



Lake Berkley Resort



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This confidential offering memorandum, information provided in the Offering Materials, the “Offering Materials”) are intended solely for the limited use by a potential purchaser (“Potential Purchaser”) OR Investor in considering whether to purchase or develop (the “Property”) located in Kissimmee/ Orlando, Florida. The Property is owned by The Developer (the “Owner”). For purposes of these conditions of offering (the “Conditions of Offering”), Brokers Real Estate Group, Inc “BREG”) is an agent of the Owner or will become and agent of the owner .

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Furthermore, the inclusion or exclusion of information relating to any other hazardous, toxic or dangerous item, waste or substance (hereinafter collectively referred to as “Waste”) relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied, by the Owner or its agents as to the existence or nonexistence of Waste of any kind or nature in, under, or on the Property, or to create legal and/or economic obligations upon the Owner, lessee, and/or other holders of any interest in the Property or a part thereof.

ADVISORY SERVICES

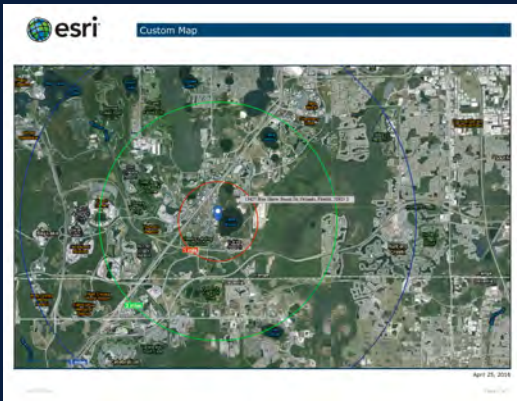
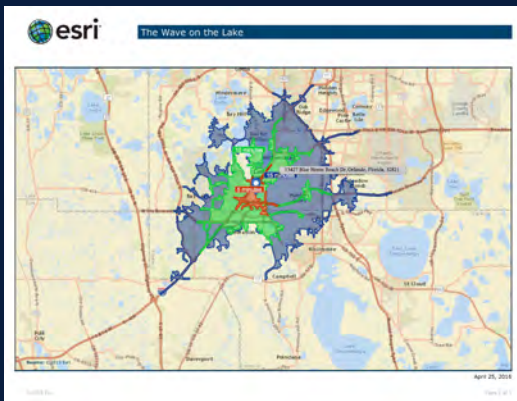
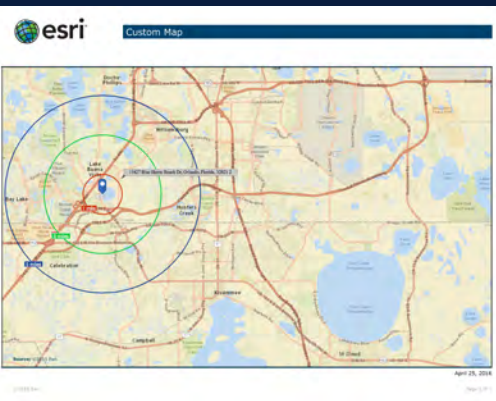
BREG Commercial Advisors provides a comprehensive range of Advisory services for our clients. We build long-term relationships with our clients and advise them throughout the entire life-cycle of their investment: development/acquisition, expansion/renovation, refinance and sale.

REAL TIME MARKET RESEARCH

BREG Commercial Advisors invests heavily in research, analysis, and the latest technological innovations in order to sustain a premier service delivery platform. Such investments equip the firm's professionals with the most current and accurate market information, enabling our clients to make well-informed decisions.

ASSET VALUATION

Because of the large volume of Vacant Land transactions that BREG Commercial is involved in, we have a firm grasp on current market asset valuations. The market is very dynamic and changes rapidly, and there are multiple micro & macro-economic factors that impact asset values. We know about deals that are under contract and not yet public record, so you can be confident that we have the most current real-time market data available in the industry. Whether you are a bank, institutional investor, trustee, private investor, family office, sovereign wealth fund or a private equity firm, why not leverage the power of BREG's real-time market data?



esri Business Summary

2017 Year-to-Date: 01-01-2017 to 12-31-2017

Category	Count	Value	Value/Count	Count	Value	Value/Count
Ag Land	12	1,200,000	100,000	15	1,500,000	100,000
Commercial	15	1,500,000	100,000	20	2,000,000	100,000
Industrial	10	1,000,000	100,000	12	1,200,000	100,000
Residential	20	2,000,000	100,000	25	2,500,000	100,000
Public Works	5	500,000	100,000	8	800,000	100,000
Unimproved	18	1,800,000	100,000	22	2,200,000	100,000
Utilities	3	300,000	100,000	4	400,000	100,000
Transportation	7	700,000	100,000	9	900,000	100,000
Other	11	1,100,000	100,000	14	1,400,000	100,000

Lake Berkley -23 Townhomes

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Property Overview

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Executive Summary

OFFERING SUMMARY

BREG is pleased to present the sale of 23 Townhome units in Kissimmee, Florida near Walt Disney World, located in the Central Florida submarket just outside Orlando, Florida.

