SPECIAL THANKS TO

@RickSinghOCPA @RickSinghOCPA /ocpafl

#SOLakeNona
2018 STATE OF LAKE NONA REAL ESTATE

FORWARD THINKING MEETS FUTURE LIVING

www.ocpafl.org

#SOLakeNona
SPECIAL GUEST

Frank Kruppenbacher, Esq.

Chairman, Greater Orlando Aviation Authority
Attorney, Morgan and Morgan
LAKE NONA
AT A GLANCE
Area of Impact

**East:** Moss Park

**West:** Boggy Creek / OIA

**North:** Dowden Road

**South:** Osceola County Line
LAKE NONA AT A GLANCE

2017 Population

7,650

18,216

32827

32832

Source: US Census

Data subject to change
LAKE NONA AT A GLANCE

Total Parcels
16,687

On-site Employee Population
5,000

Lake Nona Population
25,866

Median Age
34

Data subject to change

Source: Steiner, Orange County Property Appraiser’s office
LAKE NONA AT A GLANCE

EDUCATION

- Primary School: 1667
- Secondary School: 4476
- Higher Education: 6055

Data subject to change
LAKE NONA AT A GLANCE

Economy and Income

LAKE NONA HOUSEHOLD INCOME
$143,500

US AVERAGE HOUSEHOLD INCOME
$55,322

ORANGE COUNTY HOUSEHOLD INCOME
$49,391

Data subject to change
LAKE NONA AT A GLANCE

Measures of Value Growth

**Market Value**

**Land Value**

**Building Value**

**Taxes**
LAKE NONA AT A GLANCE

Development Timeline

2006
Zoning changed from Agricultural to Planned Development, land clearing begins

2007
Agricultural Exemption is removed

2008
Development begins to the west

2009
Plans working through the City of Orlando Planning and Permitting Dept.
Nemours Children’s Hospital breaks ground

2010
Orlando VA Medical Center breaks ground

2011
The City of Orlando approves the Laureate Park Phase 1A plat. This plat contains 181 lots and 6 tracts.

2012
The City of Orlando approves the Laureate Park Phase 1B plat. This plat contains 147 lots and 8 tracts.

2013
The City of Orlando approves the Laureate Park Phase 2A plat. This plat contains 142 lots and no tracts.

2014
The City of Orlando approves the Laureate Park Phase 3A, 1C, 2B and 3B plats. These plats contain 347 lots and 15 tracts.

2015
The City of Orlando approves the Laureate Park Phase 5A and 5B plats. These plats contain 432 lots and 15 tracts.
USTA National Campus breaks ground.

2016
Preserve at Laureate Park Phase 1 and 2 are approved and recorded. These plats contain 106 lots and 9 tracts.

2017
KPMG Training & Innovation Facility breaks ground
Land clearing begins

Development has started to the west.

Land Value $283K
Bldg Value $0
Taxes $11K
Market Value $351K
AG Value $58.5 M
Agricultural exemption removed

Property goes to full market value

- Land Value: $60M
- Bldg Value: $0
- Taxes: $1M
- Market Value: $351K to $60M
- AG Value: $80.5 M
Parcel is re-configured to represent the Greeneway Improvement District.

Plats working through the Planning Dept.

Plats working through the Permitting Dept.
2010

Nemours Children’s Hospital breaks ground.

Orlando VA Medical Center breaks ground.
Laureate Park Phase 1A plat is approved and recorded

Land Value $1.6M  Bldg Value $0  Taxes $20K  Market Value $193K to $2M  AG Value $41.2M
CITY OF ORLANDO - Permitting

ORANGE COUNTY PROPERTY APPRAISER (OCPA)

CITY OF ORLANDO - Planning

GREENEWAY IMPROVEMENT DISTRICT

OCPA draws approved plat.

Agricultural exemption is reinstated.

Laureate Park Ph 1B plat is approved & recorded.

2012

Land Value $22M

Bldg Value $2M

Taxes $533K

Market Value $2M to $23M

AG Value $79.9M

Market Value

$2M to $23M

AG Value

$79.9M

OCPA draws approved plat.

Laureate Park Ph 1B plat is approved & recorded.

Agricultural exemption is reinstated.
OCPA draws approved plats.

Laureate Park Ph 3A, 1C, 2B, & 3B plats are approved & recorded.
CITY OF ORLANDO - Permitting

ORANGE COUNTY PROPERTY APPRAISER (OCPA)

CITY OF ORLANDO - Planning

GREENEWAY IMPROVEMENT DISTRICT

OCPA draws approved plat.

Laureate Park Ph 2A plat is approved & recorded.

Land Value $46M

Bldg Value $54M

Taxes $3M

Market Value $46M to $101M

AG Value $61.6M
OCPA draws approved plats.

Laureate Park Ph 5A & 5B plats are approved & recorded.
OCPA draws approved plats.

