	50
24 Valley at Cobb Park	1701 East Robert St.	Fort Worth, TX	168	168	168
25 La Belle Vie	765 North LHS Dr.	Lumberton, TX	80	80	0
26 Longview Square	1600 Pinetree Road	Longview, TX	120	0	120
27 Pine Ridge Manor	1100 MLK, Jr. Blvd.	Crockett, TX	70	70	70
28 Gardens at Cobb Park	1800 East Robert St.	Fort Worth, TX	100	100	100
29 2101 Church Street	2101 Church St.	Galveston, TX	83	0	0
30 Inez Tims	800 North Chestnut St.	Lufkin, TX	70	70	70
Total / Average			3,623	2,170	1,896
<u>Under Lease-Up Properties</u>					
31 Villa Brazos	850 North Avenue J	Freeport, TX	108	108	77
<u>Under Construction Properties</u>					
32 Pinewood Park	120 Kirksey Street	Lufkin, TX	94	94	94
33 Canaan Village	1915 Patzman St.	Shreveport, LA	120	120	120
34 Park Central	8580 Park Central Blvd	Port Arthur, TX	184	184	138
35 Willow Bend	4030 Sikes Road	Orange, TX	70	70	35
36 Providence on Major	3585 N. Major Dr.	Beaumont, TX	128	128	0
37 Velma Jeter	2500 Allie Payne Rd	Orange, TX	80	80	40
38 Park Avenue Manor	2540 West Park Ave	Orange, TX	66	66	0
39 Village at Palm Center	5110 Griggs Road	Houston, TX	222	178	0
40 Edison Square	3501 12th Street	Port Arthur, TX			
			1,072	1,028	504
			4,695	3,198	2,400

LEGACY GARDENS



SCALE: 1" = 30' - 0" (24"x36" SHEET)
0 30 60 120

HUMPHREYS & PARTNERS ARCHITECTS L.P.
A PROFESSIONAL ARCHITECTURAL FIRM
1100 WEST 17TH STREET, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.8888
WWW.HUMPHREYS-AND-PARTNERS.COM

DOWNTOWN SCHOOL BOARD SITE
THE ITEX GROUP
PENSACOLA, FL
HPA#15545



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TUCSON DENVER SAN ANTONIO HOUSTON AUSTIN
FORT WORTH MEMPHIS MIAMI MIAMI BEACH
PORTLAND SEATTLE WASHINGTON WASHINGTON DC

SCHEME 02
ARCHITECTURAL SITE PLAN