

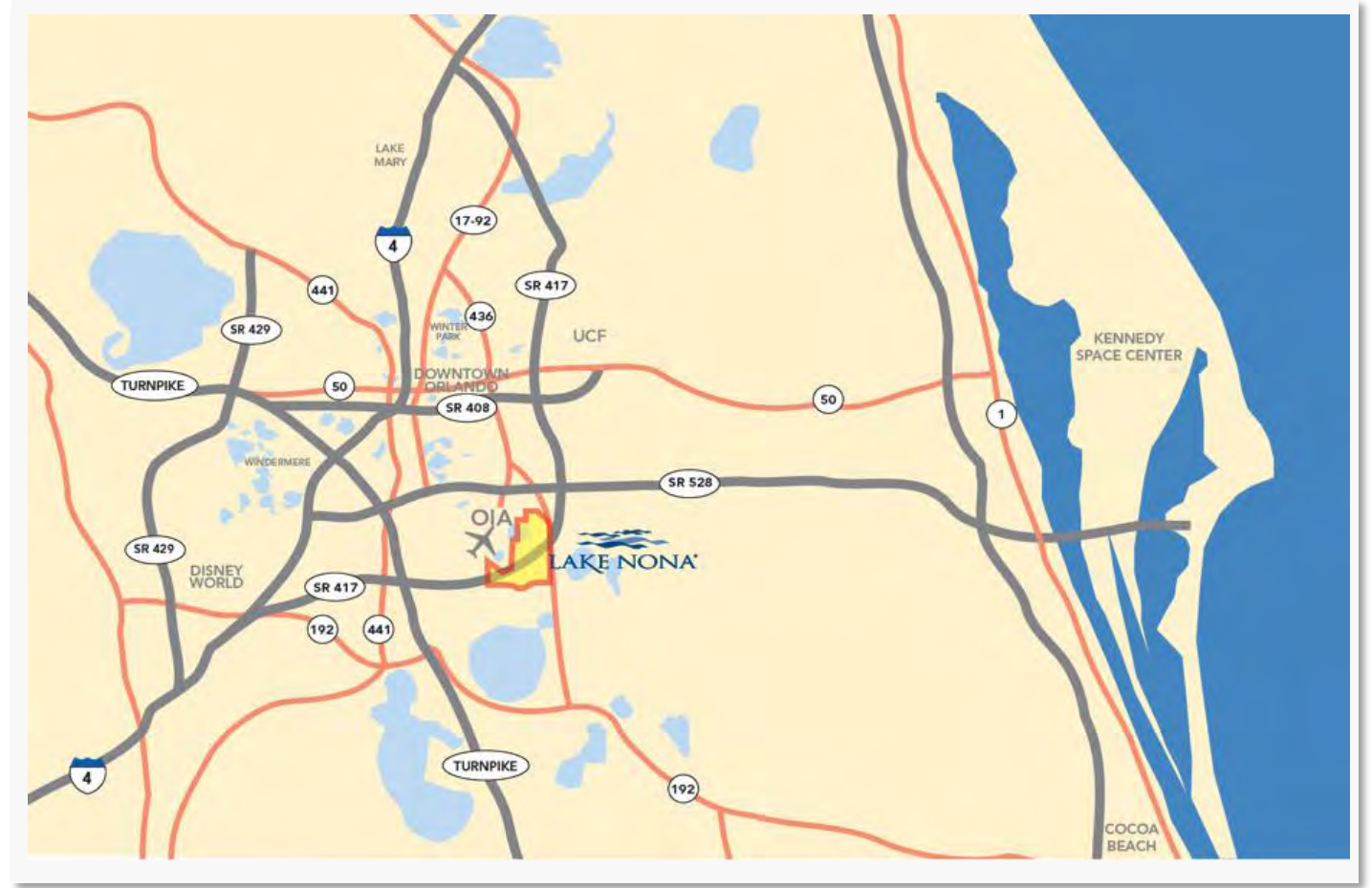
LAKE NONA LANDING



Mixed-Use Retail Opportunity



LAKE NONA: LOCATION



LAKE NONA: HAPPENING HERE

WHAT IS LAKE NONA?

