

PROPERTY DESCRIPTION

Greenbelt Place Apartments is a 176-unit community located in the heart of Downtown Toledo, Ohio. The Property features a mix of one-, two-, three-, and four-bedroom units and is currently 96% occupied with a sizable waiting list. All units are covered under an Option 3b HAP Contract. The property was renovated with tax credits in 2003 and eligible for a new LIHTC renovation.

The immediate and surrounding areas have experienced substantial public and private investments over the past decade, including the ongoing Glass City Riverwalk initiative. Residents are also within walking distance to Fifth Third Field, Huntington Center, the Warehouse District, riverfront recreation, and numerous dining and nightlife destinations.

With the combination of strong occupancy, large unit mix, stable subsidy structure, increased rental revenue potential, and opportunity for immediate or future renovation, Greenbelt Place represents a compelling opportunity to acquire a well-positioned affordable housing asset.

OFFERING SUMMARY

Sale Price:	TBD by Market
Number of Units:	176
Affordable Type	100% HAP & 100% LIHTC
Occupancy	96%
QCT	Yes
Opportunity Zone	Yes
Property Type	Low-Rise/Garden Apartments
Target Population	Family

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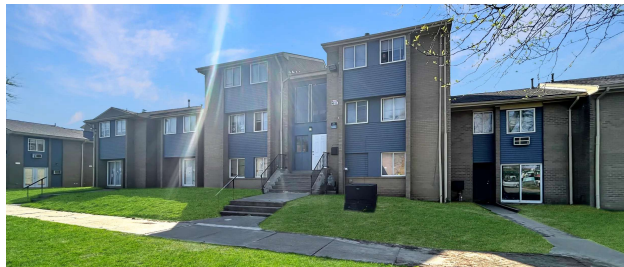
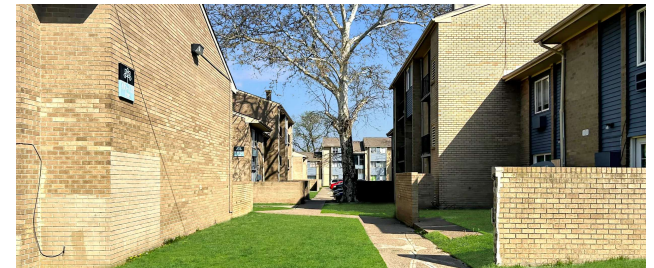
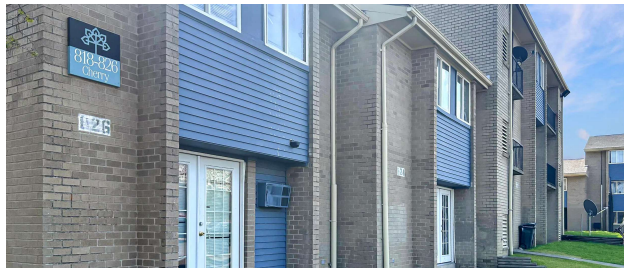
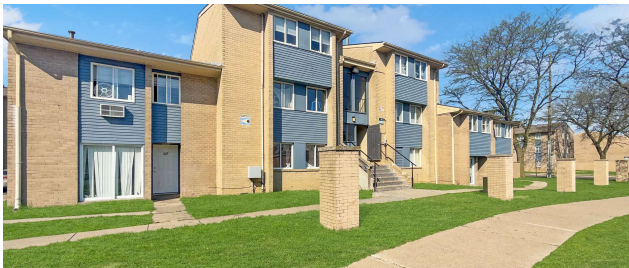
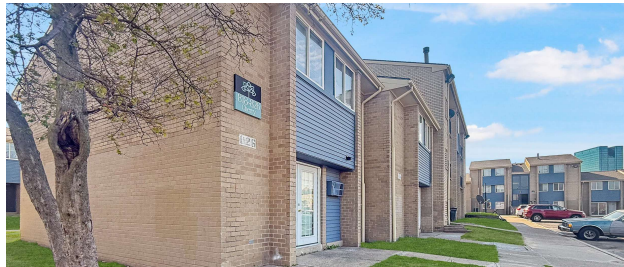
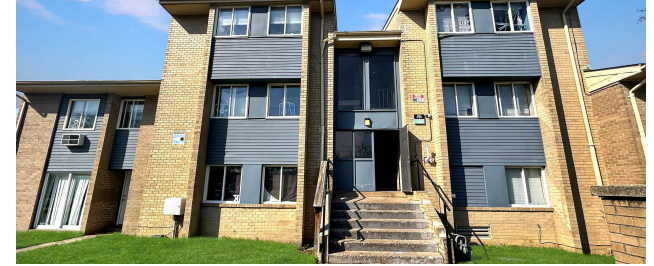
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MULTIFAMILY PROPERTY FOR SALE

GREENBELT PLACE APARTMENTS

TOLEDO, OH 43604



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