

OCCUPANCY LEVELS

9-30-25

Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy
Lakes at San Marcos 4768 Woodville Hwy. 32305	AGPM/Banyan Development	\$16.8 million 2005 Bonds retired 2023 50-year LURA in place until 2055	95% occupancy
Kenwood Place 410 Junco Ct., TLH 32304	Wendover	9% Tax Credits \$35,000 HFA grant 2016	99% occupancy
Magnolia Terrace 509 E. Magnolia Dr. 32310	Levy Affiliated Holdings/LEDG Capital	\$11.6 million 2020	108 units 95% occupancy
Magnolia Family/Columbia Gardens at South City 2712 Country Club Dr. 32301	Columbia Residential & Tallahassee Housing Authority	\$18.9 million 2022	130 units 93% occupancy
Tallahassee Affordable Portfolio/ Acasa Bainbridge—1600 Old Bainbridge Rd. 32303 Acasa High Road—1327 High Rd. 32303 Acasa Ocala—1303 Ocala Rd. 32302	AHPC/Affordable Housing Preservation Corporation	\$70.552 million 2022	470 units over three properties 79% Construction complete 63.4% Occupancy Construction Complete (one building offline due to fire- 8 units High Road)
Ridge Road Apartments 795 Ridge Road, TLH 32305	Elmington Capital	\$51.0 million 2023	250 58% occupancy Built and Leasing
Lake Bradford 2117 Lake Bradford Road, TLH 32310	Elmington Capital & Tallahassee Housing Authority	\$35.0 Million 2024	13% Construction Complete