

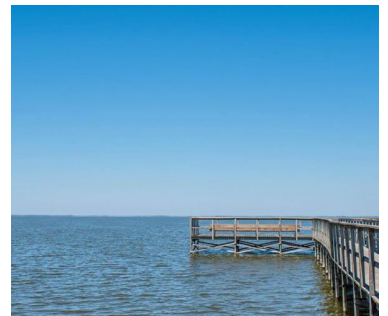
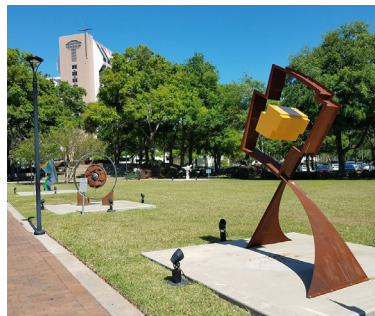


OPPORTUNITY ZONE PROSPECTUS

TABLE OF CONTENTS:

INTRODUCTION	4
AREA MAP.....	5
ORANGE COUNTY OVERVIEW	6
PINE HILLS MARKET SUMMARY	8
OPPORTUNITY ZONE BRANDED DISTRICTS	
PINE HILLS TOWN CENTER	10
PINE HILLS TOWN CENTER	12
PINE HILLS	14
PINE HILLS TOWN CENTER	16
PINE HILLS	18
PINE HILLS	20
GOOD HOMES-HIAWASSEE	22
APOPKA	24
SOUTH GOLDENROD ROAD	26
EATONVILLE	28
FAIRVIEW SHORES	30
UNION PARK	32
INVESTMENT AND REDEVELOPMENT OPPORTUNITIES	34
REFERENCES AND ACKNOWLEDGMENTS	36





INTRODUCTION

ABOUT OPPORTUNITY ZONES

- Orange County is home to 24 of the 427 Opportunity Zones in Florida, twelve zones fall within the City of Orlando, six zones fall within the Pine Hills Neighborhood Improvement District, and the remaining six zones are spread across Orange County.
- Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for job creators. The Opportunity Zones Program encourages private investment by providing tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are then invested in low-income communities from designated census tracts (Opportunity Zones).
- Opportunity Funds and their investments will be private-sector driven. Once a zone is certified, local communities will promote their Opportunity Zones to qualified Opportunity Funds in order to secure investments and bring additional economic development to local businesses and families.

REDEVELOPMENT OPPORTUNITY INDEX

Each Opportunity Zone was evaluated for its development and redevelopment investment opportunities. This report includes GAI Consultants Opportunity Index Score and 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 the Opportunity Index include:

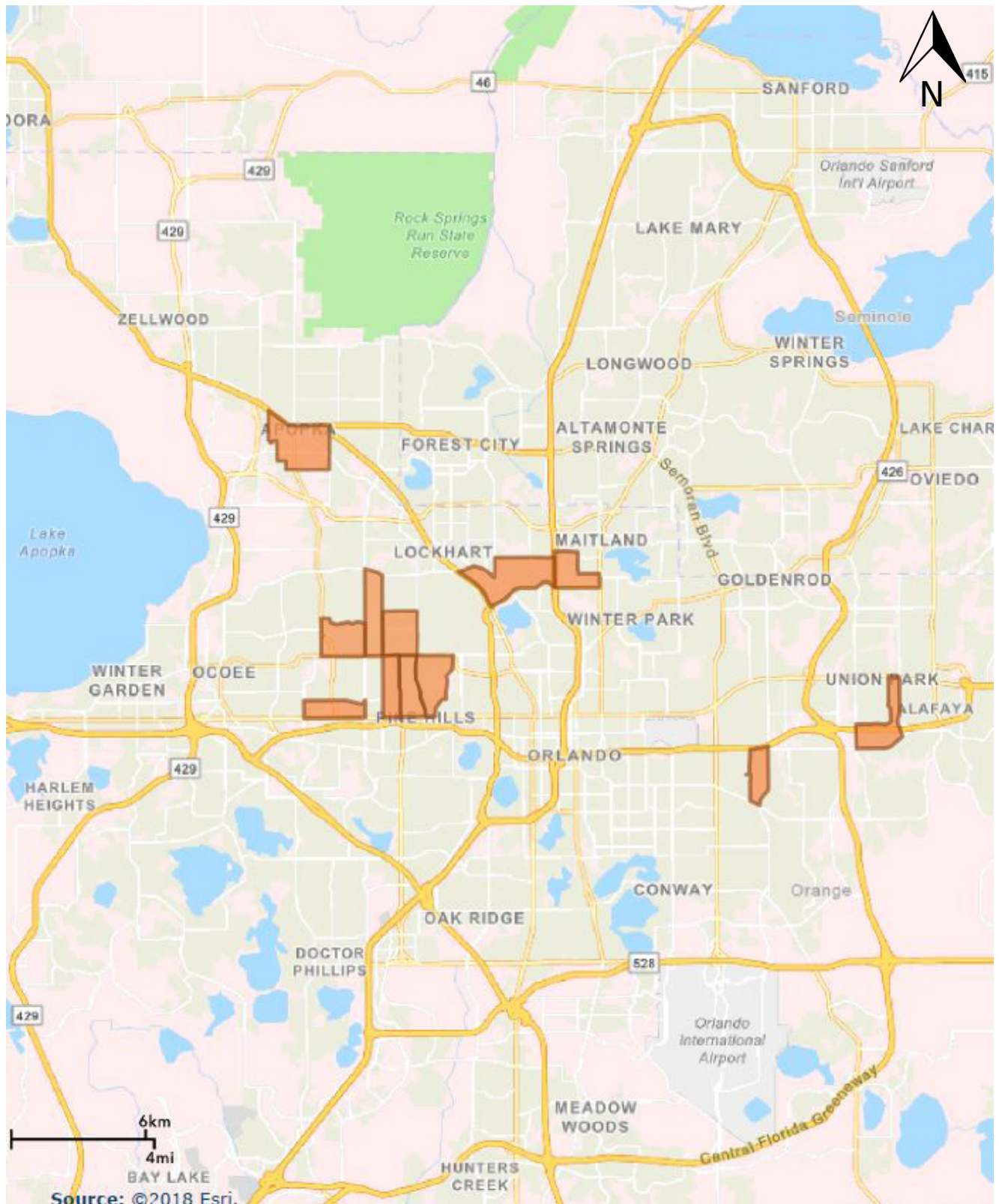
- Property Utilization in terms of a Floor Area Ratio (“FAR”)
- Age of the Improvements
- Relationship between Land and Improvement Value
- Total Market Value including Land and Improvements per Square Foot of Property

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 discussed in this prospectus have Opportunity Index Scores that range from 15.1 – 48.5, with four of the Opportunity Zones having an index score above 40.0.



AREA MAP





ECONOMIC OUTLOOK

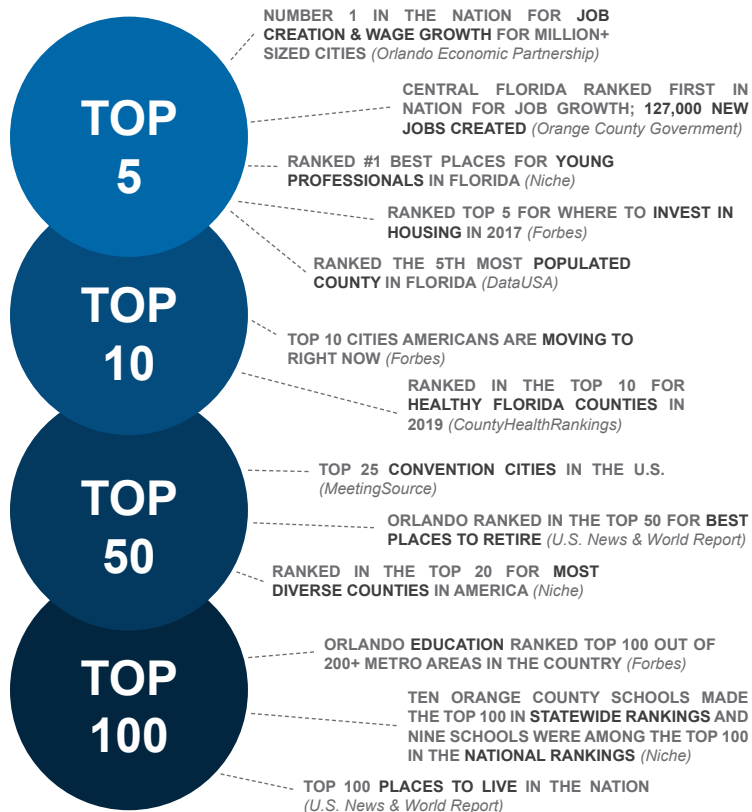
"The future of Orange County is filled with optimism as we continue to drive smart economic growth as one of the highest performing regions in Florida, the nation, and around the world.

Our skilled workforce, excellent quality of life, new cutting-edge Medical City and vast concentration of locally headquartered Fortune 500 companies makes us the best place to live, work, and play." (Orange County, Office of Economic Development).

Orange County's economic development strategy has three elements:

- Attract and support high quality enterprise
- Encourage invention, innovation, and entrepreneurship
- Provide economic opportunity for all

RANKINGS



REGIONAL INFRASTRUCTURE

INDUSTRY

- Central Florida Research Park, has provided world-class research and product innovation since the 1980s.
- Creative Village, planned for downtown Orlando, will provide a location for digital businesses and their employees to live and work.
- Orange County Convention Center (OCCC), is located in the heart of Central Florida's tourism district and serves as the perfect event destination.

AIR TRAVEL

- Orlando International Airport is a world-class international airport. It ranks as the No. 1 busiest airport in Florida, 11th busiest in the U.S., 39th busiest in the world, and has the highest airport satisfaction ranking among North American airports.
- Orlando-Sanford International Airport is the 3rd most active international airport in Florida.
- Orlando Executive Airport is a public airport three miles east of downtown Orlando. It is owned and operated by the Greater Orlando Aviation Authority (GOAA).

COMMUTING

- SunRail is Central Florida's commuter rail system. It stretches 49 miles from the north end of the Orlando region into Osceola County, and averages 3,400 rides per weekday.
- LYNX, a public transportation system, serves Orange, Seminole and Osceola Counties.

MEDICAL

- Advent Health Village is a 172-acre project which will include a local community made up of residential, retail and recreational spaces promoting a healthy lifestyle.
- The Medical City at Lake Nona houses Orange County's health and life science cluster and is anchored by renowned hospitals, universities, and research institutions.



The Medical City at Lake Nona

ORANGE COUNTY, FLORIDA



KEY FACTS



1,347,885 POPULATION

34.8 MEDIAN AGE

2.7 AVG. HOUSEHOLD SIZE



\$295,893 AVG. HOME VALUE

555,366 TOTAL HOUSING UNITS

4.6% HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



\$60,494
AVG. DISPOSABLE
INCOME



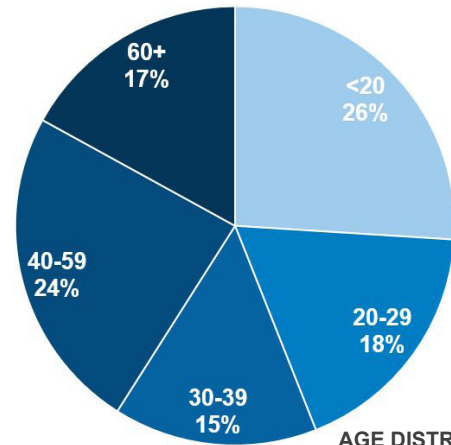
\$28,553
PER CAPITA
INCOME



\$76,495
AVG. HOUSEHOLD
INCOME



\$53,407
MED. HOUSEHOLD
INCOME



AGE DISTRIBUTION

MARKET SUMMARY

RESIDENTIAL SALES ACTIVITY (2018)

	SINGLE-FAMILY	CONDO
AVG. SALE PRICE	\$359,594	\$143,967
AVG. SALE PRICE/ SF	\$158.86	\$128.58

LEADING EMPLOYERS



NUMBER OF EMPLOYEES

WALT DISNEY WORLD	74,000
ADVENT HEALTH	29,000
UNIVERSAL ORLANDO RESORT	25,000
ORANGE COUNTY PUBLIC SCHOOLS	24,000
ORLANDO HEALTH	20,000
ORLANDO INTERNATIONAL AIRPORT	18,000
UNIVERSITY OF CENTRAL FLORIDA	9,000

INDUSTRIAL

OFFICE

RETAIL

APARTMENTS

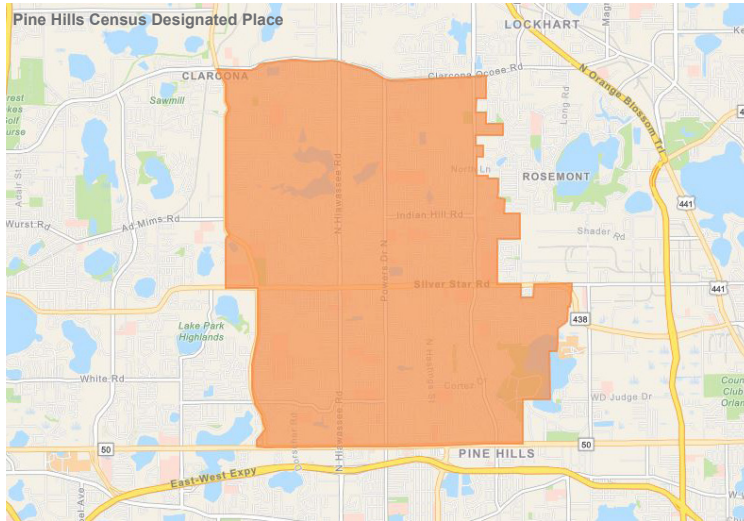
TOTAL INVENTORY	122.5 MILLION Sq. Ft.	63.6 MILLION Sq. Ft.	76.2 MILLION Sq. Ft.	149,956 UNITS
VACANCY RATE	4.0%	6.5%	4.3%	6.1%
AVG. RENTAL RATES	\$6.75 /Sq. Ft.	\$22.66 /Sq. Ft.	\$19.28 /Sq. Ft.	\$1.25 /Sq. Ft.
NET ABSORPTION (2018)	3,298,271 Sq. Ft.	551,218 Sq. Ft.	346,610 Sq. Ft.	3,755 UNITS



PINE HILLS, FLORIDA

MARKET SUMMARY

MANY CULTURES, ONE BRIGHT FUTURE!



PINE HILLS OPPORTUNITY ZONES

The 2017 Tax Cuts and Jobs Act established Opportunity Zones across the nation to spur private investment in distressed communities. Six of the census tracts in the Pine Hills area were designated as eligible areas:

- 120
- 121
- 122.02
- 123.07
- 123.05
- 123.04

This new federal program will allow investment in the nation's most economically challenged communities through tax incentives. The tax incentives encourage private investment to accelerate economic growth and job creation.

THE PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT

The Pine Hills Neighborhood Improvement District (NID) is a special district created by the Orange County Board of Commissioners in December 2011 to serve as a catalyst for promoting positive and constructive change in the Pine Hills community. The NID is charged with revitalizing the local economy by strengthening businesses, reducing and eliminating impediments to commerce, and improving the overall public image and marketability of the community in order to enhance economic development opportunities.

VISION

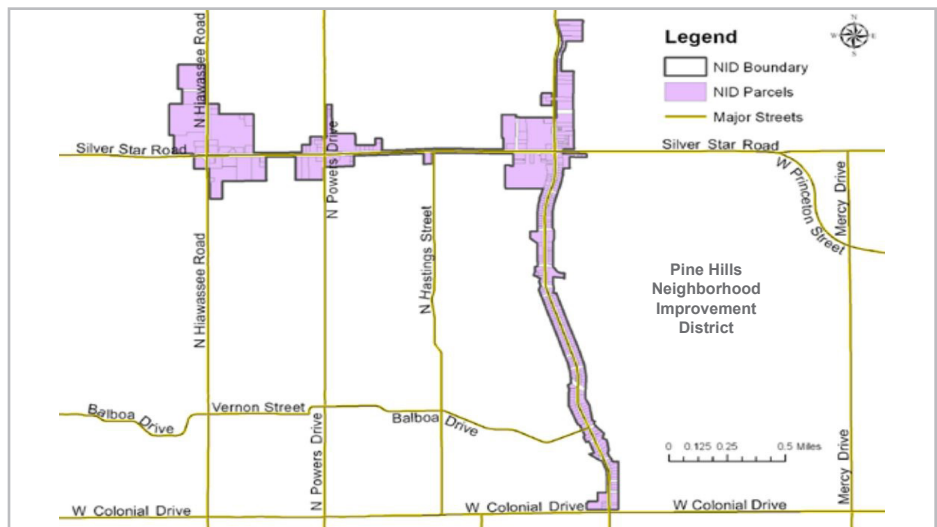
The Pine Hills NID vision is to remain a diverse, multi-cultural community that seeks to preserve its rich history as a family-oriented community, create a safe, business-friendly environment, and offer our citizens a place to live, work, play and learn.

FUNDING

The Orange County Board of Commissioners has authorized an annual allocation of \$125,000 for the Pine Hills NID until 2022. The district can also seek funding from fees, donations, government allocations and grants. The revenue raised will fund public safety initiatives, infrastructure improvements, business development, aesthetic enhancements and other projects as detailed in the 2015 Neighborhood Improvement Plan (NIP).

The framework for the 2015-2045 Neighborhood Improvement Plan includes:

- Effectively gain support for the NID.
- Improve the public image and marketability while enhancing economic development.
- Improve public safety and security
- Develop functional community corridors.
- Establish effective and efficient multi-modal connections.
- Develop a vibrant mixed-use Town Center.



