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OUTPARCELS AVAILABLE

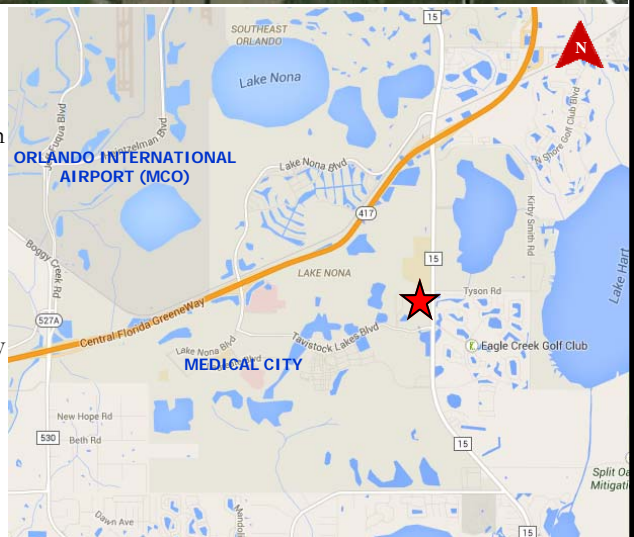
SWC Narcoossee Road & Tyson Road, Orlando, FL



OUTPARCELS AVAILABLE - ORLANDO, FL

Located in the heart of the exploding highly affluent & educated area in Southeast Orlando adjacent the Lake Nona and Medical City development.

This 9+ acre development offering offsite retention is located at the signalized intersection of the 6-lane Narcoossee Road and Tyson Road which is approved to be extended west connecting to Nemours Parkway allowing easy access to and from Lake Nona and Medical City. Within 2 miles of this site there are over 20,000 residential units either built, under construction, approved or planned. Medical City features some of the most advanced health, science and bio research facilities with companies including Sanford-Burnham Institute, VA Health, Nemours Children's Hospital, Florida Hospital, the University of Central Florida Medical School and the University of Florida Pharmacy School. Lake Nona currently has over \$2.8 billion in development underway including the \$60 million U.S. Tennis Association training center, the estimated \$50 million mixed-use Lake Nona Town Center and the \$16.5 million headquarters and manufacturing center for Voxx International Corp. By 2017 Medical City alone is expected to employ over 30,000 people and be home to roughly 10,000 students.



