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# TWO THORTON PARK DEVELOPMENT SITES

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APARTMENT | CONDO | MIXED USE

**Downtown Orlando, FL**

**VIVE** | AT LAKE EOLA

**2 PROPERTIES**

**144 UNITS | 92 UNITS**



**Concept 236 Rental Units and 294 Space Parking Structure**  
High Demand Upscale Location



205 S. EOLA  
 VIVE I proposed  
**COMBINED**  
**236 Residential Units**

225 S. EOLA  
 VIVE II proposed  
**COMBINED**  
**294 Parking Spaces**

Separate  
 144 Units  
**Separate Pricing: \$6,500,000**

Separate  
 92 Units  
**Separate Pricing: \$3,500,000**

**PROPERTY SUMMARY**

- Investor Group owns both sites
- Seller is open to structuring a Joint Venture with a highly successful multifamily developer or sale
- VIVE Tower I, 205 S Eola Dr, Orlando, FL
- VIVE Tower II, 225 S Eola Dr, Orlando, FL
- VIVE I is .50 acres with street frontage on 3 sides. Proposed for 244 units, plus retail
- VIVE II is .50 acres with street frontage on 3 sides. Proposed 9 level parking structure with 294 spaces, plus retail
- Development plan includes first floor for retail and restaurants. Possible roof restaurant
- VIVE I & II are located in downtown Orlando's highest rental rate market area
- Project is located 2 blocks from Lake Eola Park and dozens of restaurants, cafes, shops and entertainment.

**HOLD PERIOD:**  
**BOTH PROPERTIES CURRENTLY GENERATE STRONG RENTAL INCOME**

**DISCOUNTED BULK PRICE \$8,500,000**

E Ridgewood St

man Av

art Ave

N

LAKE EOLA



PROPOSED  
285 RESIDENTIAL UNITS

VIVE  
ON EOLA

TOWER I



VIVE  
ON EOLA

TOWER II



PROPOSED  
294 Parking Spaces

# PROPOSED PROJECT DATA

## Building 1

Max. 13 Stories  
Total Units: 244

### Typical Floor Area

Rentable 12,000 SQ. FT.  
Gross 15,000 SQ.

FT.

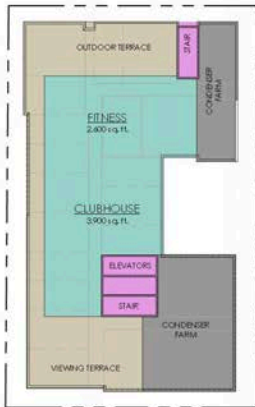
## Building 2

### Building SQ. FT.

Retail 7,200

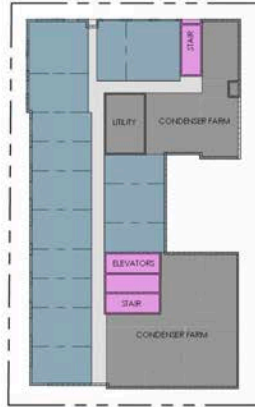
SQ. FT.

Amenity 7,000 SQ.



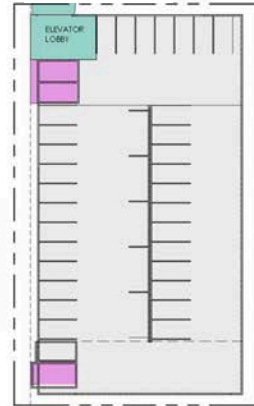
6 FIFTEENTH FLOOR

SCALE: 1" = 40'



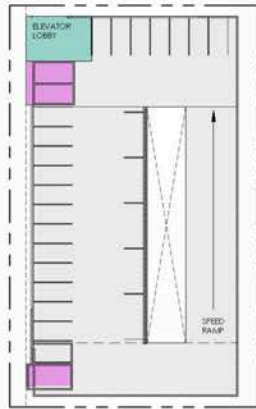
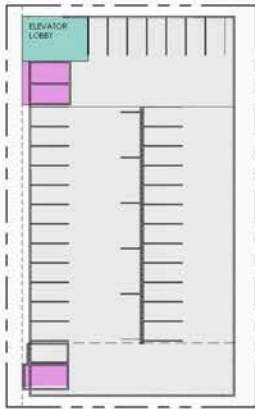
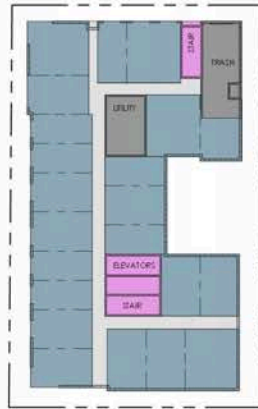
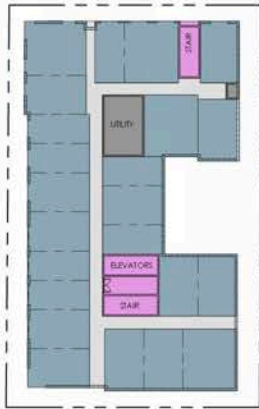
5 FOURTEENTH FLOOR

