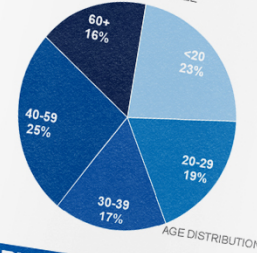




CITY OF ORLANDO OPPORTUNITY ZONE PROSPECTUS



KEY FACTS



MARKET SUMMARY

RESIDENTIAL SALES ACTIVITY (2018)

	SINGLE-FAMILY	CONDO
AVG. SALE PRICE	\$315,330	\$152,065
AVG. SALE PRICE/SF	\$116.04	\$131.60



LEADING EMPLOYERS

UNIVERSAL ORLANDO (COMCAST)	23,000 EMPLOYEES
ADVENTIST HEALTH SYSTEMS	21,815 EMPLOYEES
ORLANDO HEALTH	19,032 EMPLOYEES
GREATER ORLANDO AVIATION AUTH.	18,000 EMPLOYEES

	INDUSTRIAL	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	\$2.1 MILLION SQ. FT.	48.9 MILLION SQ. FT.	59.4 MILLION SQ. FT.	118,965 UNITS
VACANCY RATE	3.6%	6.2%	4.0%	5.4%
PER. RENT RATES	\$6.13/SQ. FT.	\$22.29/SQ. FT.	\$18.09/SQ. FT.	\$1.23/SQ. FT.
W. MAINTENANCE (2018)	2,469,792	380,557 SQ. FT.	344,910 SQ. FT.	1,887 UNITS



3%
HOUSEHOLD
EMPLOYMENT

VALUE

S



20-29
15%

30-39
22%

AGE DISTRIBUTION

EMPLOYMENT

TOTAL BUSINESSES

6 TOTAL EMPLOYEES



CITY OF ORLANDO

OPPORTUNITY ZONE

PROSPECTUS



INTRODUCTION 4

AREA MAP..... 5

CITY OF ORLANDO OVERVIEW 6

OPPORTUNITY ZONE BRANDED DISTRICTS

COLONIALTOWN SOUTH 8

EXECUTIVE AIRPORT 10

GREATER WASHINGTON SHORES 12

LA COSTA 14

MERCY DRIVE 16

THE PACKING DISTRICT 18

HOLDEN HEIGHTS 20

SODO DISTRICT 22

ROSEMONT 24

SOUTH PARRAMORE 26

WEST COLONIAL 28

WEST LAKES 30

INVESTMENT AND REDEVELOPMENT OPPORTUNITIES 32

REFERENCES AND ACKNOWLEDGMENTS 34



INTRODUCTION

Redevelopment Opportunity Index

Each Opportunity Zone overall is designated specifically because of development and redevelopment investment opportunities, the index provides a potential indication for specific properties. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- Property Utilization in terms of a Floor Area Ratio ("FAR")
- Age of the Improvements
- Relationship between Land and Improvement Value
- Total Market Value including Land and Improvements per square foot of property

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment.

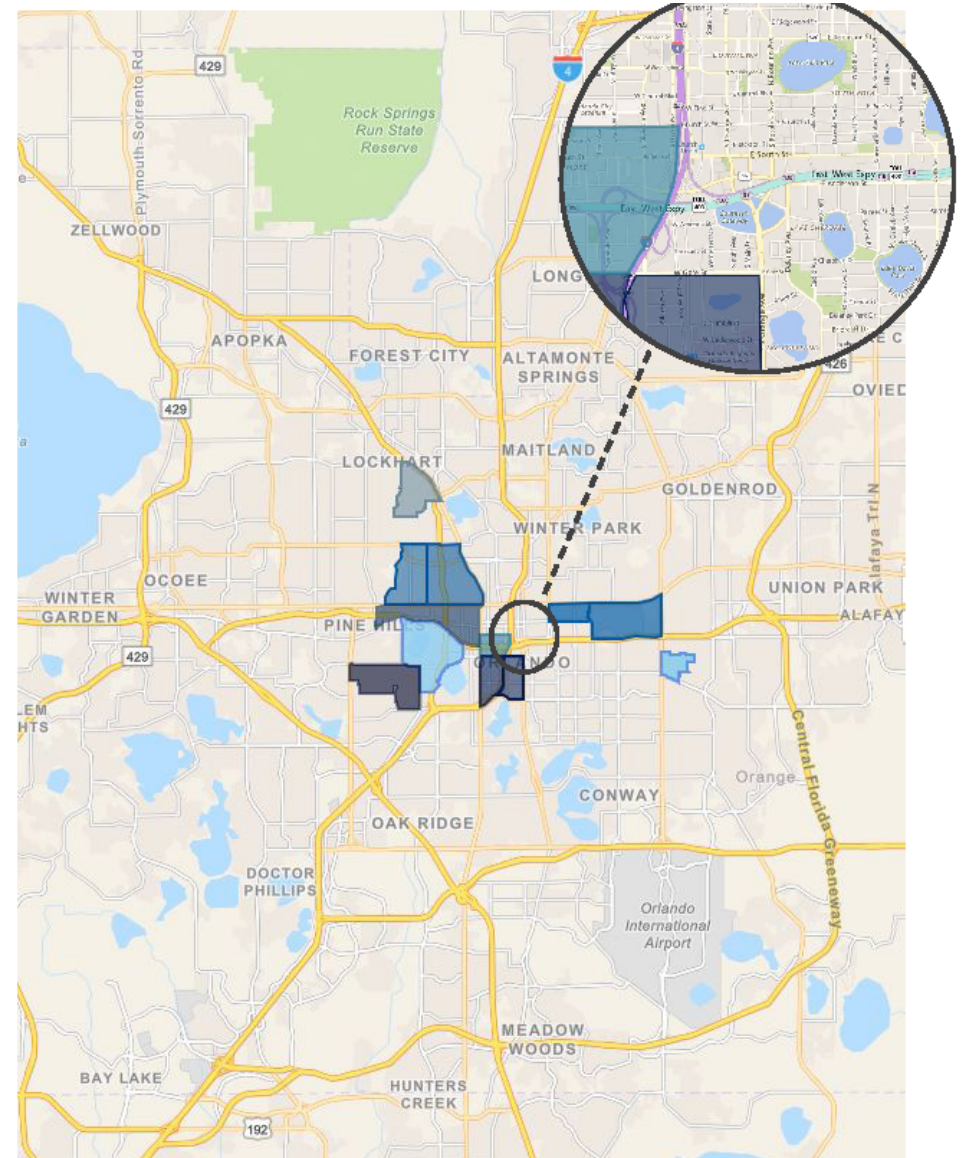
The 12 Opportunity Zones located within the City of Orlando have indexes that range from 10.2 – 56.9, with six of the City's Opportunity Zones having an index score above 40.0.