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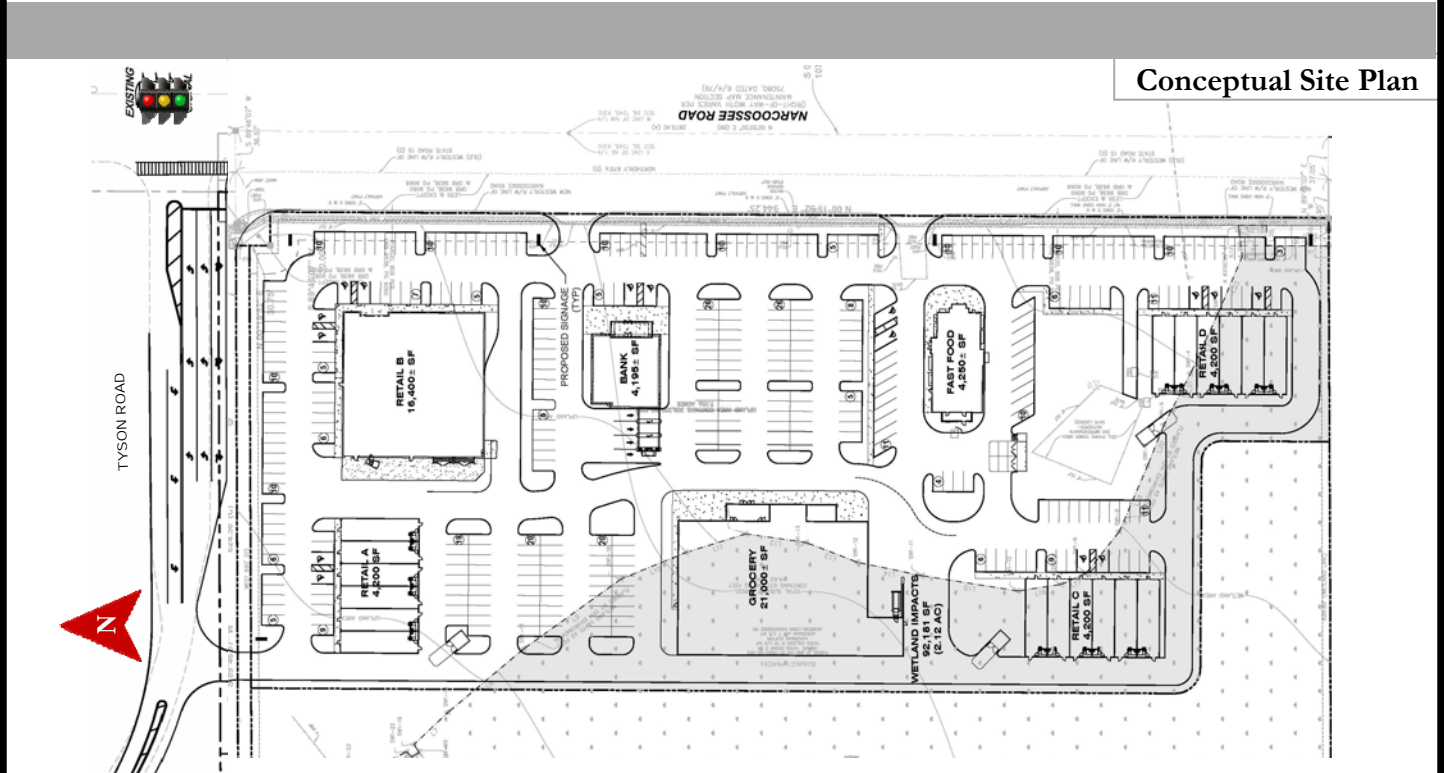
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OUTPARCELS AVAILABLE

SWC Narcoossee Road & Tyson Road, Orlando, FL

Market Overview

Located at the major intersection of Narcoossee Rd which is a 6-lane road designed specifically to handle the traffic of this exploding market and Tyson Road which has plans to be extended west connecting into Lake Nona-Medical City. Lake Nona is a master planned community that is home to world-class education, medical, bio research and recreational facilities, medical city, retail town center, educational village, entertainment and residential including single family, multiple family, hotels and resorts. Currently Lake Nona hosts over 4,000 onsite employees and plans to have 12,850 onsite students with 30,000 residents, 6+ million square feet of commercial and 2,250 hotel/resort rooms at completion. The Lake Nona community has established their own Education Initiative referred to as a Collaborative Learning Environment (CLE). This modernized education system enables students and residents to engage and interact with active researchers, doctors, professors and businesses within the community. Focused on sustainable design and healthy living, Lake Nona is recognized by Cisco as the only designated "Iconic Smart + Connected Community" in the U.S. – one of only nine such communities in the world. Recently acknowledged by FORTUNE Magazine as a model for the next great American city, Lake Nona is one of the fastest growing communities in America ranked the nation's ninth best-selling master-planned community according to national real estate research firm RCLCO's 2015 mid-year update and is located in the City of Orlando which is this year's 13th fastest growing city's in the country according to FORBES.

Set to open in fourth-quarter 2016 the US Tennis Association is under construction on a \$60 million 63-acre training complex here which will include 270,000 square feet of space with 106 tennis courts and 586 parking spaces. It will house the association's player development division, relocating from Boca Raton, and recreational tennis division, moving from the association's headquarters in White Plains, N.Y. along with the UCF men's and women's tennis programs. The project will create up to 200 jobs and become the largest tennis training center in the U.S. and is expected to provide a boost to the tourism industry by generating approximately 50,000 room nights with tournaments. As part of Lake Nona's cutting edge developments, there are plans for an 11-acre man-made "lagoon" designed for swimming, paddle boarding, sailing and kayaking as the centerpiece of a new luxury resort near the new USTA facility.

