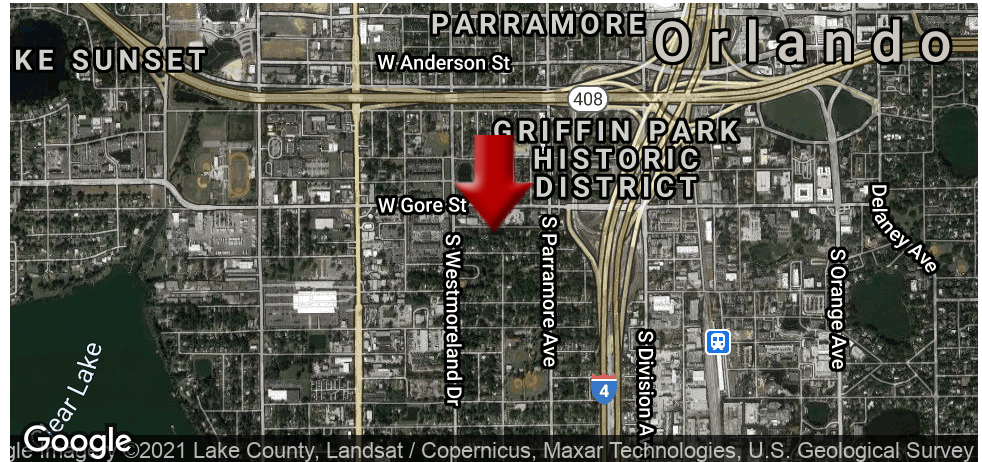


**INDUSTRIAL OPPORTUNITY ZONED LAND WITH BONUS STRUCTURE**



822 Piedmont Street, Orlando, FL 32805



**OFFERING SUMMARY**

<b>LAND SALE PRICE:</b>	\$941,600
<b>LOT SIZE:</b>	23,540 SF
<b>BONUS STRUCTURE:</b>	2,400 SF
<b>PRICE / SF (LAND):</b>	\$40.00

**PROPERTY OVERVIEW**

Prime industrial land with an added bonus structure zoned I-G/T. There are currently two (2) Tenants occupying the structure with 2+ years remaining on their current lease agreement. The Tenants do not have any lease options to extend in place. The property is strategically located in a Federal Opportunity Zone (OZ) which will allow OZ investors to take advantage of the multitude of tax incentives. The site is poised for an owner/user or investor redevelopment project.

**PROPERTY HIGHLIGHTS**

- Federally Qualified Opportunity Zone.
- Very Close to the \$500 Million Creative Village Development in Downtown.
- Strategically Located for Numerous Economic Development Incentives.
- 2,400 Square Foot Bonus Industrial Structure Included.

