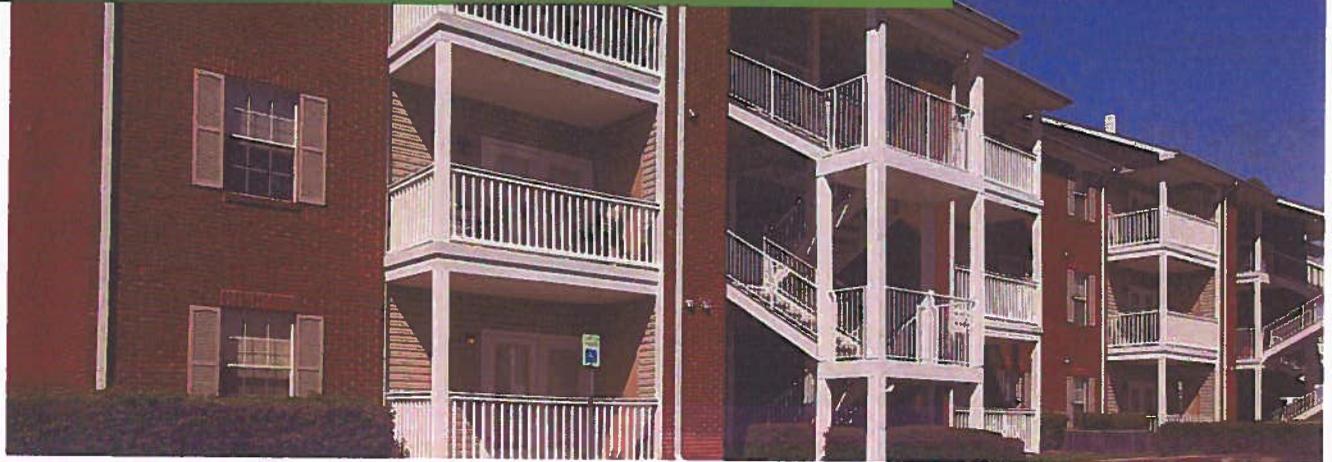


FOR SALE

AUGUSTA POINTE

1522

COOPER HILL ROAD
BIRMINGHAM, AL 35210



PROPERTY DESCRIPTION

AUGUSTA POINTE | 90 UNITS | \$8,429,047.52

CBRE Affordable Housing is pleased to announce for sale Augusta Pointe, a 90-unit affordable property located in Birmingham, AL. The property is currently entering the Qualified Contract process.

- Section 42 Low Income Housing Tax Credit (LIHTC) property, which was placed into service in 1999
- 90% of units have been upgraded with laminate wood flooring
- Buyer may obtain new financing
- Located just eight miles east of downtown Birmingham
- Ideally situated on a quiet residential cul-de-sac within walking distance of Walmart and Publix Supermarket
- Less than five miles from the state's largest employer, University of Alabama at Birmingham



UNIT MIX

1 bedroom	21 units	735 square feet
2 bedroom	39 units	985 square feet
3 bedroom	30 units	1,145 square feet



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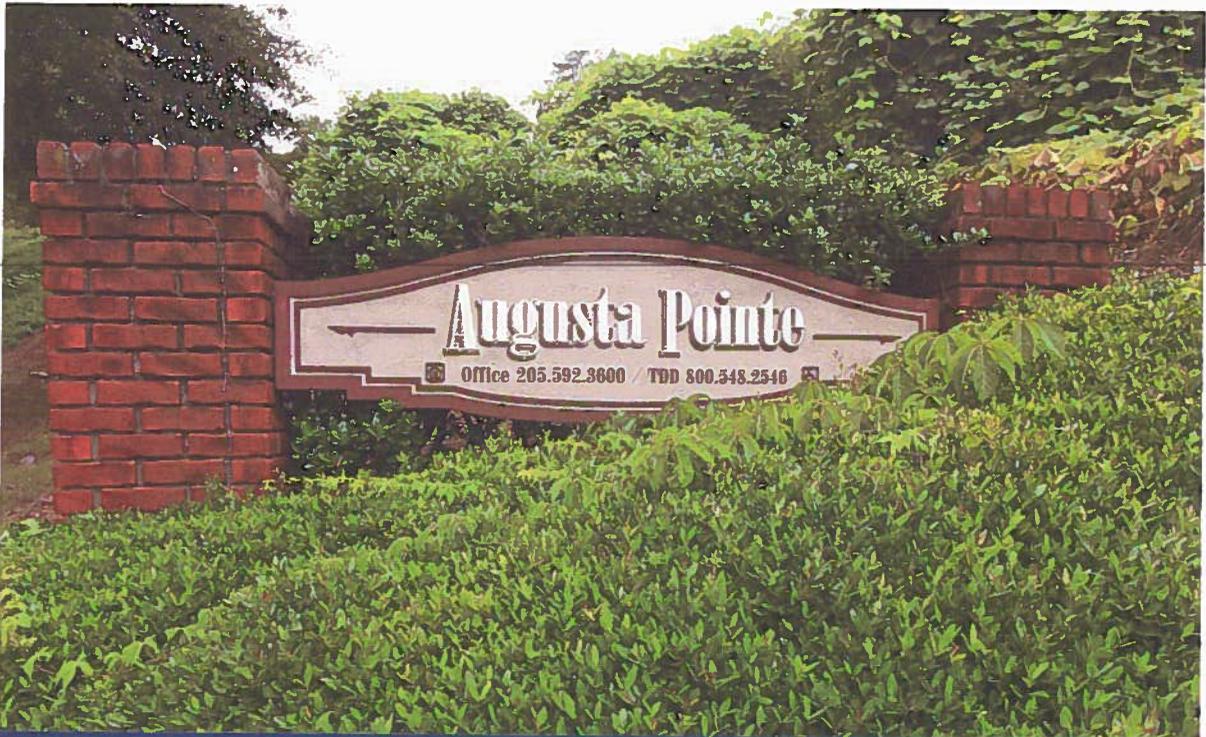
Capital Markets | Investment Properties