PINE HILLS, FLORIDA

KEY FACTS



64,491 POPULATION

33.7 MEDIAN AGE

3.1 AVG. HOUSEHOLD SIZE



\$161,412 AVG. HOME VALUE

23,753 TOTAL HOUSING UNITS

7.2% HOUSEHOLD UNEMPLOYMENT



NO HS DIPLOMA



HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



\$43,482
AVG. DISPOSABLE
INCOME



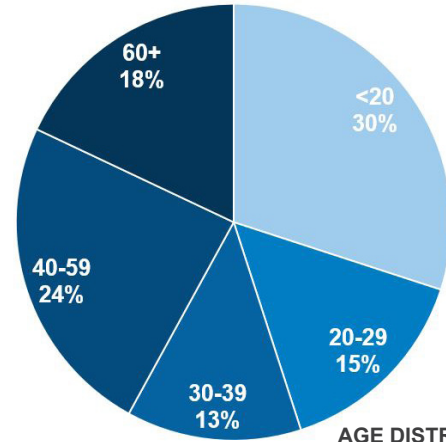
\$16,730
PER CAPITA
INCOME



\$51,747
AVG. HOUSEHOLD
INCOME



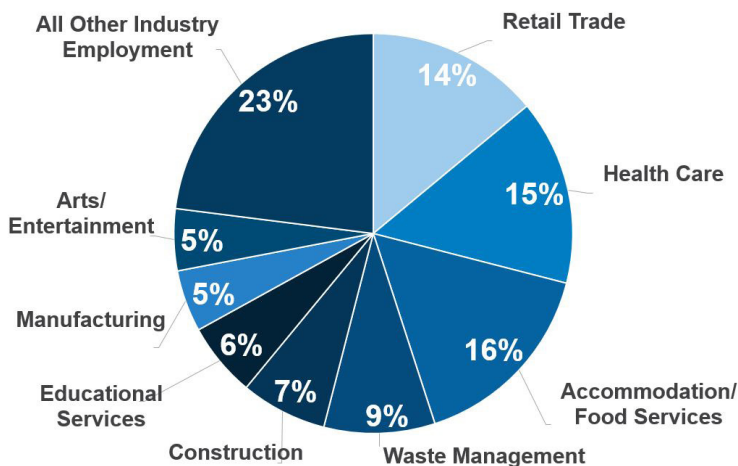
\$35,166
MED. HOUSEHOLD
INCOME



AGE DISTRIBUTION

MARKET SUMMARY

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within the Pine Hills CDP includes: Wholesale Trade, Information Services, Finance/ Insurance, Real Estate, Professional/ Tech Services, and Public Administration professions.

SALES ACTIVITY (2018)

	AVG. SALE PRICE	AVG. SALE PRICE / SQ. FT.
SINGLE-FAMILY	\$159,033	\$107.13
MULTI-FAMILY *Average Sale Price Per Unit	\$56,531*	\$72.47
CONDO	\$59,313	\$61.94
COMMERCIAL	\$709,233	\$139.18

INDUSTRIAL

OFFICE

RETAIL

APARTMENTS

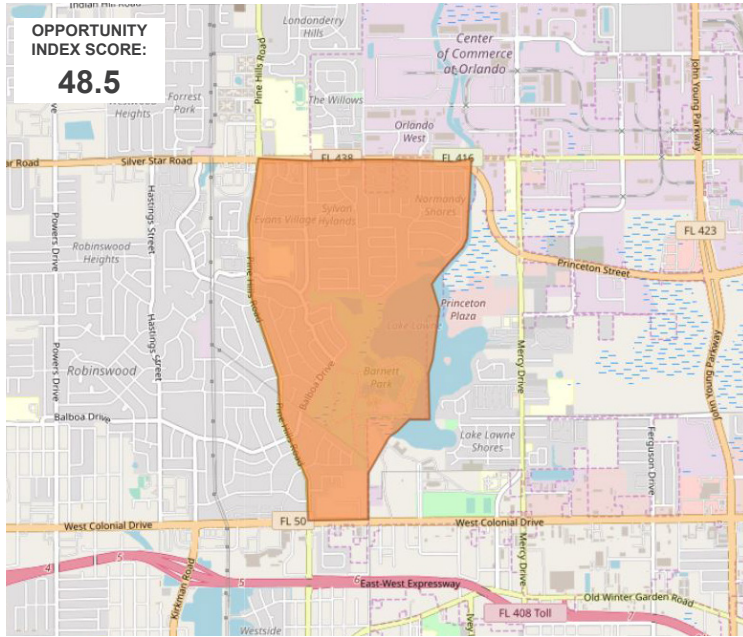
TOTAL INVENTORY	153,742 Sq. Ft.	320,932 Sq. Ft.	2,866,119 Sq. Ft.	5,452 UNITS
VACANCY RATE	73.3%	3.5%	11.6%	3.5%
AVG. RENTAL RATES	\$5.50 /Sq. Ft.	\$17.67 /Sq. Ft.	\$8.48 /Sq. Ft.	\$0.92 /Sq. Ft.
NET ABSORPTION (2018)	(112,661) Sq. Ft.	320 Sq. Ft.	23,704 Sq. Ft.	(36) UNITS



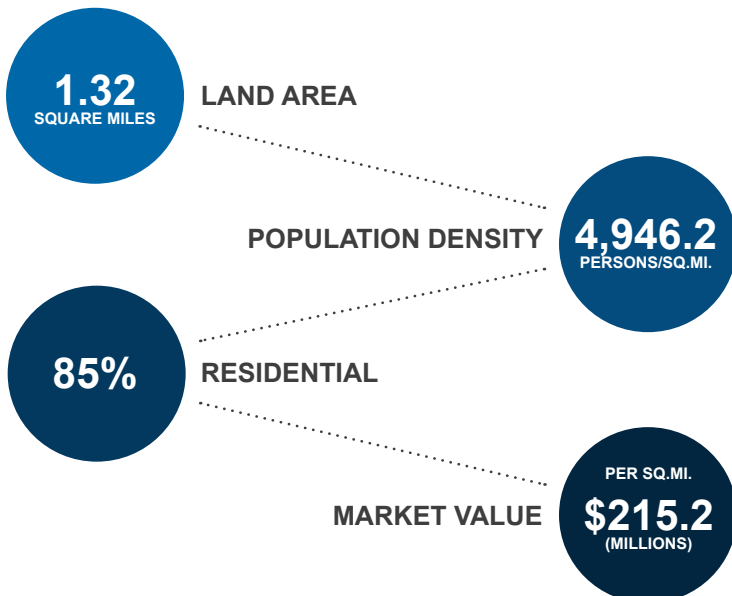
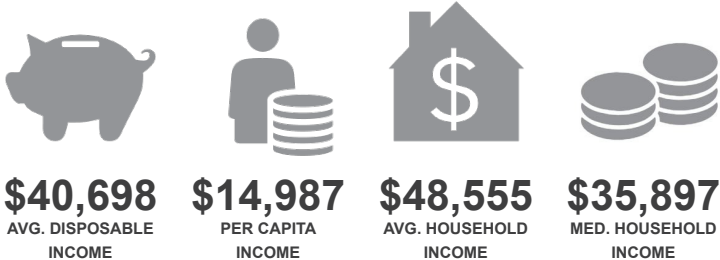
OPPORTUNITY ZONE PROSPECTUS

PINE HILLS TOWN CENTER

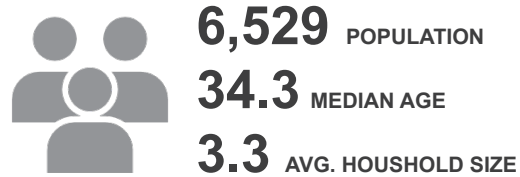
CENSUS TRACT 120 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



MARKET CHARACTERISTICS

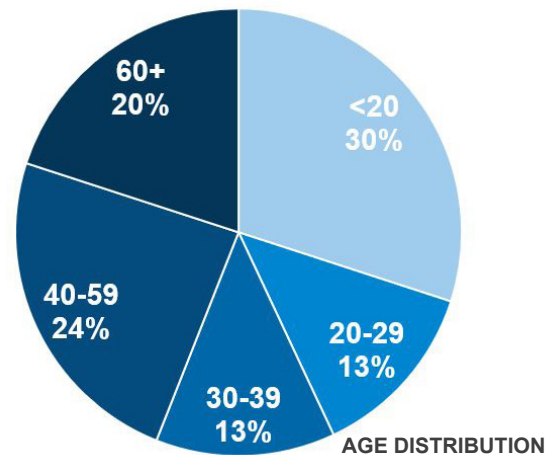
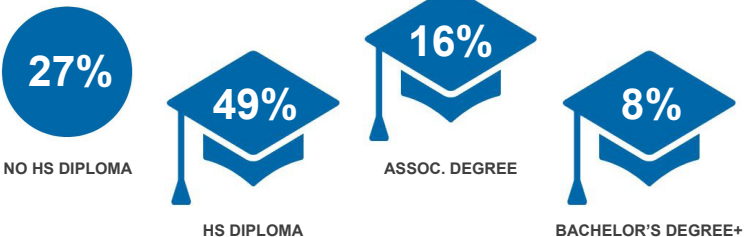
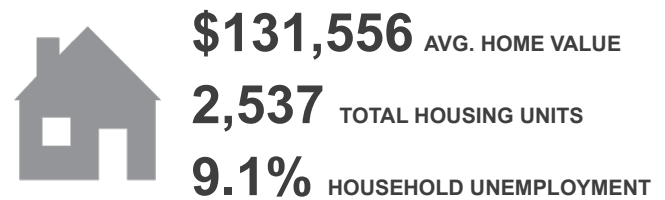


KEY FACTS



POPULATION
14,662
1 MI. RADIUS

POPULATION
28,153
1.5 MI. RADIUS



BUSINESS & EMPLOYMENT





ANCHOR DEVELOPMENT & CURRENT ACTIVITY

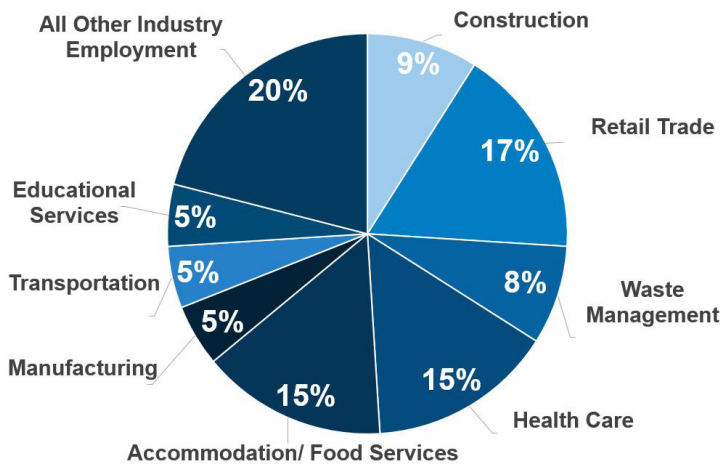
Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Pine Hills Trail Phase 1** - Completed in 2017, the trail runs about 2.5 miles in Pine Hills (west Orlando) from Alhambra Drive to Silver Star Road, including a trail spur to Barnett Park. This bike trail provides a pedestrian- and bike-friendly transportation option for the Pine Hills community, along with acting as a connector trail to other state and regional trail networks. When completed, the trail is designed to connect the West Orange trail and the Seminole-Wekiva Trail. Phase 3 of the trail will also connect to Florida's Coast-to-Coast Trail. The final section of the trail is scheduled to begin construction in 2023.
- **Pine Hills Road Safety Upgrades** - Following a Pedestrian and Bicycle Safety Study in 2017, Pine Hills Rd. is slated to receive major safety upgrades in the next two years, including a neighborhood gateway at the intersection of Pine Hills Rd. and Silver Star Rd. This will include upgraded landscaping, lighting and signage.
- **Barnett Park** - the largest park in the Pine Hills Neighborhood, this 159-acre park has pavilions, a playground, splash pad, playing fields, recreational center, Disc Golf course, BMX track, and a dog park. The park also includes a boat ramp and a fishing pier leading out into Lake Lawne.
- **Evans Community School** - Following a \$75 million rennovation, the school re-opened in 2012 with an innovative educational model offering wrap around services to students, families, and community members in the surrounding Pine Hills neighborhood. Evans is the only high school in Orange County that has full wrap around services including tutoring, evening meals, enrichment programs, medical, dental, and behavioral health services.



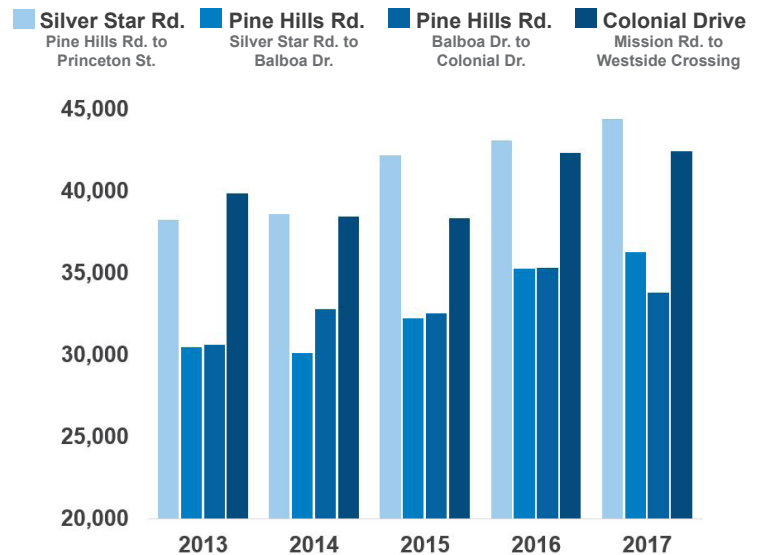
*Please note, the Evans Community School falls just outside the opportunity zone, but still exerts a strong influence as an economic driver in the Pine Hills NID.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Agriculture, Information Services, Finance/ Insurance, Real Estate, Professional/ Tech Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

TOTAL INVENTORY	110,203 Sq. Ft.
VACANCY RATE	100%
AVG. RENTAL RATES	-
NET ABSORPTION (2018)	(110,203) Sq. Ft.

OFFICE

TOTAL INVENTORY	82,578 Sq. Ft.
VACANCY RATE	1.4%
AVG. RENTAL RATES	\$14.54 /Sq. Ft.
NET ABSORPTION (2018)	(1,116) Sq. Ft.

RETAIL

TOTAL INVENTORY	48,280 Sq. Ft.
VACANCY RATE	3.5%
AVG. RENTAL RATES	\$12.64 /Sq. Ft.
NET ABSORPTION (2018)	(476) Sq. Ft.

APARTMENTS

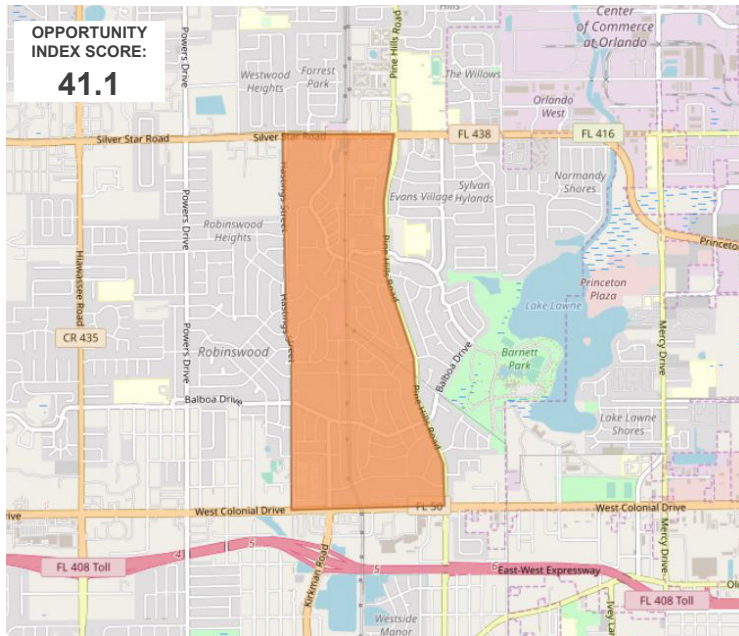
TOTAL INVENTORY	386 UNITS
VACANCY RATE	7.8%
AVG. RENTAL RATES	\$1.07 /Sq. Ft.
NET ABSORPTION (2018)	(13) UNITS



OPPORTUNITY ZONE PROSPECTUS

PINE HILLS TOWN CENTER

CENSUS TRACT 121 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



KEY FACTS



5,837 POPULATION

31.8 MEDIAN AGE

3.0 AVG. HOUSEHOLD SIZE

POPULATION
17,036
1 MI. RADIUS

POPULATION
34,963
1.5 MI. RADIUS



\$132,611 AVG. HOME VALUE

2,449 TOTAL HOUSING UNITS

6.8% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$37,222
AVG. DISPOSABLE
INCOME



\$14,581
PER CAPITA
INCOME



\$43,445
AVG. HOUSEHOLD
INCOME



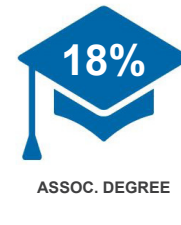
\$33,332
MED. HOUSEHOLD
INCOME

24%

NO HS DIPLOMA



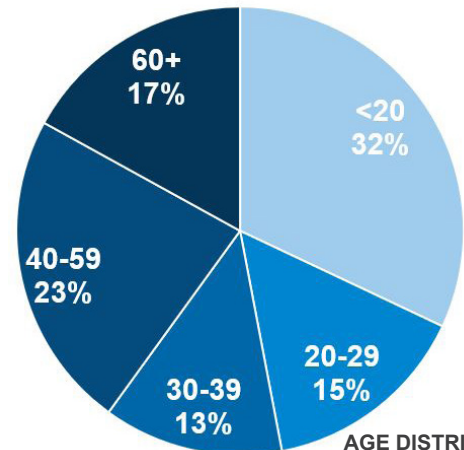
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT



148 TOTAL BUSINESSES

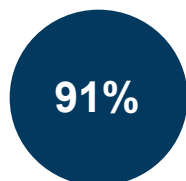
1,008 TOTAL EMPLOYEES



LAND AREA

POPULATION DENSITY

5,837
PERSONS/SQ.MI.



RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$160.2
(MILLIONS)



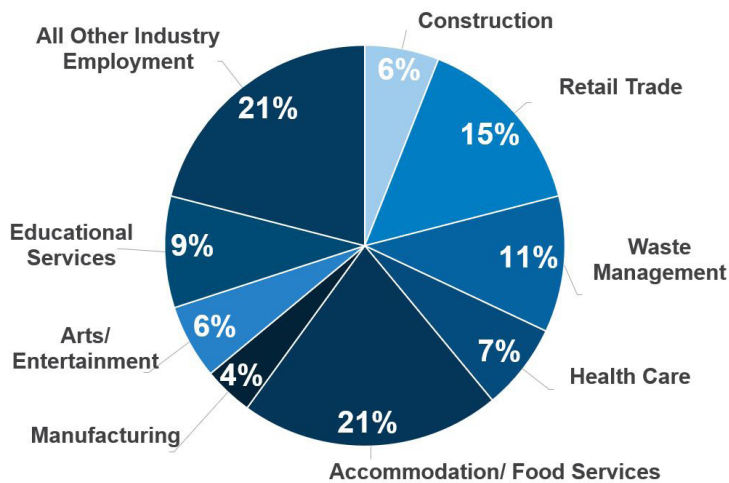
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Pine Hills Elementary** - Orange County Public Schools has invested nearly \$22 million into the all-new Pine Hills Elementary. A new media center, classrooms, cafeteria and play area, along with covered walkways and a new bus loop have been included in the new school.
- **Pine Hills Road Safety Upgrades** - Following a Pedestrian and Bicycle Safety Study in 2017, Pine Hills Rd. is slated to receive major safety upgrades in the next two years, including a neighborhood gateway at the intersection of Pine Hills Rd. and Silver Star Rd. This will include upgraded landscaping, lighting and signage.
- **Pine Hills Town Center** - The **Pine Hills Neighborhood Improvement District** envisions the intersection at North Pine Hills Rd. and Silver Star Rd. as a corridor for a mixed-use, mixed-income town center promoting pedestrian friendly developments that encourage a live, work, play and learn environment. The Silver Pines Shopping Center, located at this intersection, recently received a million dollar makeover, and is the proposed site for an affordable housing community for seniors in Pine Hills. The town center is also the site of the annual Taste of Pine Hills festival.

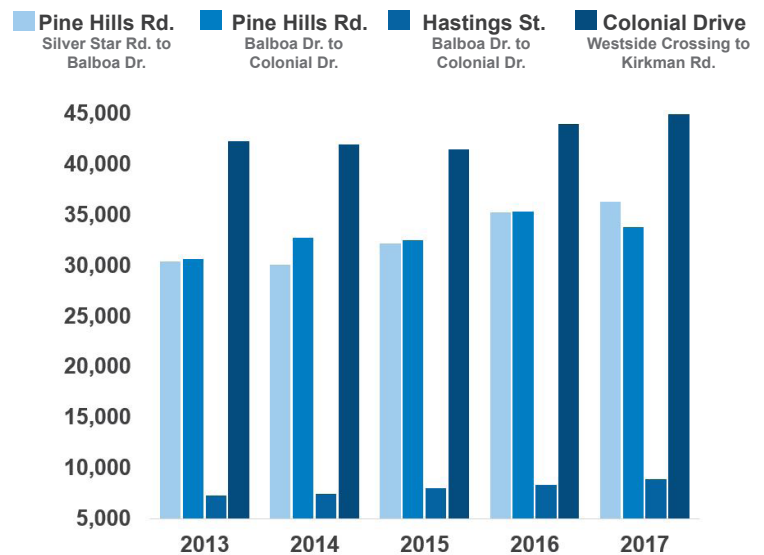


LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Transportation, Utilities, Information Services, Finance/ Insurance, Real Estate, Professional/ Tech Services, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



OFFICE

TOTAL INVENTORY	91,212 Sq. Ft.
VACANCY RATE	3.1%
AVG. RENTAL RATES	\$11.61 /Sq. Ft.
NET ABSORPTION (2018)	(2,845) Sq. Ft.

RETAIL

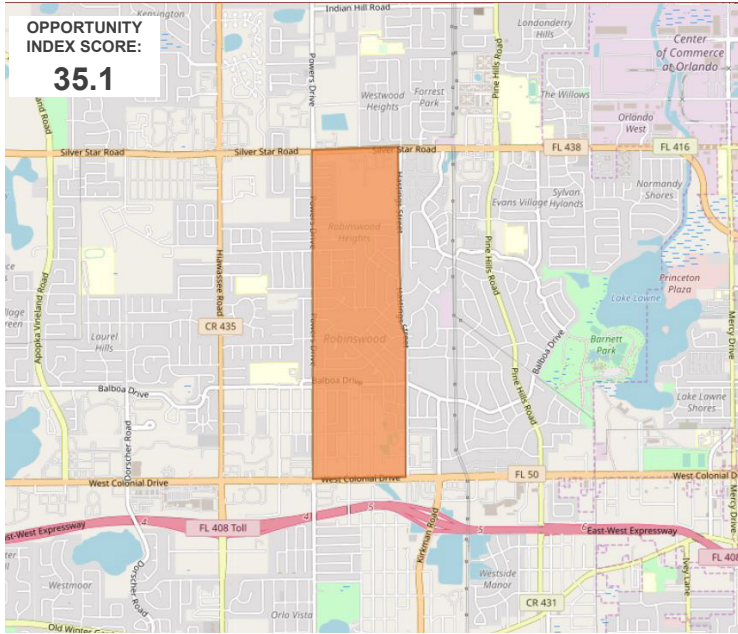
545,532 Sq. Ft.
9.7%
\$6.83 /Sq. Ft.
3,077 Sq. Ft.

APARTMENTS

684 UNITS
5.0%
\$0.94 /Sq. Ft.
(18) UNITS

PINE HILLS

CENSUS TRACT 122.02 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



KEY FACTS



5,220 POPULATION

34.0 MEDIAN AGE

3.3 AVG. HOUSEHOLD SIZE

POPULATION
18,140
1 MI. RADIUS

POPULATION
36,713
1.5 MI. RADIUS



\$127,894 AVG. HOME VALUE

1,926 TOTAL HOUSING UNITS

9.8% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$39,709
AVG. DISPOSABLE
INCOME



\$14,317
PER CAPITA
INCOME



\$46,821
AVG. HOUSEHOLD
INCOME



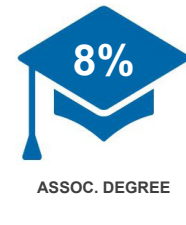
\$37,558
MED. HOUSEHOLD
INCOME

27%

NO HS DIPLOMA



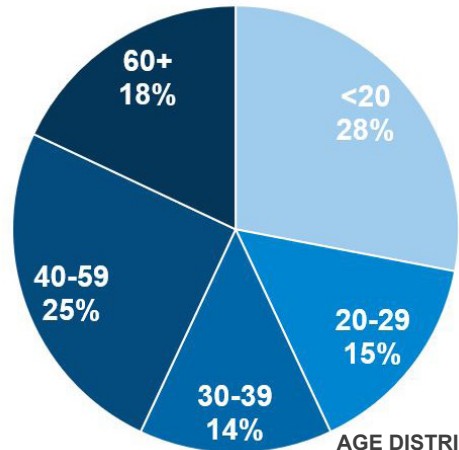
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT



69 TOTAL BUSINESSES

375 TOTAL EMPLOYEES



LAND AREA

POPULATION DENSITY

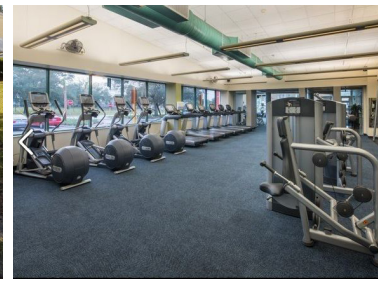
6,141.2
PERSONS/SQ.MI.

77%

RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$337.1
(MILLIONS)



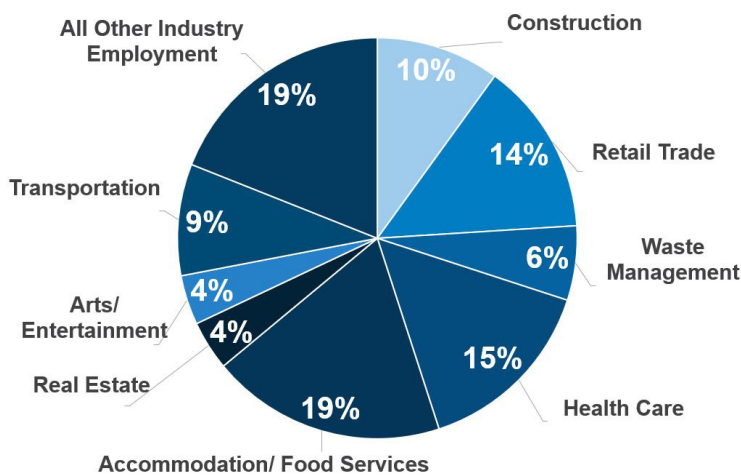
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Wayne Densch YMCA Family Center** - The YMCA is a non-profit organization that engages more than 10,000 neighborhoods across the U.S. The Wayne Densch YMCA supports youth development, healthy living and social responsibility for the Pine Hills communities. The Wayne Densch Charities donated more than \$500,000 to make critical improvements to the existing facility, which debuted its newly-renovated family center in March 2019. The facility acts as a refuge for children and families living in the Pine Hills area, granting the possibility to participate in afterschool activities, youth sports and aquatics at little to no cost.
- **WHPB The Wire 98.5FM** - A non-profit Low Power FM radio station that broadcasts in a 10-mile radius of Pine Hills. The radio station programming includes Hip Hop and R&B music as well as local and national information relevant to the community. The radio station was founded in 2016 by former Black Entertainment Television (BET) executive Paul Porter and his business partner Paul Allen Billings.

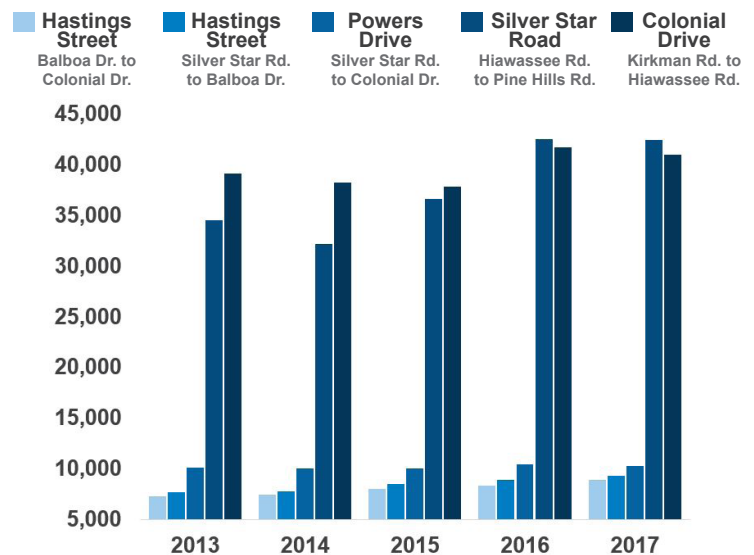


LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Manufacturing, Wholesale Trade, Information Services, Finance/ Insurance, Professional/ Tech Services, Educational Services, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



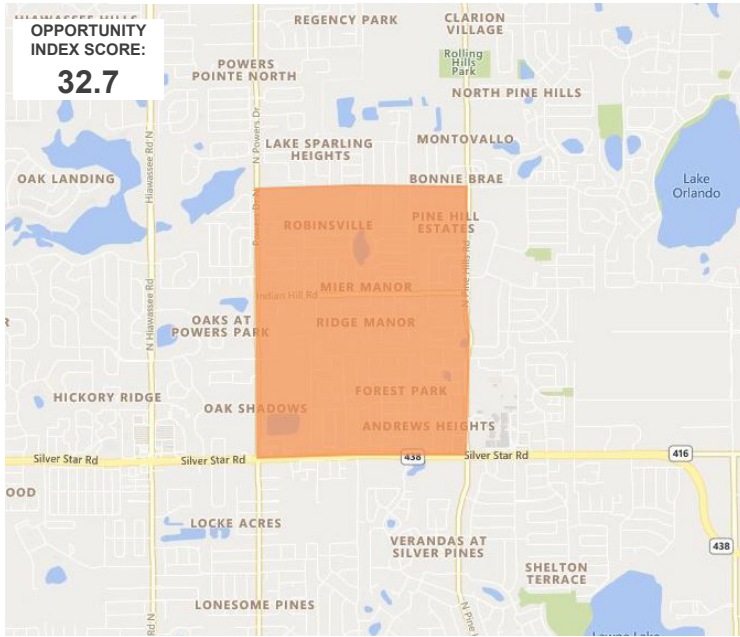
	OFFICE	RETAIL	APARTMENTS
TOTAL INVENTORY	43,047 Sq. Ft.	100,247 Sq. Ft.	363 UNITS
VACANCY RATE	0.0%	12.8%	0.6%
AVG. RENTAL RATES	\$12.13 /Sq. Ft.	\$15.69 /Sq. Ft.	\$1.08 /Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.	(10,670) Sq. Ft.	(2) UNITS



OPPORTUNITY ZONE PROSPECTUS

PINE HILLS TOWN CENTER

CENSUS TRACT 123.07 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



KEY FACTS



7,069 POPULATION

33.5 MEDIAN AGE

3.1 AVG. HOUSEHOLD SIZE

POPULATION
17,520
1 MI. RADIUS

POPULATION
40,541
1.5 MI. RADIUS



\$160,496 AVG. HOME VALUE

2,903 TOTAL HOUSING UNITS

9.1% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$48,646
AVG. DISPOSABLE
INCOME



\$18,915
PER CAPITA
INCOME



\$58,956
AVG. HOUSEHOLD
INCOME



\$43,848
MED. HOUSEHOLD
INCOME

25%

NO HS DIPLOMA



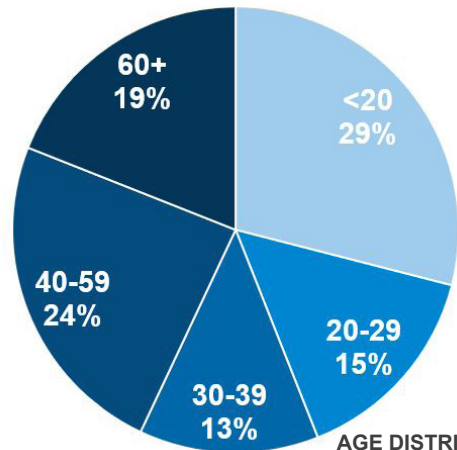
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT



102 TOTAL BUSINESSES

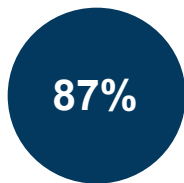
989 TOTAL EMPLOYEES



LAND AREA

POPULATION DENSITY

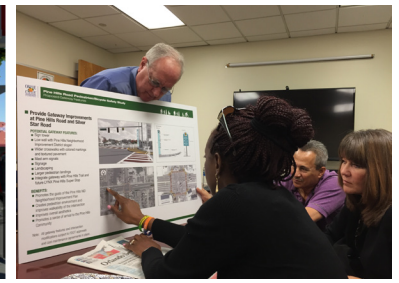
5,610.3
PERSONS/SQ.MI.



RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$336.6
(MILLIONS)



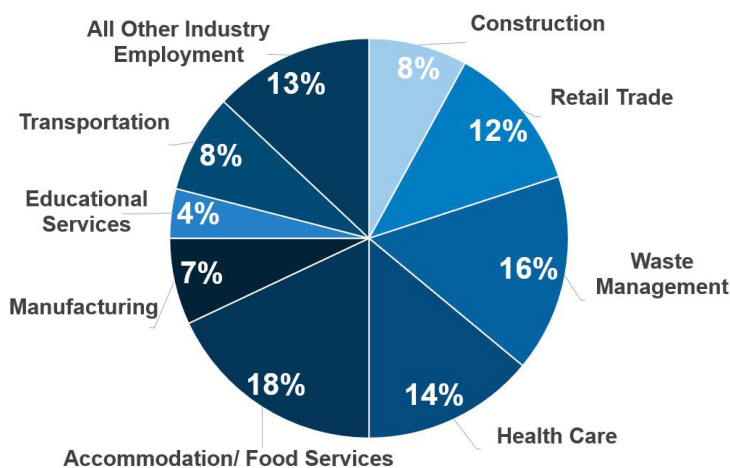
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Pine Hills Trail Phase 2** - The second phase of the Pine Hills Master Trail plan will begin at Silver Star Rd. and extend north to the Clarcona-Ocoee Rd. This bike trail provides a pedestrian- and bike-friendly transportation option for the Pine Hills community, along with acting as a connector trail to other state and regional trail networks. Phase 3 of the trail will also connect to Florida's Coast-to-Coast Trail. The final section of the trail is scheduled to begin construction in 2023.
- **LYNX Bus Transfer Station** - at the intersection of Belco Dr. and Silver Star Rd., as part of the town center for Pine Hills, this \$4.5 million project will serve as the prototype for future LYNX transfer centers and will add up to 10 bus bays and provide connections to Sun Rail stations. Construction is scheduled to begin in 2019.
- **Pine Hills Town Center** - The **Pine Hills Neighborhood Improvement District** envisions the intersection at North Pine Hills Rd. and Silver Star Rd. as a corridor for a mixed-use, mixed-income town center promoting pedestrian friendly developments that encourage a live, work, play and learn environment. The Silver Pines Shopping Center, located at this intersection, recently received a million dollar makeover, and is the proposed site for an affordable housing community for seniors in Pine Hills. The town center is also the site of the annual Taste of Pine Hills festival.

