June 2017

RE: 725 West Central/724 West Washington Warehouse (43,193 SF Warehouse and 8,120 SF Office on 2.0 Acres AC-2/T Zoned Land) – Transmittal Letter

The Orlando based Smith Equities Real Estate Investment Advisors (SEREIA) has been appointed the exclusive marketing agent for the lease up and sale of the 43,193 SF Warehouse and 8,120 SF Office located at 725 West Central Blvd and 724 West Washington Street in the Parramore neighborhood in the heart of downtown Orlando Florida. This offering represents a unique opportunity to purchase 2.0 acres zoned AC-2/T that allows up to 100 units per acre.

Although the property is being marketed as income producing property, its highest and best use may be to redevelop the site to a mixed use residential due to its proximity to the City Soccer Stadium (across the street), The Orlando Magic Sports Entertainment District (2.5 blocks east-2019) and the new Downtown UCF/Valencia Campus (only 3 blocks north-2019).

The location has over 2,978 businesses and 74,000 employees within the immediate Central Business District Area. Exceptionally strong job and population growth in the Orlando Metro area combined with new Transportation Network that connects the site to both the new free LYMMO Grapefruit Route and SunRail, make this an excellent investment opportunity.

With over $6.0 billion of new Public/Private investments in Downtown Orlando scheduled to come online over the next 3 years, Downtown Orlando will become one of the most robust “live-work” cities in the US.

A summary of what is coming by 2019 includes;
SunRail (Phase I 2014, Phase II Osceola County 2017)

- Amway Arena ($480M - 2010)
- DR Phillips Center for the Performing Arts ($500M - Phase I 2014, Phase II 2017-2019 UC)
- FREE Lymmo DT Grapefruit and Lime Expansion (2015-2016) and Gertrudes Walk Expansion to Urban Bike Trails.
- MLS Soccer Stadium ($155M | 2016-2017) First Game was held March 5th 2017
- Orlando Magic Sports Entertainment District ($250M – Under Construction 2017-2019)
- Downtown Valencia/UCF Campus (2019) – Approved March 2015 (Will bring 7,700 Students to New DT Campus by 2019) Under Construction
- Camping World Stadium Renovation ($207M - 2015)
- Bridge District under I-4 (Part of I-4 Ultimate $2 Billion-2020 Completion)

To gain access to the complete brochure, you will need to either sign and return the enclosed confidentiality agreement or you can download it electronically at http://www.smitheq.com/725West. By accepting the agreement online, you will then be able to download all files and supporting documents. You will also be able to submit your offer in the form of a Letter of Intent (LOI) directly from the website. Once you put in your offering price, dates and terms, it will then let you “Mail Merge” to a formal Letter of Intent that you can print the LOI on your letterhead, sign and fax back to (866) 206-5930.

We look forward to working with you on this opportunity. Please feel free to call us with any questions or to schedule a site tour. Please stop into Smith Equities Corporate office at 350 East Pine Street for a personal tour of the site and area. (Located at the corner of Lake and Pine Street).

Very truly yours,

SMITH EQUITIES REAL ESTATE INVESTMENT ADVISORS (SEREIA)

Robert E. Smith, CCIM
SEREIA President/Broker
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(407) 422-0704 Ext 101

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SEREIA Listing Agent
Summer@smithequitiescorp.com
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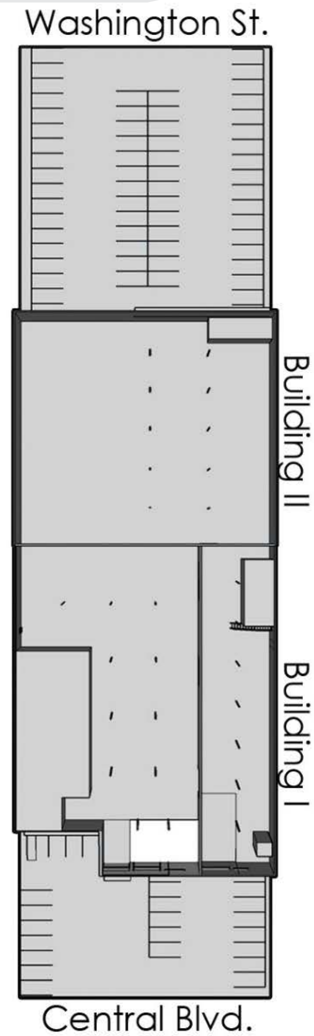
Broker Notice: SEREIA is offering Buyer Brokers up to 2% commission in the event the Broker brings in an acceptable offer and the deal closes. Leasing Brokers must receive their Tenant Rep Fee from their Prospect. All tours must be set up through Smith Equities Real Estate Investment Advisors. All offers to lease or purchase shall be submitted through Smith Equities Real Estate Investment Advisors.

