

OCCUPANCY LEVELS

12-31-26

Development & Address	Developer	Original Bonds & Issue Date	Units & Occupancy Servicer
Lakes at San Marcos 4768 Woodville Highway 32305	AGPM/Banyan Development	\$16.8 million 2005 Bonds retired 2023 50-year LURA in place until 2055	Built & Leased 312 Units 96% occupancy (+0%) AmeriNat
Kenwood Place 410 Junco Court 32304	Wendover	9% Tax Credits \$35,000 HFA grant 2016	Built & Leased 112 units 98% occupancy (+2%) Not serviced for HFA
Magnolia Terrace 509 E. Magnolia Drive 32301	Levy Affiliated Holdings/LEDG Capital	\$11.6 million 2020	108 units 94% occupancy (+0%) Seltzer
Magnolia Family/Columbia Gardens at South City 2712 Country Club Drive 32301	Columbia Residential & Tallahassee Housing Authority	\$18.9 million 2022	Built & Leased 130 units 99% occupancy (0%) No report this month In non-compliance Seltzer
Tallahassee Affordable Portfolio Acasa Bainbridge 1600 Old Bainbridge Road 32303 Acasa High Road 1327 High Rd. 32303 Acasa Ocala 1303 Ocala Road 32302	AHPC/Affordable Housing Preservation Corporation	\$70.552 million 2022	Rehabilitated & Leasing 470 units 60% Occupancy (-8%) (one building offline due to fire- 8 units High Road—not counted in occupancy calculation) AmeriNat
Ridge Road Apartments 795 Ridge Road 32305	Elmington Capital	\$51.0 million 2023	Built & Leasing 250 units 89% occupancy (+6%) First Housing
Lake Bradford 2117 Lake Bradford Road 32310	Elmington Capital & Tallahassee Housing Authority	\$35.0 Million 2024	Under Construction 28% Complete (+6%) Seltzer