SCALE: 1" = 40'



4 8TH & 9TH FLOOR PLAN

SCALE: 1" = 40'



3 TYP. FLOOR PLAN

SCALE: 1" = 40'

2 2ND FLOOR PLAN

SCALE: 1" = 40'

1 ARCHITECTURAL SITE PLAN



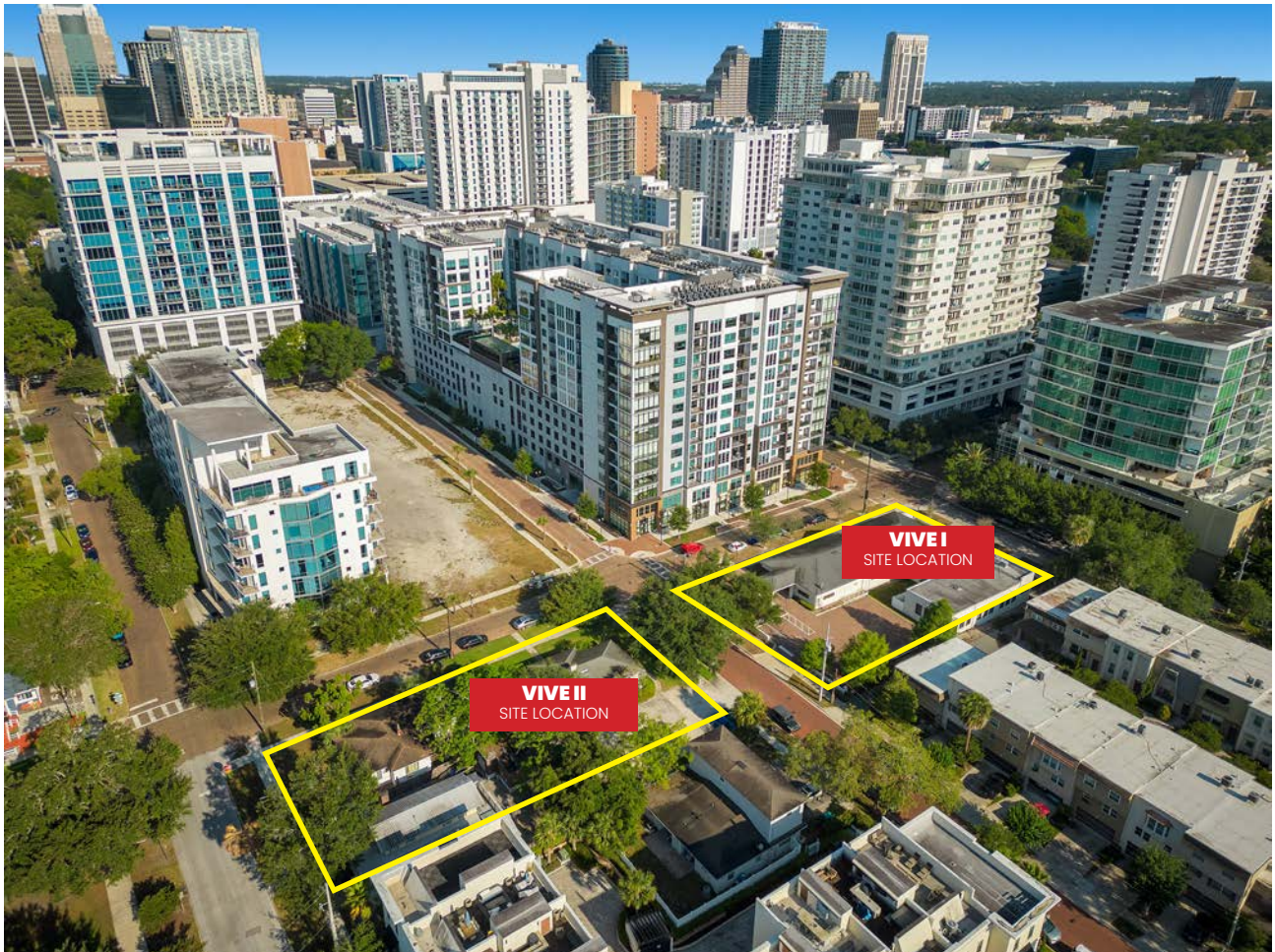
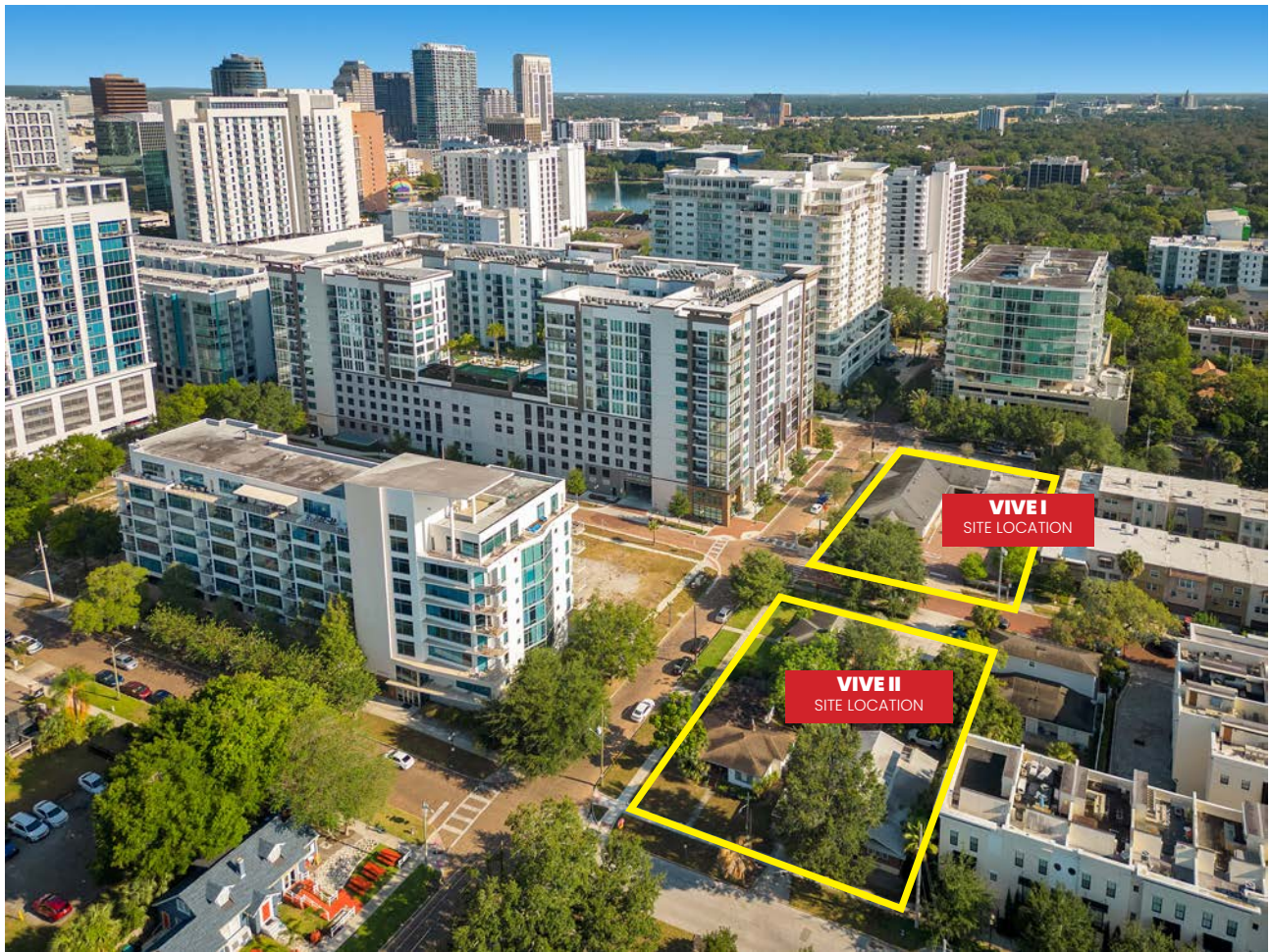
SCALE: 1" = 40'



SCALE: 1" = 40'

# VIVE | AT LAKE EOLA







**HOLD PERIOD:**  
 BOTH PROPERTIES CURRENTLY GENERATE  
 STRONG RENTAL INCOME

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**Premium Thorton Park Offering  
 Two Development Sites**

205 S. Eola | \$6,500,000  
 225 S. Eola | \$3,500,000

**DISCOUNTED BULK PRICE  
 \$8,500,000**



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