The property presents a generational opportunity to redevelop in a high barrier to entry submarket that has been notoriously difficult for investors to purchase because of the small amount of land available in this area. This land will be sold fully rezoned, permitted, entitled and /or built.

This community features approximately 102 units of which 23 of them are a package sale. The property will features 3 bedrooms 2 baths units with an average of 1,291 heated sq. ft. Additionally, the property will have a state of the art club house with amenities.



Lake Berkley Residence

23

Short Term Rental units

29,693

up to Total rentable Sq. Ft.

Property Description

Property Address

1145 Park Ridge, Kissimmee, FL 34746

Property Size

N/A Acres

Flood Zone

X

Number of Townhome Units

23

Parking

48 spaces

Height

2 stories buildings



Community Amenities

- › Resort Style Pool with Cabanas
- › Community Courtyard
- › Tennis courts
- › Resident Lounge
- › Full Gym with Group Fitness Studio
- › Dog Park
- › Community Green Spaces



Unit Amenities

- › Kitchen and Designer Cabinets
- › Washer/Dryer in Every Unit
- › Balconies in Select Units
- › Walk – In Closets
- › Stone Kitchen and Vanity Countertops
- › Luxury Porcelain Flooring in wet areas
- › Carpet in bedrooms



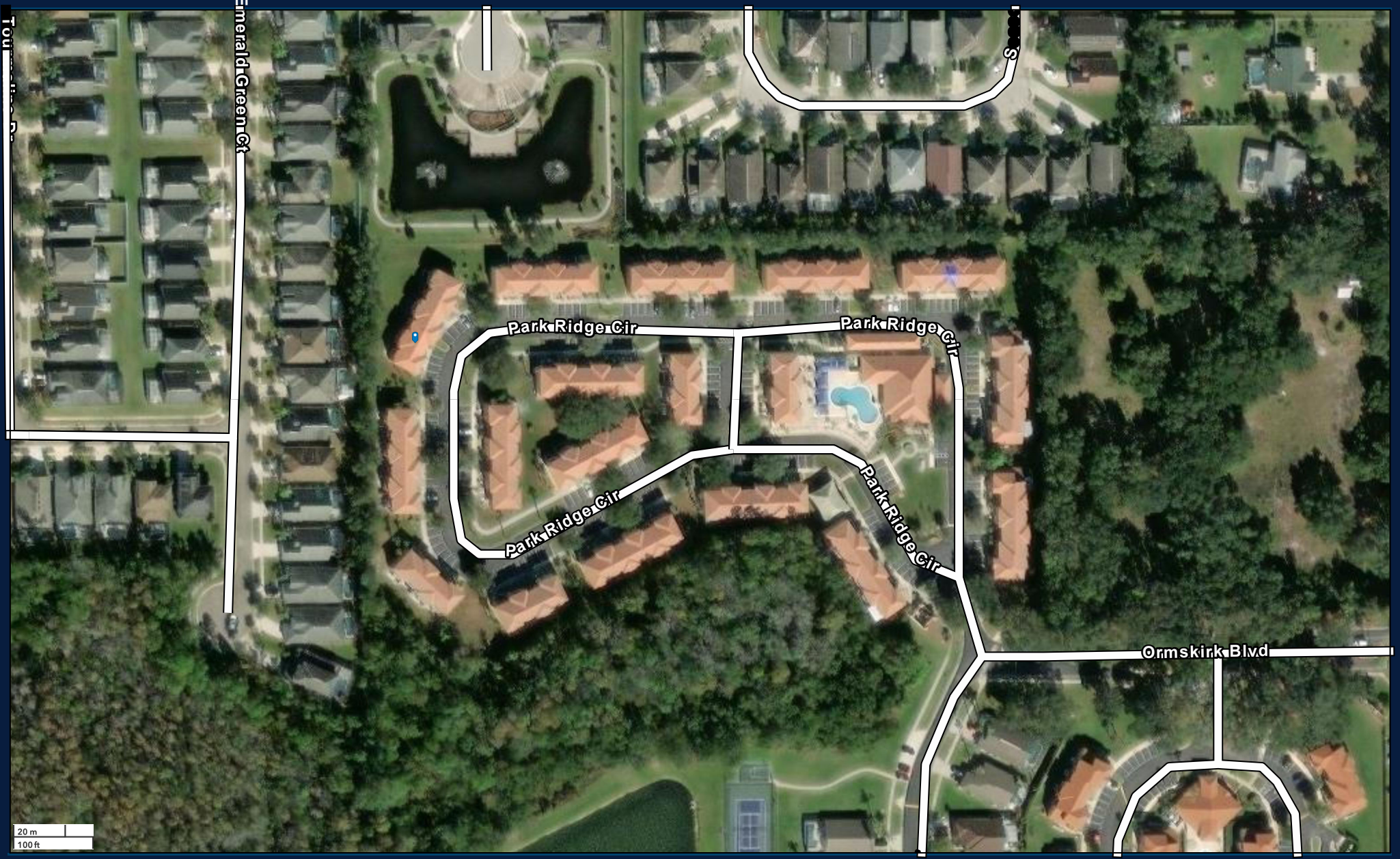


INVESTMENT DETAIL

Address	1145 Park Ridge Cir Kissimmee, FL 34747
Price	Offered without an asking price
Terms	All cash
Year of Construction	2002
Total Units	23
Rentable Area	29,693+/- SF
Average Unit Size	1,291+/- SF
Long Term Market Rent Per Unit	\$2,300
Market Rent Per NSF	\$1.78
Occupancy	TBD% * with suggested amenities



(Owner and Broker make no representation as to the actual square footage of any units. Prospective purchasers are encouraged to independently confirm the measurement of all units.)



*Short Term rental report

Qua Hotels
Profit & Loss

Accrual Basis

3:50 PM
10/02/24
Accrual Basis

Qua Hotels
Profit & Loss