Featured in *Fortune* magazine as “the future of cities,” Lake Nona is ranked among the top-10, best-selling, master planned communities in America. Driven by the vision and resources of Tavistock Group, a private investment organization, Lake Nona spans more than 9,000 acres and works as an ecosystem designed to help neighborhoods, businesses and individuals thrive. Everything we do and offer inspires healthy living, encourages life-long learning, embraces technology and emphasizes sustainability.

COMMERCIAL	EXISTING	TO BE DEVELOPED	TOTAL
Commercial/Office/Retail (SF)	3,010,783	7,633,493	10,644,276
Hotel (By Room) Total	222	3,028	3,250

RESIDENTIAL	EXISTING UNITS	TO BE DEVELOPED	TOTAL
Single Family	3,200	4,400	7,600
Townhomes	800	1,244	2,044
Multi-Family	560	1,220	1,780
Total	4,560	6,864	11,424



Valencia College



University of Florida College of Pharmacy – Orlando Campus



Lake Nona Retail



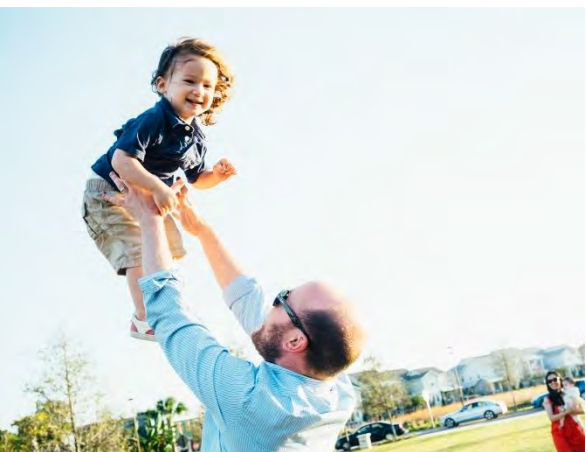
Nemours Children's Hospital



Courtyard and Residence Inn by Marriott

DEMOGRAPHIC OVERVIEW

	10-Minute Drive Time	20-Minute Drive Time
Population 2020 Projection	146,638	759,096
Population 2015 Estimate	121,033	854,288
Growth 2015 - 2020	21.58%	12.63%
Average Household Income	\$74,113	\$58,872
Households above \$75K	40.1%	28.2%
2015 Average Age	35.7	36.4



LAKE NONA HOUSING STATISTICS

TOP SELLING US MASTER-PLANNED COMMUNITIES IN 2015

LAKE NONA IS:
#1 BEST-SELLING COMMUNITY IN METRO ORLANDO MSA
#10 BEST-SELLING COMMUNITY IN US

Top-Selling MPCs of 2015

2015 Ranking	2014 Ranking	Name	Location	MSA	2015 Sales	2014 Sales	% Change
1	1	The Villages	The Villages, FL	Ocala	2,294	2,601	-12%
2	2	Irvine Ranch	Orange County, CA	Los Angeles	1,674	1,431	17%
3	3	Nocatee	Ponte Vedra, FL	Jacksonville	1,105	851	30%
4	6	Stapleton	Denver, CO	Denver	665	508	31%
5	4	Riverstone	Fort Bend County, TX	Houston	609	719	-15%
6	15	Summerlin	Las Vegas, NV	Las Vegas	602	437	38%
7	-	Eastmark	Mesa, AZ	Phoenix	554	197	181%
8	8	Lakewood Ranch	Manatee County, FL	Sarasota	535	493	9%
9	-	Cane Bay Plantation	Summerville, SC	Charleston-North Charleston	520	385	35%
10	17	Lake Nona	Orlando, FL	Orlando	500	419	19%
11	-	Westridge	McKinney, TX	Dallas-Fort Worth	472	310	52%
12	-	Vistancia	Peoria, AZ	Phoenix	466	225	107%
13	10	Providence	Las Vegas, NV	Las Vegas	452	487	-7%
14	-	Paloma Creek ¹	Dallas (Little Elm), TX	Dallas-Fort Worth	450	366	23%
15	8	Valencia	Los Angeles, CA	Los Angeles	444	493	-10%
16	7	Aliana	Fort Bend County, TX	Houston	443	500	-11%
17	14	Wildwood at Northpointe	Houston (Tomball), TX	Houston	440	442	0%
17	20	Canyon Lakes West	Houston (Cypress), TX	Houston	440	410	7%
19	-	Daybreak	Salt Lake City, UT	Salt Lake City	415	337	23%
19	18	Woodforest ²	Montgomery County, TX	Houston	415	417	0%
21	-	Viera ³	Brevard County, FL	Palm Bay-Melbourne-Titusville	410	288	42%
22	-	Light Farms ⁴	Dallas (Celina), TX	Dallas-Fort Worth	402	183	120%

