



TO ACCESS THE FULL OFFERING MEMORANDUM AND PROPERTY FINANCIALS CLICK ON THE "PROPERTY SITE" LINK THAT IS LOCATED UNDERNEATH THE "UNIT MIX INFORMATION" SECTION ON LOOPNET

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EXCLUSIVE ENGAGEMENT

SP Multifamily Group of Marcus & Millichap invites you to review Tremaine | Boyd, a trophy mixed-use asset located in Downtown Winter Garden, FL. The property offers twenty-two multifamily units and four commercial units and is available to qualified investors free and clear, or with assumable debt.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the listing agents, as representatives of the Seller. To avoid disrupting the Property's operations, do not contact on-site management, residents, or any personnel. A Marcus & Millichap representative will accompany you on property tours. All tours will require a minimum 48-hours advance notice and are subject to schedule availability. All tours must be coordinated by a listing agent.

UNDERWRITING & DUE DILIGENCE

It is advised, that all prospective purchasers complete their own underwriting and due diligence of the offering, prior to submitting an offer. Please contact a listing team member to answer questions regarding underwriting assumptions, comparables, expenses, and historical financial information.

FINANCING OPTIONS

This Property is offered on a free & clear basis, or by assuming the in-place low-leverage loan. Contact a listing agent to learn more about the assumable loan. If you wish to obtain new financing, a soft quote has been provided by MMCC and can be found on Page 4 of this Offering Memorandum. It is advised that all prospective purchasers obtain and review all financing options, prior to submitting an offer.

OFFER SUBMISSION

Please direct offers to all team members on this page. We request offers to be submitted in the form of a Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to **1)** asset pricing, **2)** earnest money deposits, and **3)** due diligence and closing time frames. The Seller retains the right to modify the sale/marketing process at any time.



PROPERTY OVERVIEW

SECTION ONE

ANTONRX

THE INVESTMENT

- Class-A, Landmark Mixed-Use Asset Located in Historic Downtown Winter Garden
- Concrete-Block Structure Built in 2019, Featuring 22 Luxury Multifamily Units and Four Ground-Floor Commercial Units
- Recipient Of The Orlando Business Journal’s Community Impact Award (2019), After Bringing Urban Mixed-Use Development to Downtown Winter Garden
- Unit Amenities Include Wood-Plank Style Flooring, Granite Countertops, Shaker-Style Cabinetry, 10’+ Ceilings, Energy Efficient Stainless-Steel Appliances, and Crown Moulding
- Four Fully-Occupied Ground-Floor Commercial Units, Serving as the Headquarters for AntonRx, a Pharmaceutical Rebate Management Company, and Home to Pammie’s Sammies, a Popular Local Restaurant
- The Property’s Irreplaceable Location Provides a New Owner With Attractive & Stable Going-In Returns, Along With Future Appreciation as Downtown Winter Garden Expands Further
- Near-Term Opportunity to Increase the Average Rent by \$240/month, Resulting in Top-Line Annual Revenue Growth of \$63,360
- Long-Term Opportunity to Increase Other Income Through Initiatives Such as Parking Fees and Electricity Reimbursements

THE LOCATION

- **Neighbors to Sobo Art Gallery** | Showcases Local Artists & Immersive Exhibits
- **Across the Street From Winter Garden Farmer’s Market** | Locally and National Recognized Farmer’s Market With Over 100 Vendors and 3,000+ Weekly Visitors
- **1-Block To Plant Street** | Winter Garden’s Downtown Artery: 35+ Restaurants, 50+ Shops, Over 1.4 Million Vistors Annually
- **2-Minutes To Plant Street Market** | Home to Over 20 Food & Drink Vendors, a Popular Brewery, and Community Event Space With Live Music
- **6-Minutes To Winter Garden Gateway Project** | Proposed \$300M Master Plan Development
- **8-Minutes To The Dynasty** | \$1 Billion Sports-Centric Master Plan Development

THE MARKET

- Property Values Have Increased by 909% and Median Household Income by 254% Since 2000
- Winter Garden Has Seen Over 300% Population Growth Since 2000, With Over 1 Million Square Feet of Real Estate Being Added to the Downtown Area
- Consistently Ranked as One of the Fastest Growing Areas in the State of Florida
- Major Growth-Driving Developments Planned for the Immediate Area, Such as the *Dynasty* / *Ocoee* And *Winter Garden Gateway* Master Plans (\$1.3 Billion+ Total Investment)
- Orlando MSA Was Named the *Fastest Growing Metro In The United States* (2025)