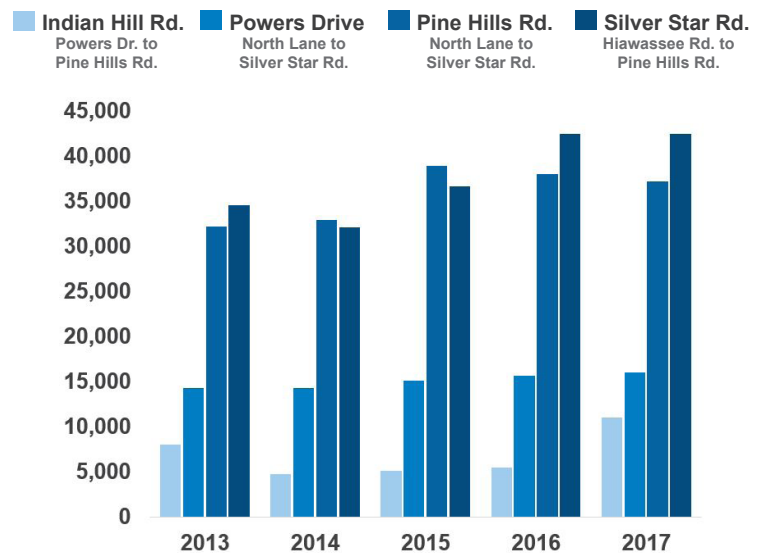


LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Information Services, Finance/ Insurance, Real Estate, Professional/ Tech Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



OFFICE

TOTAL INVENTORY	25,474 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	\$19.79 /Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.

RETAIL

TOTAL INVENTORY	216,381 Sq. Ft.
VACANCY RATE	4.4%
AVG. RENTAL RATES	\$10.56 /Sq. Ft.
NET ABSORPTION (2018)	5,543 Sq. Ft.

APARTMENTS

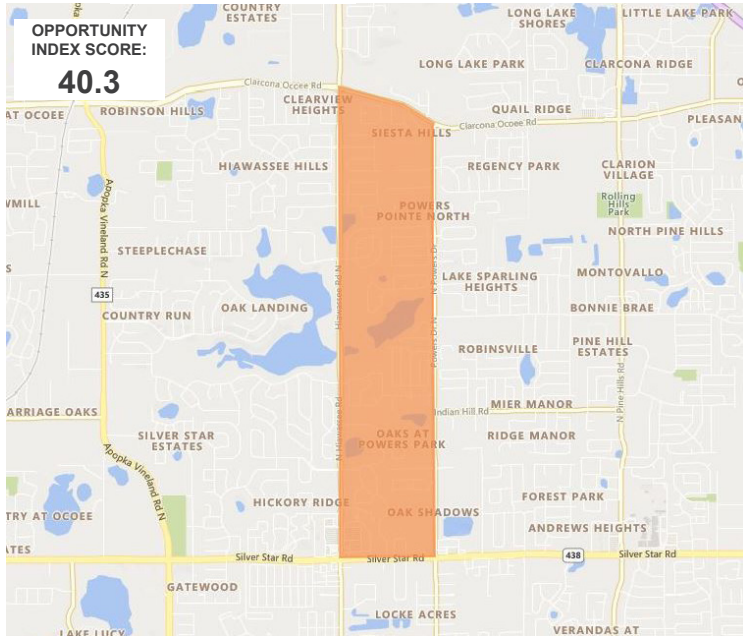
TOTAL INVENTORY	544 UNITS
VACANCY RATE	1.3%
AVG. RENTAL RATES	\$0.85 /Sq. Ft.
NET ABSORPTION (2018)	0 UNITS



OPPORTUNITY ZONE PROSPECTUS

PINE HILLS

CENSUS TRACT 123.05 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



KEY FACTS



7,157 POPULATION

POPULATION
14,125
1 MI. RADIUS

32.8 MEDIAN AGE

3.0 AVG. HOUSEHOLD SIZE

POPULATION
34,990
1.5 MI. RADIUS



\$133,124 AVG. HOME VALUE

2,677 TOTAL HOUSING UNITS

8.1% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$42,373
AVG. DISPOSABLE
INCOME



\$16,773
PER CAPITA
INCOME



\$50,040
AVG. HOUSEHOLD
INCOME



\$36,201
MED. HOUSEHOLD
INCOME

19%

NO HS DIPLOMA



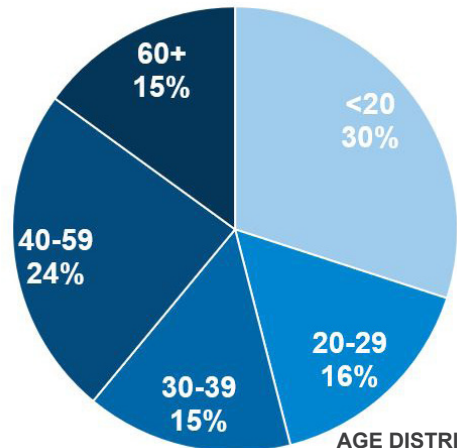
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

BUSINESS & EMPLOYMENT



89 TOTAL BUSINESSES

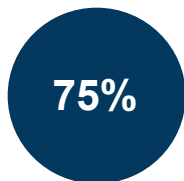
400 TOTAL EMPLOYEES



LAND AREA

POPULATION DENSITY

5,914.9
PERSONS/SQ.MI.



RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$338.4
(MILLIONS)



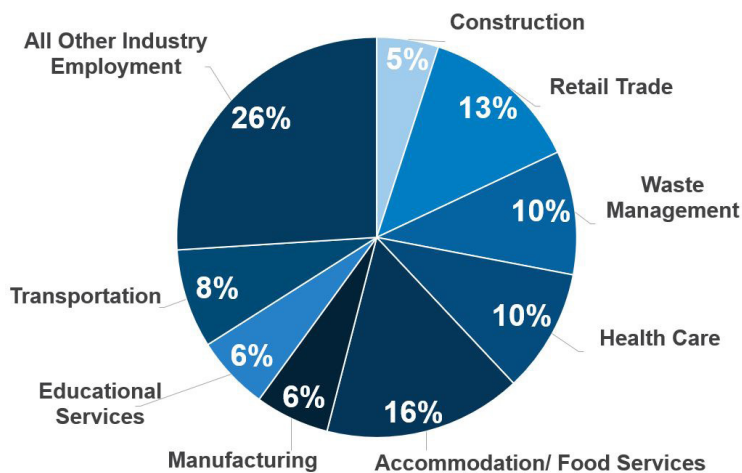
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Commercial Development** - The commercial development within this opportunity zone include larger shopping centers like Park Promenade as well as smaller mom and pop establishments such as Negril Jamaican Restaurant and Caribbean Sunshine Bakery. In addition, the many houses of worship reflect the cultural diversity of the area. These include Vietnamese Seventh Day Adventist Church, Vedic Cultural Center, Orlando Baptist Temple and Hope Community Church.
- **Residential Profile** - The residential areas in this opportunity zone are a mix of mobile home parks, apartment complexes, condominiums and single-family subdivisions. These residential communities include; The Groves, Kensington Cottage Apartments, the Park at Highgate Apartments, Oak Shadows Condos, Hiawassee Pointe, the Oaks at Hiawassee, Caroline Estates, the Oaks at Powers, Breezewood, Horseshoe Bend, and Beacon Hill.
- **Vacant Parcels** - Interspersed throughout this opportunity zone are large tracts of undeveloped land that contain remnants of former orange groves.

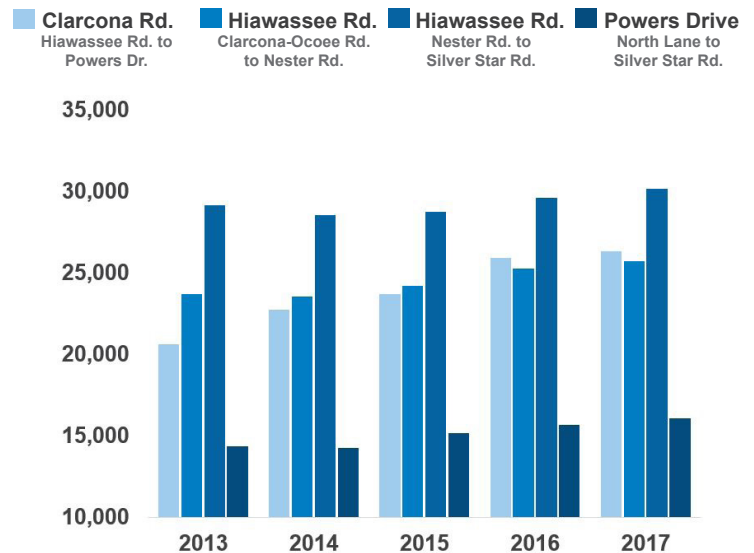


LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Information Services, Finance/ Insurance, Real Estate, Professional/ Tech Services, and Arts/ Entertainment professions.

AVERAGE ANNUAL DAILY TRIPS



OFFICE

TOTAL INVENTORY	3,605 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	-
NET ABSORPTION (2018)	0 Sq. Ft.

RETAIL

207,436 Sq. Ft.
20.7%
\$14.58 /Sq. Ft.
0 Sq. Ft.

APARTMENTS

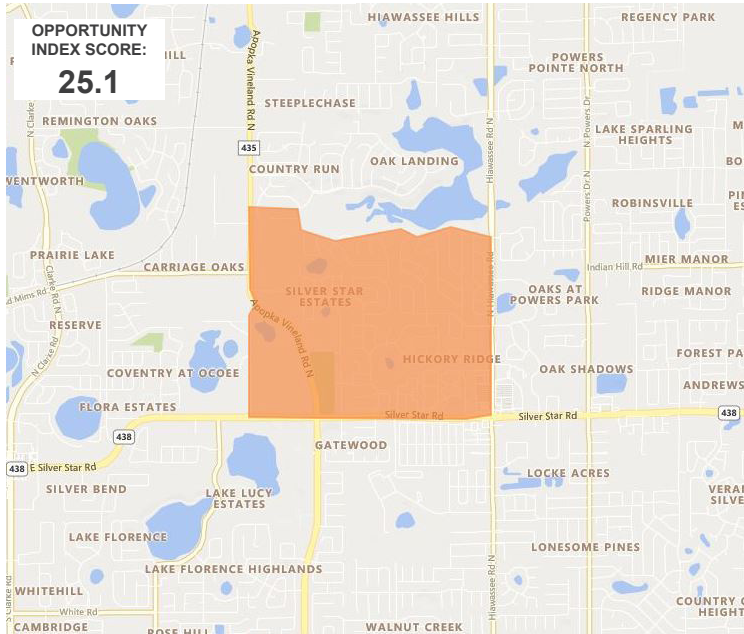
932 UNITS
5.6%
\$1.02 /Sq. Ft.
(1) UNIT



OPPORTUNITY ZONE PROSPECTUS

PINE HILLS

CENSUS TRACT 123.04 - A PINE HILLS NEIGHBORHOOD IMPROVEMENT DISTRICT



KEY FACTS



6,497 POPULATION

29.9 MEDIAN AGE

3.2 AVG. HOUSEHOLD SIZE

POPULATION
13,043
1 MI. RADIUS

POPULATION
29,001
1.5 MI. RADIUS



\$185,324 AVG. HOME VALUE

2,187 TOTAL HOUSING UNITS

8.3% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$40,501
AVG. DISPOSABLE
INCOME



\$15,192
PER CAPITA
INCOME



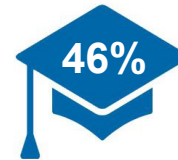
\$48,517
AVG. HOUSEHOLD
INCOME



\$40,218
MED. HOUSEHOLD
INCOME

26%

NO HS DIPLOMA



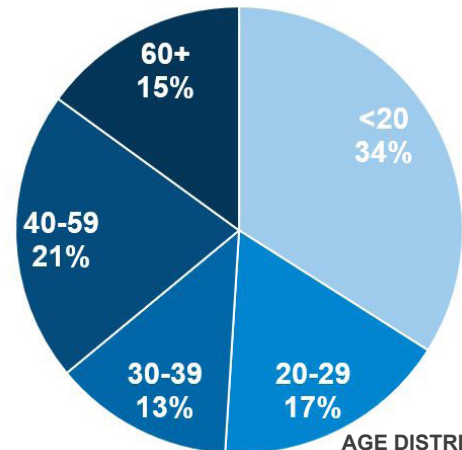
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+

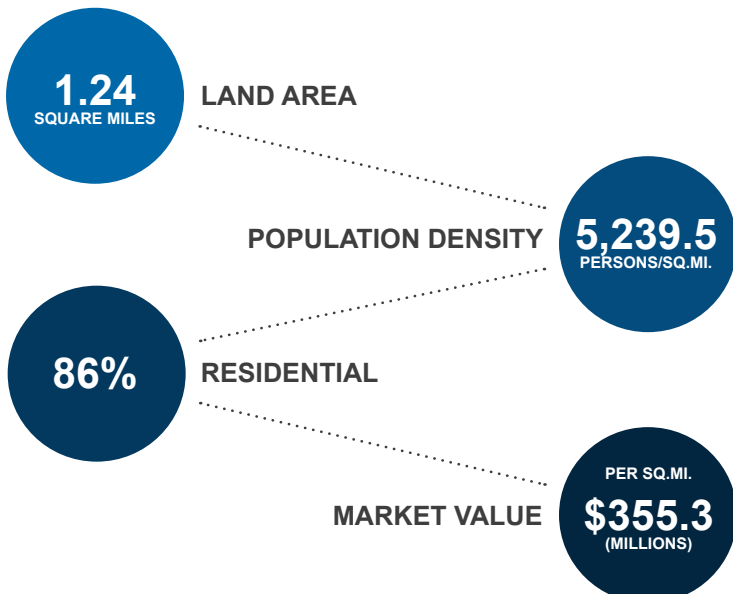


BUSINESS & EMPLOYMENT



66 TOTAL BUSINESSES

547 TOTAL EMPLOYEES





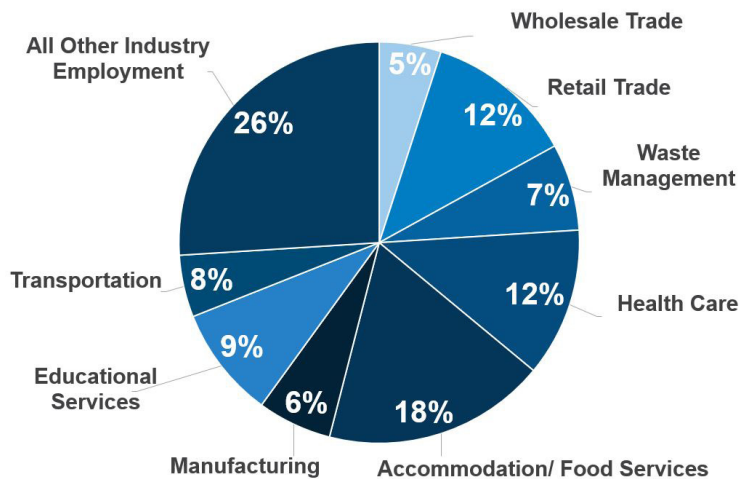
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

- **Pine Hills Safe Neighborhood Partnership** - This partnership is administrated by the **Orange County Neighborhood Services Division**. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.
- **Silver Star Recreation Center and Community Park** - located along North Apopka Vineland Rd., this 25-acre park contains a playground, basketball court, soccer field and the Orlando Magic Recreation Center. The recreation center, funded by the Orlando Magic back in 2010, has basketball leagues for adults and children, home school P.E. classes, cheerleading classes, summer camps, and an after school recreation program for Pinewood Elementary located directly behind the park. The center is also home to Clash Quad Wheelchair Rugby and the Orlando Magic Wheelchair Basketball. Additionally, the international sport of cricket is played on the field behind the recreation center.
- **Acceleration Academy West** - According to the **Pine Hills Action Plan 2016-2019**, Acceleration Academy West is an additional OCPS alternative program offered to 8th graders who have been held back as a high school acceleration program. The school serves students in 8th-12th grade, and is located adjacent to the Silver Star Community Park.