About Opportunity Zones

- The Opportunity Zones Program is a tool to provide tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are in turn invested in low-income communities from designated census tracts (Opportunity Zones).

Orlando is home to 12 of the 427 Opportunity Zones in Florida

- The city's role in the Opportunity Zones program is to connect funding with projects, develop an investable pipeline of projects and to leverage these projects to create new opportunities for residents and encourage upward mobility.
- The city's long-term strategy for success includes layering incentives for specific projects based on compatibility with community goals and creating a development overlay to promote inclusive and equitable growth for existing businesses and residents with the goal of implementing protection from displacement.





A GLOBAL LEADER IN THE 21ST CENTURY INNOVATION ECONOMY

INFRASTRUCTURE



Orlando International Airport is one of the region's crown jewels - It ranks as the **No. 1 busiest airport** in Florida, 11th busiest in the U.S., 39th busiest in the world, and the highest airport satisfaction ranking.



SunRail is Orlando's **commuter rail** transit system, it stretches 31 miles from the north end of the Orlando region to south Orange County and averages 3,400 riders per weekday.



The core of Orlando's **unmatched infrastructure** is **strong roadways**, providing invaluable connectivity to business. Interstate 4, is getting a 21-mile makeover, that will connect the Gulf of Mexico to the Atlantic Ocean.



Orlando utility services are **No. 1 in reliability** for 20-years in a row. Orlando also has the **most advanced** telecom assets in the southeast. All telecom central offices are **fiber-based** with digital switching.

RANKINGS

One of the **"Most Dynamic Cities in America"**
(Worth Magazine)



SIGNIFICANT ACTIVITY



CREATIVE VILLAGE in the heart of Downtown Orlando. Innovative urban campus, **UCF** and **Valencia**. **Affordable** and **market-rate** housing. New office space for **high-tech**, digital media and creative companies.



HEALTH VILLAGE is a 172-acre mixed use community. New **Diabetes Institute** and Florida Hospital's Transitional **Research Institute** for Metabolism and Diabetes. Next - a new **biosciences** building and 235-unit **apartment** complex.



LAKE NONA MEDICAL CITY is a 650-acre health and life sciences park. A **premier** location for medical care, **research** and **education**. **Nemour's** Childrens Hospital, **UCF**, **VA Medical Center**, and **UF Research Center**.



KEY FACTS



286,678 POPULATION

34.6 MEDIAN AGE

2.3 AVG. HOUSEHOLD SIZE



140,265 TOTAL HOUSING UNITS

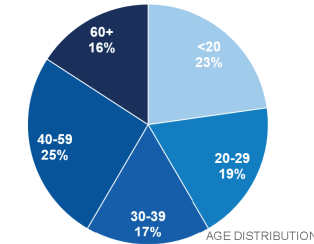
\$290,400 AVG. HOME VALUE



\$30,283
PER CAPITA INCOME



\$70,906
AVG. HOUSEHOLD INCOME



MARKET SUMMARY

RESIDENTIAL SALES ACTIVITY (2018)