PROPERTY OVERVIEW	
PROPERTY NAME	Tremaine Boyd
PROPERTY ADDRESS	109 South Boyd Street
CITY, STATE	Winter Garden, FL
COUNTY	Orange County
ASSESSOR’S PARCEL NUMBER	23-22-27-2888-08-030
NUMBER OF RESIDENTIAL UNITS	Twenty-Two (22) Units
NUMBER OF RETAIL SUITES	Four (4) Suites
RENTABLE SQ. FT (RESIDENTIAL)	18,166 SF
RENTABLE SQ. FT (RETAIL)	8,190 SF
NUMBER OF RETAIL TENANTS	Two (2)
NUMBER OF STORIES	Three (3)
YEAR BUILT/RENOVATED	2019
LOT SIZE	0.60 Acres +/-

RESIDENTIAL UNIT MIX SUMMARY			
UNIT TYPE	UNITS	AVG. UNIT SIZE	AVG. RENT/UNIT
Studio	6	653 SF	\$1,654.17
1x1	12	817 SF	\$2,050.83
2x2	4	1,112 SF	\$2,396.25
WTD. AVG.	22	826 SF	\$2,005.45

GROUND-FLOOR COMMERCIAL TENANTS			
TENANT	# OF SUITES	TENANT TYPE	LEASE TYPE
ANTONRx	3	CORPORATE OFFICE	NNN LEASE
pammies sammies	1	RESTARAUNT	NNN LEASE

RESIDENTIAL UTILITY INFORMATION	
WATER	Landlord Responsibility (City of Winter Garden)
SEWER	Landlord Responsibility (City of Winter Garden)
TRASH REMOVAL	Landlord Responsibility (City of Winter Garden)
ELECTRICITY	Tenant Responsibility (Duke Energy)
INTERNET	Tenant Responsibility (Spectrum)
CABLE	Tenant Responsibility (Spectrum)

CONSTRUCTION OVERVIEW	
FOUNDATION	Concrete Slab
FRAMING	Concrete Block
EXTERIOR	Stucco
ROOFING	Flat Roof: TPO Membrane
PLUMBING (SUPPLY/DRAIN)	CPVC
WIRING	Romex Cable
WINDOWS	Double Pane

FINANCING OVERVIEW & QUOTE	
OFFERING TYPE*	Free & Clear
LOAN TYPE	CMBS/LifeCo
LOAN-TO-VALUE (LTV)	60% - 65% LTV
INTEREST RATE	US10Yr Treasury + 200 Bps
LOAN TERM	Ten (10) Years
AMORTIZATION PERIOD	Thirty (30) Years
INTEREST ONLY PERIOD	Five (5) Years

CONTACT INFORMATION	Garrett Fierstein
	Senior Director Investments, Capital Markets
	(407) 557-3862
CLICK HERE TO EMAIL	
*In-Place Financing is Available to be Assumed. Contact a Listing Agent to Discuss a Potential Loan Assumption	