SOURCE: RCLCO 2015 YEARLY UPDATE

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Community	Annual Starts
Lake Nona DRI (Orange)	348
Reunion Resort & Club (Osceola)	309
Summerlake (Orange)	252
Windermere Trails (Orange)	244
ChampionsGate (Osceola)	228
Storey Lake (Osceola)	210
Orchard Hills (Orange)	195
Randal Park (Orange)	185
Windsor at Westside (Osceola)	163

SOURCE: Metrostudy, 2016 Mid-Year Update

LAKE NONA: WHERE THOUGHT LEADERS CONVERGE



“The partners here will create the future at Lake Nona, and our imagination is our only limit.”

Alex Gorsky, CEO, Johnson & Johnson

“Somebody once said that those without imagination have no wings. I think you are a wing factory at Lake Nona...you have built something that is now being recognized around the world.”

Tom Daschle, Former US Senator



**Deepak Chopra
MD, FACP
Founder, The Chopra Foundation**

“We have the opportunity here at Lake Nona to create something world-class.”

John Scully, Former CEO, Apple, PepsiCo

“The future of leadership, the future of societies, the future of nations, depends on well being communities. Lake nona is pioneering in that and I hope others will follow.”



“When you build out a community with this infrastructure, it’s going to have legs for decades.”

John Chambers, Former CEO, Cisco

“Lake Nona is one of the cornerstones of Florida’s future.”

Jeb Bush, Former Governor of Florida



**Susan Dentzer
Senior Policy Adviser,
Robert Wood Johnson
Foundation**



**Thomas R. Insel, MD
Neuroscientist and Psychiatrist
Former National Institute of Mental
Health Director**



**Richard H. Carmona,
MD, MPH, FACS
17th Surgeon General of the United
States and Distinguished Professor,
University of Arizona**

