



CAHABA  
VALLEY  
DEVELOPMENT



*Bristol*  
DOWNS  
APARTMENTS

RESTORATION



Bristol Downs was built in the 1970s and was formally known as Fieldcrest Apartments. Typical of its era, buildings were constructed with flat Mansard roofs. This roof design was prone to chronic water infiltration and resulted in aesthetic and structural damage to the apartment buildings. Over time, the complex declined due to its dated design, general age and poor condition of the units.

A substantial rehabilitation was required to preserve and reposition the property as a desirable affordable housing community. Total rehabilitation cost exceeded \$11 million or over \$47,000 per unit. Significant replacements and improvements included:

- Pitched Roofs**
- New HVAC Systems**
- New Exterior Doors & Replacement of Sliding Glass Doors with French Doors**
- New Cabinets and Countertops throughout**
- New Plumbing Fixtures**
- New Carpet & Vinyl /(2BRs) Replaced Vinyl with Ceramic Tile**
- Electrical System brought to code**
- New Vinyl Siding**
- New Landscaping**
- New Clubhouse with added Fitness Center and Media Room**
- Fenced and Gated Community**
- Added complete Video Surveillance System**
- Wooden Staircases and Patios replaced with Concrete and Steel**
- Resurfaced Parking Lot**

Bristol Downs' rehabilitation was made possible with equity raised through the IRS Section 42 Tax Credit program. Without this financial support, the property would have continued to deteriorate to the demise of the surrounding neighborhood. The rehabilitation and preservation of Bristol Downs not only improved the quality of life of the residents but also was a major contributor toward community revitalization.

## Bristol Downs Apartment Homes

*Studio, 1, 2, 3, and 4 Bedroom Apartment Homes*

### Apartment Features

- Lighted Ceiling Fans
- Mini-Blinds
- Cable Ready
- Central A/C and Heat
- Full Size Washer/  
Dryer Included
- Generous Closet Space
- Ice Maker
- Kitchen Features
  - Frost-Free Refrigerator
  - Full-Size Range
  - Dishwasher
  - Microwave
  - Stainless Steel Sink with Disposal

### Community Features

- Sparkling Pool
- Security Gate
- Gazebos  
with Grilling Area
- Luxurious Clubhouse
- Clothes Care Center
- Playground
- Professionally  
Landscaped Grounds
- Media Center
- Sports Court
- Fitness Room



Restoration by



## BEFORE



## AFTER





33 Inverness Center Parkway  
Suite LL130  
Birmingham, AL 35242  
Phone: 205.981.3300  
Fax: 205.991.9674  
[www.cahabavalley.net](http://www.cahabavalley.net)