LUXURY RESIDENTIAL UNITS



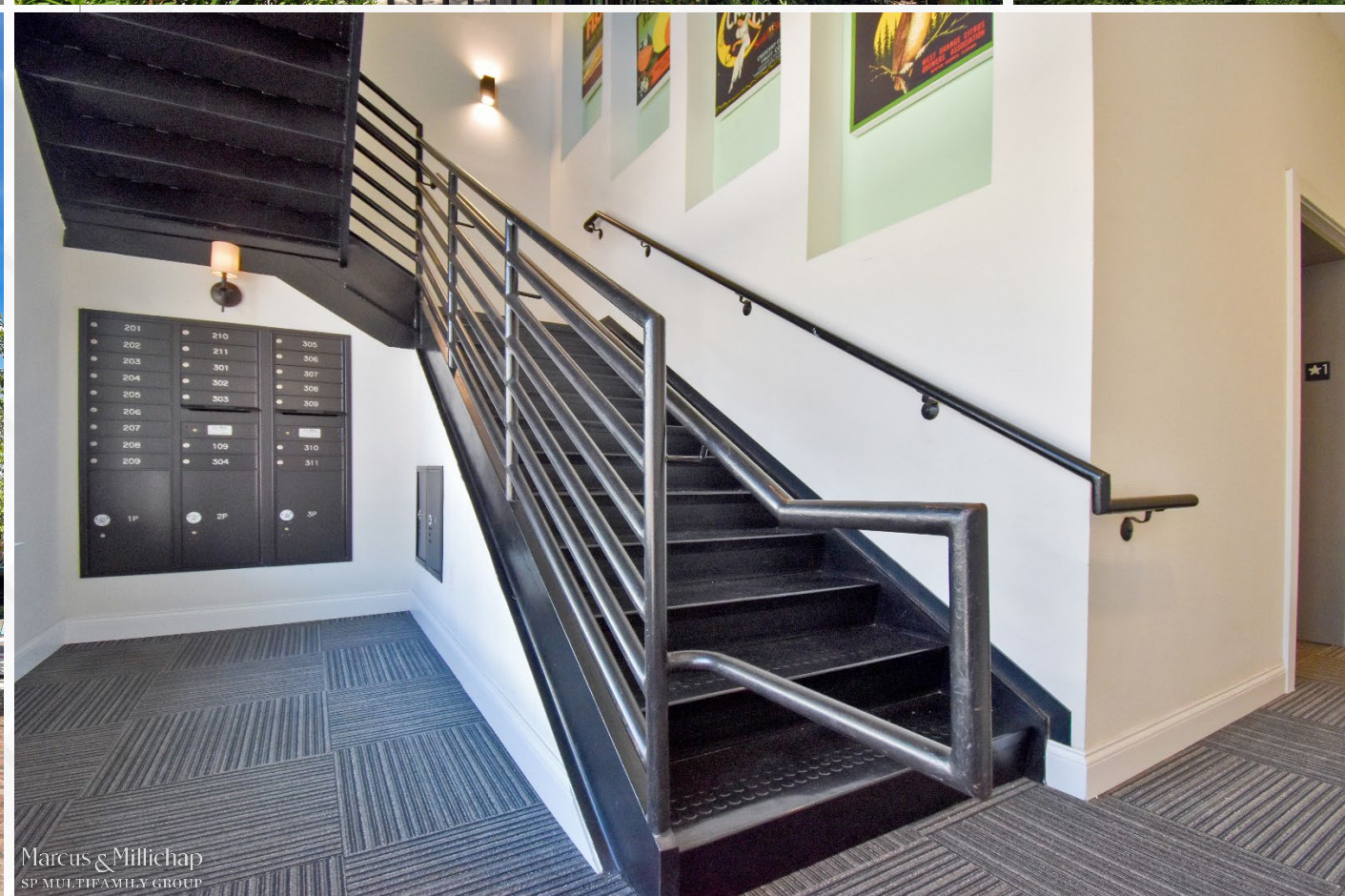
UNIT INTERIOR AMENITIES

- Energy Efficient Stainless-Steel Appliances
- Bicycle Hanging Space Inside Each Unit
- Large Stainless Steel Farmhouse Sinks
- 10+ Feet Ceiling Height in All Units
- High-Efficiency Double Pane Glass
- Closets With Built-In Organization
- Comfort Height Elongated Toilets
- Simulated Wood Plank Flooring
- Walk-In Closets In Most Units
- Ceiling Fans And Central A/C
- Full-Size Washers and Dryers
- Shaker-Style Cabinetry
- Tiled Baths and Showers
- Granite Countertops
- Oversized Windows
- Crown Moulding



COMMUNITY FEATURES

- Walking Distance To All Winter Garden Attractions
- Industrial Staircases with Surrounding Local Art
- Security Camera System Throughout Property
- Individual Mailboxes for Residential Units
- Convenient, Secure Elevator Access
- Adjacent to Public Parking Garage
- Keypad Entry Access to Building
- Keyless Entry Into Each Unit
- Secure Private Parking Lot
- Fire Sprinkler Systems
- Pet Friendly



LIFESTYLE AS AN AMENITY

The true luxury of living at Tremaine Boyd is the unmatched lifestyle its location provides. Residents are steps from the boutique shops, chef-driven restaurants, craft breweries, and cafés that line Plant Street. This premier walkability also means effortless access to Downtown Winter Garden's vibrant year-round calendar of events—from weekly farmers markets and outdoor concerts to art festivals, parades, and seasonal celebrations. Every day offers an opportunity to connect with the community, enjoy locally inspired cuisine, or experience one of Central Florida's most desirable downtown districts. At Tremaine Boyd, the city's energy, culture, and convenience are a part of daily life—driving premium rental rates and ensuring strong and stable long-term investment potential.



