

FULLY PERMITTED 159-UNIT MULTIFAMILY DEVELOPMENT

PRIME DEVELOPMENT SITE
ALONG HIGH-TRAFFIC IRLO
BRONSON CORRIDOR



4553 W Irlo Bronson Memorial Hwy.
Kissimmee, FL 34746

PRESENTED BY:

Brad Kuskin
Founding Principal
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OFFERING MEMORANDUM





ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact GoCommercial for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass Florida LLC d/b/a GoCommercial.

DATA SOURCES:

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and GoCommercial. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor GoCommercial, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

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TABLE OF CONTENTS

4

EXECUTIVE SUMMARY

5

AREA MAP

6

PROPERTY AT A GLANCE

7

DEVELOPMENT PLAN

8

WEST 192 CRA FEATURE

9

MASSING STUDY

11

AMENITY MAP

12

RENDERINGS

14

UNIT MIX & SUMMARY

15

COMPARABLES

16

KISSIMMEE MARKET

17

DRIVE TIMES

19

DEMOGRAPHICS

20

PROFESSIONAL TEAM







EXECUTIVE SUMMARY

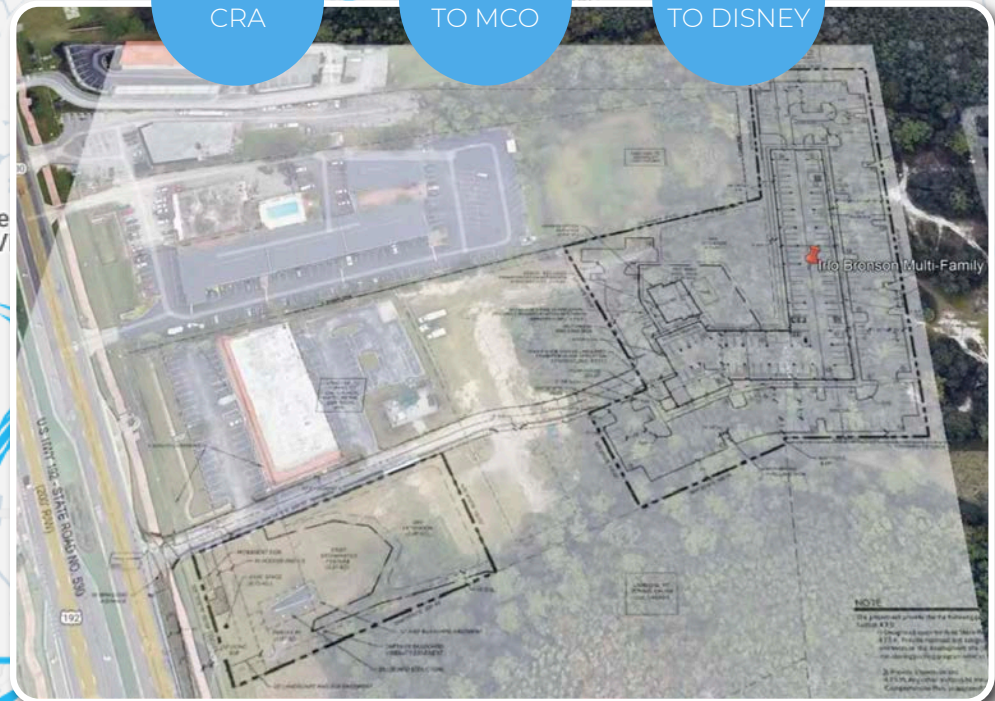
GoCommercial is pleased to present 4555 W Irlo Bronson Memorial Highway, a fully approved and permitted 159-unit multifamily development opportunity strategically positioned in Kissimmee, Florida, just minutes from Walt Disney World and Orlando International Airport.

This shovel-ready project spans approximately 5.22 acres with prime frontage along US-192, offering exceptional visibility and access within one of Central Florida's most rapidly growing submarkets. All entitlements and permitting are complete, allowing a buyer to begin construction immediately upon closing.

The site sits within the West 192 Community Redevelopment Area, aligning with the corridor's long-term master plan for walkable, high-quality mixed-use development. Surrounded by strong demographics, retail, tourism, and employment drivers, this represents a rare, turnkey opportunity in a supply-constrained market.

KEY HIGHLIGHTS

-  **Fully Permitted Site** – Pre-Construction meeting can be scheduled and site work can commence imminently, with all wetland mitigation credits purchased and in place.
-  **Prime Development Location** – 5.22 acres with direct frontage along high-traffic US-192.
-  **Strong Unit Program** – 159 market-rate units designed as a five-over-one (five stories wood-frame over one story parking) multifamily project
-  **CRA Corridor Advantage** – Located within the West 192 CRA with potential access to incentives and TIF programs.
-  **Exceptional Visibility** – Over 56,500 vehicles per day with strong retail and tourism drivers nearby.
-  **High-Growth Submarket** – Minutes to Walt Disney World and Orlando International Airport within Osceola County.



PARCEL OVERVIEW:

Strategically positioned along W Irlo Bronson Memorial Highway (US-192), this 5.22-acre development site offers prime frontage and visibility in one of Central Florida's most active growth corridors. The property is located just 8 miles from Walt Disney World and 19 miles from Orlando International Airport, surrounded by major national retailers, hospitality, and residential neighborhoods. This location benefits from over 56,500 vehicles per day, providing exceptional exposure and long-term value.