725 West Central Blvd

724 West Washington Street



Warehouse | Redevelopment Site

(Up to 200 Apartments/Hotel Rooms)
Downtown Orlando
Parramore - Next to New Orlando City Soccer Stadium

Robert E. Smith, CCIM
Broker/President
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www.SmithEq.com
(407) 422-0704 X 101

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FOR SALE | LEASE

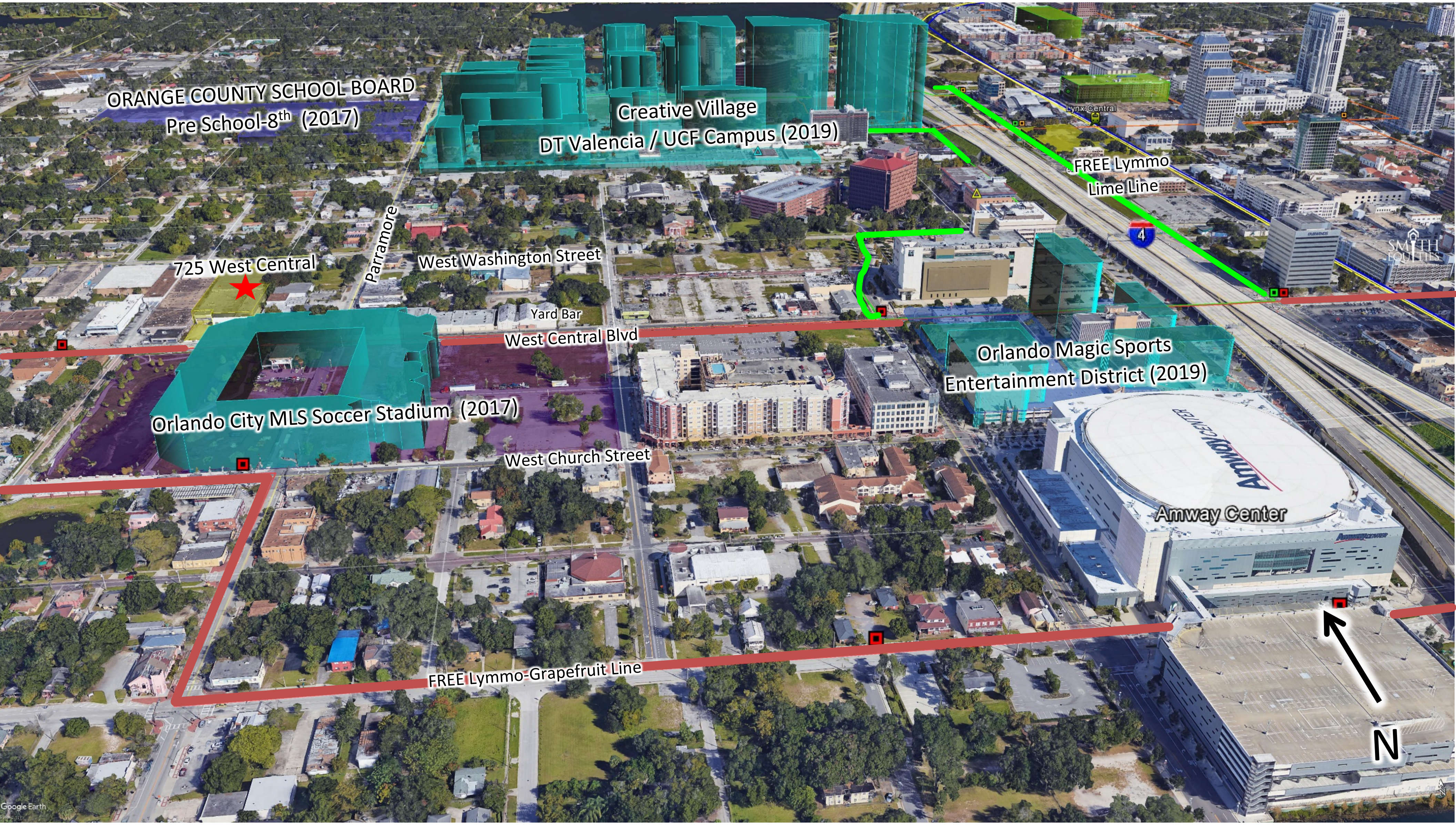
725 West Central Blvd.
Orlando, Florida 32805

