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Florida Hospital

Gray Robinson Attorneys at Law

Orlando Sentinel Media Group
Special Thanks to Our Partners

Jones High School
JORC and Women’s Ensemble

Colonial Florist
Area of Economic Impact

North: Par Street
East: Crystal Lake Drive
South: Michigan Street
West: Orange Blossom Trail

Neighborhoods:
- Central Business District
- College Park
- Florida Hospital
- Colonialtown
- Lake Eola Heights
- Thornton Park
- Delaney Park
- Orlando Health
- Parramore

Data subject to change
15
Square Miles

5 miles North to South
3 miles East to West

28,000
Parcels

5,700
Businesses

6.5% of the Taxbase

Data subject to change
Population: 5700
Households: 2800
Average household income: $70K
Average for all of Orange County: $666K

Data subject to change
LIVE + WORK + PLAY
Distribution of Housing Inventory

- Single Family Homes: 14,500
- Apartments: 5,000
- Condos: 5,000
- Duplex/Tri/Quad: 1,800

Data subject to change
Apartments

Condos

Comm/Industrial

Residential

$3.4 billion MV

$897 million MV

$455 million MV

$2.9 billion MV

Data subject to change
CONTRIBUTION OF DOWNTOWN NEW CONSTRUCTION TO THE TAXBASE

$700K/day in 2014 !!

$36 MILLION 2011

$28 MILLION 2012

$100 MILLION 2013

$250 MILLION 2014

Data subject to change
Downtown Orlando in 2001
14 years later... 8 Major Projects in 0.2 square miles

Change analysis available on maps.ocpafl.org

Data subject to change
Ownership vs Rental

Downtown
- Owner: 37%
- Renter: 51%
- Vacant: 12%

All Orange County
- Rented: 32%
- Owned: 56%
- Vacant: 12%

Data subject to change
$138

$160

$169

$188

12% annual increase in SFR sales price /sq ft

Data subject to change
120% increase in SFR sales transactions
Condo Sales

• 400 arms-length sales for both 2014 & 2015
• Average Sales Price in 2014 = $228K
• Average Sales Price in 2015 = $275K
• 20% increase in Sales Price from 2014 – 2015
Apartments

- 82 apartment complexes
- 5,000 units
- $455 million in Market Value
- $10 million in Property Taxes

Data subject to change
# Top 5 Apartment Complexes (based on unit count)

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Built</th>
<th>UNITS</th>
<th>Sale Date</th>
<th>Price Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>55 WEST</td>
<td>2008</td>
<td>461</td>
<td>March 2011</td>
<td>$ 155,268</td>
</tr>
<tr>
<td>STEELHOUSE</td>
<td>2013</td>
<td>326</td>
<td>July 2013</td>
<td>$ 180,982</td>
</tr>
<tr>
<td>SKY HOUSE APARTMENTS</td>
<td>2014</td>
<td>320</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GALLERY AT MILLS PARK</td>
<td>2014</td>
<td>310</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CAMDEN ORANGE COURT</td>
<td>2008</td>
<td>268</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

40% of the total units added since 2008
## Amenities

<table>
<thead>
<tr>
<th>Service</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grocery Stores</td>
<td>10</td>
</tr>
<tr>
<td>Child Daycare</td>
<td>16</td>
</tr>
<tr>
<td>Dry Cleaners</td>
<td>21</td>
</tr>
<tr>
<td>Dry Cleaners</td>
<td>21</td>
</tr>
<tr>
<td>Gyms Fitness</td>
<td>21</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>22</td>
</tr>
<tr>
<td>Barber Shops</td>
<td>22</td>
</tr>
<tr>
<td>Gas Stations</td>
<td>34</td>
</tr>
<tr>
<td>Restaurants &amp; Bars</td>
<td>363</td>
</tr>
</tbody>
</table>

Data subject to change
Sports, Arts & Entertainment

To name a few

– Dr. Phillips Performing Arts Center
– Amway Arena
– Citrus Bowl
– City Arts Factory and other art galleries
– Orlando Ballet
– Orlando Museum of Art

Coming soon....

– Orlando City Soccer Stadium
– Magic Sports Entertainment Complex

Data subject to change
Hotels

• 17 hotels
• 2,000 rooms
• $115 Million in Value
• $2.6 million in Taxes

Data subject to change
Parks

• 78 Parks

• 540 acres

(including lakes)

Data subject to change
Commercial Space

- Office: 9.6 million sqft (60%)
- Industrial: 3.8 million sqft (24%)
- Retail: 2.5 million sqft (16%)

Data subject to change
<table>
<thead>
<tr>
<th>Street Name</th>
<th>Traffic Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Blvd</td>
<td>2K</td>
</tr>
<tr>
<td>Church St</td>
<td>5K</td>
</tr>
<tr>
<td>Summerlin Ave</td>
<td>7K</td>
</tr>
<tr>
<td>Curry Ford Rd</td>
<td>8K</td>
</tr>
<tr>
<td>South St</td>
<td>13K</td>
</tr>
<tr>
<td>Orange Ave</td>
<td>18K</td>
</tr>
<tr>
<td>Michigan St</td>
<td>26K</td>
</tr>
<tr>
<td>Orange Blossom Trl</td>
<td>27K</td>
</tr>
<tr>
<td>N Mills Ave</td>
<td>30K</td>
</tr>
<tr>
<td>Colonial Dr</td>
<td>41K</td>
</tr>
<tr>
<td>East-West Expressway</td>
<td>86K</td>
</tr>
<tr>
<td>I-4</td>
<td>165K</td>
</tr>
</tbody>
</table>

Data subject to change
Parking

- Downtown Orlando offers over 28,000 public parking spaces
- 8 City of Orlando owned parking garages.
- 1 City of Orlando owned Parking lot.
- 4 DOT owned Parking Lots.
- 5 private owned garages.

Data subject to change
Schools

- 11 Public Schools
  - 7 Elementary
  - 2 Middle
  - 2 High
- 4 Head Start Centers
- 4 Charter Schools
- 7 Continuing Education Centers
- 8 Private Schools

Data subject to change
Foreclosures

50% decline in foreclosures
From 2014 to 2015
Which city is most comparable to Orlando?
We looked at 5 factors

• Population growth in the last year
• Affordability index (% of median home price that can be purchased with median income)
• Millennials as a % of total population (16-35 age group)
• Employment growth in the last year
• Projected growth in the number of households in the next 3 years

Data subject to change
<table>
<thead>
<tr>
<th>Orlando</th>
<th>Austin</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 3% population growth from 2015-2016</td>
<td>• 3% population growth from 2015-2016</td>
</tr>
<tr>
<td>• 155 affordability index</td>
<td>• 154 affordability index</td>
</tr>
<tr>
<td>• 29% millennials (16-35 age group)</td>
<td>• 31.6% millennials (16 -35 age group)</td>
</tr>
<tr>
<td>• 4.1% employment growth (2015-2016)</td>
<td>• 2.5% employment growth (2015-2016)</td>
</tr>
<tr>
<td>• 13% projected growth in number of households in 3 years</td>
<td>• 9.2% projected growth in number of households in 3 years</td>
</tr>
</tbody>
</table>

Data subject to change
To summarize...

- Strong growth in homes/condos values
- Strong growth in sales price and volumes
- Good projects in the pipeline
- Strong foundation for LIVE + WORK + PLAY
- Strong political and business leadership
In closing...

“The State of Downtown Orlando Real Estate is optimistically transforming for the better.”