±4.16 ACRES
(PRIMARY DEVELOPMENT SITE)

±1.06 ACRES
(FRONTAGE, SIGNAGE
& RETENTION)

W IRLO BRONSON MEM HWY ±56,500 VPD

MAJOR DEMAND DRIVERS

Disney

Orlando
International Airport

Old Town
eat • shop • ride
Theme Park

FUN
SPOT
AMERICA
Theme Parks

LOCAL RETAIL ANCHORS

TARGET

Walmart

sam's club

Publix

BEST
BUY



PROPERTY AT A GLANCE

PROPERTY TYPE:

Multifamily Development Site

ACREAGE:

±5.22 Acres (Two Parcels)

PARCEL BREAKDOWN:

Parcel 1: ±4.16 Acres (Primary Development Site)

Parcel 2: ±1.06 Acres (Frontage, Signage & Retention)

ZONING:

CT – Commercial Tourist District

ENTITLEMENT STATUS:

Fully Entitled & Permitted | True Shovel-Ready

PLANNED UNIT COUNT:

159 Market-Rate Units

BUILDING TYPE:

5-Over-1 Construction | Wood Frame with Podium Parking

FRONTAGE:

Prime US-192 Frontage

LOCATION ADVANTAGE:

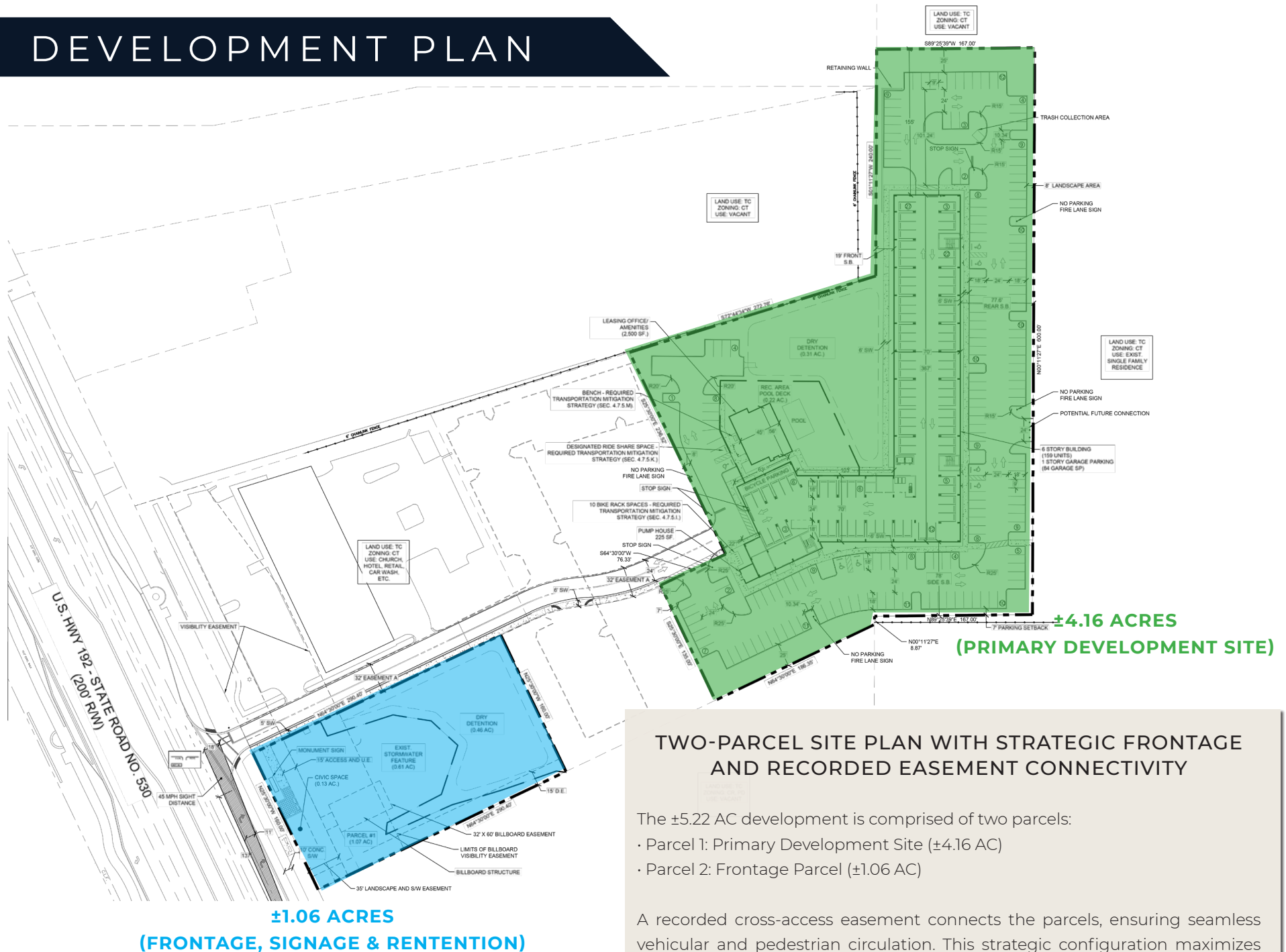
Within the West 192 Community Redevelopment Area (CRA) |
Potential Incentives and TIF Eligibility

DISTANCE TO MAJOR DESTINATIONS:

8 Miles to Walt Disney World

19 Miles to Orlando International Airport (MCO)





DEVELOPMENT PLAN

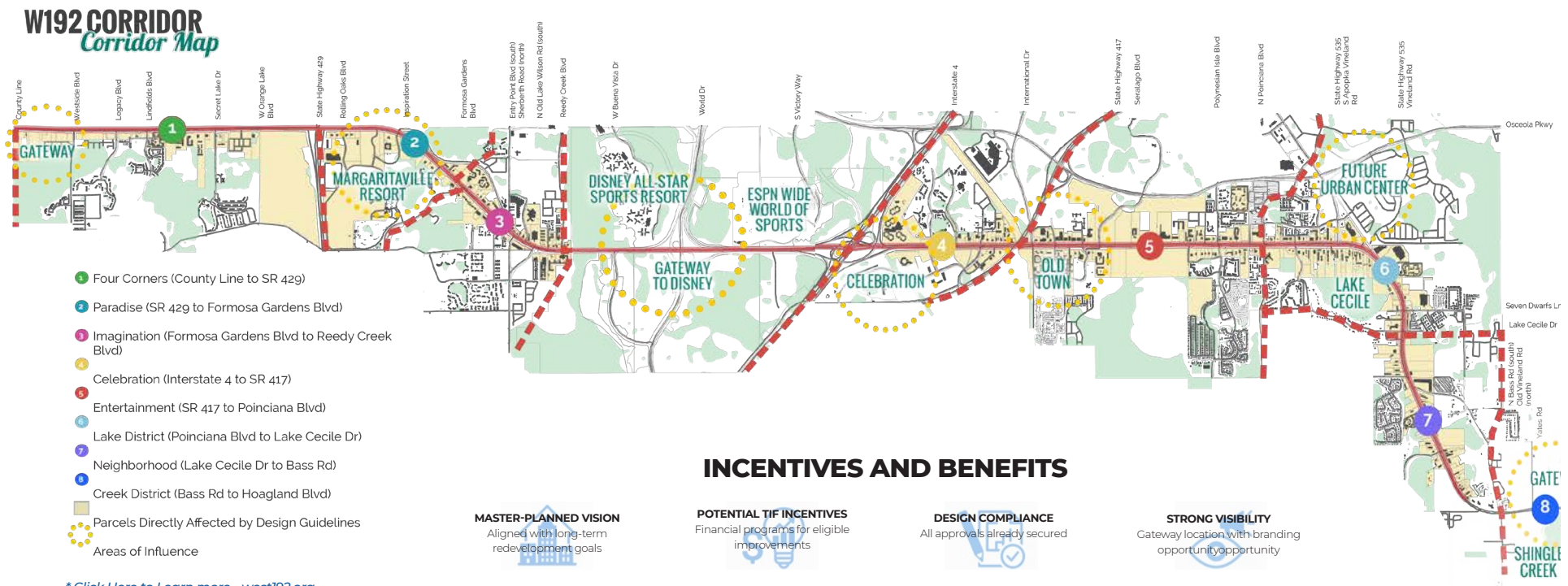


WEST 192 COMMUNITY REDEVELOPMENT AREA (CRA)

The subject site is located within the West 192 CRA, one of Central Florida's most actively managed redevelopment zones under the guidance of the W192 Development Authority. This master-planned redevelopment corridor designed to transform the gateway to Central Florida's tourism economy. This designation provides significant long-term value through enhanced aesthetics, infrastructure investment, and potential financial incentives.

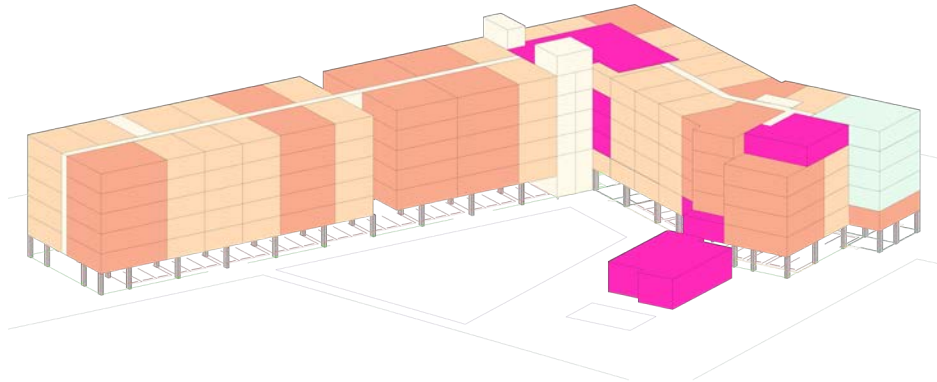
GOALS & SIGNIFICANCE

-  CRA aims to create a walkable, cohesive corridor with upgraded public infrastructure, curated character districts, and improved landscaping and signage.
-  All future development must align with the CRA's design vision, ensuring stable long-term value and strong curb appeal.
-  The subject property is already fully compliant with CRA standards — eliminating regulatory uncertainty and positioning it for future upside.
-  Eligible for Tax Increment Financing (TIF) and potential grant programs to support eligible vertical construction or site enhancements.



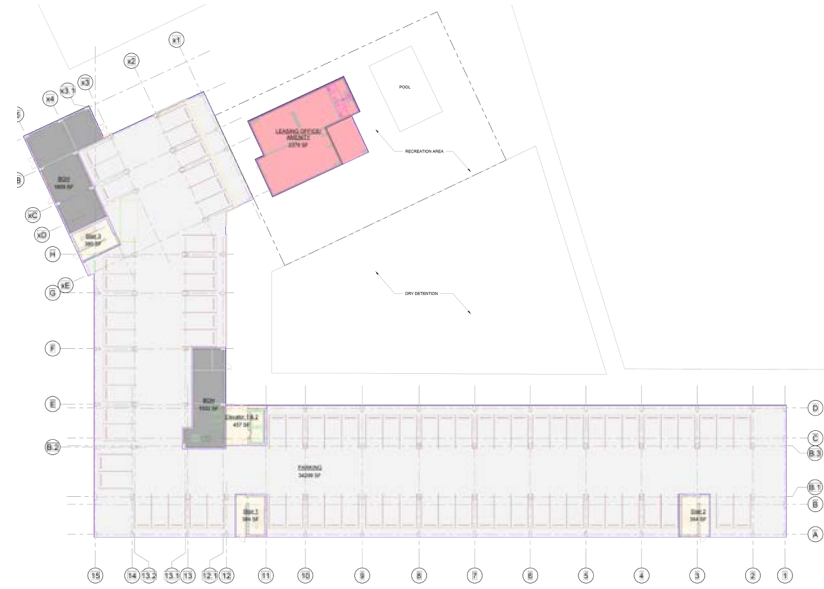
[*Click Here to Learn more - west192.org](https://www.west192.org)