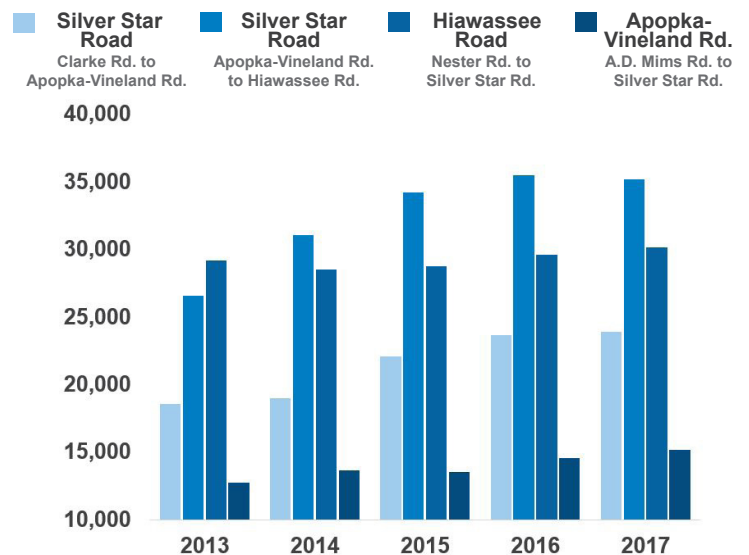


LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Construction, Finance/ Insurance, Real Estate, Professional/ Tech Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



RETAIL

TOTAL INVENTORY	251,392 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	\$15.00 /Sq. Ft.
NET ABSORPTION (2018)	0 Sq. Ft.

APARTMENTS

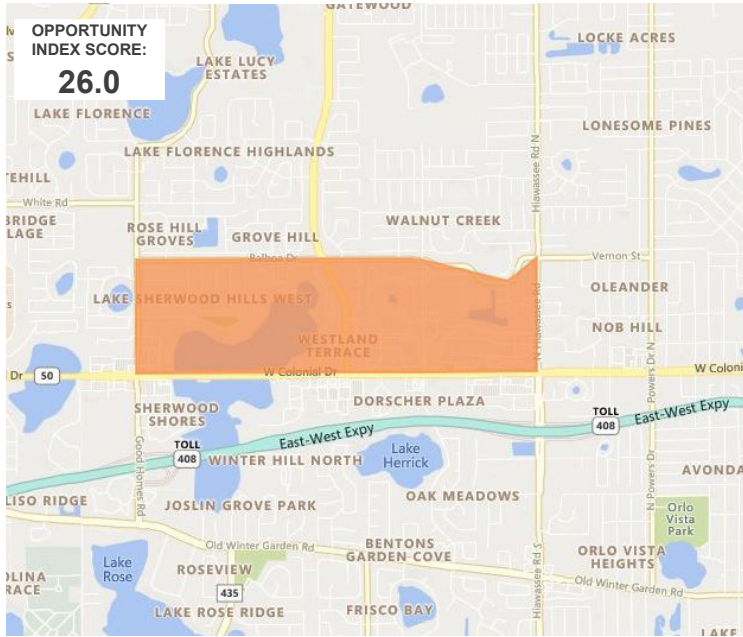
704 UNITS
1.7%
\$0.94 /Sq. Ft.
(1) UNIT



OPPORTUNITY ZONE PROSPECTUS

GOOD HOMES-HIAWASSEE

CENSUS TRACT 149.04



KEY FACTS



4,978 POPULATION

POPULATION
15,583
1 MI. RADIUS

29.3 MEDIAN AGE

2.7 AVG. HOUSEHOLD SIZE

POPULATION
30,340
1.5 MI. RADIUS



\$199,132 AVG. HOME VALUE

2,022 TOTAL HOUSING UNITS

8.8% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$37,046
AVG. DISPOSABLE
INCOME



\$16,287
PER CAPITA
INCOME



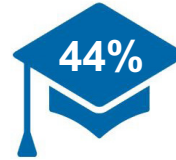
\$43,403
AVG. HOUSEHOLD
INCOME



\$34,742
MED. HOUSEHOLD
INCOME

13%

NO HS DIPLOMA



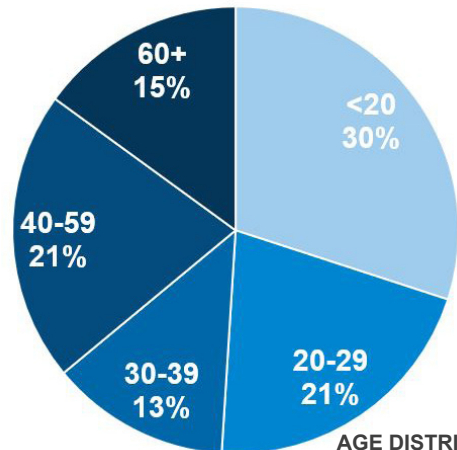
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT



95 TOTAL BUSINESSES

1,160 TOTAL EMPLOYEES

0.85
SQUARE MILES

LAND AREA

POPULATION DENSITY

5,856.5
PERSONS/SQ.MI.

74%

RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$535.6
(MILLIONS)

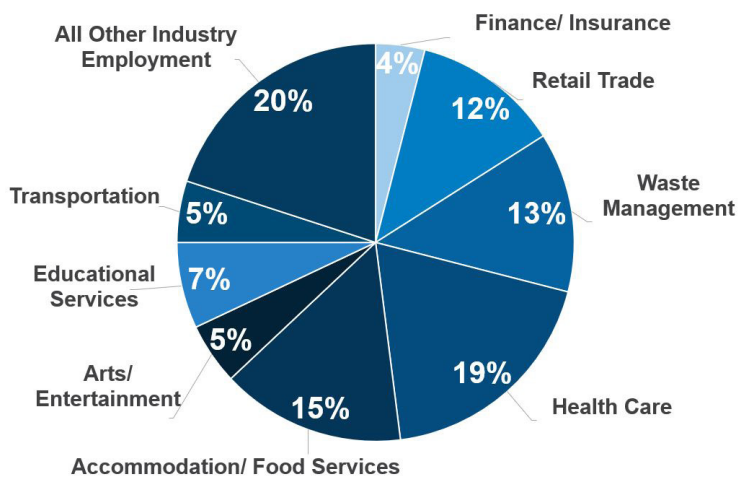


ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Development highlights specifically within this opportunity zone include:

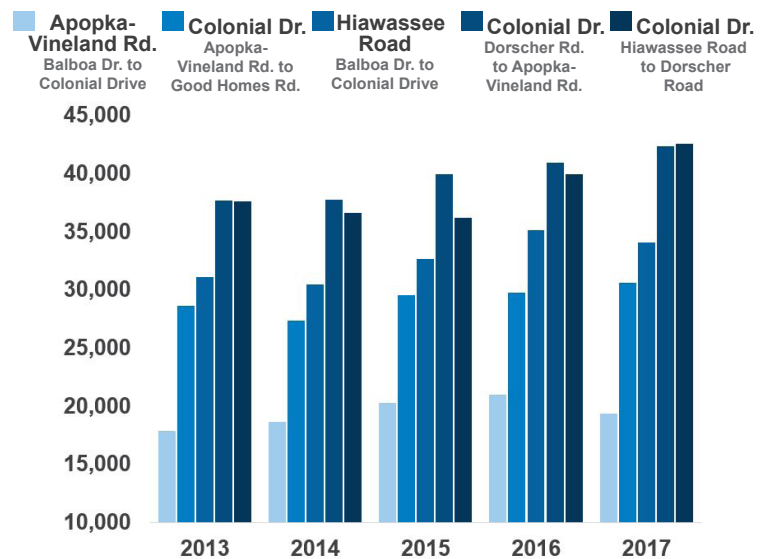
- **Highland Lakes Center** - located at one of Orlando's busiest intersections, the corner of West Colonial Drive and Hiawassee Road, the Highland Lakes Center offers over 30 premium retail spaces with a total of approximately 493,000 square feet. The property has been around since 1991, but was recently renovated in 2014 to give it a more modern look. Along with major department stores, the shopping center also features popular national retailers, restaurants, and is home to the Hiawassee Branch Library.
- **Westland Terrace Plaza** - this shopping center is located adjacent to the Highland Lakes Center on West Colonial Drive. This center opened in 2000, it contains approximately 251,000 square feet with a total of 18 stores. The anchor developments within this plaza include a Super Target, CVS Pharmacy and the UFC gymnasium.
- **Orange County Cultural Center** - A planned and proposed project made possible by the District 6 County Commissioner Victoria P. Siplin. This adaptive reuse project will transform a 56,000 square-foot former grocery store into a community center and senior center for the surrounding Pine Hills communities.
- **Lake Sherwood Apartments** - this complex received funding in part through the Low Income Housing Tax Credit (LIHTC) program. Households earning less than 60% of the area median income qualify for targeted rental units in LIHTC financed housing. Income levels are published once each year by the federal **Department of Housing and Urban Development (HUD)**. This 90-unit complex provides apartments for low income households, and accepts Section 8 Housing Choice Vouchers (HCV).

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Construction, Manufacturing, Wholesale Trade, Information Services, Real Estate, Professional/ Tech Services, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



OFFICE

TOTAL INVENTORY	500 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	-
NET ABSORPTION (2018)	0 Sq. Ft.

RETAIL

1,143,090 Sq. Ft.
14.6%
\$10.06 /Sq. Ft.
40,285 Sq. Ft.

APARTMENTS

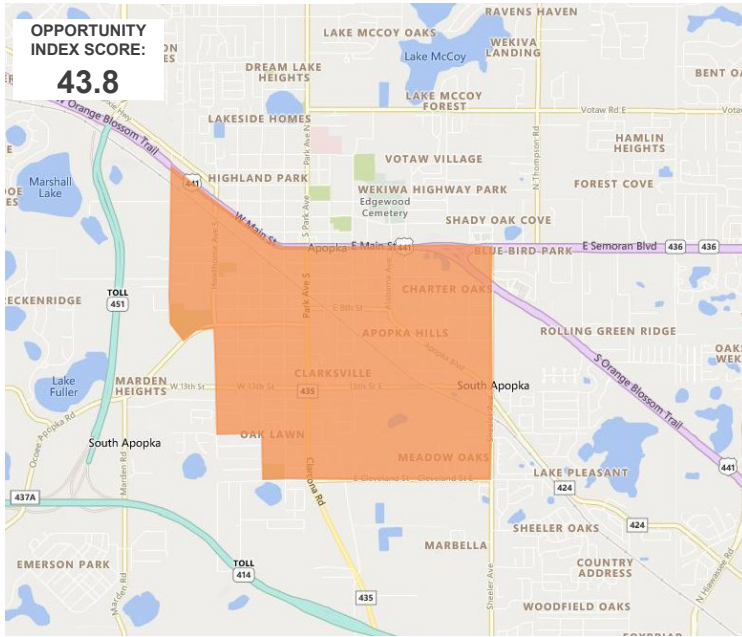
1,516 UNITS
2.6%
\$0.84 /Sq. Ft.
(3) UNITS



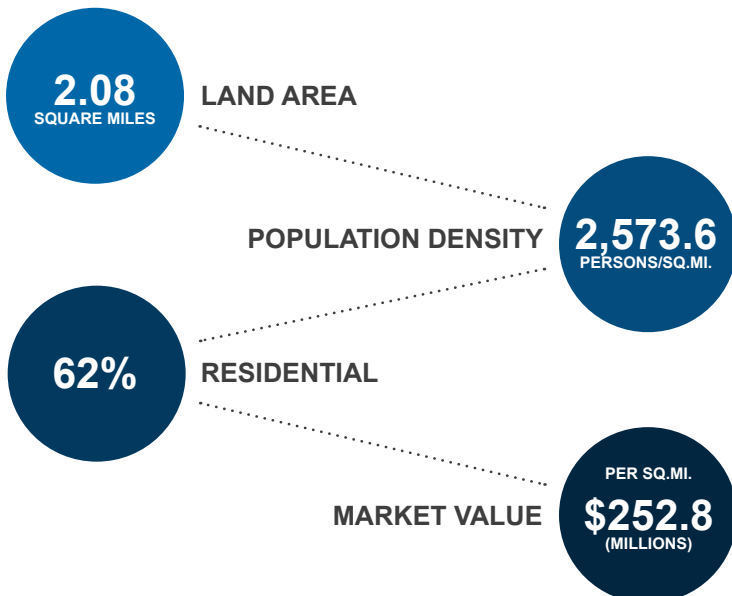
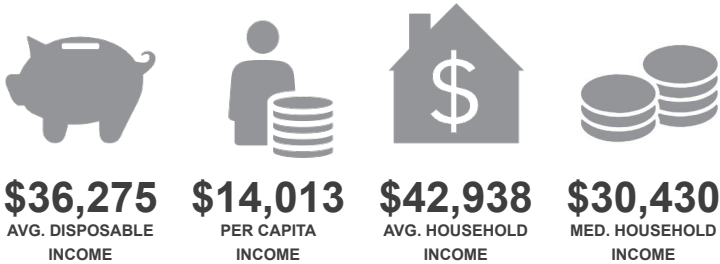
OPPORTUNITY ZONE PROSPECTUS

APOPKA

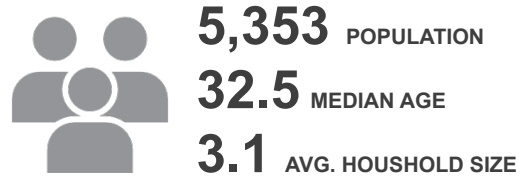
CENSUS TRACT 176



MARKET CHARACTERISTICS

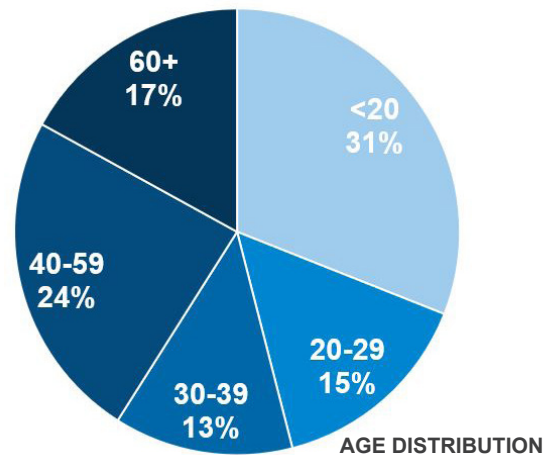
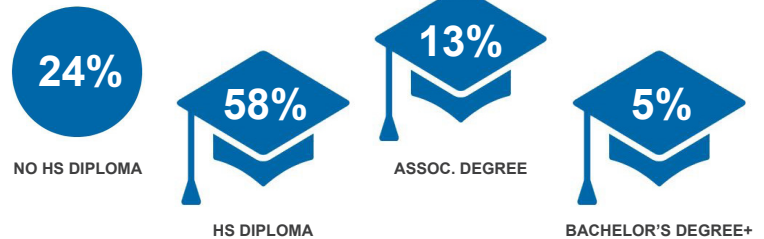
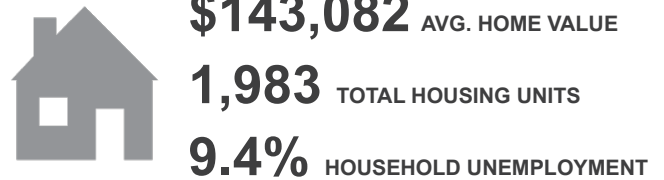


KEY FACTS

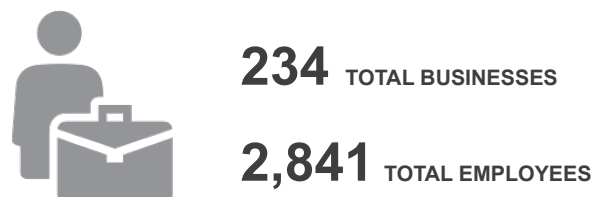


POPULATION
7,875
1 MI. RADIUS

POPULATION
16,561
1.5 MI. RADIUS



BUSINESS & EMPLOYMENT





ANCHOR DEVELOPMENT & CURRENT ACTIVITY

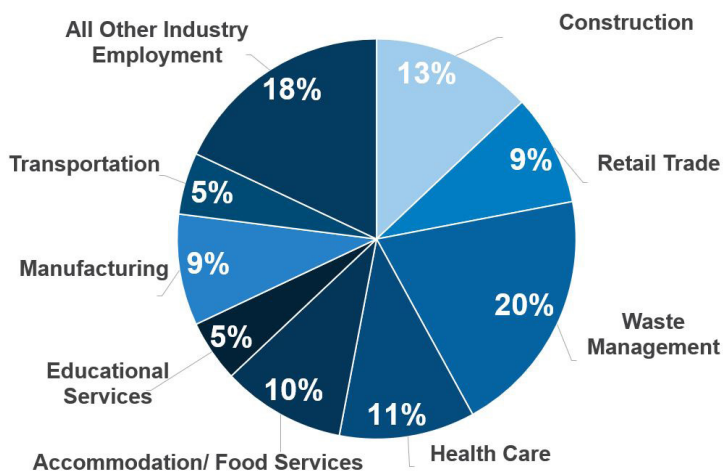
This opportunity zone is largely located in the **City of Apopka**. Since the city's incorporation in 1882, Apopka has grown into Orange County's second largest city. Anchor developments within the Apopka Opportunity Zone include:

- Apopka City Hall
- Area Chamber of Commerce
- Apopka Historical Society

Other development highlights within this zone include:

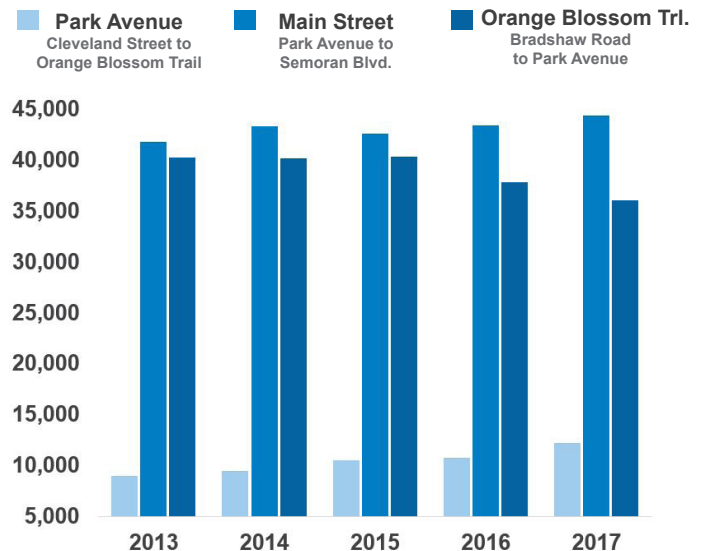
- **Community Health Centers (CHC)** - a private, non-profit organization that provides healthcare services to insured, uninsured, and under-served children and adults within Central Florida. CHC is a Federally Qualified Health Center (FQHC) organization that began its operations in Apopka, Florida in 1972.
- **Alonzo Williams Park** - a 3.09 acre multi-purpose field and facility that contains a neighborhood community center, outdoor basketball courts, playground and a softball field. The City of Apopka won a federal grant back in November 2016 to renovate the park and construction began in 2018. The project will consist of a new community center with more than 5,500 square feet, and will feature large meeting areas, activity rooms and a covered entry with a vehicle driveway.
- **The Highland Manor** - the 114-year -old historic country house has become an Apopka landmark and one of Central Florida's premier event venues. Hilton Hotels & Resorts announced in 2017 that they will build a Hilton Garden Inn on land near the Manor. The 110-room hotel and the renovated Manor will anchor Apopka's long-anticipated city complex at U.S. Highway 441 and State Road 436.
- **South Apopka Safe Neighborhood** - This partnership is administered by the Orange County Neighborhood Services Division. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Utilities, Information Services, Finance/ Insurance, Professional/ Tech Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

TOTAL INVENTORY	645,494 Sq. Ft.
VACANCY RATE	3.6%
AVG. RENTAL RATES	7.48 /Sq. Ft.
NET ABSORPTION (2018)	4,300 Sq. Ft.