	SINGLE-FAMILY	CONDO
AVG. SALE PRICE	\$315,330	\$152,065
AVG. SALE PRICE/SF	\$116.04	\$131.60

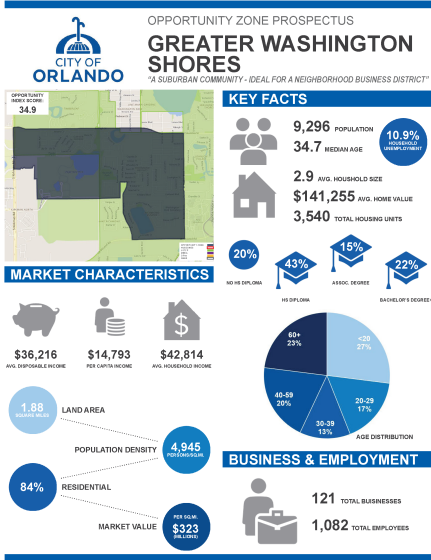
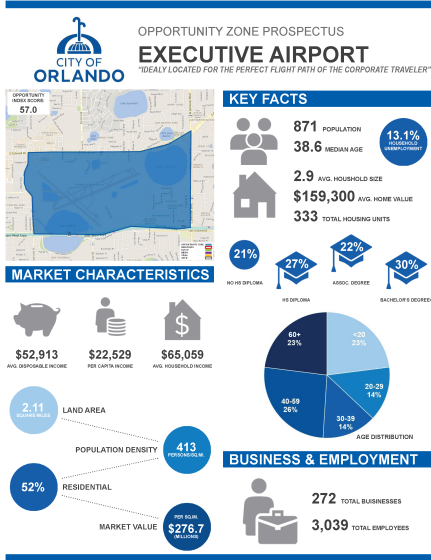
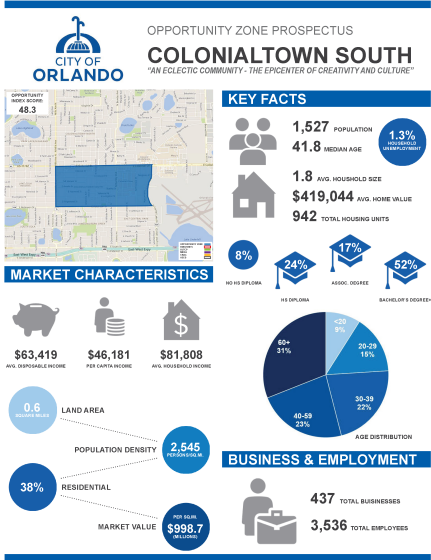


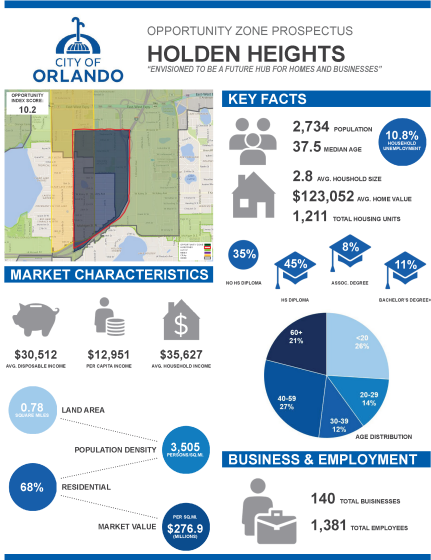
LEADING EMPLOYERS

UNIVERSAL ORLANDO (COMCAST)	23,000 EMPLOYEES
ADVENTIST HEALTH SYSTEMS	21,815 EMPLOYEES
ORLANDO HEALTH	19,032 EMPLOYEES
GREATER ORLANDO AVIATION AUTH.	18,000 EMPLOYEES

	INDUSTRIAL	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	92.1 MILLION SQ.FT.	48.9 MILLION SQ.FT.	59.4 MILLION SQ.FT.	118,965 UNITS
VACANCY RATE	3.6%	6.2%	4.0%	5.4%
AVG. RENT RATES	\$6.13/SQ.FT.	\$22.29/SQ.FT.	\$18.09/SQ.FT.	\$1.23/SQ.FT.
NET ABSORPTION (2018)	2,489,792	380,557 SQ.FT.	344,910 SQ.FT.	1,887 UNITS

ORLANDO IS HOME TO A HARDWORKING AND DIVERSE POPULATION OF THINKERS, DREAMERS, AND LEADERS...





VISION

The vision for **Holden Heights** is to enhance the integrity of the residential character of the neighborhoods and to provide the supporting systems for children and families. These supporting systems include creating neighborhood education, training, and workforce programs in the areas of design, construction and related industries that provide long term employment opportunities. Ideal for multiplex development, along with multi-family housing, construction industries and workforce training - the current vision plan is to make this area a hub for homes and businesses.

CURRENT ACTIVITY

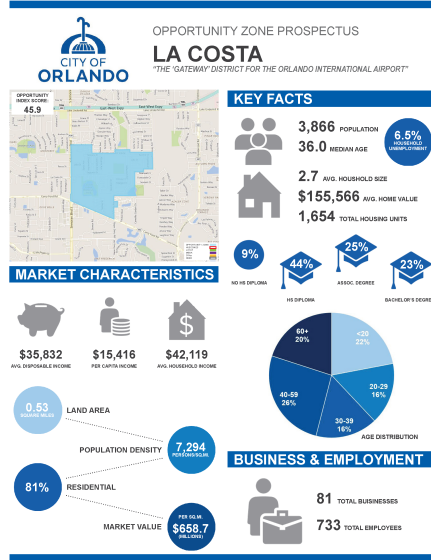
Current funding opportunities within Holden Heights include:

- HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program** (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Community Redevelopment Agencies** (CRA) - Holden Heights is located within the City of Orlando's Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program** (OEED) - a State of Florida economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

Institutional facilities such as Jones High School, Grand Avenue School and Park, Kaley Square, and the recently completed **Holden Heights Community Center** are area components which can serve as venues to host programs that strengthen the neighborhood fabric.