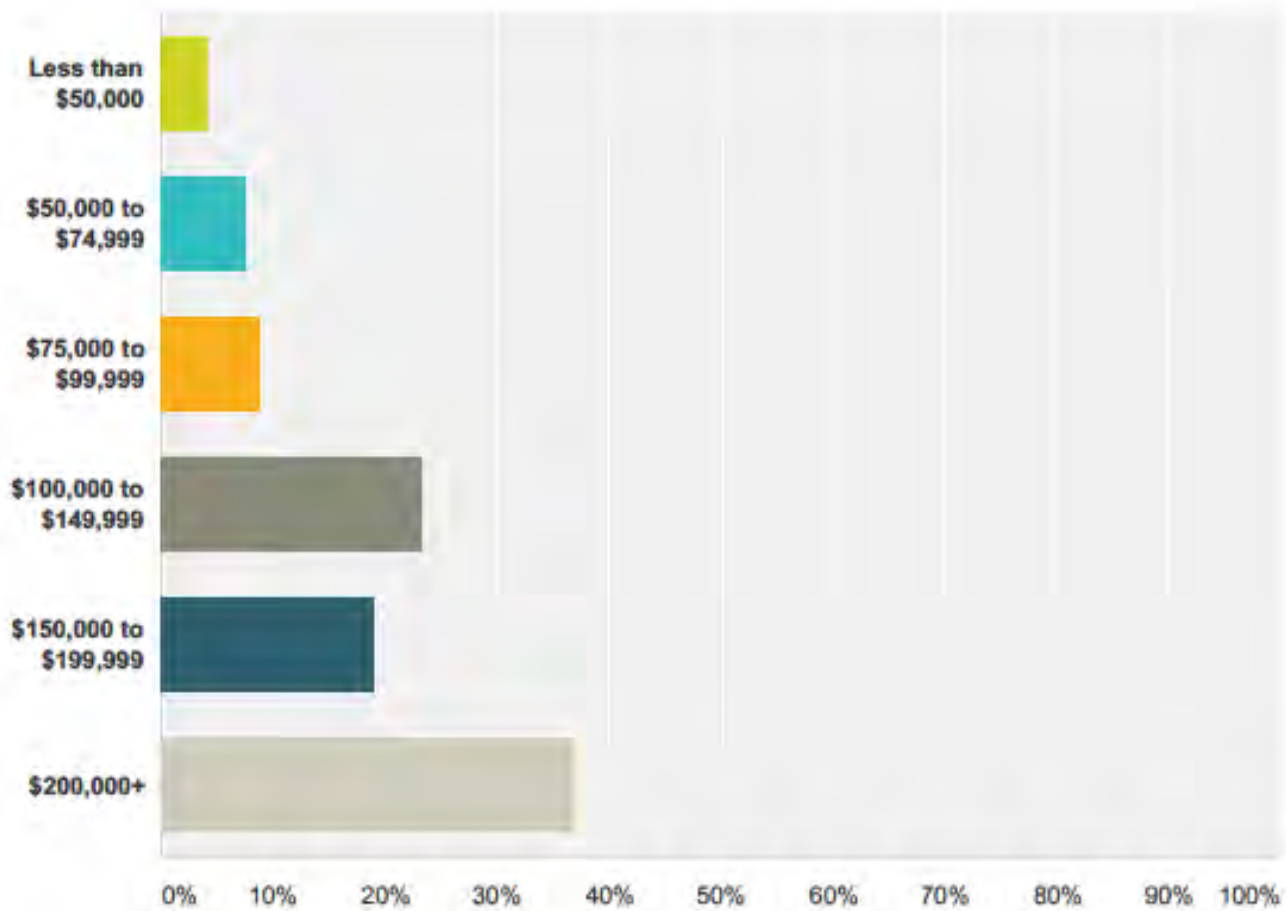
EMPLOYMENT AND EDUCATION

- 5,000 on-site employees
- Current student population of 8,809

	1	2	3	4	5	6	7	8	9
	Primrose	Learning Experience	Northlake Park	Laureate Park Elementary	Lake Nona Middle School	Lake Nona High School	Valencia College	UF	UCF (Medical School)
Current Enrollment	200	235	1,090	837	1,606	2,273	2,610	280	515

- Top Public Education, Colleges and Universities
 - Lake Nona Middle School, Opened 2010
 - Lake Nona High School, Opened 2011
 - Valencia College, Opened 2012
 - University of Central Florida Health Sciences Campus, Opened 2010
 - University of Florida Academic and Research Center, Opened 2012

2016 LAKE NONA RESIDENTIAL HOUSEHOLD INCOME



- Annual census survey sent to residents within Lake Nona
- 36.88% of residents reported a HH Income of \$200,000+

Answer Choices	Responses
Less than \$50,000	4.26%
\$50,000 to \$74,999	7.46%
\$75,000 to \$99,999	9.05%
\$100,000 to \$149,999	23.44%
\$150,000 to \$199,999	18.91%
\$200,000+	36.88%

LAKE NONA LANDING



Lake Nona Landing

Village Walk

VALENCIA COLLEGE

Lake Nona High School

Laureate Park

Narcoossee Road AADT: 34,957

SR 417 AADT: 28,500

Tagore Place

Race Trac 15

Wendy's

ABC

Vickrey Place

Narcoossee Rd

- ### FAST FACTS
- 600,000+SF Anchor Retail
 - Outparcels Available for Ground Lease
 - Multi-Tenant Space Available for Lease
 - Site Construction 1Q2016



Vickrey Place

CHIPOTLE MEXICAN GRILL
 PRIMROSE SCHOOLS
 tropical CAFE SMOOTHIE CAFE
 STARBUCKS
 Jersey Mike's SUBS
 HAND & STONE MASSAGE AND FACIAL SPA

2,936 sf
Endcap

3,513 sf
Endcap

Lake Nona Landing: Walmart



Lake Nona Landing: Sam's Club

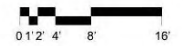


Lake Nona Landing: Sam's Club



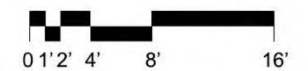


BUILDING E FRONT ELEVATION





BUILDING H FRONT ELEVATION



FOR MORE INFORMATION, PLEASE CONTACT:

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THANK YOU.