MASSING STUDY



1 UNIT MASSING STUDY

AMENITY SPACE		
Name	Area	
LEVEL 1		
RECREATION SPACE	407 SF	
POOL	1100 SF	
LEVEL 2		
LEVEL 3		
LEVEL 4		
LEVEL 5		
LEVEL 6		
LEVEL 7		
LEVEL 8		
LEVEL 9		
LEVEL 10		
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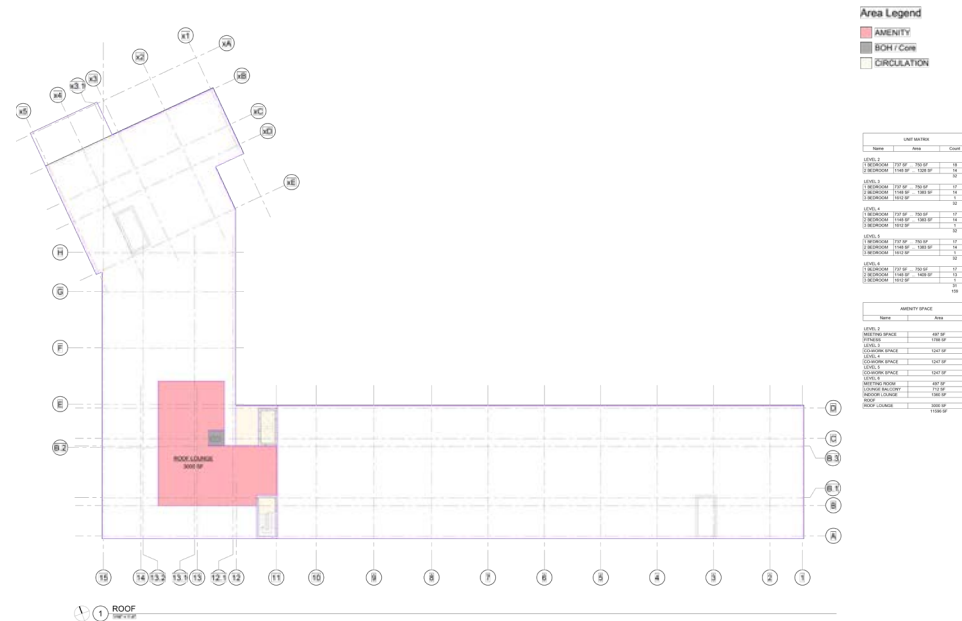
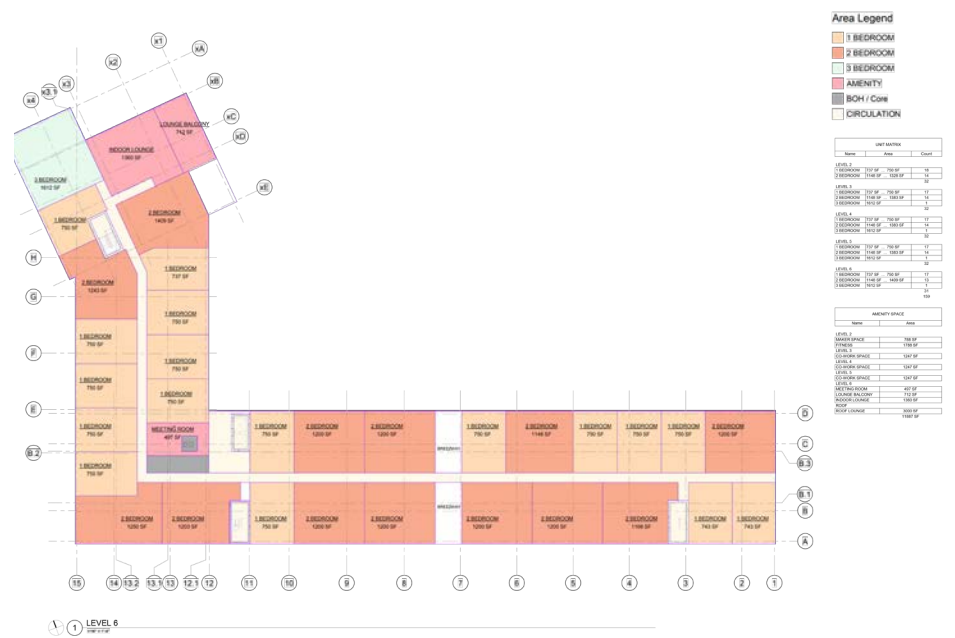
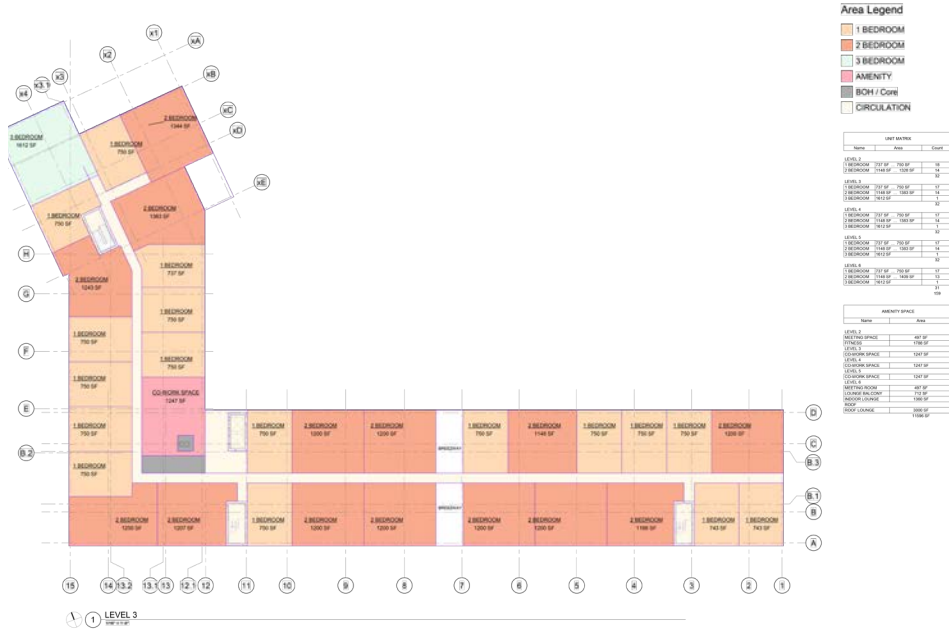