There are opportunities to collaborate on a construction incubator and job training utilizing City properties. Additionally, this could accommodate various housing types for workforce housing - whether it is remodeling of the existing housing stock, adding accessory units throughout the neighborhoods, or consolidating properties for more significant redevelopment.



VISION

La Costa is part of the "gateway" to Orlando International Airport. This area boasts an abundant amount of redevelopment opportunities, and is unique for having housing potential overlooking an urban wetland park.

Gateway Orlando District, an **Orlando Main Street Program**, encompasses a part of the La Costa district along S. Semoran Blvd. **The mission** of Gateway Orlando is to focus on helping businesses along the Semoran Corridor grow by establishing connections with the surrounding community and with other businesses within the area.

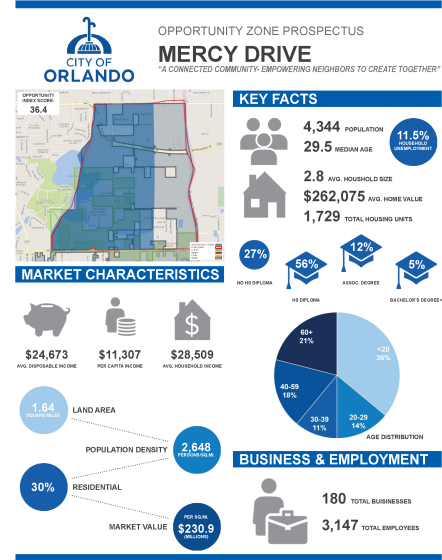
CURRENT ACTIVITY

Gateway Orlando is helping build awareness of the Semoran Corridor by providing valuable resources to the member businesses and by promoting the businesses from within the district. All while improving safety in the area through their **Gateway Gaudian Program** and encouraging beautification projects to improve the experience of people within the community. Current **beautification projects** include: electrical box and bus shelter art, murals, and boulevard banners to promote a sense of identity within the La Costa area.

ANCHOR DEVELOPMENT

La Costa offers the distinctive opportunity for housing development overlooking the **La Costa Urban Wetlands**. Centrally located within the area is the **Engelwood Neighborhood Center Park** which provides numerous recreational uses for the surrounding neighborhoods.

La Costa has a large Hispanic population and acts as a hub for Hispanic businesses and residential communities, such as; Hola Supermarket, Lechonera Amor Amor, and Caridad Restaurant. As well as, containing numerous churches within the district.



VISION

The **Mercy Drive Neighborhood Vision Plan** encompasses the non-residential uses and the neighborhoods surrounding the Mercy Drive corridor. This plan includes: Street & Streetscape Enhancements, New Housing Opportunities, Connections to Nature, a New Activity Center, Home Repair Classes and a Tool Lending Library. **The plan** also engages the community through public events and community-wide public art initiatives which will enhance social cohesion. The community identified a large number of community assets including recreation areas, faith-based institutions, local businesses, and development opportunities for new housing and commercial employment.

CURRENT ACTIVITY

Current funding opportunities within Mercy Drive include:

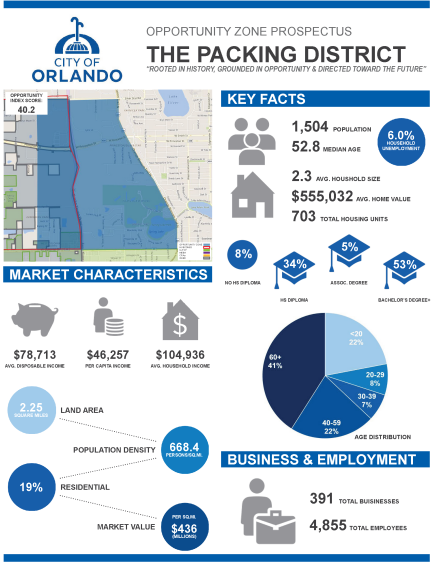
- HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program** (UJTCP) - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program** (OEED) - a Brownfield Designation; utilizes an economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

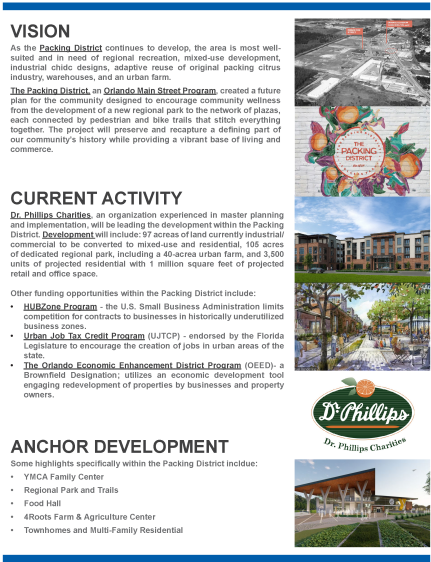
A large majority of the development in this area is comprised of single and multi-family residential subdivisions.

There are pockets of commercial, industrial and institutional developments within the area, such as; **Aspire Health Partners**, **Community Health Center** and a fresh produce market. Along with recreational developments as well, these include: **Northwest Neighborhood Center**, Lake Lorne Park, and the **Central Florida Fairgrounds**.