**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# ECONOMIC INVESTMENT INCENTIVES

822 Piedmont Street, Orlando, FL 32805

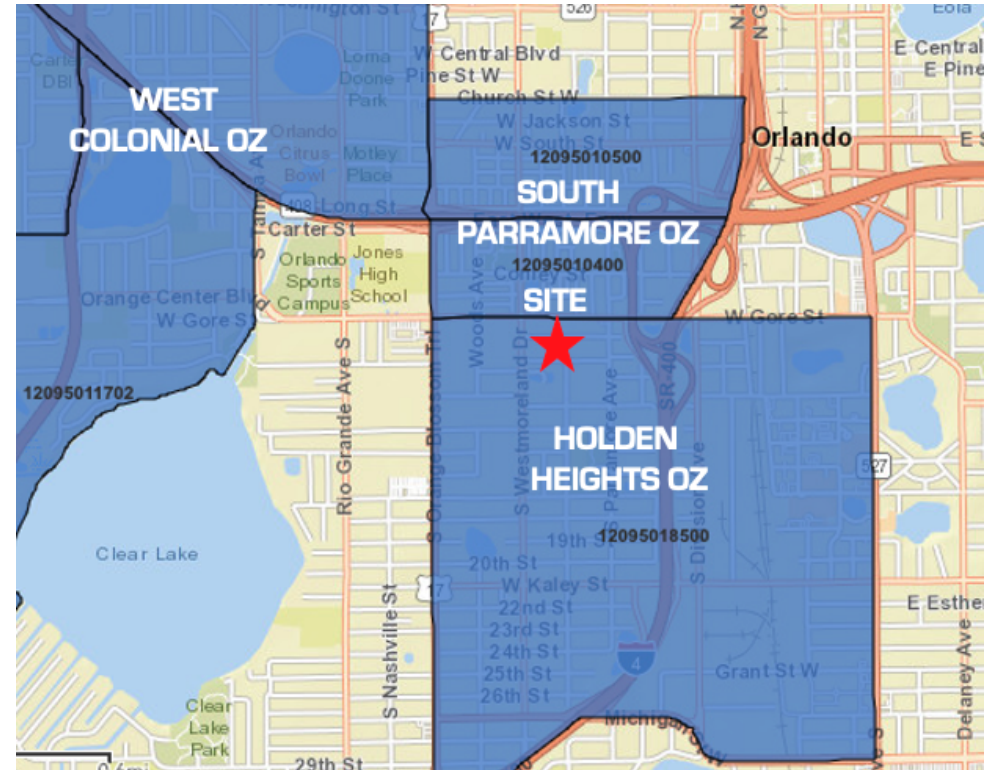
## FEDERAL OPPORTUNITY ZONED

### WHAT ARE OPPORTUNITY ZONES?

- Opportunity Zones are low income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now put capital to work financing new projects and enterprises in exchange for certain federal capital gains tax advantages. The country now has over 8,700 Opportunity Zones in every state and territory.

### WHAT ARE THE INCENTIVES?

- A temporary deferral for Capital Gains reinvested within the Opportunity Fund.
- A step-up in basis for capital gains reinvested in an Opportunity Fund.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years.
- \*Source: Economic Innovation Group. ([www.eig.org](http://www.eig.org))



**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
[daniel.frees@kwcommercial.com](mailto:daniel.frees@kwcommercial.com)  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# HOLDEN HEIGHTS OPPORTUNITY ZONE

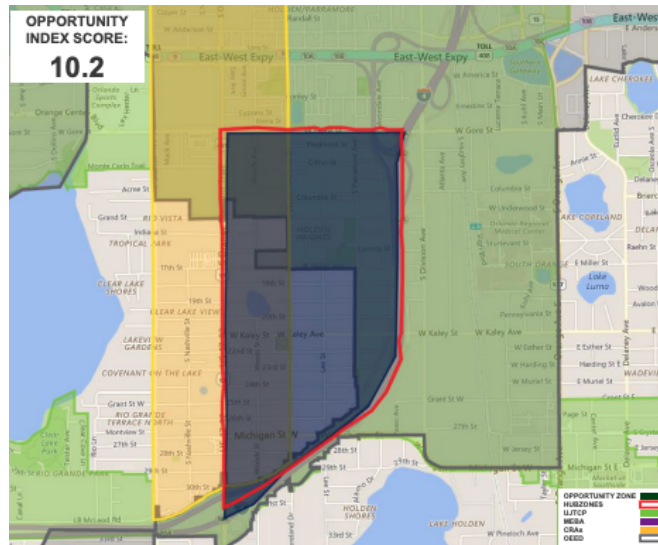
822 Piedmont Street, Orlando, FL 32805



## OPPORTUNITY ZONE PROSPECTUS

# HOLDEN HEIGHTS

*“ENVISIONED TO BE A FUTURE 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.

**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# CREATIVE VILLAGE DEVELOPMENT PROJECT

822 Piedmont Street, Orlando, FL 32805

Creative Village builds on the success of Orlando's technology and innovation economy by transforming 68-acres of city-owned land into a mixed-use, transit oriented, urban Innovation District anchored by the regional headquarters for Electronic Arts, Inc. (EA) and the UCF Downtown and Valencia College Downtown campus alongside other high-tech and creative companies and a diverse mix of students, employees and residents.