1 LEVEL 1



1 LEVEL 2

MASSING STUDY



Disney
8 MILES FROM
SUBJECT PROPERTY

Walmart

Marshalls LANE BRYANT

TARGET



N POINCIANA BLVD

sam's club

Applebee's



Mister
CAR WASH

ROSS
DRESS FOR LESS



at home



THE HOME DEPOT

golden
corral

Walmart

Wawa



Medieval Times
DINNER & TOURNAMENT



Walmart



KISSIMMEE GATEWAY

AMENITY MAP

RENDERINGS



DEVELOPMENT HIGHLIGHTS

This fully entitled 159-unit multifamily development is strategically positioned along W. Irlo Bronson Memorial Highway in the heart of Osceola County's growth corridor. Designed with modern finishes and efficient five-over-one construction, the project leverages a high-visibility location within the West 192 CRA. Shovel-ready and thoughtfully planned, it offers investors the rare opportunity to deliver new Class A product in a rapidly expanding market.

159 MARKET-RATE UNITS | Wood-frame construction with concrete podium parking

PRIME FRONTAGE | US-192 VISIBILITY WITH $\pm 56,500$ VPD

5.22 AC SITE | Two-parcel configuration with signage and mass transit access

SHOVEL-READY | Fully entitled and permitted and ready for "pre-con" meeting

STRATEGIC LOCATION | 8 miles to Disney, 19 miles to MCO

CRA CORRIDOR ADVANTAGE | Eligible for potential TIF and incentive programs

MODERN DESIGN | Pool, amenity deck, leasing office, and protected parking

UNIT MIX & SUMMARY

UNIT TYPE	UNIT COUNT	SF	PROJECTED RENT (MONTHLY)	RENT/SF	MONTHLY TOTAL	ANNUAL TOTAL
Studio	10	612	\$1,465.00	\$2.39	\$14,650.00	\$175,800.00
1BD - A	35	746	\$1,708.00	\$2.29	\$59,780.00	\$717,360.00
1BD - B	55	775	\$1,823.00	\$2.35	\$100,265.00	\$1,203,180.00
1BD w/ Den	5	957	\$1,898.00	\$1.98	\$9,490.00	\$113,880.00
2BD - A	45	1090	\$2,358.00	\$2.16	\$106,110.00	\$1,273,320.00
2BD - B	5	1401	\$2,645.00	\$1.89	\$13,225.00	\$158,700.00
3BD	4	1389	\$2,760.00	\$1.99	\$11,040.00	\$132,480.00
TOTAL	159				\$314,560.00	\$3,774,720.00

Irlo Bronson Development - Summary

Property Summary		Irlo Bronson Development	
Property Name	4551 W. Irlo Bronson Memorial Highway, Kissimmee FL 34746		
Location			
Efficiency Factor	70.2%		
RSF	141,241		
Common Area SF	60,000		
GSF	201,241		
Analysis Start Date	1-Dec-25		
Stabilization Date	1-Jan-29		
Total Development Period (Mths)	29		
Vacancy Loss	5.00%		
Credit Loss	0.00%		
General Inflation	3.00%		
Expense Inflation	3.00%		
Market Rent Inflation	3.00%		
Acquisition Assumptions			
		\$/SF	Total
Land Price		\$ 35.40	\$ 5,000,000
Closing Costs	2.00%	\$ 0.71	\$ 100,000
Total Acquisition Cost		\$ 36.11	\$ 5,100,000
Stabilized NOI			\$ 2,860,081
Yield on Cost			6.63%
Financing Assumptions			
		Construction Loan	Permanent Loan
Debt Proceeds		\$ 27,441,968	\$ 31,278,106
LTC/LTV		65%	65%
Interest Rate		SOFR + 2.5%	4.50%
IO Period (Mths)		N/A	0
Amortization (Yrs)		N/A	25
Disbursement Month		0	38
Term (Mths)		60	120
Repayment Month		38	60
Financing Fee		1.00%	1.00%