August 1st 2023 through July 31st 2024

	TOTAL	TOTAL
Ordinary Income/Expense		
Income		
Total Miscellaneous Income	0.00	0.00
Rooms Revenue	0.00	0.00
Rooms Income	826,160.00	826,160.00
Total Rooms Revenue	826,160.00	826,160.00
Total Income	826,160.00	826,160.00
Gross Profit	826,160.00	826,160.00
Expense		
Capex		
Building Repair (Capex)	2,358.02	2,358.02
Furniture & Equipment (Capex)	0.00	0.00
Total Capex	2,358.02	2,358.02
Controlable Exp Rooms		
Breakfast	0.00	0.00
Carpet Cleaning	0.00	0.00
Cleaning Supplies	2,689.20	2,689.20
Cleaning Services	28,874.12	28,874.12
Shuttle Transportation Services	0.00	0.00
Total Controlable Exp Rooms	31,563.32	31,563.32
Information & Telecommunication		
Admin & General Systems	0.00	0.00
Cost of Internet Services	14,725.66	14,725.66
Cost of Local Call	0.00	0.00
Entertainment In-House	13,844.42	13,844.42
Total Information & Telecommunication	28,570.08	28,570.08
Management Fees		
Total Management Fees	24,784.80	24,784.80
POM Expense		
64900 · Office Supplies	0.00	0.00
Total POM Expense	0.00	0.00
Sales & Marketing		
Revenue Management Services	0.00	0.00
Total Sales & Marketing	0.00	0.00
Undistributed Expenses		
A&G Expenses		
CC Commissions	24,909.23	24,909.23
HOA	140,935.38	140,935.38
Pest Control	0.00	0.00
Printing & Stationary	0.00	0.00
Travel	0.00	0.00
Total A&G Expenses	165,844.61	165,844.61
Total Undistributed Expenses	165,844.61	165,844.61
61000 · Business Licenses and Permits	0.00	0.00
68600 · Utilities		

3:50 PM
10/02/24
Accrual Basis

Qua Hotels
Profit & Loss
August 1st 2023 through July 31st 2024

	TOTAL	TOTAL
Electricity	25,471.17	25,471.17
Water and Sewer	11,430.35	11,430.35
Total 68600 · Utilities	36,901.52	36,901.52
Total Expense	290,022.35	290,022.35
Net Ordinary Income	536,137.65	536,137.65
Other Income/Expense		
Other Expense		
Controllable Expenses - Other		
Pantry Expenses	0.00	0.00
Total Controllable Expenses - Other	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	536,137.65	536,137.65