When complete, this high quality, sustainable neighborhood will represent more than \$1.5 billion in new development and a dynamic mix of uses including:

- 1,200,000**  
square feet  
office/creative space
- 750,000**  
square feet  
higher education space
- 150,000**  
square feet  
retail/commercial space
- 1,500**  
residential units
- 1,500**  
student housing beds
- 225**  
hotel rooms

## PHASE I DEVELOPMENT UNDERWAY

Phase I is under construction and represents nearly \$690 million in investment with over 350,000 square feet of higher education space, 175,940 square feet of office space, 965 multi-family units and 640 student housing beds.

### Opened Summer 2019:

- 148,000 square foot Dr. Phillips Academic Commons, classroom building for UCF Downtown and Valencia College Downtown
- Renovation of the 115,000 square foot UCF Communication and Media Building
- UnionWest, a 640-bed purpose-built student housing development with 105,000 square feet of academic space for UCF and Valencia
- Amelia Court, a 256-unit mixed-income apartment community

### Opening 2020/2021:

- The Julian Apartments, a 409-unit market rate apartment project, under construction
- Modera at Creative Village, a 292-unit market rate apartment project, being developed by Mill Creek Residential
- 175,940 square foot regional headquarters for EA
- 2.5-acre Central Park

Phase I includes two of the largest privately financed buildings in the history of Downtown Orlando: \$105 million UnionWest co-developed by Ustler Development, Inc. and DEVEN and \$108 million The Julian Apartments co-developed by Ustler Development, Inc. and The Allen Morris Company.

**IN DOWNTOWN  
ORLANDO:**

nearly  
**\$5 BILLION**  
investment underway

**94.4%**  
apartment  
occupancy rate

**\$74,682**  
average  
household  
income

**80,047**  
jobs

Named the  
**#4**  
market to watch in 2019 by  
the Urban Land Institute

**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# CREATIVE VILLAGE DEVELOPMENT PROJECT

822 Piedmont Street, Orlando, FL 32805



**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# CENTRAL FLORIDA'S TOP 10 LISTS

822 Piedmont Street, Orlando, FL 32805



## BANKS

RANKED BY TOTAL CENTRAL FLORIDA ASSETS AS OF JUNE 30, 2019

Bank	Address Telephone	Total C. Fla. deposits	Total deposits, outside C. Fla.
<b>1 Bank of America NA</b> bankofamerica.com	300 S. Orange Ave. Orlando 32801 407-420-2822	\$11.45 billion	\$1.34 trillion
<b>2 SunTrust Bank, Central Florida</b> suntrust.com	200 S. Orange Ave. Orlando 32801 407-237-4141	\$10 billion	\$152.54 billion
<b>3 Wells Fargo NA</b> wellsfargo.com	800 N. Magnolia Ave. Orlando 32803 407-649-5200	\$7.47 billion	\$1.28 trillion
<b>4 JPMorgan Chase Bank NA</b> chase.com	1743 Park Center Dr. Orlando 32815 407-822-5343	\$4.85 billion	\$1.31 trillion
<b>5 Branch Banking &amp; Trust Co.</b> bbt.com	255 S. Orange Ave. Orlando 32801 407-563-4001	\$2.07 billion	\$106.35 billion
<b>6 Regions Bank</b> regions.com	111 N. Orange Ave. Orlando 32801 407-219-3500	\$1.89 billion	\$96.44 billion
<b>7 Fifth Third Bank</b> 53.com	200 E. Robinson St. Orlando 32801 866-511-4249	\$1.79 billion	\$128.13 billion
<b>8 Seacoast Bank</b> seacoastbank.com	1031 W. Morse Blvd. #160 Winter Park 32789 407-515-6500	\$1.54 billion	\$4 billion
<b>9 IberiaBank</b> iberiabank.com	60 N. Court Ave. 1st fl. Orlando 32801 407-650-9800	\$1.36 billion	\$23.09 billion
<b>10 TD Bank NA</b> tdbank.com	1560 N. Orange Ave. #300 Winter Park 32789 407-622-3536	\$1.17 billion	\$257.3 billion