Property Level Returns					
			IRR	EM	Profit
Unlevered Returns			16.01%	1.38x	\$ 16,492,488
Levered Returns			27.15%	1.58x	\$ 11,540,260
Sources & Uses					
Sources		Uses			
GP	0%	\$ -	Land Costs	\$ 5,050,000	
LP	100%	\$ 8,345,441	Hard Costs	\$ 30,566,540	
Equity		\$ 8,345,441	Soft Costs	\$ 4,067,263	
			Financing Costs	\$ 1,567,836	
			Operating Losses	\$ 475,566	
Debt	80%	\$ 33,381,764			
Total Sources		\$ 41,727,205	Total Uses	\$ 41,727,205	

Market Leasing Assumptions		MLA
Market Rent (\$/SF)		\$2.25
Lease Term Market (Yrs)		1
Downtime (Mths)		1
Lease Renewal Probability		85%
Free Rent/Concessions (Mths)		1
Unit Upgrades		
New (\$/Unit)		\$0.00
Renewal (\$/Unit)		\$0.00
Leasing Commission		
New		8.33%
Renewal		0.00%

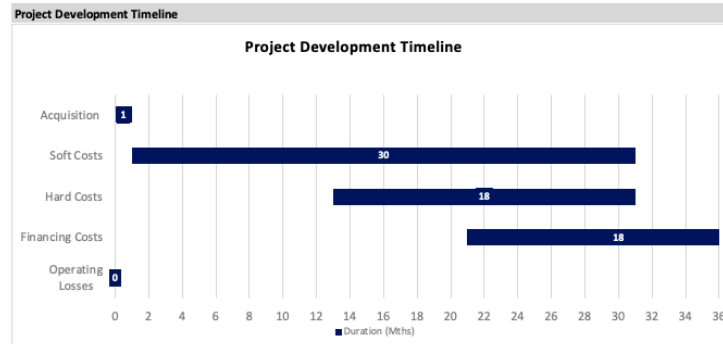
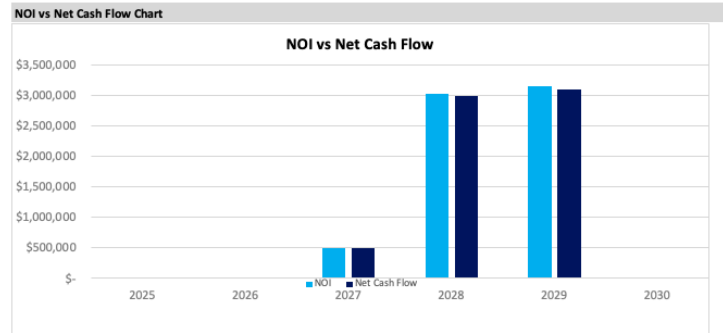
Sale Assumptions		
Sale Month		60
Exit Cap Rate		5.50%
Sales Cost		1.50%

	\$/SF	Total
Sale Value	\$ 383.79	\$ 54,206,780
Less: Selling Cost	1.50%	\$ (813,102)

Net Sale Proceeds	\$ 383.79	\$ 54,206,780
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Development Spread		
Stabilized Yield on Cost		6.63%
Exit Cap Rate		5.50%

Development Spread	1.23%
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RENTAL COMPARABLES

PROPERTY PHOTO	PROPERTY NAME	ADDRESS	LOWEST RENT/SF	HIGHEST RENT/SF
	SUBJECT 4555 W Irlo Bronson Memorial Hwy., Kissimmee, FL	-	-	-
	Solamar Apartment Homes	1851 Encantado Way, Kissimmee, FL	\$1.81	\$2.50
	The Teale (Siesta Lago)	W Irlo Bronson Hwy area, Kissimmee, FL	\$1.75	\$2.10
	Cypress Ridge Apartments	Kissimmee, FL	\$2.00	\$2.55
	Element at Millenia	Kissimmee, FL	\$1.90	\$2.35
	Heritage Key Villas	Kissimmee, FL	\$1.75	\$2.10
	Storey Lake	Osceola Pkwy & 535 region, Kissimmee, FL	\$1.90	\$2.15

KISSIMMEE, FLORIDA



STRATEGIC LOCATION WITHIN A HIGH-GROWTH CRA CORRIDOR

The property is located within the West 192 Community Redevelopment Area (CRA), a master-planned corridor targeted for significant infrastructure investment, aesthetic upgrades, and revitalization. West 192 serves as a critical gateway to Central Florida's tourism economy, surrounded by major employers, retail destinations, and rapidly expanding residential communities.

A THRIVING MARKET FUELED BY GROWTH AND DEMAND

Kissimmee, Florida is one of Central Florida's most dynamic submarkets, supported by a powerful combination of population growth, tourism, and economic expansion. As part of the Orlando-Kissimmee-Sanford MSA, the area has experienced sustained in-migration and job creation over the past decade, positioning it as a leading hub for multifamily development.

Fueled by a thriving hospitality sector and expanding logistics, medical, and service industries, Kissimmee benefits from a robust local economy and year-round demand. The city's pro-development environment, improving infrastructure, and strong renter pool make it an ideal location for new Class A product catering to a diverse workforce and growing population base.



A RAPIDLY EXPANDING SUBMARKET ANCHORED BY STRONG FUNDAMENTALS

The Kissimmee submarket continues to demonstrate exceptional rental fundamentals, supported by strong in-migration, tourism-driven employment, and expanding multifamily inventory. Average monthly rents now exceed \$1,800, driven by sustained demand and limited availability of new product. Nearly 3,500 new units were delivered in 2024—representing roughly 10% inventory growth—while vacancy remains stable and healthy at under 10%. These strong leasing and absorption trends underscore Kissimmee's position as one of Central Florida's most dynamic and resilient rental markets.