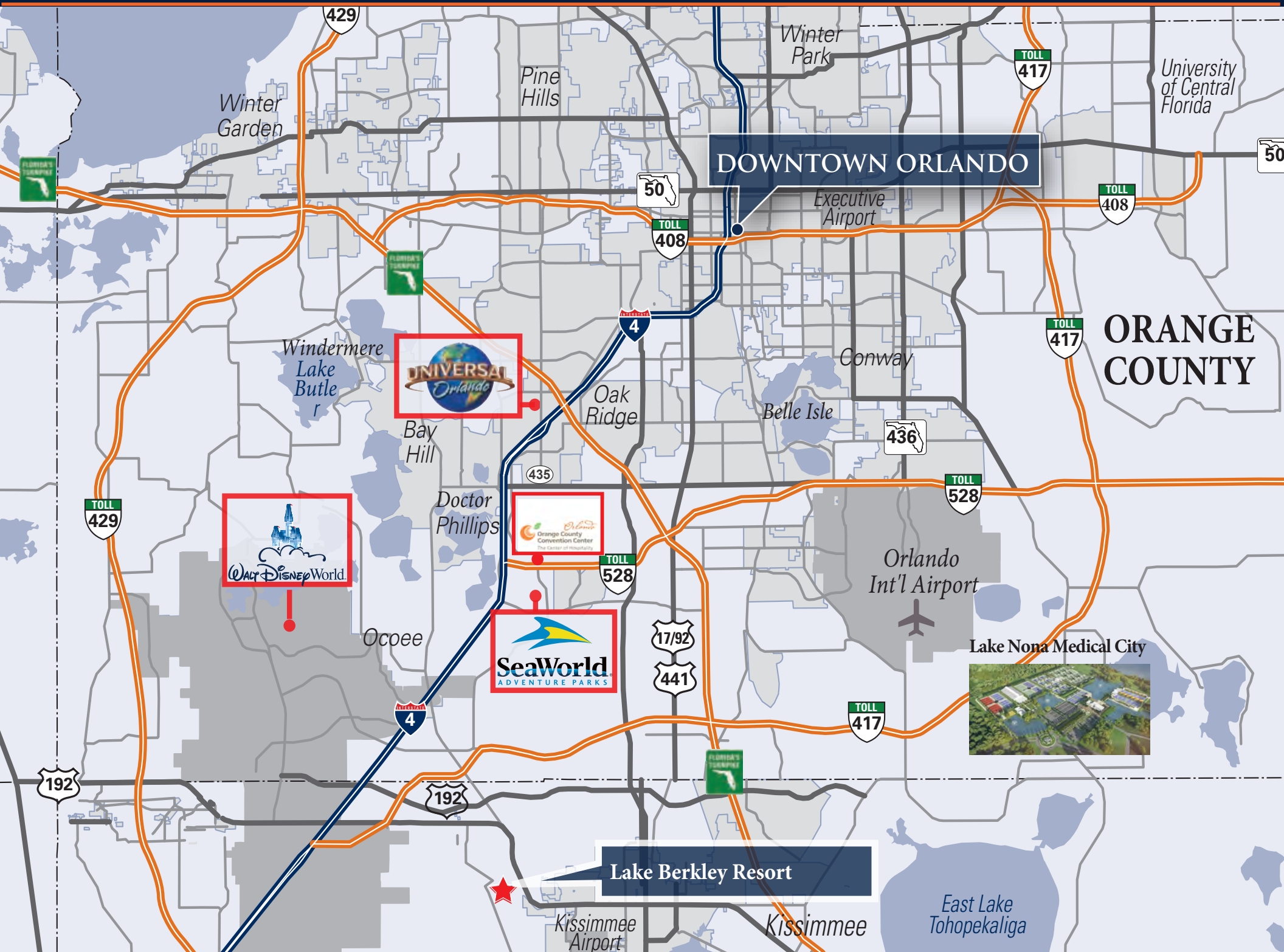
Addresses for each unit.

1145 PARK RIDGE CIR, KISSIMMEE FL 34746
1079 PARK RIDGE CIR, KISSIMMEE FL 34746
1049 PARK RIDGE CIR, KISSIMMEE FL 34746
1143 PARK RIDGE CIR, KISSIMMEE FL 34746
1141 PARK RIDGE CIR, KISSIMMEE FL 34746
1103 PARK RIDGE CIR, KISSIMMEE FL 34746
1101 PARK RIDGE CIR, KISSIMMEE FL 34746
1099 PARK RIDGE CIR, KISSIMMEE FL 34746
1097 PARK RIDGE CIR, KISSIMMEE FL 34746
1139 PARK RIDGE CIR, KISSIMMEE FL 34746
1137 PARK RIDGE CIR, KISSIMMEE FL 34746
1047 PARK RIDGE CIR, KISSIMMEE FL 34746