OFFICE

TOTAL INVENTORY	133,842 Sq. Ft.
VACANCY RATE	7.5%
AVG. RENTAL RATES	\$16.00 /Sq. Ft.
NET ABSORPTION (2018)	(4,140) Sq. Ft.

RETAIL

TOTAL INVENTORY	360,117 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	\$12.32 /Sq. Ft.
NET ABSORPTION (2018)	3,100 Sq. Ft.

APARTMENTS

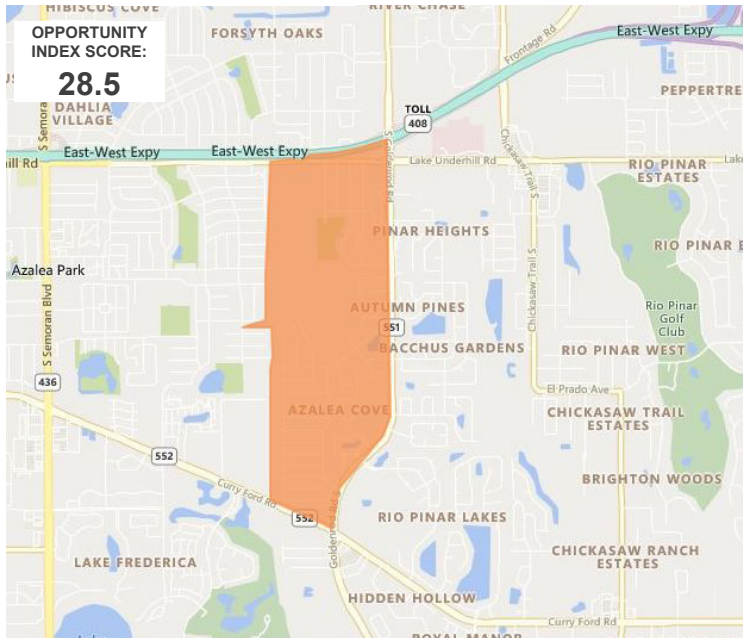
TOTAL INVENTORY	335 UNITS
VACANCY RATE	3.2%
AVG. RENTAL RATES	\$1.19 /Sq. Ft.
NET ABSORPTION (2018)	(4) UNITS



OPPORTUNITY ZONE PROSPECTUS

SOUTH GOLDENROD ROAD

CENSUS TRACT 134.02



OPPORTUNITY
INDEX SCORE:
28.5

KEY FACTS



3,283 POPULATION

36.0 MEDIAN AGE

2.9 AVG. HOUSEHOLD SIZE

POPULATION
17,489
1 MI. RADIUS

POPULATION
36,713
1.5 MI. RADIUS



\$148,930 AVG. HOME VALUE

1,270 TOTAL HOUSING UNITS

11.0% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$41,713
AVG. DISPOSABLE
INCOME



\$17,163
PER CAPITA
INCOME



\$49,909
AVG. HOUSEHOLD
INCOME



\$41,715
MED. HOUSEHOLD
INCOME

25%

NO HS DIPLOMA



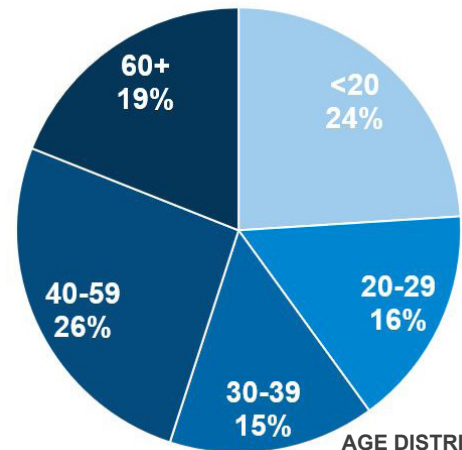
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



AGE DISTRIBUTION

BUSINESS & EMPLOYMENT



81 TOTAL BUSINESSES

514 TOTAL EMPLOYEES

0.77
SQUARE MILES

LAND AREA

POPULATION DENSITY

4,263.6
PERSONS/SQ.MI.

83%

RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$488.8
(MILLIONS)

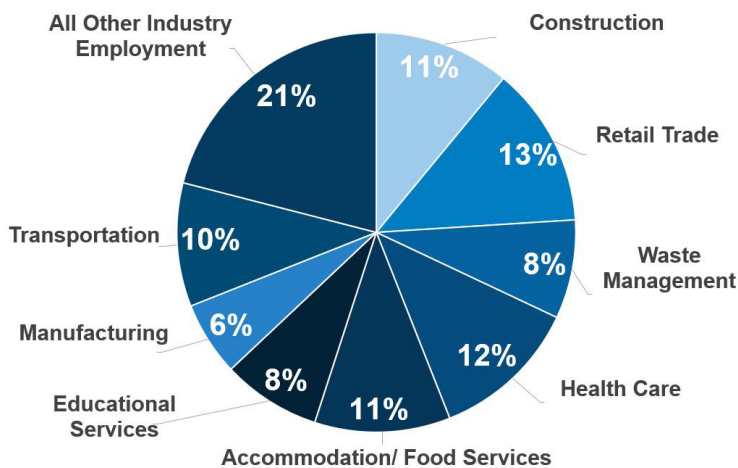


ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

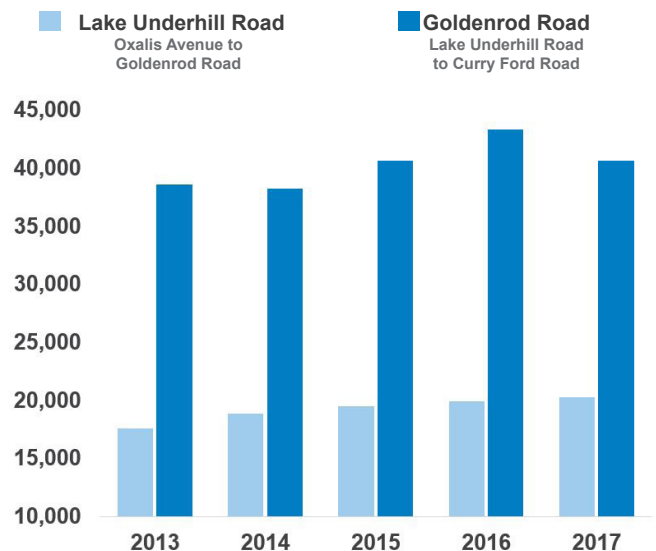
- **Capehart Park** - One of the 97 parks maintained by Orange County Parks & Recreation, this 11-acre park offers a little bit of everything. The park includes a multi-purpose recreation center and open space, two jungle gyms for varying ages and a small splash pad which is open year round. There is butterfly decor, including wall decorations, benches and sculptures all around the park. The multi-purpose field is behind the recreation center, which offers community ballet lessons, Zumba for kids, karate classes and other various after school groups and classes.
- **The Fraternal Order of Eagles** - an international non-profit organization, the F.O.E. donates more than \$10 million a year to local communities, fundraisers, charities and more. The **Orlando Aerie** conducts fundraisers for eleven major charity functions every year, and several state and local Aerie charities. All funds raised are sent to the F.O.E. parent organization and returned in the form of grants used solely for research, education or equipment to help fight major issues, and work towards bettering the community.
- **Pinar Plaza** - approximately 77,000 square feet shopping plaza located along South Goldenrod Rd., is anchored by the Orange County Clerk of Courts, Urgent Care, Save A Lot, and O'Reilly Auto Parts serving the surrounding communities.
- **South Goldenrod Safe Neighborhood** - this partnership is administered by the Orange County Neighborhood Services Division. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Information Services, Finance/ Insurance, Real Estate, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

TOTAL INVENTORY	26,020 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	-
NET ABSORPTION (2018)	0 Sq. Ft.

OFFICE

TOTAL INVENTORY	38,954 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	\$21.98 /Sq. Ft.
NET ABSORPTION (2018)	4,150 Sq. Ft.

RETAIL

TOTAL INVENTORY	178,176 Sq. Ft.
VACANCY RATE	7.6%
AVG. RENTAL RATES	\$11.80 /Sq. Ft.
NET ABSORPTION (2018)	3,950 Sq. Ft.

APARTMENTS

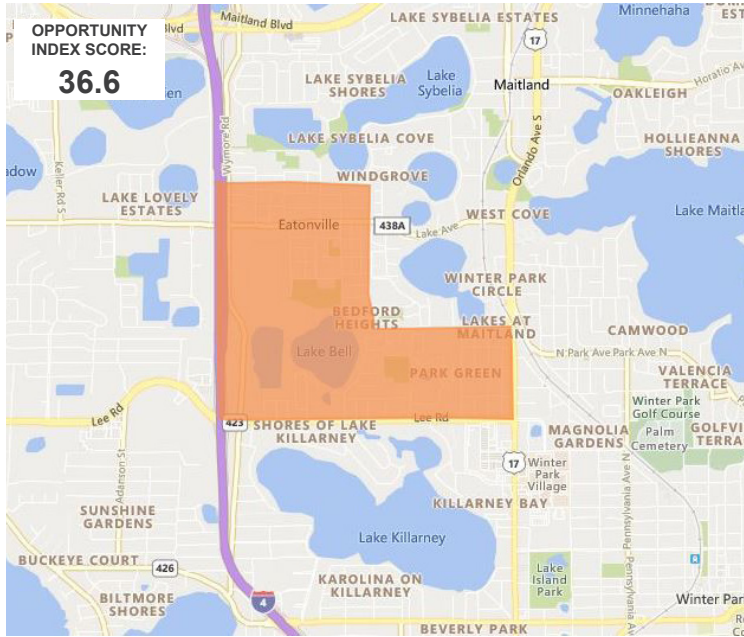
TOTAL INVENTORY	248 UNITS
VACANCY RATE	0.8%
AVG. RENTAL RATES	\$1.27 /Sq. Ft.
NET ABSORPTION (2018)	7 UNITS



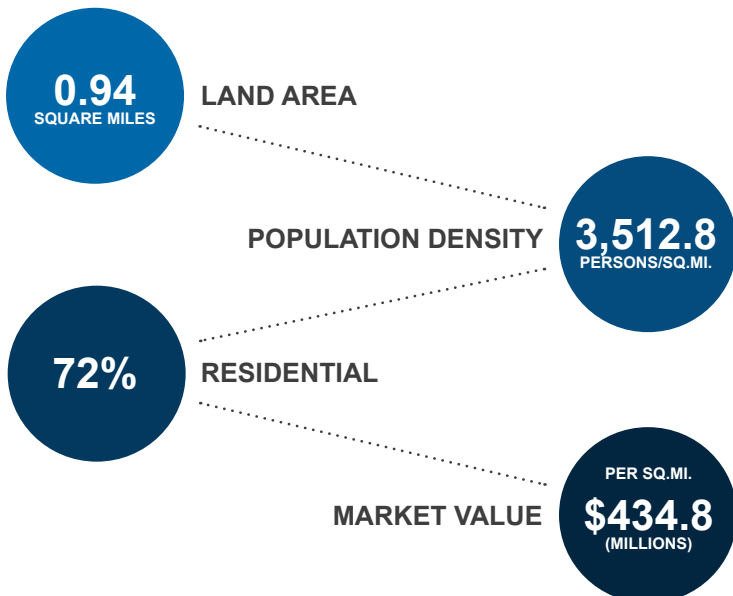
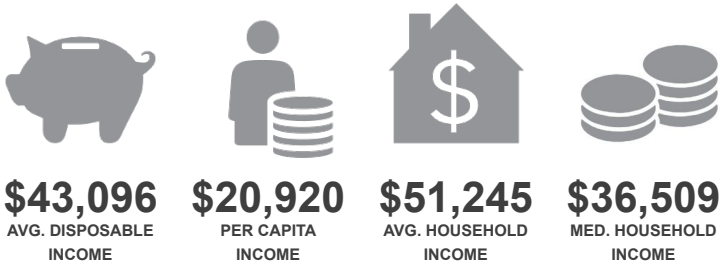
OPPORTUNITY ZONE PROSPECTUS

EATONVILLE

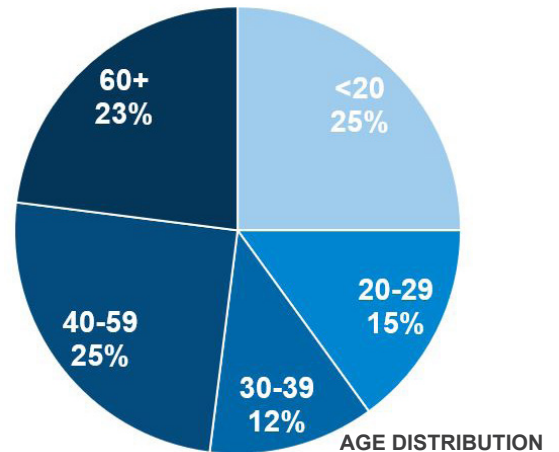
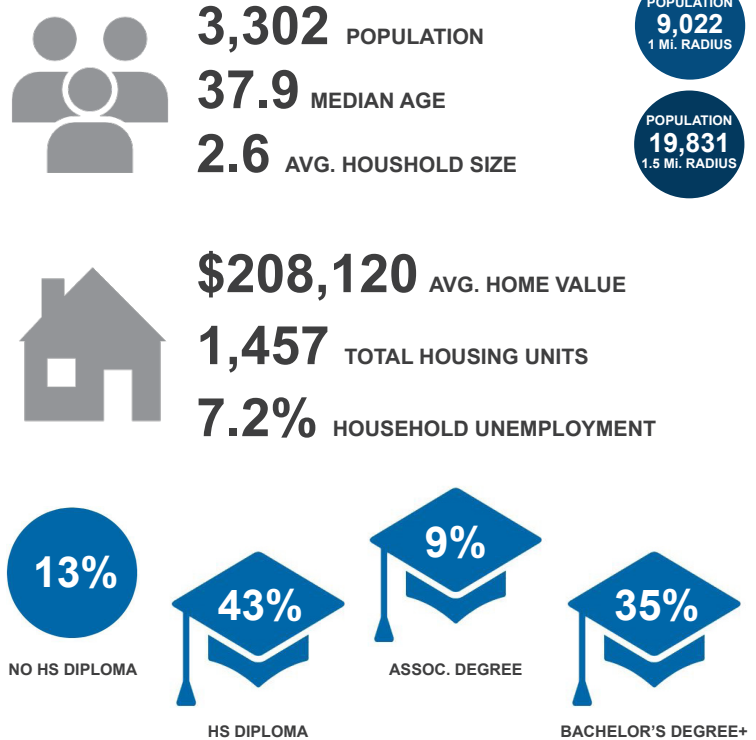
CENSUS TRACT 180