6.9%

VACANCY RATE
(Q2 2025)

45K

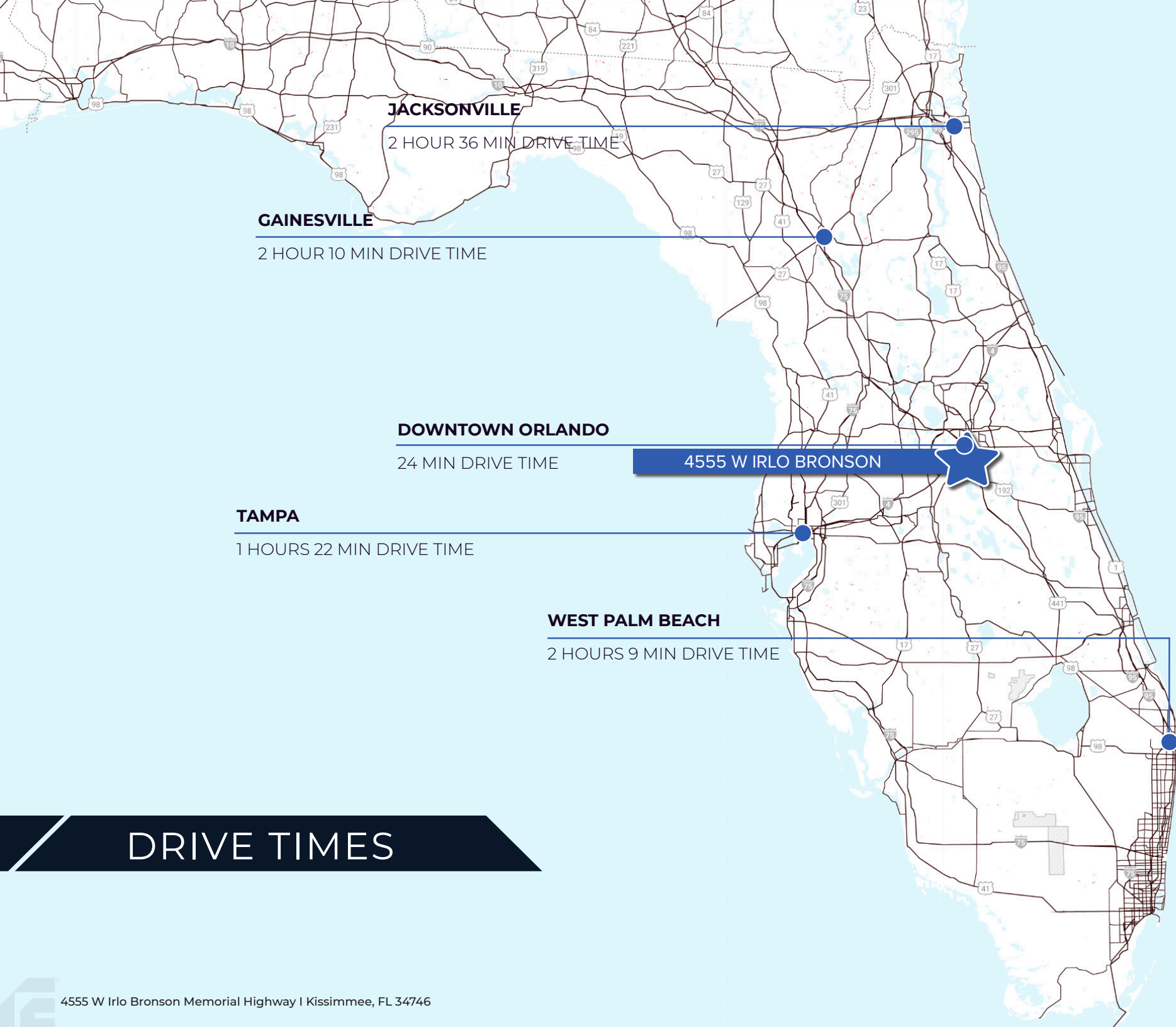
JOBS ADDED
(2015 - 2024)

\$1,883

AVG MONTHLY RENT
(Q2 2025)