43,193 SF Warehouse
8,120 SF Office

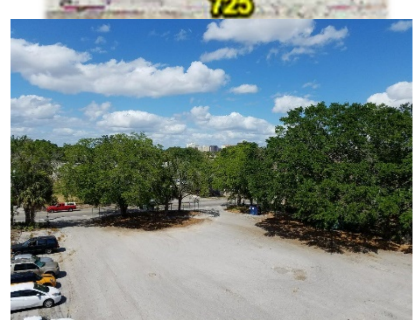
Site: 87,215 SF | 2 Acres
AC-2/T/PH Zoning

SMITH EQUITIES
REAL ESTATE INVESTMENT ADVISORS

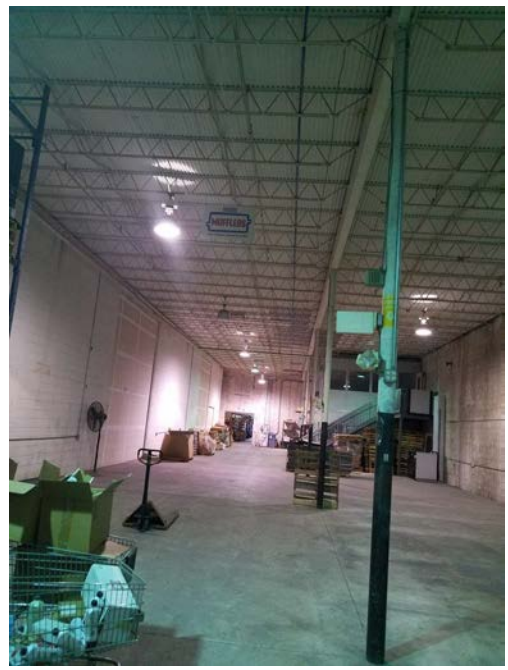
Aerial Parramore



Site Description: The total site is 2.0 acres (141.81' X 616') and runs between Central Blvd to the South to Washington on the North. The 2-acre site is zoned AC-2/T/PH (North 103' is Zone AC-2/T/SP/PH). The future land use is U-AC which allows up to 100 units per acre. The AC-2 Urban Activity Center District district is intended to provide for concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities serving major sub regions of the Orlando urban area, and at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where arterials and four lane collectors and mass transit service are available, providing access between metropolitan sub regions and complementing the primary arterial transportation system.