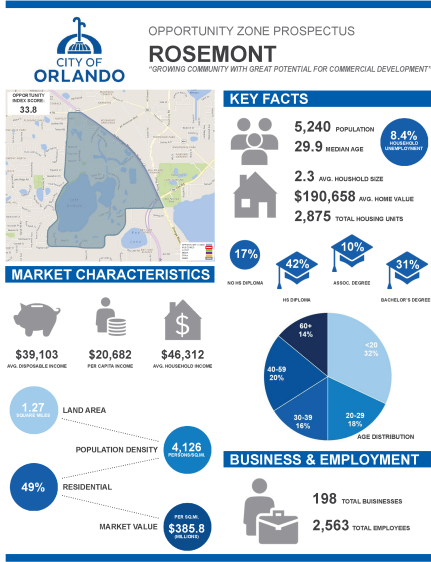




-29-



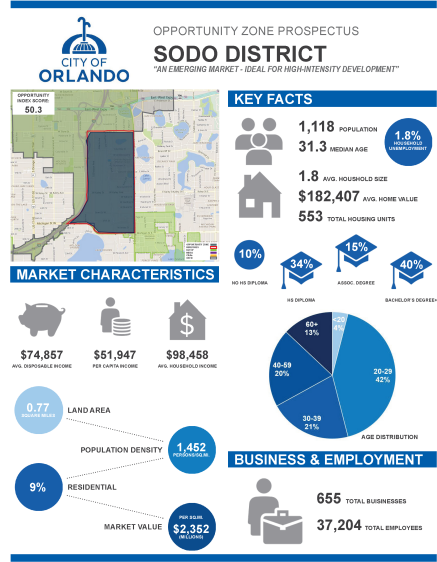
-30-



-31-



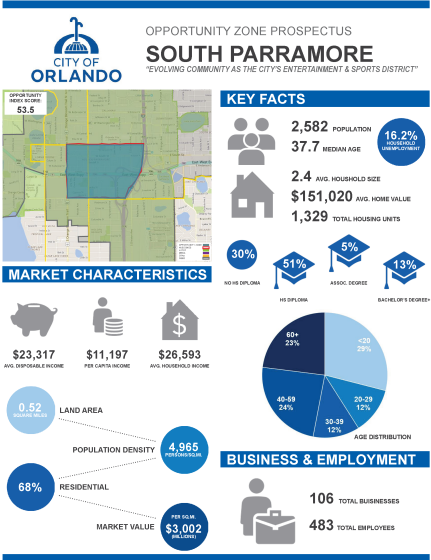
-32-



-33-



-34-



— 28 —

VISION

The Parramore Comprehensive Neighborhood Plan focuses on creating a healthy, sustainable and vibrant community that prepares for the future while enhancing, preserving, and celebrating the culture and heritage of Parramore. The Plan is an integral component of the Project OTD - Advancing Downtown Orlando Initiative, and is also an important continuation and further refinement of the Pathways for Parramore Initiative.

Through numerous community forums and extensive public engagement, Ten Healthy Community Principles were established and endorsed - providing special emphasis on promoting inclusive growth, particularly in minority and low-income neighborhoods adjacent to several of the SunRail stations.

South Parramore includes The Church Street District, which focuses on enhancing this corridor through special events such as car shows and art festivals, in order to promote the area's unique establishments.

CURRENT ACTIVITY

Current funding opportunities within South Parramore include:

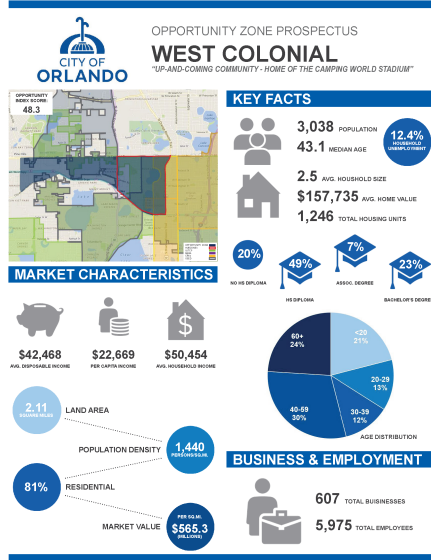
- HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP)** - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Minority Women Entrepreneur Business Assistance Program (WESA)** - a financial assistance program established to retain existing minority-owned businesses and to attract new businesses within the target area.
- Community Redevelopment Agencies (CRA)** - South Parramore is located within the City of Orlando's Downtown CRA and Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED)** - a Brownfield Designation, utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

South Parramore has blossomed into the city's entertainment and sports district, being home to the Orlando City Soccer Stadium, Amway Center and the Dr. Phillips Center for Performing Arts. South Parramore also encompasses the City of Orlando Police Department Headquarters and the City View apartment buildings. The Church Street District is located in the heart of Downtown Orlando. It was developed around the City's original train station, still containing the Old Orlando Railroad Depot which is known as a local historic landmark.



— 27 —



— 29 —

VISION

West Colonial is a prospering community and is home to the Camping World Stadium, which helps add to the economic vibrancy within the district. The future goal for the businesses directly adjacent to West Colonial Drive have potential for mixed-use and housing development.

