

CSRA BRIDGEVIEW APARTMENTS, DST



OFFERING DETAILS

TOTAL OFFERING SIZE
\$12,180,000

LOADED PURCHASE PRICE
\$33,680,000

LOAN
\$21,500,000

LOADED LOAN-TO-VALUE
63.83%

ANTICIPATED LOAN TERMS
5.1% fixed, 10 years,
30-year amortization

UNITS
348

FIRST-YEAR CASH FLOW
6.5%

PROPERTY OVERVIEW

5307 Reflections Club Drive, Tampa, FL 33634

Bridgeview Apartments is a 348-unit Class A garden-style apartment community located in Tampa, Florida. The property is easily accessible from the greater Tampa area due to its central location off Hillsborough Ave., near the Tampa International Airport and the Veterans Expressway. The property consists of a clubhouse and 17 wood-framed and stucco residential buildings ranging between two and three stories.

- Class A apartment community—the hottest asset class in real estate
- A short drive from Westshore Business District, Tampa's largest employment area
- Within 20 minutes of famed beaches, two international airports, professional sports venues, universities, hospitals and golf resorts
- Renovated in 2012, with new roofs, new air handlers and condensers, as well as a new resident business center
- Located off Hillsborough Avenue, near the county lines of Hillsborough and Pinellas, Tampa International Airport and the Veterans Expressway



TAMPA FACTS

- 4.2 million residents (2011)
- 100,000+ businesses
- 1.9 million in workforce
- 35 million tourists visit the area's beaches, theme parks, and convention centers each year



COMMUNITY AMENITIES

- Nestled within a serene 2-acre nature preserve with three on-site lakes
- Fitness center
- Lakefront dock overlooking illuminated fountain
- Beautifully manicured lawns and common areas
- Resort-style pool area with large sun deck
- Car care center
- Dedicated pet walk areas around the periphery with pet stations
- Two outdoor, lighted tennis courts
- Two indoor air conditioned racquetball courts
- Family friendly children's playground
- Recently renovated clubhouse includes a new business center
- Wi-Fi service available at clubhouse and pool



FOR FURTHER INFORMATION, CONTACT

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CSRA is a real estate advisory company specializing in the creation and management of real estate investments. CSRA uses the DST and other investment structures to fit the needs of its high net worth individual and institutional investors. CSRA is also active in third-party property and asset management, key elements in a successful real estate investment.



Consider the Risks

An investment in the Interests involves substantial investment and tax risks, including, without limitation, the following risks:

- There are various risks associated with owning, financing, operating, and leasing commercial properties in Tampa, FL.
- The Interests do not represent a diversified investment.
- Beneficial Owners must completely rely on the Master Tenant to pay the Rent and operate, manage, lease, and maintain the Property.
- The Beneficial Owners have no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property.
- There are various conflicts of interest among the Trust, the Master Tenant, the Sponsor, the Signatory Trustee, and their Affiliates.
- The Interests are illiquid.
- There are tax risks associated with an investment in the Interests.
- There are risks related to competition from properties similar to and near the Property.
- There may be environmental risks related to the Property.