WINTER GARDEN FARMERS MARKET



WINTER GARDEN MUSIC FESTIVAL



ST. PATRICKS DAY CELEBRATION



4TH OF JULY ON PLANT STREET



PLANT STREET MARKET



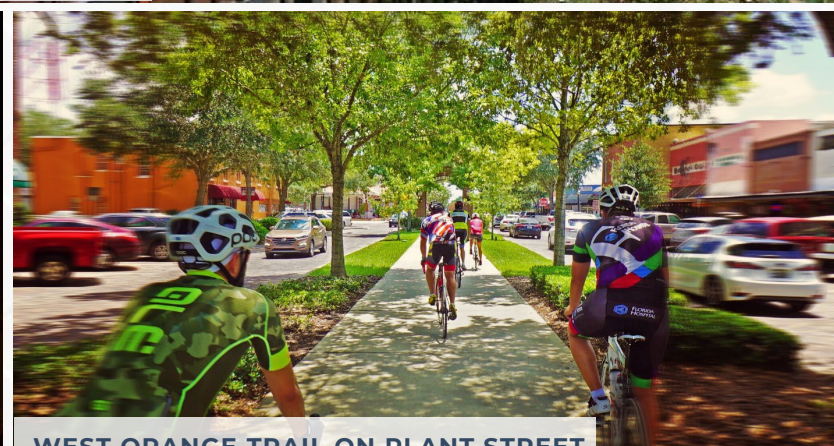
OKTOBERFEST IN WINTER GARDEN



SPRING FEVER IN THE GARDEN



ARTS IN APRIL @ SOBO ART GALLERY



WEST ORANGE TRAIL ON PLANT STREET



WHOLE ENCHILADA ROOFTOP BAR



MARKET OVERVIEW

SECTION TWO



SMITH + MAIN APARTMENTS
➤ Only Other Class-A Units
➤ Walkable to Downtown
➤ Sold for \$321,053/Unit (Nov. 2023)