Lake Nona is also home to the 650-acre health and life sciences park known as Medical City at Lake Nona which is a landmark for Orlando and a premier location for medical care, research and education. Carefully planned and designed, Medical City at Lake Nona represents a deliberate strategy to create a centralized focus of sophisticated medical treatment, research and education in Central Florida. Medical City at Lake Nona is home to some of the nation's top hospitals, universities, research institutions and life science companies, making Orlando a global destination for health care, research and medical education while creating an economic development and job creation engine for the region. Some of the major corporations here include Sanford-Burnham Medical Research Institute, VA Medical Center (134 inpatient beds, 120 community living center beds, a 60 bed domiciliary), Nemours Children's Hospital (137 beds), Florida Hospital (36 exam rooms & future surgery center), the University of Central Florida Health Sciences Campus and the University of Florida Academic & Research Center. Medical City projects planned or under construction are expected to have a \$7.6 billion impact and add 30,000 jobs by 2017 transforming Central Florida into a world-class bio hub. Currently over 150 biotech and life sciences firms operate here.

Just to the north of this site is the Lake Nona Education Village, currently home to Valencia Collage and Lake Nona High with plans for 770 multifamily units, 255,000 square feet of civic space and a 760,000 square foot open-air shopping center.

Directly across the street to the east is the Eagle Creek Golf Community, which is a master-planned community designed with 3,000 residential units surrounding the championship 18-hole golf course. The mixture here of luxury single-family homes, golf villas, townhomes and apartments offer a variety of lifestyles that accommodate all generations. This community also includes plans for 150,000 square feet of retail, 50,000 square feet of office, a 150 unit hotel and a newly opened elementary school.

Located just 4 miles from this site is the Orlando International Airport which currently boasts over 35 million travelers annually and is currently under going a \$1.1 Billion expansion to accommodate the dramatic increase in traffic.

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SWC Narcoossee Road & Tyson Road, Orlando, FL



DEMOGRAPHICS (2014)			
Radius (Miles):	1	1.5	2
Population:	2,551	3,533	5,983
Households:	963	1,445	2,446
Med HH Income:	\$76,144	\$78,629	\$80,956

TRAFFIC COUNTS (2014 AADT)	
Narcoossee Rd:	27,645
Tyson Rd:	1,530

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Narcoossee Road Corridor Aerial

Lake Nona Landing

Education Village PD
 770 Residential,
 726,000 SF Retail
 255,000 SF Civic

Lake Nona High School

Future Tyson Rd Extension

Site

Lake Nona Medical City

Lake Nona Primary Entrance Road from Narcoossee Rd

Tavistock Lakes Blvd

Lake Nona Middle School

Laureate Blvd

Tyson Rd

Narcoossee Rd

Eagle Creek

Emerson Lakes Blvd

Tindall Rd

Nona Place
 274 Apartment Units
 50,000 SF Commercial

Tyson's Corner PD
 272,729 SF Approved Commercial / Office & 280 Apartments

Eagle Creek Primary Entrance Road from Narcoossee Rd

Access Management	OC Narcoossee Overlay PUD
Green Triangle	OC-1
Blue Triangle	OC-2
Yellow Triangle	OC-3
Red Triangle	OC-4
Orange Triangle	OC-5
Light Blue Triangle	OC-6
Light Green Triangle	OC-7
Light Yellow Triangle	OC-8
Light Orange Triangle	OC-9
Light Purple Triangle	OC-10
Light Blue Triangle	OC-11
Light Green Triangle	OC-12
Light Yellow Triangle	OC-13
Light Orange Triangle	OC-14
Light Purple Triangle	OC-15
Light Blue Triangle	OC-16
Light Green Triangle	OC-17
Light Yellow Triangle	OC-18
Light Orange Triangle	OC-19
Light Purple Triangle	OC-20
Light Blue Triangle	OC-21
Light Green Triangle	OC-22
Light Yellow Triangle	OC-23
Light Orange Triangle	OC-24
Light Purple Triangle	OC-25
Light Blue Triangle	OC-26
Light Green Triangle	OC-27
Light Yellow Triangle	OC-28
Light Orange Triangle	OC-29
Light Purple Triangle	OC-30
Light Blue Triangle	OC-31
Light Green Triangle	OC-32
Light Yellow Triangle	OC-33
Light Orange Triangle	OC-34
Light Purple Triangle	OC-35
Light Blue Triangle	OC-36
Light Green Triangle	OC-37
Light Yellow Triangle	OC-38
Light Orange Triangle	OC-39
Light Purple Triangle	OC-40
Light Blue Triangle	OC-41
Light Green Triangle	OC-42
Light Yellow Triangle	OC-43
Light Orange Triangle	OC-44
Light Purple Triangle	OC-45
Light Blue Triangle	OC-46
Light Green Triangle	OC-47
Light Yellow Triangle	OC-48
Light Orange Triangle	OC-49
Light Purple Triangle	OC-50