1000 PARK CLUB DR, KISSIMMEE FL 34746
1002 PARK CLUB DR, KISSIMMEE FL 34746
1004 PARK CLUB DR, KISSIMMEE FL 34746
1006 PARK CLUB DR, KISSIMMEE FL 34746
1085 PARK RIDGE CIR, KISSIMMEE FL 34746
1083 PARK RIDGE CIR, KISSIMMEE FL 34746
1075 PARK RIDGE CIR, KISSIMMEE FL 34746
1077 PARK RIDGE CIR, KISSIMMEE, FL 34746
1091 PARK RIDGE CIR, KISSIMMEE FL 34746
1005 PARK CLUB DR, KISSIMMEE FL 34746
1117 PARK RIDGE CIR, KISSIMMEE FL 34746

MARKET Overview

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UCF IS THE 2ND LARGEST UNIVERSITY IN THE U.S. BY ENROLLMENT

The University of Central Florida (UCF) was founded in 1963 and is the nation's second-largest university with over 72,000 students. Located in East Orlando, UCF and its 13 colleges provide 194 bachelor's and master's degrees and 34 doctoral programs. Students come from all 50 states and 152 countries. UCF enrollment is at 72,000 students and employs about 12,000 faculty and staff members. The university impacts more than 112,000 additional jobs and adds \$7.73 billion of value to the economy, according to a 2009–10 study by the Florida Board of Governors. More than 100,000 of its 322,000-plus alumni live in Orlando and the Central Florida region — each of them serving as brand ambassadors, boosting UCF's national and global reputation.

UCF CONTRIBUTES
\$7.0+
BILLION
TO THE LOCAL ECONOMY
ON AN ANNUAL BASIS



Living in America's most popular tourist destination has its perks, but there's a lot more to Orlando than theme parks and thrill rides. From our dynamic downtown to our eclectic neighborhoods and wide-open nature reserves, Orlando offers more reasons to explore than you can imagine. And with 236 days of signature sunshine to enjoy, it's no surprise that so many UCF alumni choose to stay in the region after graduation.

UCF Knights Football
Team Won the AAC
Conference 2017 & 1028





Orlando MSA Rankings

Orlando ranks **#4** best market in the U.S. for Development Opportunities

-CBRE Research

Orlando's **3.5%** wage growth rate is one of the largest in the nation

-Wall Street Journal/Inc Money Mag

Orlando ranks **#10** hottest U.S. housing market for 2022

-Zillow

Orlando ranks **#10** among tech markets in the U.S.

-Biz Journals

Downtown Orlando ranks **TOP 5** places to live in Florida and Top 20 in the U.S.

-Biz Journals

1,100

New Residents Moving to Central Florida Each Week

81,893

Labor Force Jobs Added Over the Last Year

\$75.2 Billion

Annual Tourism Spending on a Yearly Basis

ORLANDO MSA OVERVIEW



The Orlando MSA has historically been one of the top real estate investment markets in the United States and is making a rapid and robust recovery from the COVID-19 pandemic. With the State of Florida experiencing 900+ net migrations per day and over \$1.19M of income migration per hour, the Orlando MSA is set to reach heights of growth never experienced before.

#3

MSA in the Country
for Resident Growth
in 2020

#4

MSA in the Country
for Rent Growth
in 2021

7.4%

Projected 2022
Job Growth

#1

Stem Job Market
In The State

24.4%

Rent Growth (YOY)
Q1 2022 per Costar

THE
MARKET

Top Employers

COMPANY	EMPLOYEES	
WALT DISNEY	58,478	
UNIVERSAL ORLANDO	21,143	
ADVENTHEALTH	37,000	
PUBLIX	15,511	
ORLANDO AIRPORT	15,783	
ORLANDO HEALTH	19,657	
UCF	12,354	
LOCKHEED MARTIN	10,000	
DARDEN	6,149	
SEAWORLD	6,032	

Major Orlando MSA Employment

Fortune 1000 Companies
Headquartered in Central FL



Major Developments

EA Sports new downtown office opens

Electronic Arts newly constructed office opens at 50% capacity. A \$62 million, 180,000 sq. ft., five-story building in the core of downtown Orlando, **bringing nearly 700 jobs.**



Key Locations

Creative Village is a digital media-focused district in the heart of Downtown Orlando. A **\$2 billion project that transformed 68-acres of land into a dynamic mixed-use Innovation District.**



Downtown Orlando's workforce population is made up of **87,200+ employees**. The Orlando metro gained the **highest number of private sector jobs** among all other metros, **adding 105,900 jobs**. The **labor force** overall **increased by 6.3%** in March 2022 and unemployment rate was at 2.9%.