COMMUNITY INVESTMENT

Current funding opportunities within West Colonial include:

- HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP)** - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- Community Redevelopment Agencies (CRA)** - West Colonial is located within the City of Orlando's Downtown CRA and Orange Blossom Trail CRA boundaries.
- The Orlando Economic Enhancement District Program (OEED)** - a Brownfield Designation, utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

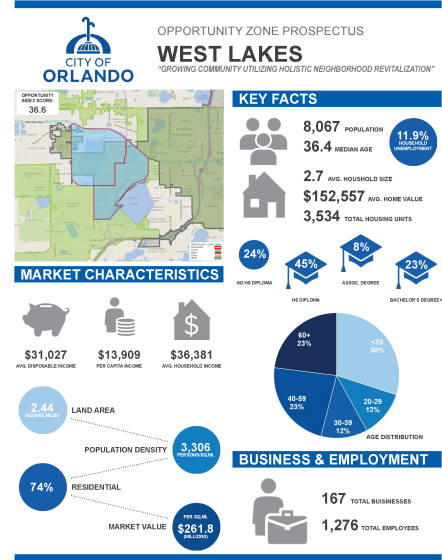
ANCHOR DEVELOPMENT

West Colonial has a strong retail automotive presence, the area is adjacent to several auto dealerships and some commercial and industrial uses, such as; the Greyhound Package Express and the HD Supply Facility.

The Camping World Stadium, formerly known as the Tangerine Bowl and the Florida Citrus Bowl, lies within the West Colonial district. The stadium contains Tinker Field, McCracken Field and Lorna Doone Park. The Rock Lake Park Neighborhood Center is another recreational center in which the community can enjoy.



— 30 —



— 31 —

VISION

West Lakes is a community who receives growth support through LIFT Orlando, a non-profit organization committed to transforming the communities of West Lakes. LIFT Orlando helps families build better lives for themselves through education, mixed-income housing, community health & wellness and economic development. The LIFT Orlando vision is to partner with residents and break the cycle of poverty through holistic neighborhood revitalization. The West Lakes community is in need of a call center and training program, affordable housing, commercial and neighborhood retail and a food hub/culinary arts program.

CURRENT ACTIVITY

Current LIFT Orlando development initiatives includes:

- A new Early Learning Center
- Pendana Affordable Apartments
- A SunTrust Financial Well-Being Center
- Senior Housing Project
- Boys and Girls Club

Other funding opportunities within West Lakes include:

- HUBZone Program** - the U.S. Small Business Administration limits competition for contracts to businesses in historically underutilized business zones.
- Urban Job Tax Credit Program (UJTCP)** - endorsed by the Florida Legislature to encourage the creation of jobs in urban areas of the state.
- The Orlando Economic Enhancement District Program (OEED)** - a Brownfield Designation, utilizing an economic development tool engaging redevelopment of properties by businesses and property owners.

ANCHOR DEVELOPMENT

LIFT Orlando utilizes a geographically focused approach to address community issues and is committed to creating pathways of opportunity for low-income neighbors in the areas surrounding the Camping World Stadium. The Pendana at West Lakes, a 200-unit mixed-income development is the first major development utilizing this approach in the West Lakes area.

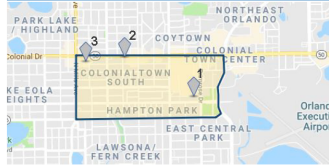
The West Lakes district also provides the Dr. James R. Smith Neighborhood Center and the L. Claudia Allen Senior Center for the nearby communities.



— 32 —

INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

COLONIALTOWN SOUTH

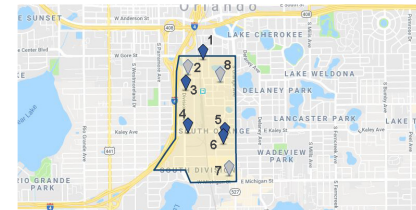


- 400 N. PRIMROSE DRIVE**
BUILDING SIZE: 18,712 SF
ZONING: AC-3
FLU: M-AC
LAND AREA: 2.47 AC
USE: BOWLING ALLEY
(200 DU/AC OR 3.0 FAR)
- 1830 E. COLONIAL DRIVE**
BUILDING SIZE: 7,303 SF
ZONING: MU-2/T
FLU: MUC-MED
LAND AREA: 0.88 AC
USE: OFFICE
(60 DU/AC OR 1.0 FAR)
- 1238 HILLOREST STREET**
BUILDING SIZE: 3,281 SF
ZONING: AC-1
FLU: C-AC
LAND AREA: 0.12 AC
USE: RETAIL
(40 DU/AC OR 0.7 FAR)