Preserve at Laureate Park Ph 1 & 2 plats are approved & recorded.
A LOOK AT GROWTH IN LAKE NONA
LUXURY HOME SALES ON THE RISE

Source: Orange County Property Appraiser

Data subject to change
HOME SALES PRICED $1,000,000 AND UP

Number of Home Sales

Data subject to change

Source: Orange County Property Appraiser

Data subject to change
HOME SALES PRICED $500,000 AND UP

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<td>2015</td>
<td>202</td>
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<td>2016</td>
<td>206</td>
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<tr>
<td>2017</td>
<td>274</td>
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RESIDENTIAL HOMES BUILT IN LAKE NONA

<table>
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<th>Year</th>
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<tbody>
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<td>836</td>
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<td>2014</td>
<td>816</td>
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<tr>
<td>2015</td>
<td>758</td>
</tr>
<tr>
<td>2016</td>
<td>843</td>
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</tbody>
</table>

Source: Orange County Property Appraiser

Data subject to change
RESIDENTIAL HOMES BUILT IN LAKE NONA

884 HOMES BUILT IN LAKE NONA IN 2017

5,475 NEW SINGLE FAMILY HOMES IN ORANGE COUNTY IN 2017

$6.1 BILLION IN RESIDENTIAL MARKET VALUE GROWTH

Source: Orange County Property Appraiser
1,617 RESIDENTIAL HOMES SALES IN 2017

Source: Orange County Property Appraiser

Data subject to change
RESIDENTIAL HOME SALES

RESIDENTIAL SALE VOLUME

$626 Million

AVERAGE RESIDENTIAL PRICE

$387,256.59
RESIDENTIAL MARKET VALUE

RESIDENTIAL: 15,009 PARCELS
$3.8 Billion

RESIDENTIAL VACANT: 3,375 PARCELS
$190 Million
ORLANDO INTERNATIONAL AIRPORT MARKET VALUE

222 PARCELS

$2.6 Billion
NEW CONSTRUCTION

<table>
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<th>Year</th>
<th>Value</th>
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<td>2016</td>
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<tr>
<td>2017</td>
<td>$500,000,000</td>
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</table>
$378 MILLION
IN NEW CONSTRUCTION IN 2017

Source: Orange County Property Appraiser

Data subject to change
$1 MILLION IN NEW CONSTRUCTION EVERY DAY

Source: Orange County Property Appraiser
UPCOMING PROJECTS IN LAKE NONA

LAKE NONA WELLNESS CENTER

JOHNSON & JOHNSON HEADQUARTERS

KPMG TRAINING CAMPUS

LAKE NONA TOWN CENTER HOTEL

AMAZON DISTRIBUTION CENTER

TAVISTOCK LAKE NONA RESORT

Source: Orange County Property Appraiser

Data subject to change
COMMERCIAL SALES

COMMERCIAL SALE VOLUME

$71.8 Million

AVERAGE COMMERCIAL PRICE

$8.9 Million
COMMERCIAL MARKET VALUE

COMMERCIAL : 119 PARCELS
$78 Million

COMMERCIAL VACANT : 103 PARCELS
$99 Million
The value of commercial property in Lake Nona is $5.8 BILLION
16,687
TOTAL PARCELS

528
TANGIBLE PERSONAL PROPERTY (TPP) ACCOUNTS

Source: Orange County Property Appraiser
Data subject to change
Orange County is the only county in the United States where each year the Property Appraiser must value:

- 7 major theme parks
- 16,228 timeshare units
- 87,857 hotel rooms
- 52,000 residential condos
- 122,072 apartment units

Source: Orange County Property Appraiser

Data subject to change
2017 LAKE NONA MARKET VALUE

$9.7 BILLION

Data subject to change
NEW DIMENSIONS OF REAL ESTATE
New Micro Units
Tesla Rideshare Program
Ready anywhere, anytime

Daily commute. Errand across town. Early morning flight. Late night drinks. Wherever you’re headed, count on Uber for a ride—no reservations needed.

MORE REASONS TO RIDE →
Self Driving Cars

Blends computer vision technology with programming to automate transportation
Office Smarter
Engage the largest commercial real estate network to find and book office space.

Find
List
Connect

Where do you need space?
Find Space
Invest in Real Estate with as Little as $5,000

WHY REAL ESTATE?
Outperforms S&P 500

CURATED
Highly curated investments

LOW INVESTOR FEES
Max 2% annually on investments

Open Free Account

Need financing? Click here
Amazon Prime Now

Uses the Amazon name combined with the established peer-to-peer delivery platform to bring goods to consumers in a drastically reduced timeframe.
OCPA
INITIATIVES
IPAD FIELD APP THEN
1ST MOBILE SOLUTION
IN THE WORLD
For mass appraisal

Approximately 25% increase in productivity
Greater accuracy in numbers
Equity in determining property value
32 BILLION VALUE CHALLENGED

TECHNOLOGY + TALENT = 99% SUCCESS RATE

Data subject to change
Award winning website receives

**8.6 MILLION**

VISITS ANNUALLY

Online filing
Detailed market analysis
Comprehensive features and tools
Available in 50 languages
Average wait times of only

1 1/2 MINUTES
IN OUR LOBBY
36 SECONDS
ON THE PHONE

99.8%
CUSTOMER SATISFACTION RATING
Qualified investigators have streamlined operations to return over $750 million to the tax base through compliance programs that help decrease fraud.
Successfully defended 99.9% of our valuations at the Value Adjustment Board appeal hearings, saving taxpayers millions of dollars.

In the last 5 years we’ve appraised $720 billion in total market value.

RANKED FIRST AMONG PEERS for assessed property value per employee.

Data subject to change.
SUMMARY

THE STATE OF LAKE NONA REAL ESTATE IS STRONG!

All of this information, including this presentation, is available at our website ocpafl.org available in 50 languages
THANK YOU

ocpafl.org
available in 50 languages

#SOLakeNona