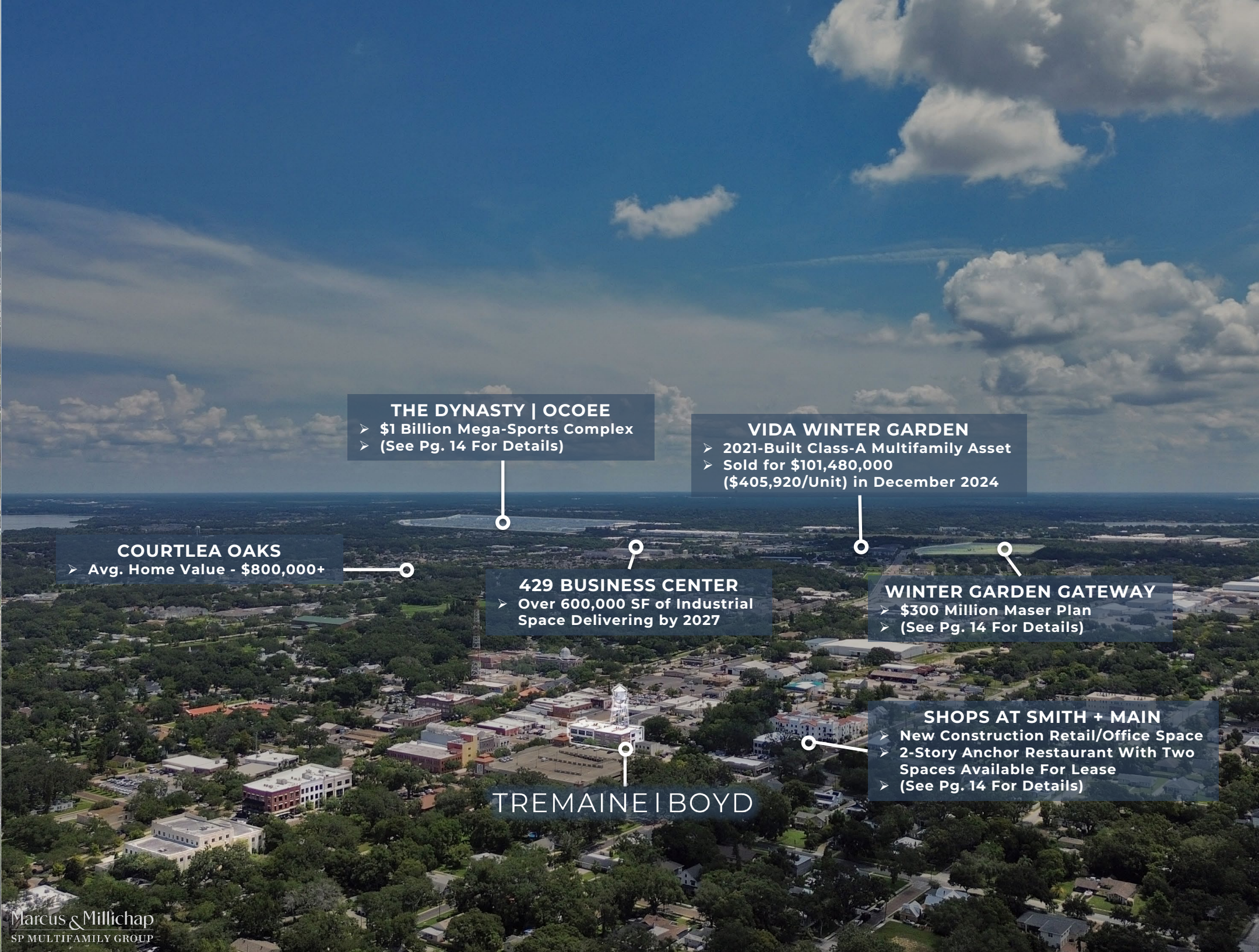
**VETERANS
MEMORIAL PARK**

WINTER GARDEN FARMER'S MARKET
• "Best Farmers Market in the Nation"
• Attracts Over 3,500 Visitors Weekly

**WINTER GARDEN
CITY HALL**

TREMAINE | BOYD

PLANT STREET MARKET



WINTER GARDEN DEMOGRAPHICS

POPULATION



In 2024, the Population Within and Around Winter Garden Was 226,984, Representing a 40.78% Increase Since 2010. Five-Year Projection Growth is Expected to be an Additional 5.5% Increase in Population, Representing Strong Growth Within the Area.

HOUSEHOLDS



In 2024, There Were 77,723 Households in the Area, Representing a 41.42% Increase From 2010. Five-Year Growth is Expected to be an Additional 5.9% Increase in Households, Bolstering the Already Strong Demographics in the Area.

INCOME



In 2024, the Median Household Income in the Area Was \$97,717, Compared to the U.S. Average of \$76,141, Representing a 28.34% Premium Over the National Average. The Average Household Income in the Area is \$119,220, Compared to the U.S. Average of \$101,307, Representing a 17.68% Premium Over the National Average.

MAJOR EMPLOYERS	EMPLOYEES
1. Orange County School Board	4,970
2. West Orange Memorial Hospital	1,600
3. Nemours Primary Care	1,458
4. Orlando Health Inc.	926
5. Nations Roof of Florida	600

MAJOR EMPLOYERS	EMPLOYEES
6. Sysco Central Florida	500
7. GMRI, Inc – Olive Garden	478
8. Orlando Health Central Inc.	341
9. Isleworth Country Club	300
10. Ocoee High School	256

MAJOR EMPLOYERS	EMPLOYEES
11. Westgate Lake Resort	245
12. Gotha Middle School	241
13. Macaroni Grill	236
14. Teak Isle Manufacturing	225
15. Maddox Electric Company	210

EMPLOYMENT



In 2024, 135,131 People Were Employed in the Area, With 63.8% of Employees Employed Within White-Collar Occupations, and 16.4% in Blue-Collar Occupations. In 2024, The Unemployment Rate Sat at 3.0%, 1.1% Lower Than the National Average.