The three largest employment sectors in Orlando are **Educational Services** (30.3% of jobs), **Public Administration** (22.1% of jobs), and **Professional, Scientific and Technical Services** (15.5% of jobs).

Trade Area Overview

The Tourism Corridor is home to many of Central Florida's major demand drivers including theme parks, world-class entertainment, dining, shopping, lodging, and convention facilities. Walt Disney World 5.3 miles and SeaWorld Orlando is located less than 2 miles from the Property, and Universal Studios and Islands of Adventure are located less than 20 miles from the Property. Each of these theme parks is ranked in the top-10 in the United States in annual attendance. The Orange County Convention Center, located just over three miles north of the Property, is the second busiest and second largest convention center in the United States.

Orlando is in top 5 most visited city in the United States with more than 75 million visitors in 2019. Based upon the length of stay of visitors, tourism provides the full-time population equivalent of an additional 500,000 residents, a boost of 23% from the reported demographics. Further, the average household income of domestic (\$95,476) and international (\$93,001) tourists is nearly 50% higher than the income demographics of the metro area resident base (\$62,799). Based on a recent study by the Orlando Visitor and Convention Bureau most tourists specifically allocate time during their theme park vacations to shop and the shopping pattern of tourists is significantly different from traditional consumers. Tourists are very targeted in the goods they are seeking and do not comparison-shop. Many of the shoppers are international tourists and cannot find the quality or brands available in their home country, so they "binge" shop for themselves and friends back home.

Orlando Overview

ORLANDO - A NATIONALLY ACCLAIMED EMPLOYMENT MARKET

Over 50,000 jobs added year over year

#3 fastest growing MSA in the country for job growth (4.1% year over year)

#2 projected population growth in 2019 (2.9%)

#1 STEM job growth leader in US (8.0%)

THRIVING APARTMENT MARKET FUNDAMENTALS

#3 market in the country for rent growth year over year 6.4% (Yardi Matrix)

96.8% average MSA occupancy

6:1 new jobs to new units in T:12

7.3% projected YE 2018 rent growth (Yardi Matrix)

Orlando has the second-highest number of hotel rooms with 144,125 and the second-largest convention center in the United States with 2,100,000 sq ft & over 7,000,000 sq ft (650,000 m2) of total convention space.



Trade Show Executive Snapshot:

The Top Convention Centers in the U.S.

RANKED BY AMOUNT OF PRIME EXHIBIT SPACE, SEPTEMBER 2013

Rank/Convention Center	Prime Exhibit Space
1. McCormick Place (Chicago, IL)	2,600,000 sf
2. Orange County Convention Center (Orlando, FL)	2,100,000 sf
3. Las Vegas Convention Center (Las Vegas, NV)	1,940,631 sf
4. Georgia World Congress Center (Atlanta, GA)	1,400,000 sf
5. Sands Expo & Convention Center/ The Venetian The Palazzo Resort Hotel Casino (Las Vegas, NV)	1,305,052 sf
6.* Kentucky Exposition Center (Louisville, KY)	1,100,000 sf
7.* New Orleans Ernest N. Morial Convention Center (New Orleans, LA)	1,100,000 sf
8. Reliant Park (Houston, TX)	1,056,213 sf
9. International Exposition Center (I-X Center) (Cleveland, OH)	1,050,000 sf
10. Kay Bailey Hutchison Convention Center, formerly Dallas Convention Center (Dallas, TX)	1,018,942 sf
Prime Exhibit Space at Top Ten U.S. Venues	14,670,838 sf
Percent of Total SF of Prime Exhibit Space at All U.S. Venues	26%

*Tied in amount of space



Market & Area Overview



2022 Visitors Outlook

More than 75 million visitors came to Orlando in 2019 to enjoy all there is to do including new rides and attractions across the destination. Today's announcement makes the theme park capital of the world the most visited destination in U.S. for the multiple years in a row.

The last two years have proven to be record breakers for tourism with the expansion of Wizarding World of Harry Potter in both theme parks at Universal Orlando Resort, Star Wars at Walt Disney World's Park, new rides and shows at SeaWorld Orlando and new attractions along International Drive, including the Orlando Eye at I-Drive 360.



2022 Visitors Outlook

Even more family fun awaits visitors coming to Orlando in 2022 including all new attractions at all four Walt Disney World theme parks, a new King Kong themed attraction at Universal's Islands of Adventure and the area's tallest, fastest roller coaster, Mako at SeaWorld, United States Tennis Association & Orlando City Soccer Stadium.