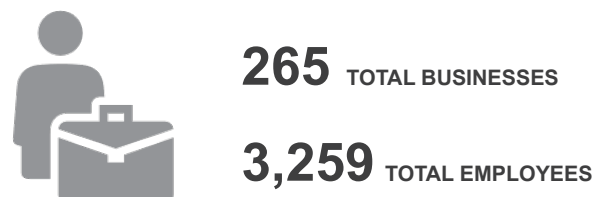
MARKET CHARACTERISTICS



KEY FACTS



BUSINESS & EMPLOYMENT





ANCHOR DEVELOPMENT & CURRENT ACTIVITY

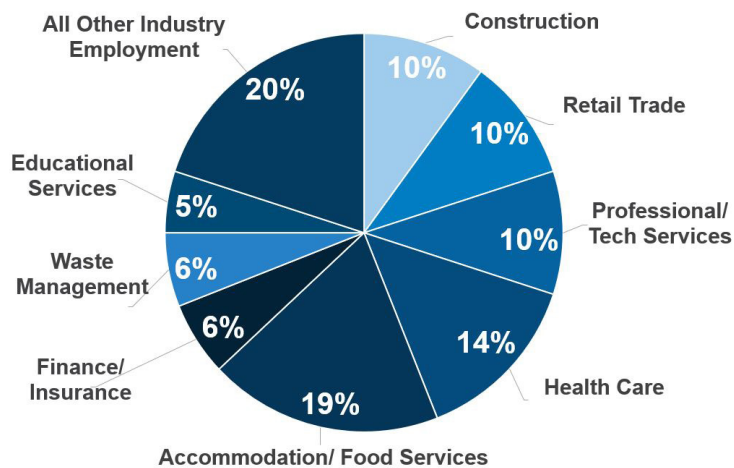
A significant part of this opportunity zone is located in the **Town of Eatonville**, the town was incorporated in 1887 and remains a small-town with a rich history. Anchor developments within the Eatonville Opportunity Zone include:

- Eatonville Town Hall
- Eatonville Branch Library
- Eatonville Police Department

Other development highlights within this zone include:

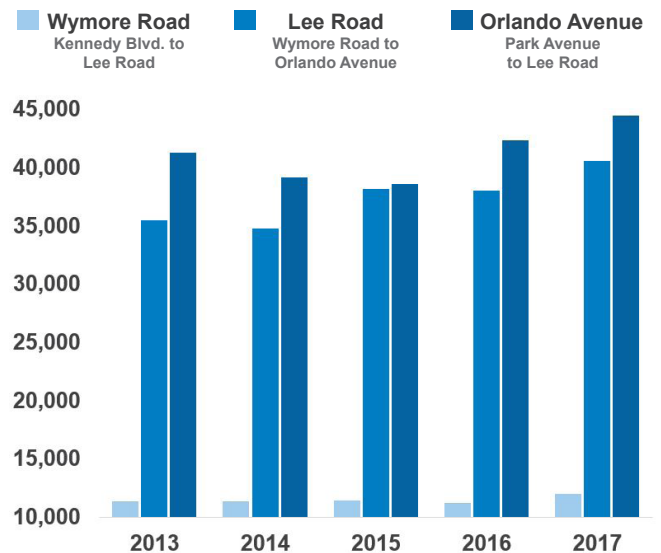
- **Eatonville Boys & Girls Club** - Completed in 2011, the Joe R. Lee Boys & Girls Club of Central Florida consists of a new 9,500 square foot facility, designed to accommodate over 100 children. The facility includes a health and lifestyle room, game room, career educational center, multi-purpose rooms and offices, along with a gymnasium. In 2011, the branch won the Award of Excellence from the A1A Palm Beach Chapter and in 2012, it won the Award of Merit from the A1A Orlando Chapter. In the next coming years, **LIFT Orlando**, a non-profit organization, has offered to help fund the expansion of the Joe. R. Lee Branch to a 23,000 square foot facility.
- **Hungerford Prep** - historic high school founded in 1889, in 2009 the high school closed and the land surround it has expanded into numerous event facilities, such as; the Robert Hungerford Memorial Auditorium, Hungerford Elementary School and the Hungerford Stadium. After three years of delays, HostDime, the first company to purchase a slice of the 100 acres of vacant land on the former Hungerford Preparatory High School site, will begin building the 115-foot high data center structure with four stories of corporate offices with completion set for 2020. The community envisions a 1-million-square-foot project with offices, medical facilities and other commercial uses with about 800 new apartments and houses for the rest of the development site.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Manufacturing, Transportation, Information Services, Real Estate, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

TOTAL INVENTORY	5,288 Sq. Ft.
VACANCY RATE	100%
AVG. RENTAL RATES	\$7.85 /Sq. Ft.
NET ABSORPTION (2018)	(4,688) Sq. Ft.

OFFICE

TOTAL INVENTORY	437,157 Sq. Ft.
VACANCY RATE	10.1%
AVG. RENTAL RATES	\$20.67 /Sq. Ft.
NET ABSORPTION (2018)	(12,104) Sq. Ft.

RETAIL

TOTAL INVENTORY	188,053 Sq. Ft.
VACANCY RATE	2.4%
AVG. RENTAL RATES	\$28.10 /Sq. Ft.
NET ABSORPTION (2018)	2,355 Sq. Ft.

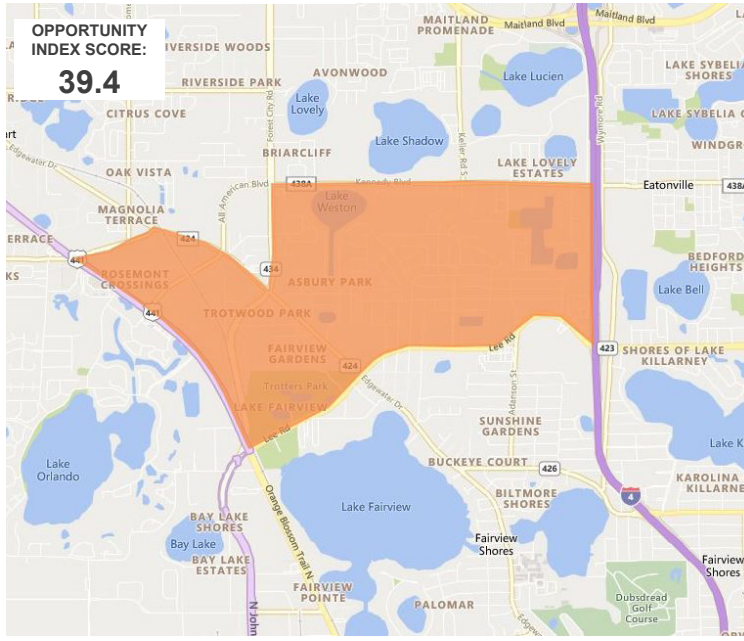
APARTMENTS

TOTAL INVENTORY	595 UNITS
VACANCY RATE	14.6%
AVG. RENTAL RATES	\$1.63 /Sq. Ft.
NET ABSORPTION (2018)	193 UNITS

OPPORTUNITY ZONE PROSPECTUS

FAIRVIEW SHORES

CENSUS TRACT 152.02



KEY FACTS



6,503 POPULATION

36.6 MEDIAN AGE

2.6 AVG. HOUSEHOLD SIZE

POPULATION
9,719
1 MI. RADIUS

POPULATION
20,351
1.5 MI. RADIUS



\$156,775 AVG. HOME VALUE

2,693 TOTAL HOUSING UNITS

8.2% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$42,024
AVG. DISPOSABLE
INCOME



\$19,720
PER CAPITA
INCOME



\$50,294
AVG. HOUSEHOLD
INCOME



\$37,485
MED. HOUSEHOLD
INCOME

23%

NO HS DIPLOMA



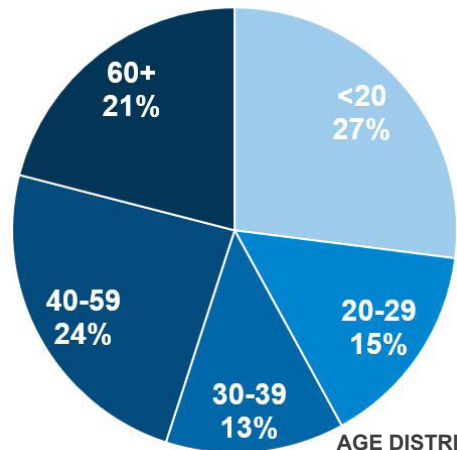
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT



393 TOTAL BUSINESSES

5,090 TOTAL EMPLOYEES



LAND AREA

POPULATION DENSITY

3067.5
PERSONS/SQ.MI.

44%

RESIDENTIAL

MARKET VALUE

PER SQ.MI.
\$347.6
(MILLIONS)



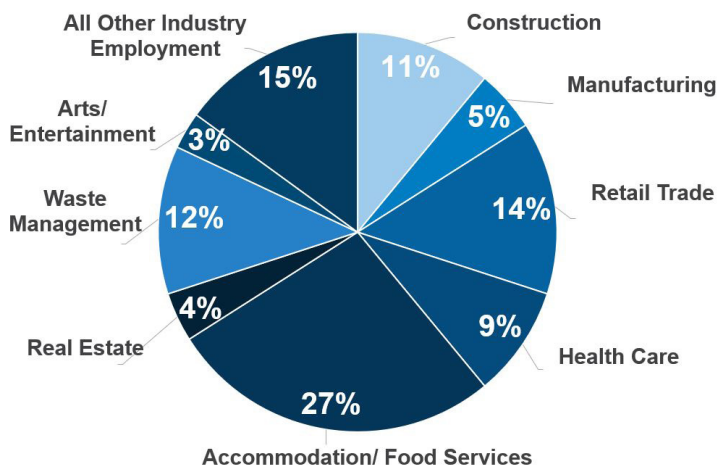
ANCHOR DEVELOPMENT & CURRENT ACTIVITY

A significant part of this opportunity zone is located in Fairview Shores, a census-designated place within unincorporated Orange County. Fairview Shores is largely suburban residential development with strong commercial retail and restaurants along the major thoroughfares; Lee Road, Edgewater Drive and North Orange Blossom Trail.

Lake Fairview, located adjacent to Fairview Shores, is a neighborhood in the northwestern part of Orlando. Development highlights within this area include:

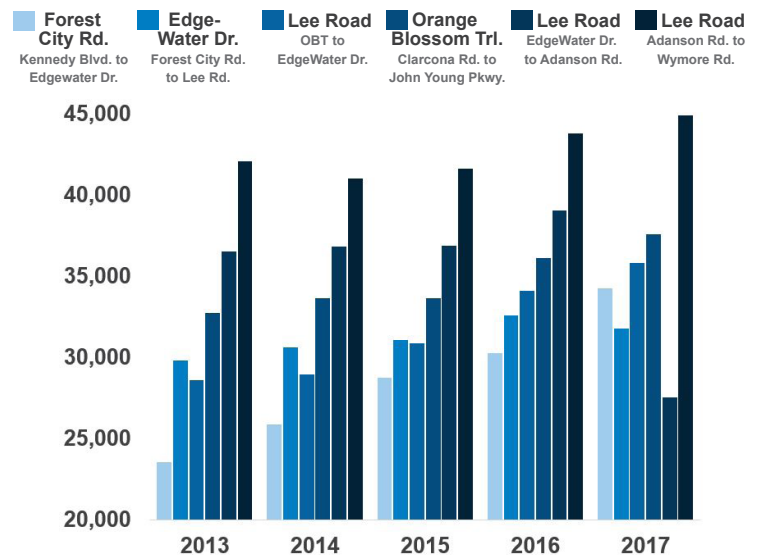
- **Lake Fairview Park** - This park is approximately 25 acres with about 770 feet of frontage on Lake Fairview. The park site serves distinctly recreational uses, such as: pavilions, benches, bike racks, playgrounds and five softball fields. The park also contains the Orlando Rowing Club boathouse and the Lake Fairview Marina. The City of Orlando requested a conceptual **master plan for Lake Fairview Park & Trotters Park** back in May 2009.
- **Trotters Park** - located directly behind Lake Fairview Park, the 100.2 acres of public park property is one of Orlando City's four cornerstone park. Originally it was home to the Ben White Raceway, and still reflects the historical equestrian theme. The park was redeveloped in January 2003 and houses four lighted soccer fields, four-lighted baseball fields, concession facilities, along with biking and blading trails.
- **Freedom Ride** - the first Premier Accredited PATH facility in Central Florida. This organization provides therapeutic horseback riding to adults and children four years and older with developmental disabilities. The organization was awarded 10 acres of land next to Trotters Park and Lake Fairview in 2001. Today, Freedom Ride reaches out to over 150 individuals annually.
- **Lee Road Safe Neighborhood** - This partnership is administered by the Orange County Neighborhood Services Division. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Transportation, Utilities, Finance/ Insurance, Professional/ Tech Services, Management, Educational Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

TOTAL INVENTORY	1,748,466 Sq. Ft.
VACANCY RATE	5.8%
AVG. RENTAL RATES	\$11.13 /Sq. Ft.
NET ABSORPTION (2018)	2,830 Sq. Ft.

OFFICE

TOTAL INVENTORY	303,830 Sq. Ft.
VACANCY RATE	1.9%
AVG. RENTAL RATES	\$14.17 /Sq. Ft.
NET ABSORPTION (2018)	55,485 Sq. Ft.

RETAIL

TOTAL INVENTORY	684,227 Sq. Ft.
VACANCY RATE	14.0%
AVG. RENTAL RATES	\$8.35 /Sq. Ft.
NET ABSORPTION (2018)	(34,617) Sq. Ft.

APARTMENTS

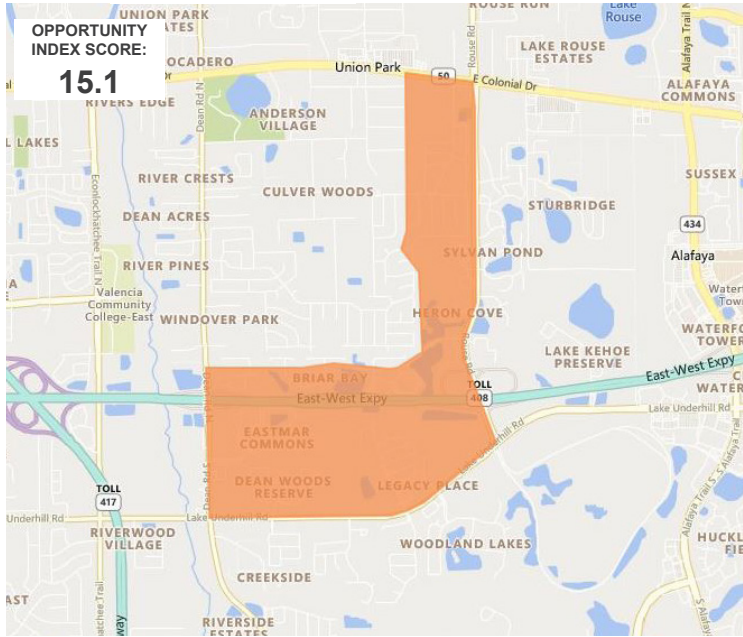
TOTAL INVENTORY	799 UNITS
VACANCY RATE	3.4%
AVG. RENTAL RATES	\$0.96 /Sq. Ft.
NET ABSORPTION (2018)	2 UNITS



OPPORTUNITY ZONE PROSPECTUS

UNION PARK

CENSUS TRACT 167.24



KEY FACTS



6,581 POPULATION

POPULATION
14,983
1 MI. RADIUS

29.9 MEDIAN AGE

2.7 AVG. HOUSEHOLD SIZE

POPULATION
23,916
1.5 MI. RADIUS



\$194,590 AVG. HOME VALUE

2,706 TOTAL HOUSING UNITS

5.4% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



\$42,077
AVG. DISPOSABLE
INCOME



\$18,385
PER CAPITA
INCOME



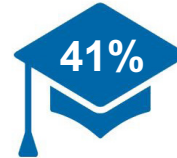
\$49,892
AVG. HOUSEHOLD
INCOME



\$40,141
MED. HOUSEHOLD
INCOME



NO HS DIPLOMA



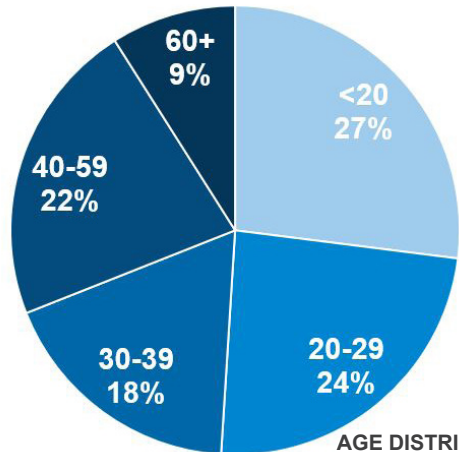
HS DIPLOMA



ASSOC. DEGREE



BACHELOR'S DEGREE+



BUSINESS & EMPLOYMENT

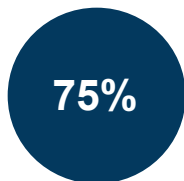


70 TOTAL BUSINESSES

484 TOTAL EMPLOYEES



LAND AREA



RESIDENTIAL

POPULATION DENSITY

5,350.4
PERSONS/SQ.MI.