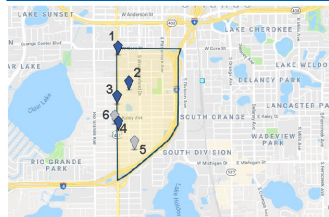
SODO DISTRICT

- 915-1005 SLIGH BLVD.**
BUILDING SIZE: 17,918 SF
ZONING: O2/TAN
FLU: OFFICE-MED
LAND AREA: 1.16 AC
USE: INDUSTRIAL LAND
(40 DU/AC OR 0.7 FAR)
- 1128 ATLANTA AVE.**
BUILDING SIZE: 9,762 SF
ZONING: I-6/TITAN
FLU: INDUST.
LAND AREA: 1.23 AC
USE: INDUSTRIAL
(40 DU/AC OR 0.7 FAR)
- 1309 S. DIVISION AVE.**
BUILDING SIZE: 10,284 SF
ZONING: I-6/TITAN
FLU: INDUST.
LAND AREA: 0.83 AC
USE: UTILITY SUB-STATION
(40 DU/AC OR 0.7 FAR)
- 438 W. KALEY STREET**
BUILDING SIZE: 44,000 SF
ZONING: I-6/TITAN
FLU: INDUST.
LAND AREA: 1.81 AC
USE: INDUSTRIAL WAREHOUSE
(40 DU/AC OR 0.7 FAR)
- 36 W. ESTHER STREET**
BUILDING SIZE: 5,211 SF
ZONING: R-3B/TSP
FLU: RES-MED
LAND AREA: 0.32 AC
USE: RESIDENTIAL (ASSISTED LIVING)
(50 DU/AC OR 0.3 FAR)
- 40 W. HARDING STREET**
LAND AREA: 48,262 SF
ZONING: R-3B/TSP
FLU: RES-MED
LAND AREA: 1.11 AC
USE: COMMERCIAL LAND
(50 DU/AC OR 0.3 FAR)

- 18 W. JERSEY STREET**
LAND AREA: 3,709 SF
ZONING: AC-2SP
FLU: U-AC
LAND AREA: 0.30 AC
USE: OFFICE
(100 DU/AC OR 1.0 FAR)
- 63 W. UNDERWOOD STREET**
LAND AREA: 4,101 SF
ZONING: AC-2/TITAN
FLU: U-AC
LAND AREA: 0.60 AC
USE: OFFICE
(100 DU/AC OR 1.0 FAR)



HOLDEN HEIGHTS

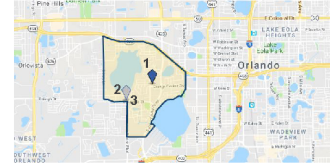


- 1001 S. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 7,225 SF
ZONING: AC-1/T
FLU: C-AC
LAND AREA: 0.89 AC
USE: RETAIL
(40 DU/AC OR 0.7 FAR)

- 1420 S. WESTMORELAND DR. LOTS 1A-5A**
LAND AREA: 879,348 SF
ZONING: R-3A/N
FLU: RES-LOW
LAND AREA: 13.30 AC
USE: VACANT SINGLE-FAMILY
(12 DU/AC OR 0.30 FAR)
- 1877 S. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 5,500 SF
ZONING: NC
FLU: N-AC
LAND AREA: 0.48 AC
USE: RETAIL
(50 DU/AC OR 0.3 FAR)
- 2301 S. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 4,860 SF
ZONING: C-2
FLU: N-AC
LAND AREA: 0.64 AC
USE: RETAIL
(50 DU/AC OR 0.3 FAR)
- 1017 W. MICHIGAN STREET**
BUILDING SIZE: 1,362 SF
ZONING: N-AC
FLU: N-AC
LAND AREA: 0.31 AC
USE: RETAIL
(50 DU/AC OR 0.3 FAR)
- 2201 S. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 8,885 SF
ZONING: C-2
FLU: N-AC
LAND AREA: 0.96 AC
USE: COMMERCIAL
(25 DU/AC)

INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

WEST LAKES

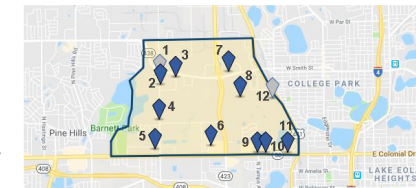


- 3121-3205 ORANGE CENTER BLVD.**
BUILDING SIZE: 10,020 SF
ZONING: R-3B/SP
FLU: RES-MED
LAND AREA: 1.49 AC
USE: RESIDENTIAL (MULTI-FAMILY)
(30 DU/AC OR 0.30 FAR)
- 3918 COLUMBIA STREET**
BUILDING SIZE: 2,400 SF
ZONING: AC-1
FLU: C-AC
LAND AREA: 0.12 AC
USE: COMMERCIAL
(40 DU/AC OR 0.7 FAR)
- 3916 COLUMBIA STREET**
BUILDING SIZE: 2,457 SF
ZONING: AC-1
FLU: C-AC
LAND AREA: 0.13 AC
USE: COMMERCIAL
(40 DU/AC OR 0.7 FAR)