Orlando Newest Stadium

- 25,500 capacity
- 360 lower bowl
- Canopy to enhance crowd noise and provide shelter from sun / rain
- Field sunken 8' below ground level to offer spectacular views from street level
- All natural grass playing surface
- Expansive fan plaza spanning 10,000 square feet



Visitation to Orlando more than doubled over the past 20 years, growing from 32.4 million in 1995 to over 75 million visitor in 2019. In the past two decades, significant openings and expansions in Orlando's theme parks, new hotels and entertainment venues have continued to boost the city's tourist visitation.

DR. PHILLIPS CENTER FOR THE PERFORMING ARTS

- Phase I, \$386M 330K-SF state-of-the-art facility spanning almost 9 acres
- Phase II, currently under construction, will include a large rehearsal room, full kitchen facilities, larger lobby space and a 1,700 seat acoustical theater - expected completion in 2019
- One of the region's largest economic generators, supporting over 3,000 total jobs with an economic impact of \$315M with phase I alone





ORLANDO INTERNATIONAL AIRPORT

As of March 2015, work began on a \$3 billion expansion at Orlando International Airport (MCO). The expansion calls for numerous projects such as the construction of an Intermodal Transportation Facility to accommodate commuter rail stations, a South Airport Automated People Mover (APM), and enhancements at the North Terminal Facility. Improvements to the North Terminal Facility will include expanded ticket lobbies and enhanced baggage system. ORLANDO, FL. -

Orlando International Airport (MCO) ended 2021 as the busiest airport in Florida. With all the numbers counted, 40.3 million passengers traveled through Orlando International Airport for the year, up over 86 percent from 2020 totals. This was enough to propel MCO from 9th to 7th busiest airport in the nation. In 2019, prior to the pandemic, MCO registered 50.6 million passengers.



LAKE NONA

This 7,000-acre master-planned medical and residential development has entitlements for seven million square feet of commercial space, 11,000 homes, and infrastructure. The project boasts medical, research, office and academic institutions, retail centers, entertainment venues, as well as some of the nation's top hospitals and life science companies, making the project a global destination for the healthcare industry. More than \$2.8 billion worth of residential and commercial construction is taking place in the community. By 2023, this project is expected to support 50,000 jobs and have an economic impact of \$9 billion.



World's Top Tourist Destinations

The Area is squarely in the middle of the largest tourism destinations in the world. The front door to Seaworld Orlando is less than 16 miles from the property. Walt Disney World is located less than 6 miles from the property and they are more than 11 theme parks and water parks that are in the surrounding areas. Furthermore the 2.2 million square-foot Orange County convention Center which is the second largest in the United States is located less than 17 miles of the development.

Rail



Orlando's first commuter rail transit system, SunRail is a \$615 million investment that stretches 31 miles from Debary, the north end of the Orlando region, to south Orange County near the Orlando International Airport (MCO). The second phase, which will extend the line further north in Volusia County and south into Osceola County, will include five more stations that cover an additional 30 miles. Also forthcoming is the Brightline train, a \$2.2 billion investment, which will use the existing Florida East Coast Railway corridor and build new track along State Road 528 between Cocoa and Orlando. The Miami to Orlando route will open for service in 2021-2022.