HOUSING



In 2024, the Median Housing Value in the Area Was \$428,109, Compared to the U.S. Average of \$321,016, Representing a 33.36% Premium Within Average Home Values. In 2010, There Were 39,441 Owner-Occupied Units and 15,523 Renter-Occupied Units.

EDUCATION



In 2024, 37.2% of the Area's Residents Had Earned a Graduate Degree, Compared to the National Average of Only 13.5%, Representing a 275% Increase In Graduate Degrees In The Area Compared To The U.S.. 12.4% Of Residents Have an Associate's Degree, Compared to the U.S. Average of 8.8%, Representing a 40.91% Increase in Associate's Degrees.

WINTER GARDEN DEMOGRAPHICS

POPULATION	2 Miles	4 Miles	7 Miles
2029 Projection			
Total Population	29,728	87,684	239,428
2024 Estimate			
Total Population	28,163	83,871	226,984
2020 Census			
Total Population	25,940	77,681	209,969
2010 Census			
Total Population	22,970	63,146	161,238
Daytime Population			
2023 Estimate	30,031	77,189	165,553

HOUSEHOLDS	2 Miles	4 Miles	7 Miles
2029 Projection			
Total Households	11,074	30,318	82,279
2024 Estimate			
Total Households	10,412	28,802	77,723
Average (Mean) Household Size	2.7	2.9	2.9
2020 Census			
Total Households	9,505	26,726	71,482
2010 Census			
Total Households	8,310	21,506	54,960
Growth 2023-2028	6.4%	5.3%	5.9%

HOUSING UNITS	2 Miles	4 Miles	7 Miles
Occupied Units			
2029 Projection	11,831	32,124	87,084
2024 Estimate	11,124	30,510	82,211
Owner Occupied	6,531	20,042	54,316
Renter Occupied	3,759	8,805	23,389
Vacant	712	1,708	4,488
Persons in Units			
2024 Estimate Total Occupied Units	10,412	28,802	77,723
1 Person Units	23.6%	19.0%	18.5%
2 Person Units	31.9%	30.8%	30.3%
3 Person Units	17.0%	18.5%	19.0%
4 Person Units	14.1%	16.9%	17.3%
5 Person Units	9.2%	10.0%	9.7%
6+ Person Units	4.2%	4.7%	5.1%

HOUSEHOLDS BY INCOME	2 Miles	4 Miles	7 Miles
2024 Estimate			
\$200,000 or More	7.7%	14.4%	13.9%
\$150,000-\$199,999	11.4%	12.5%	11.0%
\$100,000-\$149,999	18.8%	20.4%	20.5%
\$75,000-\$99,999	12.4%	13.0%	14.0%
\$50,000-\$74,999	14.0%	12.3%	13.0%
\$35,000-\$49,999	11.4%	9.7%	10.0%
\$25,000-\$34,999	8.2%	5.6%	5.7%
\$15,000-\$24,999	8.3%	6.4%	5.5%
Under \$15,000	7.7%	5.5%	6.2%
Average Household Income	\$96,737	\$122,451	\$119,220
Median Household Income	\$78,493	\$100,031	\$97,717
Per Capita Income	\$35,198	\$41,763	\$40,547

POPULATION PROFILE	2 Miles	4 Miles	7 Miles
Population by Age			
2024 Estimate Total Population	28,163	83,871	226,984
Under 20	24.5%	25.6%	25.9%
20 to 34 Years	18.5%	18.2%	18.8%
35 to 39 Years	7.6%	7.5%	7.3%
40 to 49 Years	13.6%	14.7%	14.8%
50 to 64 Years	19.4%	19.7%	19.7%
Age 65+	16.2%	14.3%	13.5%
Median Age	39.0	39.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	19,699	57,692	155,021
Elementary (0-8)	8.2%	6.1%	4.7%
Some High School (9-11)	7.3%	6.6%	6.0%
High School Graduate (12)	28.5%	22.2%	22.0%
Some College (13-15)	14.5%	16.9%	18.4%
Associate Degree Only	9.0%	8.5%	10.4%
Bachelor's Degree Only	20.0%	25.6%	24.4%
Graduate Degree	12.4%	14.1%	13.9%
Population by Gender			
2024 Estimate Total Population	28,163	83,871	226,984
Male Population	51.3%	50.9%	51.2%
Female Population	48.7%	49.1%	48.8%

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