

Lago Vista

EXECUTIVE SUMMARY

CONTACT LISTING AGENTS TO REQUEST ACCESS TO DUE DILIGENCE DEAL ROOM



BENJAMIN SKINNER

Senior Director Investments
Ofc: +1 (407) 557-3889
Benjamin.Skinner@marcusmillichap.com



MATTHEW PROZZILLO

Senior Director Investments
Ofc: +1 (407) 557-3888
Matthew.Prozzillo@marcusmillichap.com

Marcus & Millichap
SP MULTIFAMILY GROUP

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INVESTMENT HIGHLIGHTS



PREDOMINANTLY 1980S VINTAGE | WELL-MAINTAINED EXTERIOR

89% of Buildings Built in 1982

1980s vintage construction, with 8 of the 9 buildings built in 1982 (7 residential + common area). The exterior has been consistently maintained and upgraded over time, positioning the asset well relative to similar vintage communities. A full amenity set is in-place, with opportunity for enhancement through minor cosmetic improvements rather than heavy repositioning.



100% OVERSIZED 2BR / 2BA FLOORPLANS

1,088 SF | Bed/Bath Parity | Screened Patios

All 40 units are large 1,088 SF two-bedroom / two-bath layouts with true bed/bath parity. Private screened patios in all units and in-unit laundry connections in all but four of the units enhance renter appeal and retention. The uniform unit mix allows for streamlined renovation execution and operational management moving forward.



DEFINED VALUE-ADD PROGRAM WITH A PROVEN PREMIUM

28 Renovated | 12 Remaining | ~\$12,500 Per Unit (Assumed Unit Renovation Budget)

Ownership has completed renovations on 28 of 40 units, leaving the ability to add value by renovating the remaining 12-units. Ownership has previously achieved a \$100 premium on renovated units while relying only on drive-by and word-of-mouth marketing. Underwriting assumes approximately \$12,500 per remaining classic unit, creating a clear, measurable path to full renovation.



LEASE-UP & STABILIZATION OPPORTUNITY

Underwriting Assumes a 8.73% Effective Vacancy Rate Over a Buyer's First 12-Months of Ownership

Current vacancy is the result of self-management, lack of multifamily operational experience, and limited historical marketing following the asset's transition from timeshare to conventional multifamily use. Professional management and consistent online leasing efforts provide a direct path to stabilization. Going-In Year underwriting assumes 8.73% effective vacancy, returning to a stabilized 5% thereafter. This is derived from a comprehensive lease turn analysis that analyzes a buyer's first 12-months of ownership. Contact a listing agent to discuss in detail.



POSITIONED WITHIN A DIVERSIFIED EMPLOYMENT GROWTH CORRIDOR

Minutes to Lake Nona, NeoCity & Orlando International Airport

Located within close proximity to Lake Nona Medical City, Lake Nona Innovation District, NeoCity's emerging semiconductor and technology hub, multiple hospitals, corporate headquarters, and Orlando International Airport, the property benefits from multiple employment drivers across healthcare, technology, logistics, aerospace, consumer goods, and tourism. This diversified economic base supports long-term demand fundamentals.



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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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PROPERTY AMENITIES

- Swimming Pool
- Leasing Office
- Shuffleboard
- Playground
- Dog Park
- Ample Green Space
- Exterior Lounge Area
- Lake Views (Select Units)
- Space for Future Amenity Expansion



SITE MAP & FLOORPLANS



TWO BEDROOM / TWO BATHROOM
Thirty-Six (36) Units
1,088 SqFt



TWO BEDROOM / TWO BATHROOM
Four (4) Units
1,088 SqFt



PROPERTY OVERVIEW | PROPERTY AERIAL



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