21.09%

EXPECTED POPULATION
GROWTH BY 2029



JACKSONVILLE

2 HOUR 36 MIN DRIVE TIME

GAINESVILLE

2 HOUR 10 MIN DRIVE TIME

DOWNTOWN ORLANDO

24 MIN DRIVE TIME

4555 W IRLO BRONSON

TAMPA

1 HOURS 22 MIN DRIVE TIME

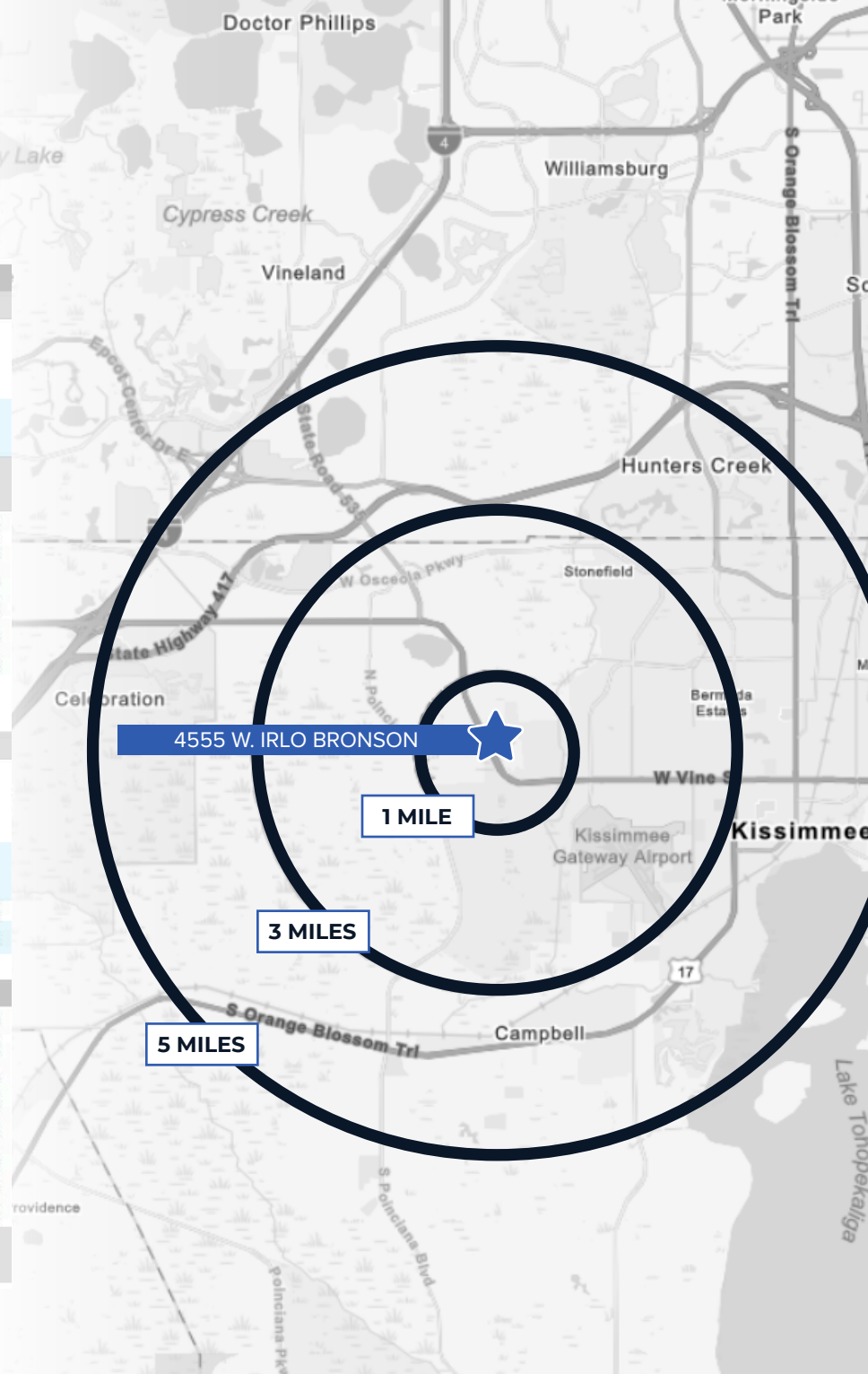
WEST PALM BEACH

2 HOURS 9 MIN DRIVE TIME

DRIVE TIMES

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11,750		94,259		190,076	
2024 Estimate	9,628		77,575		161,131	
2020 Census	7,771		63,935		141,306	
Growth 2024 - 2029	22.04%		21.51%		17.96%	
Growth 2020 - 2024	23.90%		21.33%		14.03%	
2024 Population by Hispanic Origin	6,177		50,924		95,839	
2024 Population	9,628		77,575		161,131	
White	2,510	26.07%	19,759	25.47%	48,326	29.99%
Black	921	9.57%	7,698	9.92%	16,588	10.29%
Am. Indian & Alaskan	151	1.57%	992	1.28%	1,669	1.04%
Asian	409	4.25%	3,132	4.04%	7,082	4.40%
Hawaiian & Pacific Island	4	0.04%	34	0.04%	267	0.17%
Other	5,633	58.51%	45,959	59.24%	87,199	54.12%
U.S. Armed Forces	0		24		88	
Households						
2029 Projection	3,699		31,447		65,974	
2024 Estimate	3,036		25,923		56,025	
2020 Census	2,484		21,680		49,507	
Growth 2024 - 2029	21.84%		21.31%		17.76%	
Growth 2020 - 2024	22.22%		19.57%		13.17%	
Owner Occupied	1,549	51.02%	10,748	41.46%	24,837	44.33%
Renter Occupied	1,487	48.98%	15,175	58.54%	31,188	55.67%
2024 Households by HH Income						
Income: <\$25,000	750	24.72%	6,550	25.27%	13,122	23.42%
Income: \$25,000 - \$50,000	764	25.18%	6,669	25.73%	13,165	23.50%
Income: \$50,000 - \$75,000	666	21.95%	6,057	23.37%	12,862	22.96%
Income: \$75,000 - \$100,000	271	8.93%	2,606	10.05%	6,609	11.80%
Income: \$100,000 - \$125,000	190	6.26%	1,382	5.33%	3,832	6.84%
Income: \$125,000 - \$150,000	100	3.30%	695	2.68%	1,601	2.86%
Income: \$150,000 - \$200,000	131	4.32%	863	3.33%	2,170	3.87%
Income: \$200,000+	162	5.34%	1,099	4.24%	2,663	4.75%
2024 Avg Household Income	\$70,191		\$64,963		\$69,656	
2024 Med Household Income	\$50,111		\$48,806		\$53,343	



PROFESSIONAL TEAM

Ownership has spent nearly 3 years, working in close collaboration with a proven team of development, design, and legal partners.

DEVELOPER



CIVIL ENGINEER



ARCHITECTS



GENERAL CONTRACTOR CONSULTING



LEGAL & ADVISORY



4553 W IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL

PRESENTED BY:



Brad Kuskin | Founding Principal

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