TRADE AREA HOUSING REPORT MAP

SWC Narcoossee Road & Tyson Road, Orlando, FL



DEMOGRAPHICS (2014)			
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TRADE AREA HOUSING REPORT

Existing Housing, Housing Starts & Proposed Projects Within Trade Area

Location: SWC Narcoossee Rd & Tyson Rd, Orlando, Orange County, Florida

Developer: Blackfin Partners

Nathan Landers

(561) 299-0036

Median HH Income: \$80,956

Median Age: 33.9

Projects Approved by Municipality:

Trade Area Size: 2 (Miles)

Individual Project Information

Units Proposed to be Completed by Year

Map #	Developer	Project Name	# of Units		2015	2016	2017	2018	2019
			Total	Completed					
A-1	Emersion	Eagle Creek	2,950	1,032	159	159	159	159	159
A-2	Tavistock	Laureate Park	2,600	758	122	122	122	122	122
A-3	Tavistock	Village Walk	1,450	1,400	50				
A-4	Tavistock	Enclave at Village Walk	144	4	140				
A-5	The Klein Company	Dwell Apartments	274	0	274				
A-6	Meritage Homes	Fells Landing	146	142	4				
A-7	Emersion	Sanctuary at Eagle Creek	550	0	268	282			
A-8	WeldenField	Landon House	280	0	280				
A-9	WeldenField	Lake Nona Apartments East	280	0		280			
A-10	WeldenField	Lake Nona Apartments West	280	0			280		
A-11	Tavistock	Educational Village	770	0		250	250	270	
A-12	Standard Pacific	Southern Oaks	272	0	10	50	50	50	50
Total Units =			9,996						
					2015	2016	2017	2018	2019
					1,017	563	281	281	281

Persons Per HH (per Demographic Rpt) 2.87

Total Pop Increase:	2015	2016	2017	2018	2019
	2,919	1,616	806	806	806

Current Population: 5,983

Total Pop.w/ Approved	2015	2016	2017	2018	2019
	8,902	10,518	11,324	12,130	12,936

Projects Proposed/Submitted to Municipality

Identification/Project Info

Units Proposed to be Completed by Year

Map #	Developer	Project Name	# of Units		2015	2016	2017	2018	2019
			Total	Completed					
P-1	GOAA - TBD	Postras PD	4,800	0					
P-2	TBD	Tyson's Corner Apartments	280	0		280			
Total Units =			5,080						
					2015	2016	2017	2018	2019
					0	280	0	0	0

Persons Per HH (per Demographic Rpt) 2.87

Total Pop Increase:	2015	2016	2017	2018	2019
	0	804	0	0	0

Add Total Pop. W/ Approved Projects	8,902	10,518	11,324	12,130	12,936
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Total Potential Trade Area	2015	2016	2017	2018	2019
	8,902	11,322	12,128	12,934	13,740

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Revised - June 11, 2015

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**SWC Narcoossee Rd & Tyson Rd
Orlando, FL**

Aerial North



**SWC Narcoossee Rd & Tyson Rd
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Aerial South



DATE: SEPTEMBER 23, 2015

**SWC Narcoossee Rd & Tyson Rd
Orlando, FL**

Aerial East



**SWC Narcoossee Rd & Tyson Rd
Orlando, FL**

Aerial West