CBRE

Subject Photographs



Aerial View



AMENITIES



COMMUNITY AMENITIES

- Sparkling swimming pool and sundeck
- Children's playground
- On-site leasing office

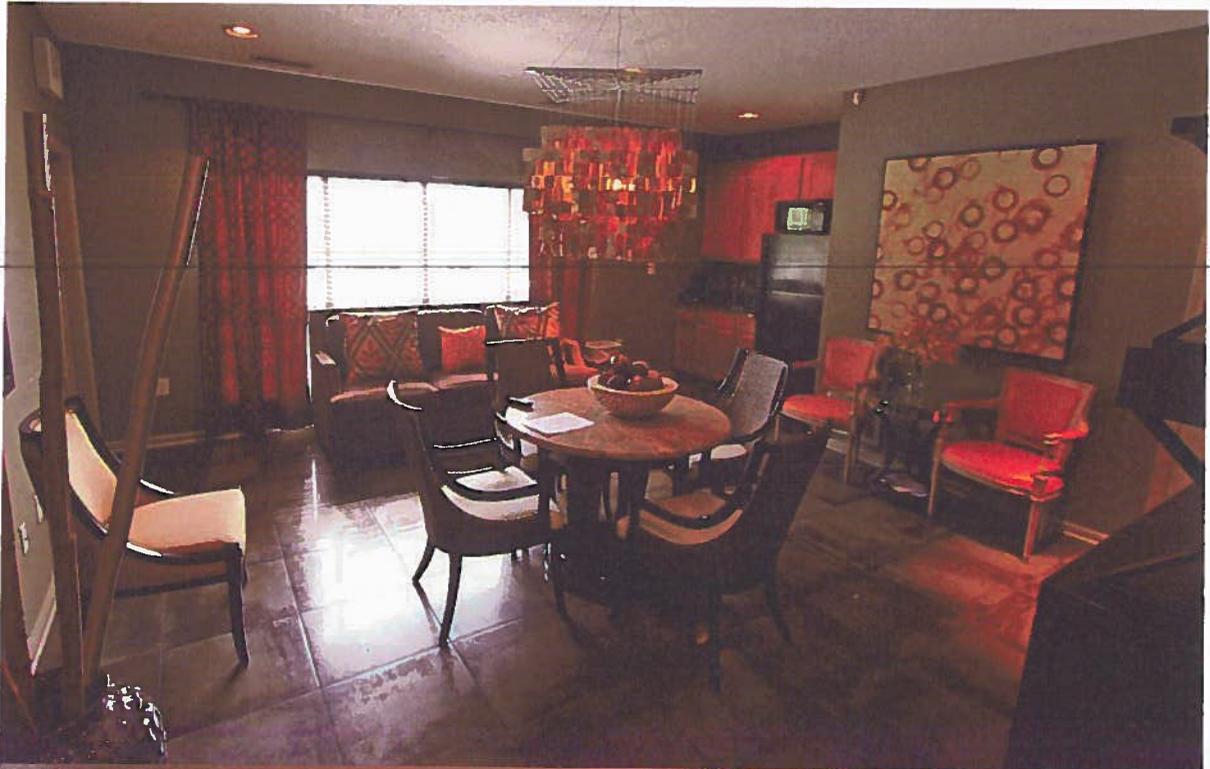


UNIT AMENITIES

- Well-equipped kitchen with dishwasher
- Ample storage space
- Private balcony or patio
- Hardwood flooring (most units)
- Air conditioning
- Washer/dryer connections









Site Entrance



Clubhouse Exterior



Pool Area



Clubhouse Interior



Typical Exterior



Typical Exterior



Typical Exterior



Typical Exterior



Occupied Kitchen Area



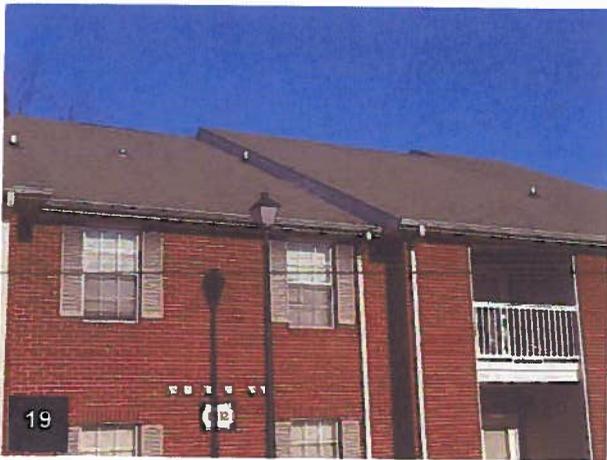
Occupied Living Area



Occupied Bedroom



Typical Vacant Unit



19 Asphalt shingled gable style roofs are used.



20 Interior finishes in leasing offices.



21 Bathroom finishes in leasing offices.



22 Typical kitchen finishes.



23 Typical bathroom finishes.



24 Washer and dryer connections are provided in the utility closet adjacent to the kitchen.