MARKET VALUE

PER SQ.MI.
\$795.1
(MILLIONS)

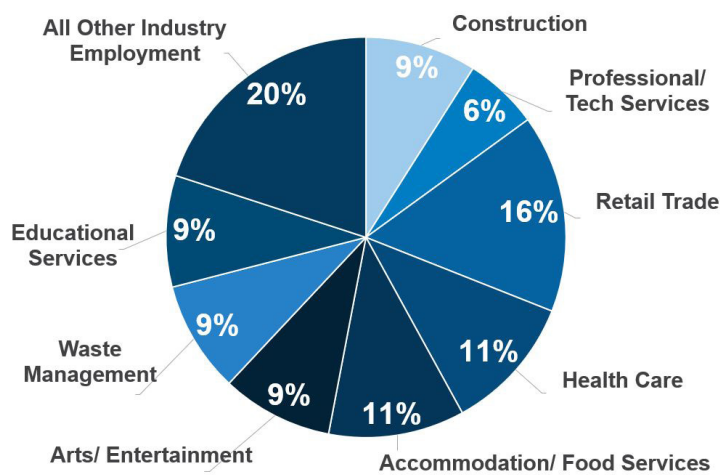


ANCHOR DEVELOPMENT & CURRENT ACTIVITY

Highlights specifically within this opportunity zone include:

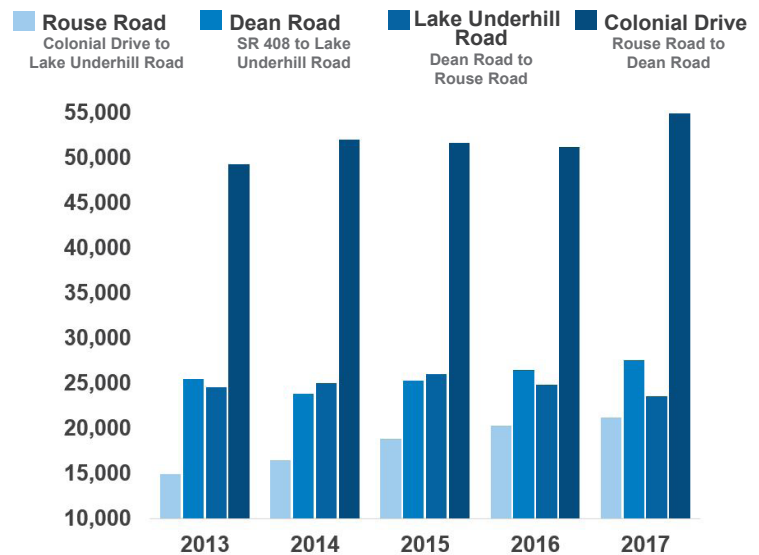
- **Wentworth Apartments** - located off of Dean Road, this complex received funding in part through the Low Income Housing Tax Credit (LIHTC) program. Households earning less than 60% of the area median income qualify for targeted rental units in LIHTC financed housing. Income levels are published once each year by the federal **Department of Housing and Urban Development (HUD)**. This 264-unit complex provides apartments for low income households, and accepts Section 8 Housing Choice Vouchers (HCV).
- **Planned Development** - there are multiple planned development within this opportunity zone. Fieldstream Planned Development, located on the north side of Lake Underhill Road, has entitlements for up to 290,000 square feet of mixed-use development, including office, warehouse and/or light industrial. Eastmar Commons PD on Dean Road has entitlements for a self-storage facility, plus 36,000 square foot of commercial property. The self-storage facility has an already approved development plan. Furthermore, High Point PD on Lake Underhill Road has two undeveloped parcels, both have approved development plans for another self-storage facility and a daycare center.
- **Park Manor Neighborhood Park** - this 2-acre neighborhood park, located in the upper north corner of the opportunity zone near East Colonial Drive, offers a small community park for the surrounding residential neighborhoods. This park features two small playgrounds, picnic facilities and pavillions, along with a large round sidewalk enclosing the open-space field.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Manufacturing, Wholesale Trade, Transportation, Finance/ Insurance, Real Estate, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



OFFICE

TOTAL INVENTORY	256,832 Sq. Ft.
VACANCY RATE	0.6%
AVG. RENTAL RATES	\$24.70 /Sq. Ft.
NET ABSORPTION (2018)	7,715 Sq. Ft.

RETAIL

TOTAL INVENTORY	41,831 Sq. Ft.
VACANCY RATE	0.0%
AVG. RENTAL RATES	\$16.00 /Sq. Ft.
NET ABSORPTION (2018)	3,600 Sq. Ft.

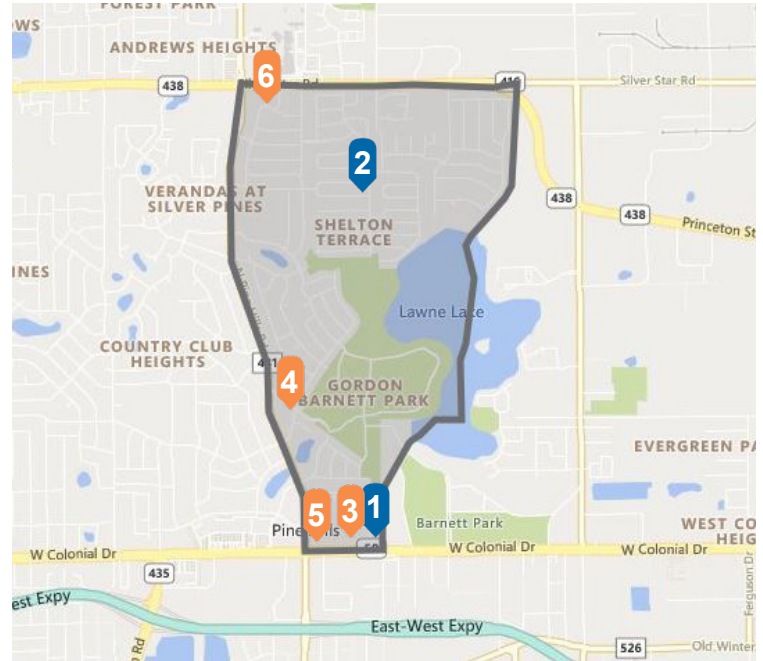
APARTMENTS

TOTAL INVENTORY	1,434 UNITS
VACANCY RATE	3.5%
AVG. RENTAL RATES	\$1.07 /Sq. Ft.
NET ABSORPTION (2018)	(12) UNITS

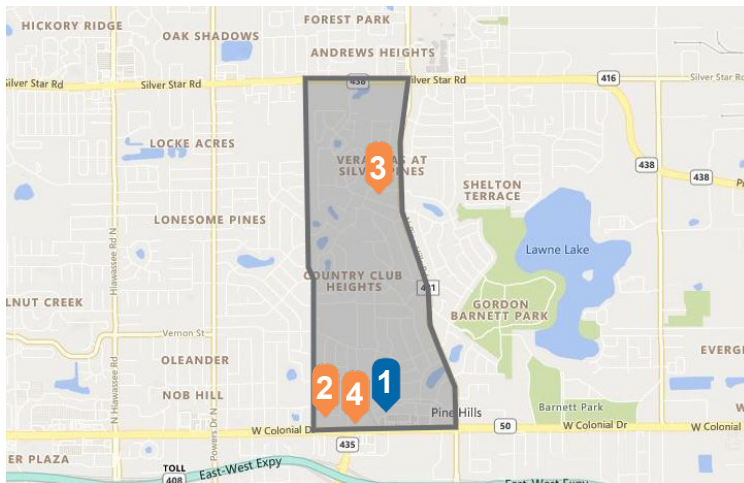
PINE HILLS INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

PINE HILLS TOWN CENTER - CENSUS TRACT 120

- 4815 W. COLONIAL DRIVE**
BUILDING SIZE: 110,203 SF
ZONING: C-3
FLU: COMMERCIAL
LAND AREA: 3.36 AC
USE: COMMERCIAL DISTRICT
(1.5 FAR)
- 4821 INDIALANTIC DRIVE**
BUILDING SIZE: 12,610 SF
ZONING: R-1
FLU: LOW-DENSITY RES.
LAND AREA: 0.29 AC
USE: SINGLE-FAMILY RESIDENTIAL
(4 DU/AC)
- 4849 W. COLONIAL DRIVE**
LAND AREA: 40,920 SF
ZONING: P-D
FLU: COMMERCIAL
0.94 AC
USE: VACANT COMMERCIAL LAND
(1.5 FAR)
- 1017 N. PINE HILLS ROAD**
BUILDING SIZE: 1,888 SF
ZONING: P-O
FLU: COMMERCIAL
LAND AREA: 0.28 AC
USE: COMMERCIAL
(1.5 FAR)
- 4894 W. COLONIAL DRIVE**
BUILDING SIZE: 5,887 SF
ZONING: C-2
FLU: COMMERCIAL
LAND AREA: 0.88 AC
USE: RETAIL COMMERCIAL
(1.5 FAR)
- 1447 N. PINE HILLS ROAD**
BUILDING SIZE: 1,174 SF
ZONING: P-O
FLU: COMMERCIAL
LAND AREA: 0.18 AC
USE: COMMERCIAL
(1.5 FAR)



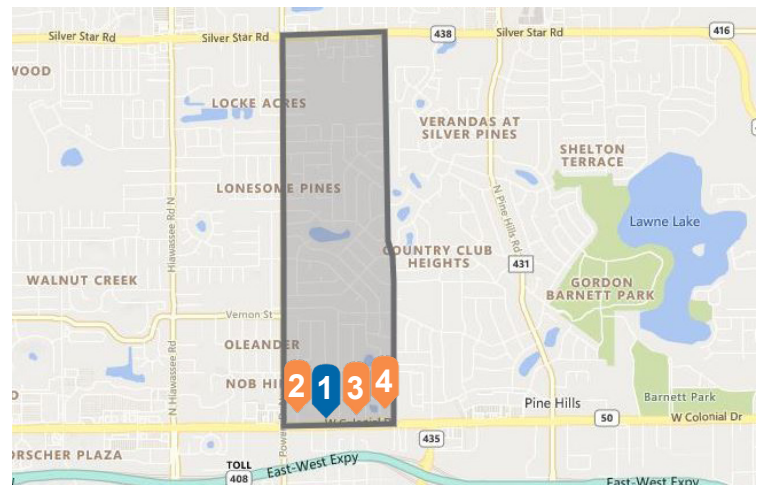
PINE HILLS TOWN CENTER - CENSUS TRACT 121



- 5265 ALHAMBRA DRIVE**
BUILDING SIZE: 10,052 SF
ZONING: R-3
FLU: OFFICE
LAND AREA: 0.89 AC
USE: MULTI-FAMILY RESIDENTIAL
(1.25 FAR)
- 5511 W. COLONIAL DRIVE**
BUILDING SIZE: 1,885 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.39 AC
USE: RETAIL COMMERCIAL
(1.5 FAR)
- 1312 N. PINE HILLS ROAD**
BUILDING SIZE: 1,270 SF
ZONING: P-O
FLU: COMMERCIAL
LAND AREA: 0.19 AC
USE: COMMERCIAL
(1.5 FAR)
- 710 GOVERNORS AVENUE**
BUILDING SIZE: 3,210 SF
ZONING: P-O
FLU: COMMERCIAL
LAND AREA: 0.45 AC
USE: COMMERCIAL
(1.5 FAR)

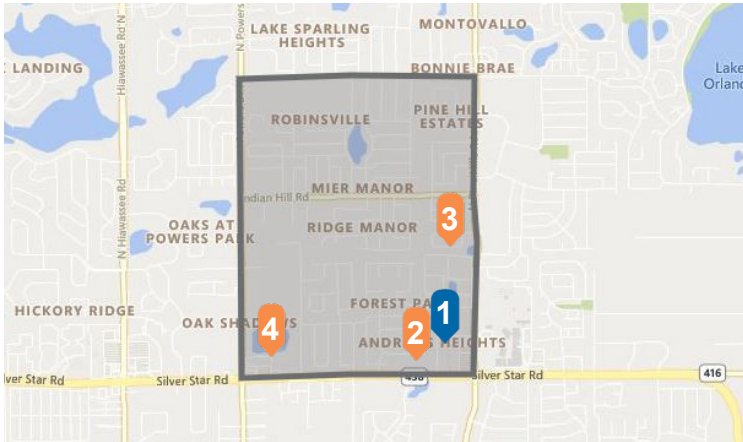
PINE HILLS - CENSUS TRACT 122.02

- 6205 W. COLONIAL DRIVE**
LAND AREA: 145,165 SF
ZONING: C-1
FLU: COMMERCIAL
3.33 AC
USE: RETAIL COMMERCIAL
(1.5 FAR)
- 6249 W. COLONIAL DRIVE**
BUILDING SIZE: 1,938 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.31 AC
USE: COMMERCIAL
(1.5 FAR)
- 5859 W. COLONIAL DRIVE**
BUILDING SIZE: 1,824 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.26 AC
USE: COMMERCIAL
(1.5 FAR)
- 714 N. HASTINGS STREET**
BUILDING SIZE: 3,244 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.26 AC
USE: COMMERCIAL
(1.5 FAR)



PINE HILLS INVESTMENT AND REDEVELOPMENT OPPORTUNITIES

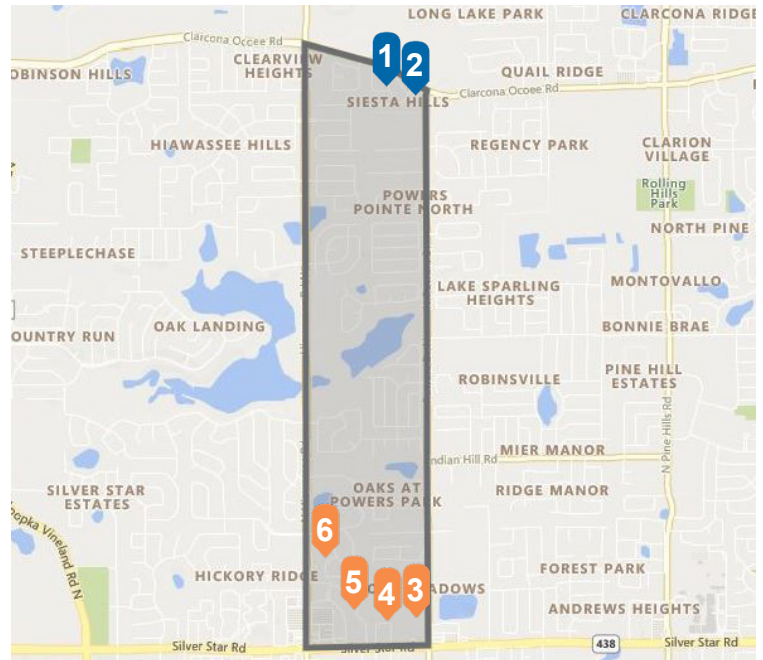
PINE HILLS TOWN CENTER - CENSUS TRACT 123.07



- 2765 BELCO DRIVE**
BUILDING SIZE: 7,200 SF
ZONING: C-2
FLU: COMMERCIAL
LAND AREA: 1.00 AC
USE: COMMERCIAL
(1.5 FAR)
- 5413 SILVER STAR ROAD**
BUILDING SIZE: 3,342 SF
ZONING: C-2
FLU: COMMERCIAL
LAND AREA: 0.66 AC
USE: VEHICLE REPAIR
(1.5 FAR)
- 2918 N. PINE HILLS ROAD**
BUILDING SIZE: 2,274 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.55 AC
USE: OFFICE
(1.5 FAR)
- 6005 SILVER STAR ROAD**
BUILDING SIZE: 1,814 SF
ZONING: R-3
FLU: HIGH-DENSITY RES.
LAND AREA: 0.29 AC
USE: OFFICE
(50 DU/AC)

PINE HILLS - CENSUS TRACT 123.05

- 6410 CLARCONA OCOEE ROAD**
BUILDING SIZE: 8,320 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.91 AC
USE: RETAIL COMMERCIAL
(1.5 FAR)
- CLARCONA-OCOEE RD. & N. POWERS DRIVE**
LAND AREA: 133,294 SF
ZONING: C-1
FLU: COMMERCIAL
3.06 AC
USE: RETAIL COMMERCIAL
(1.5 FAR)
- 6301 SILVER STAR ROAD**
BUILDING SIZE: 1,557 SF
ZONING: C-2
FLU: COMMERCIAL
LAND AREA: 0.38 AC
USE: RESTAURANT
(1.5 FAR)
- 6319 SILVER STAR ROAD**
BUILDING SIZE: 2,691 SF
ZONING: C-2
FLU: COMMERCIAL
LAND AREA: 0.38 AC
USE: RESTAURANT
(1.5 FAR)
- 6825 SILVER STAR ROAD**
BUILDING SIZE: 4,075 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.92 AC
USE: CAR WASH SELF SERVICE
(1.5 FAR)
- 2793 N. HIAWASSEE ROAD**
BUILDING SIZE: 3,922 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 0.61 AC
USE: COMMERCIAL
(1.5 FAR)



PINE HILLS - CENSUS TRACT 123.04



- 8215 SILVER STAR ROAD**
LAND AREA: 57,804 SF
ZONING: P-D
FLU: PLANNED DEVELOP.
1.33 AC
USE: COMMERCIAL LAND
PD-X
- 2620 N. HIAWASSEE ROAD**
BUILDING SIZE: 107,555 SF
ZONING: C-1
FLU: COMMERCIAL
LAND AREA: 6.71 AC
USE: RETAIL COMMERCIAL/ WAREHOUSE
(1.5 FAR)

LEGEND	
	INVESTMENT OPPORTUNITIES - BUILDING SIZE GREATER THAN 5,000 SQUARE FEET OR LAND AREA GREATER THAN 1.00 ACRES
	REDEVELOPMENT OPPORTUNITIES - SELECT PROPERTIES WITH AN OPPORTUNITY INDEX SCORE OF 50 OR MORE

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.

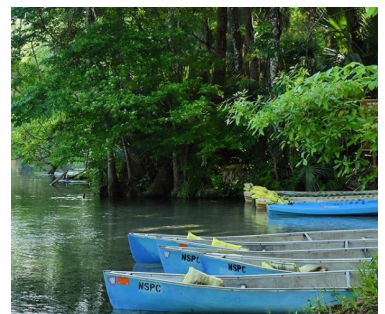
SOURCES:

2018 ESRI ESTIMATES

ORANGE COUNTY 2018 PROPERTY APPRAISAL TAX ROLL

ORANGE COUNTY GOVERNMENT, FLORIDA

GAI CONSULTANTS





Orange County Neighborhood Services Division
ocneighborhoods@ocfl.net
407.836.5606

**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