## EMPLOYERS

RANKED BY CURRENT EMPLOYEES

Business Website	Address Telephone	C. Fla.* employees <sup>1</sup>	Companywide employment
<b>1 Walt Disney World Resort</b> disneyworld.disney.go.com	P.O. Box 10000 Lake Buena Vista 32830 407-828-3814	75,000	199,000
<b>2 AdventHealth</b> adventhealth.com	900 Hope Way Altamont Springs 32714 407-357-1000	34,627	83,000
<b>3 Universal Studios Florida at Universal Orlando Resort<sup>2</sup></b> universalorlando.com	6000 Universal Blvd. Orlando 32819 407-363-8000	27,000	44,000
<b>4 Orange County Public Schools</b> ocps.net	445 W. Amelia St. Orlando 32801 407-317-3200	25,145	25,145
<b>5 Orlando Health</b> orlandohealth.com	1414 Kuhl Ave. Orlando 32806 321-841-5111	20,258	20,258
<b>6 University of Central Florida</b> ucf.edu	4000 Central Florida Blvd. Orlando 32816 407-823-2000	13,483	13,719
<b>7 Resource Employment Solutions LLC</b> resourceemployment.com	5900 Lake Ellenor Dr. #100 Orlando 32809 866-412-6515	8,400	37,000
<b>8 Seminole County Public Schools</b> scps.k12.fl.us	400 E. Lake Mary Blvd. Sanford 32773 407-320-0000	8,000	8,000
<b>9 Lockheed Martin Corp.</b> lockheedmartin.com	5600 W. Sand Lake Rd. Orlando 32819 407-356-2000	8,000	105,000
<b>10 Darden Restaurants Inc.</b> darden.com	1000 Darden Center Dr. Orlando 32817 407-245-4000	7,178	185,000

## PUBLICLY TRADED COMPANIES

RANKED BY 2018 TOTAL REVENUE

Company <sup>1</sup> Stock ticker	Address Telephone	2018 total revenue <sup>2</sup>	2018 total assets
<b>1 Darden Restaurants Inc.</b> NYSE: DRE darden.com	1000 Darden Center Dr. Orlando 32817 407-245-4000	\$8.06 billion	\$5.47 billion
<b>2 L3Harris Technologies<sup>3</sup></b> NYSE: HRS l3harris.com	3025 W. NASA Blvd. Melbourne 32919 321-727-9100	\$6.18 billion	\$9.84 billion
<b>3 Wyndham Destinations</b> NYSE: WYND wyndhamdestinations.com	6277 Sea Harbor Dr. Orlando 32821 407-379-5200	\$3.93 billion	\$7.16 billion
<b>4 Marriott Vacations Worldwide Corp.</b> NYSE: VAC marriottvacationsworldwide.com	6649 Westwood Blvd. Orlando 32821 407-206-6000	\$2.97 billion	\$9.02 billion
<b>5 TopBuild Corp.</b> NYSE: BLD topbuild.com	475 N. Williamson Blvd. Daytona Beach 32114 386-304-2200	\$2.38 billion	\$2.45 billion
<b>6 Tupperware Brands Corp.</b> NYSE: TUP tupperware.com	14901 S. Orange Blossom Trail Orlando 32817 407-825-0950	\$2.07 billion	\$1.31 billion
<b>7 Brown &amp; Brown Inc.</b> NYSE: BRO bbinsurance.com	220 S. Ridgewood Ave. Daytona Beach 32114 386-252-9601	\$2.01 billion	\$6.69 billion
<b>8 Hilton Grand Vacations Inc.</b> NYSE: HGV hgv.com	5323 Millenia Lakes Blvd. Orlando 32819 407-613-3100	\$2 billion	\$2.75 billion
<b>9 SeaWorld Orlando<sup>4</sup></b> NYSE: SEAS seaworld.com	3007 Southfield Dr. Orlando 32811 407-363-2280	\$1.37 billion	\$2.12 billion
<b>10 Xenia Hotels &amp; Resorts Inc.</b> NYSE: XHR xeniareit.com	200 S. Orange Ave. #1200 Orlando 32801 407-317-6950	\$1.06 billion	\$3.17 billion

