

Spurring Economic Growth with Vista Brooklyn in Jacksonville, FL.



Total Capitalization: \$85.5MM

Targeted IRR: 20.3%

Targeted Average Cash Yield: 6.36%

Targeted Equity Multiple: 1.7x

Targeted Investment Period: 3 years

THE SPONSOR

Bristol Development Group, LLC (“Bristol”) is a leading private residential real estate company that specializes in developing urban and suburban multifamily rental communities. Bristol has been the lead developer in 37 projects in seven states, including more than 9,000 units of residential development that equates to over \$1.35 billion in asset value.

THE PROJECT

- Vista Brooklyn is a ground up development opportunity, consisting of a Class-A, 308-unit, 13,000 SF retail mixed-use development strategically located in Jacksonville’s premier Riverside submarket.
- Scarcity of Class A Rentals in Submarket: There are only 1,244 market rate rental units in downtown Jacksonville, including Riverside and the Southbank. These units have been, and are currently, extremely well occupied with strong rental rates. Only two of the properties have been constructed in the past 10 years.

THE SPONSOR EXPERIENCE

\$6.2MM

TOTAL FUNDED WITH CROWDSTREET

8

DAYS ON THE CROWDSTREET MARKETPLACE