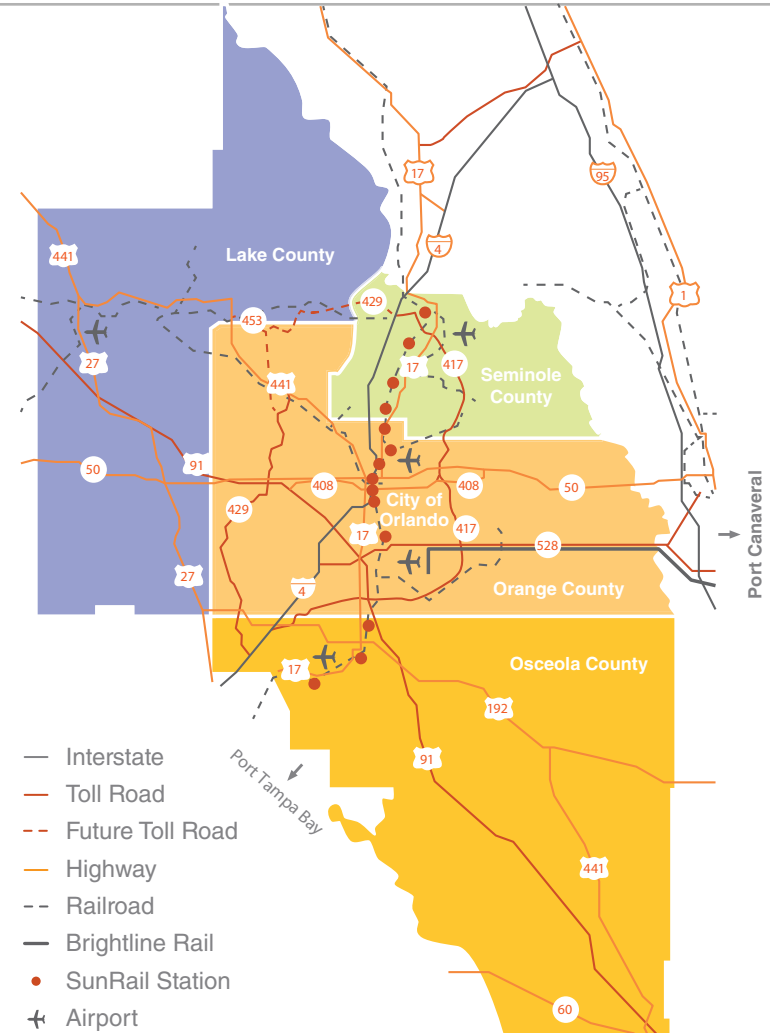


Located in Third Largest Hospitality Market in U.S.

Because of the magnitude of the world-renowned tourism drivers in the immediate area, there are more than 200 resorts and hotels within 12 miles of The Resort, many within walking distance or a short drive to the Property. Within the area, there are over 83,500 hotel rooms, which accounts for nearly 70% of the total Orlando hospitality market. Hotel occupancy at 85% and RevPAR are at all-time highs for the Orlando Lake Buena Vista submarket.

Walt Disney World - Orlando, Florida

Walt Disney World covers 27,258 acres, in which it houses 27 themed resort hotels, nine non-Disney hotels, four theme parks, two water parks, four golf courses, one nine-hole walking golf course for young golfers (no electric carts allowed), two themed miniature golf courses, one camping resort, a downtown-like shopping district, and other entertainment venues. In 2014, the resort's four theme parks all ranked in the top 8 on the list of the 25 most visited theme parks in the world; (1st) Magic Kingdom 19,332,000 visitors, (6th) Epcot - 11,454,000 visitors, (7th) Disney's Animal Kingdom - 10,402,000 visitors, and (8th) Disney's Hollywood Studios - 10,312,000 visitors.



Retail Market Overview

The property is located in the Tourist Corridor submarket, which is the fourth largest retail submarket in –Orlando, containing approximately 12.2 million square feet of space. The Tourist Corridor has experienced YTD net absorption of 58,721 square feet, the fourth highest positive absorption of any submarket in the Orlando area during that time. The property is located near some of the best retail assets in Orlando. Many of Orlando’s top retail projects are located in the submarket, including two of the United States’ top 10 most productive retail assets in The Mall at Millenia and the Orlando Vineland Premium Outlets.

Looking forward, the Tourist Corridor submarket is expected to continue to lead the market in occupancy and rental rate growth. The Tourist Corridor is the only retail submarket in the United States with 4 retail assets producing sales greater than \$1,000 PSF: Orlando Vineland Premium Outlets (\$1,537 PSF), The Mall at Millenia (\$1,400 PSF), Orlando International Premium Outlets (\$1,146 PSF), and The Florida Mall (\$1,102 PSF). Vacancy in the Tourist Corridor fell to 5.3% in 4Q 2015, a 4.1% decrease from 9.2% in 2Q 2013. Net absorption in the submarket has remained positive for the last six quarters and the market absorbed a total of 109,000 SF in 2019.



THE FLORIDA MALL



THE MALL AT MILLENIA

Premium Outlets

Orlando Vineland Premium Outlets thrives as the nation's 8th highest sales grossing retail asset on a per square foot basis (Fortune Magazine). The outlet mall is located two miles from Walt Disney World and SeaWorld Orlando, and six miles from Universal Studios & Islands of Adventure. Built in 2000, the outlet mall has already expanded twice. Owned by Simon Property Group, the outlet mall features 160 outlets including high-end luxury brands such as Armani, Barneys New York, Burberry, Coach, Fendi, Prada, Salvatore Ferragamo, and Tory Burch. In 2019, the property generated sales of over \$1,500 PSF.

The Lake Buena Vista Factory Stores recently announced plans to add 110,000 square feet of leasable space to bring the center's total to 348,000 square feet. Existing tenants include Tommy Hilfiger, Calvin Klein, Nike, Gap, Ann Taylor and Guess. Many retailers view Lake Buena Vista as a two-store market and operate successful locations at the Orlando Vineland Premium Outlets and Lake Buena Vista Factory Stores, only 2.5 miles apart.



Lake Buena Vista Factory Stores



Orlando Vineland Premium Outlets