## CONSTRUCTION PROJECTS UNDERWAY

RANKED BY PROJECT TOTAL SQUARE FOOTAGE; TIES BROKEN ALPHABETICALLY

Project <sup>1</sup>	Project address City	Total square feet of project under way	Projected budget
<b>1 Infinity Business Park (light distribution)</b>	2500-2622 Comulate Dr. Orlando 32837	1.26 million	Did not disclose
<b>2 JW Marriott at Bonnet Creek</b>	14900 Chelonia Way Lake Buena Vista 32830	925,000	\$282 million
<b>3 Orlando International Airport South Terminal C-Landside<sup>2</sup></b>	1 Jeff Fuqua Blvd. Orlando 32827	899,000	\$1 billion
<b>4 Orlando International Airport South Terminal C Phase 1<sup>2</sup></b>	1 Jeff Fuqua Blvd. Orlando 32827	843,000	\$2.15 billion
<b>5 KPMG Learning, Development and Innovation Facility</b>	9313 Lake Nona Blvd. Orlando 32827	765,000	Did not disclose
<b>6 Distribution 429</b>	Crossroad of FL-429 and Florida's Turnpike Ocoee 34761	652,696	Did not disclose
<b>7 Creative Village Lot M (multifamily)</b>	600 W. Amelia St. Orlando 32801	618,000	\$76.66 million
<b>8 SunTrust Plaza at Church Street</b>	225 S. Garland Ave. Orlando 32801	600,000	\$132.82 million
<b>9 Disney Riviera Resort</b>	1080 Esplanade Ave. Lake Buena Vista 32830	600,000	\$200 million
<b>10 Bainbridge Winter Park</b>	1400 Morgan Stanley Ave. Winter Park 32789	551,481	\$35 million

**KW COMMERCIAL**  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# PROFESSIONAL BIOGRAPHY

822 Piedmont Street, Orlando, FL 32805



## DANIEL FREES

Director

daniel.frees@kwcommercial.com

Direct: 407.384.0445 | Cell: 805.660.0053

FL #3432139 // CalDRE #01921923

## PROFESSIONAL BACKGROUND

Daniel Frees is a Director at KW Commercial. Daniel specializes in all aspects of commercial real estate transactions in the greater Orlando region. Daniel represents Owners, Tenants, Investors, Buyers and Sellers of commercial real estate.

Before beginning his career at KW Commercial, Daniel joined DAUM Commercial Real Estate Services located in Los Angeles, California in 2012 specializing in all aspects of commercial brokerage services. Daniel has previously worked for companies such as Merrill Lynch and Brentwood Asset Advisors where he assisted clients in financial planning and asset allocation.

Daniel resides in Lake Nona where he enjoys playing golf and spending time with family.

## EDUCATION

Pepperdine University, Malibu, California, B.A. in Economics, with a Minor in Marketing

KW COMMERCIAL  
407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

DANIEL FREES  
Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Confidentiality & Disclaimer

ORLANDO, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Orlando Lake Nona in compliance with all applicable fair housing and equal opportunity laws.

**PRESENTED BY:**

**KW COMMERCIAL**

407.207.0825  
9161 Narcoossee Road, Ste. 107  
Orlando, FL 32827

**DANIEL FREES**

Director  
O: 407.384.0445  
C: 805.660.0053  
daniel.frees@kwcommercial.com  
FL #3432139 - CA DRE# #01921923

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.