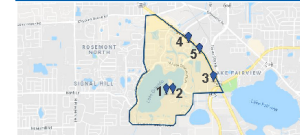
MERCY DRIVE + THE PACKING DISTRICT

- 2100 MERCY DRIVE**
LAND AREA: 1,089,000 SF
ZONING: R-3B/W
FLU: RES-MED
LAND AREA: 25.00 AC
USE: COMMERCIAL LAND
(30 DU/AC OR 0.30 FAR)
- 3929 W. NEW HAMPSHIRE STREET**
BUILDING SIZE: 185,001 SF
ZONING: O-1/W
FLU: OFFICE-LOW
LAND AREA: 4.27 AC
USE: COMMERCIAL LAND
(21 DU/AC OR 0.41 FAR)
- 2001 BRENLE AVE.**
BUILDING SIZE: 25,200 SF
ZONING: I-1/PW
FLU: INDUST.
LAND AREA: 4.27 AC
USE: INDUSTRIAL LAND
(40 DU/AC OR 0.7 FAR)
- 1415 MERCY DRIVE**
LAND AREA: 38,333 SF
ZONING: R-3B-4-W
FLU: RES-MED
LAND AREA: 0.88 AC
USE: VACANT RESIDENTIAL
(30 DU/AC OR 0.30 FAR)
- 800 MERCY DRIVE**
BUILDING SIZE: 95,989 SF
ZONING: I-6/W
FLU: INDUST.
LAND AREA: 2.65 AC
USE: OFFICE
(40 DU/AC OR 0.7 FAR)
- 3255 W. COLONIAL DRIVE**
LAND AREA: 962,380 SF
ZONING: AC-2/W
FLU: UR-AC
LAND AREA: 12.91 AC
USE: COMMERCIAL LAND
(100 DU/AC OR 1.0 FAR)
- 2405 W. PRINCETON STREET**
BUILDING SIZE: 7,560 SF
ZONING: AC-2/W
FLU: UR-AC
LAND AREA: 7.33 AC
USE: INDUSTRIAL WAREHOUSE
(100 DU/AC OR 1.0 FAR)
- 1584 COLLEGE PARK BUSINESS CENTER RD.**
BUILDING SIZE: 20,000 SF
ZONING: I-6/FP
FLU: INDUST/RES-PRO
LAND AREA: 2.88 AC
USE: INDUSTRIAL LAND
(40 DU/AC OR 0.7 FAR)

- 1999 W. COLONIAL DRIVE**
BUILDING SIZE: 8,019 SF
ZONING: O-1/T
FLU: OFFICE-LOW
LAND AREA: 0.55 AC
USE: OFFICE
(21 DU/AC OR 0.41 FAR)
- 1801 W. COLONIAL DRIVE**
BUILDING SIZE: 5,314 SF
ZONING: O-1/T
FLU: OFFICE-LOW
LAND AREA: 0.42 AC
USE: OFFICE
(21 DU/AC OR 0.41 FAR)
- 1301 W. COLONIAL DRIVE**
BUILDING SIZE: 8,700 SF
ZONING: O-1/T
FLU: OFFICE-LOW
LAND AREA: 0.28 AC
USE: OFFICE
(21 DU/AC OR 0.41 FAR)
- 1500 N. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 12,277 SF
ZONING: I-6
FLU: INDUST.
LAND AREA: 1.68 AC
USE: INDUSTRIAL WAREHOUSE
(40 DU/AC OR 0.7 FAR)



ROSEMONT



- 4224 CLUBHOUSE ROAD**
LAND AREA: 557,580 SF
ZONING: HW
FLU: PUB-REC-INST
LAND AREA: 12.80 AC
USE: GOLF COURSE

- 4404 CLUBHOUSE ROAD**
LAND AREA: 601,782 SF
ZONING: R-3B/W
FLU: RES-MED
LAND AREA: 14.41 AC
USE: VACANT MULTI-FAMILY
(30 DU/AC OR 0.30 FAR)
- 4700-4720 N. ORANGE BLOSSOM TRAIL**
LAND AREA: 95,832 SF
ZONING: AC-1/W
FLU: C-AC
LAND AREA: 2.20 AC
USE: COMMERCIAL LAND
(40 DU/AC OR 0.7 FAR)
- 5320 N. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 4,500
ZONING: AC-1
FLU: C-AC
LAND AREA: 1.30 AC
USE: RESTAURANT
(40 DU/AC OR 0.7 FAR)
- 5104 N. ORANGE BLOSSOM TRAIL**
BUILDING SIZE: 28,934
ZONING: O-2
FLU: OFFICE-MED
LAND AREA: 3.38 AC
USE: OFFICE
(40 DU/AC OR 0.7 FAR)

REFERENCES AND ACKNOWLEDGEMENTS

Redevelopment Opportunity Index:

GAI Consultant's ("GAI") Community Solutions Group ("CSG") has developed a weighted index that can be used to identify potential redevelopment opportunities for properties located within an Opportunity Zone relative to all properties within that area. These redevelopment opportunities generally represent developed properties that may be in active use and are most likely not currently on the market for sale. While many legal, physical, and economic factors ultimately play a role in the viability of redeveloping properties, the general factors used in this index include:

- 1) Property Utilization in terms of a Floor Area Ratio ("FAR")
- 2) Age of the Improvements
- 3) Relationship between Land and Improvement Value
- 4) Total Market Value including Land and Improvements per square foot of property

Each of these factors for non-residential properties are weighted to provide a measure between 0 and 100. Values closer to 100 reflect factors in favor of redevelopment and values closer to 0 reflect less favorable indicators for redevelopment. This index is also only comparable among properties located within the same Opportunity Zone.

SOURCES:
2018 ESRI ESTIMATES
ORANGE COUNTY 2018 PROPERTY APPRAISAL TAX ROLL
GAI CONSULTANTS



CITY OF ORLANDO
ECONOMIC DEVELOPMENT DEPARTMENT
<http://beta.orlando.gov/Initiatives/Opportunity-Zones>

Contact Sherry Gutch:
sherry.gutch@cityoforlando.net
407.246.3346

**COMMUNITY
SOLUTIONS
GROUP**

A GAI Consultants, Inc. Service Group

618 E. South Street Suite 700
Orlando, Florida 32801
T 407.423.8398
gaiconsultants.com/industry/community-solutions

