



PARCEL A

PARCEL D

PARCEL C

PARCEL B

THE GRANDE LAKES PORTFOLIO

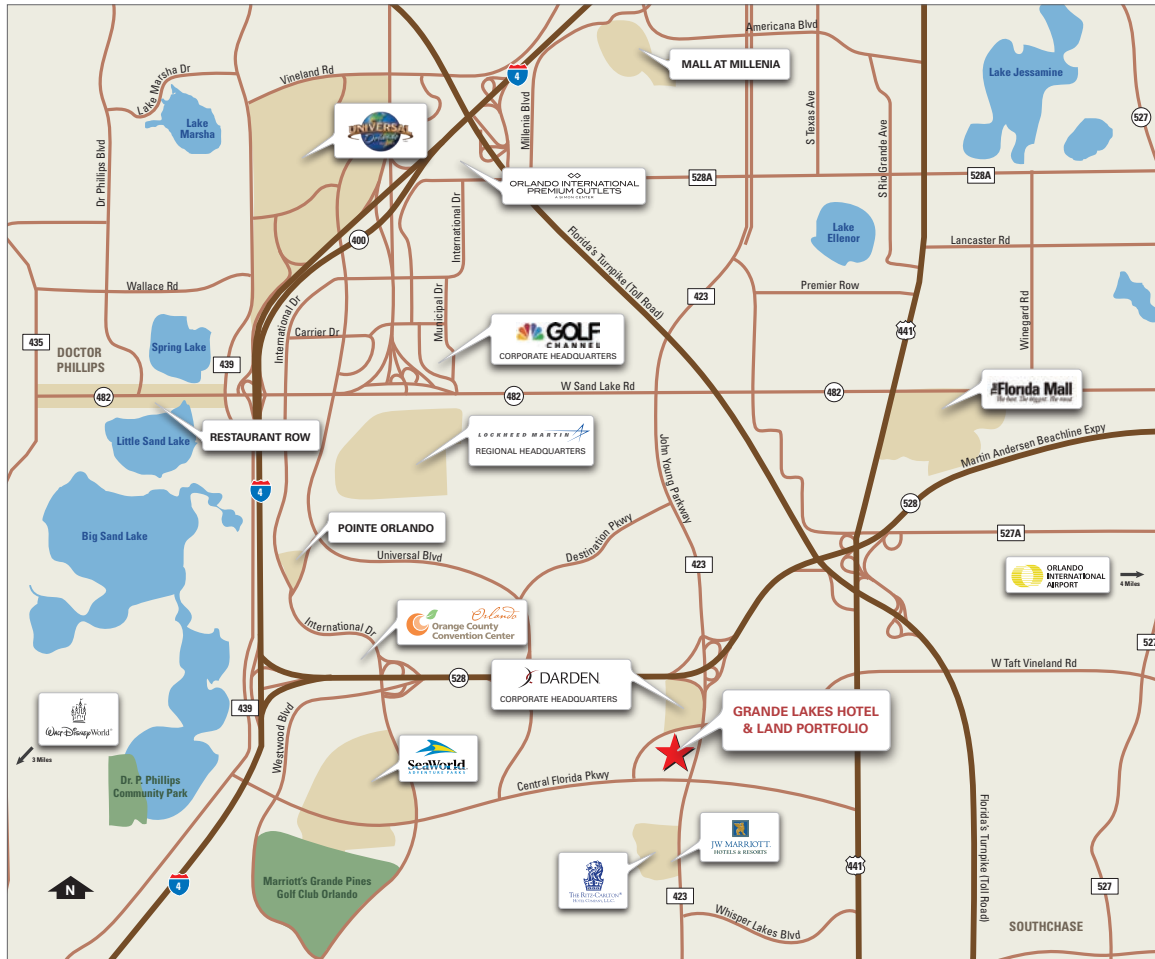
MIXED USE LAND & HOTEL INVESTMENT OPPORTUNITY IN ORLANDO, FLORIDA

McCONNELL CAPITAL

THE GRANDE LAKES PORTFOLIO - MIXED USE LAND & HOTEL INVESTMENT OPPORTUNITY IN ORLANDO, FLORIDA

McConnell Capital is pleased to introduce the Grande Lakes Portfolio, a mixed use land investment opportunity in Orlando, Florida. The Grande Lakes Portfolio consists of 33.8 prime acres assembled at one of the most sought after corners in Central Florida.

The Grande Lakes Portfolio possesses unique hospitality and corporate synergy, being located close to the heart of Orlando's thriving tourist corridor, while also being adjacent to a Fortune 500 Corporate Headquarters and Orlando's largest suburban office submarket (AEW's 2MSF 'SouthPark'). The Grande Lakes Portfolio's rock solid development potential is further enhanced by future cash-flow from a 129-room Courtyard by Marriott ground lease.



KEY DEAL POINTS

- One of the largest development sites remaining within South Orlando.
- Directly across from the Ritz Carlton & JW Marriott, Orlando's largest luxury hotel complex (1,600+- 4-star hotel rooms plus additional timeshare).
- 32-Acres of improved graded upland, with substantial infrastructure in place.
- \$169K in-place Ground Lease NOI from newly constructed 129-Room Courtyard by Marriott (opening in Q1 2015).
- Located in the epicenter of South Orlando, the strongest multifamily submarket in Central Florida. Recent sales comps exceed \$163K per unit.
- Robust retail anchor tenant demand for delivery of grocery or big box product to service the booming daytime population and surrounding residential.
- Notable institutional ownership of over \$1B worth of complimentary properties within the immediate trade area (Tavistock, Paulson/Winthrop, AEW, Heitman, Darden, Blackstone).
- Convenient to Orlando's 4 Major Tourism drivers:
 - SeaWorld (2.0 Miles)
 - Orange County Convention Center (2.5 Miles)
 - Universal Orlando Resort (4.5 Miles)
 - Walt Disney World (5.5 Miles)

PORTFOLIO PARCELS

Label	Site Name	Size	Highest and Best Use
Parcel A	Central Florida Land	15.3	Retail, Multifamily
Parcel B	Taft Vineland Land	9.0	Retail, Multifamily
Parcel C	Hotel Ground Lease	2.5	129-Room Hotel
Parcel D	Lakefront Land	7.0	Office, Multifamily

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