FOR SALE
8,120 SF OFFICE
43,193 SF WAREHOUSE
FOR LEASE
8,120 SF OFFICE
20,671 SF WAREHOUSE
725

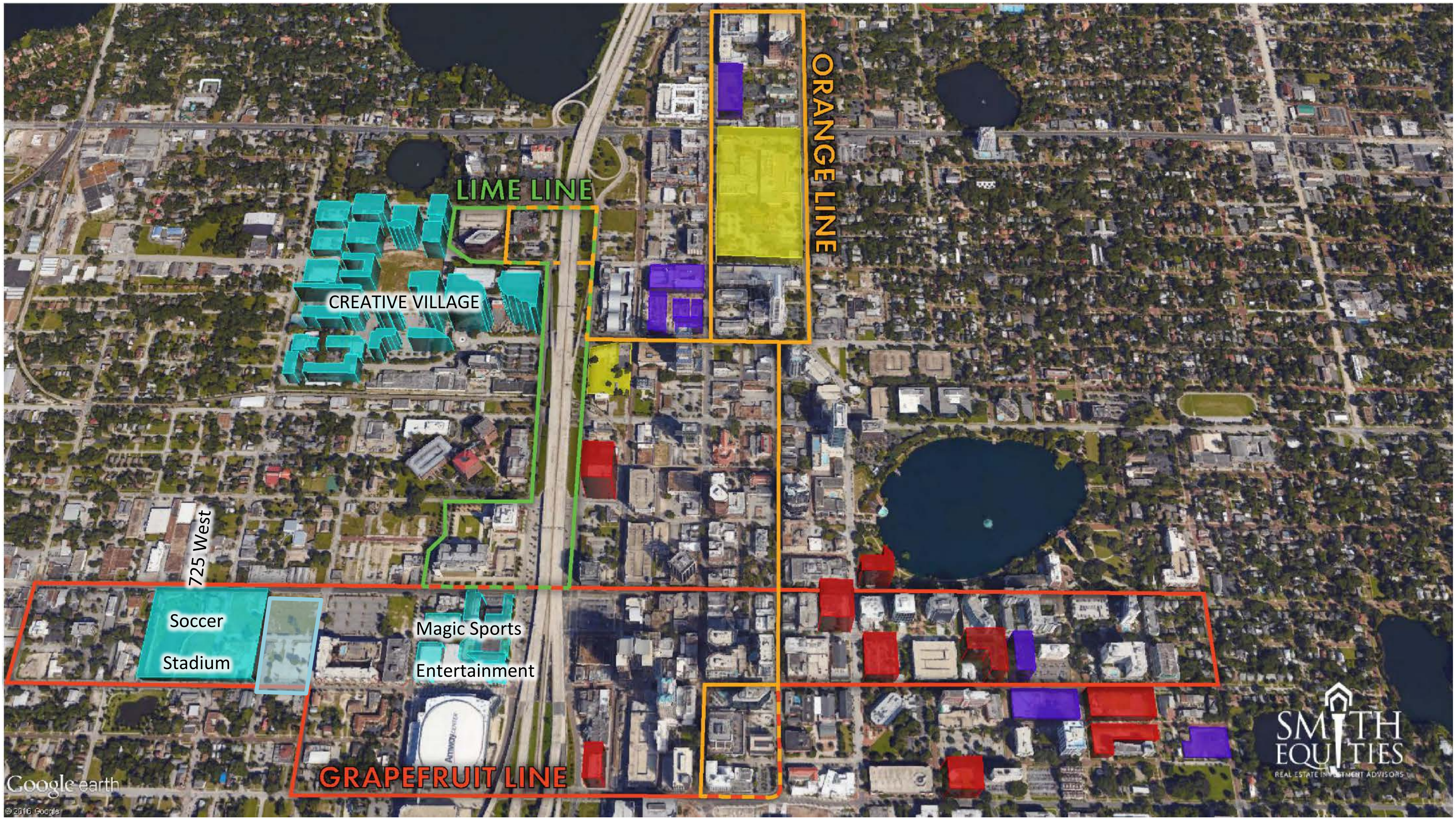


Location	Distance	Direction
1.) Airports/Transportation		
LYMMO - Grapefruit Station	479	Feet East
Gertrude/Dinky Urban Trail	0.5	Miles East
Lynx	0.9	Miles NE
Sunrail-Livingston Station	0.9	Miles NE
Sunrail-Church Street Station	0.7	Miles SE
Executive Airport	3.1	Miles East
Orlando International Airport	11.6	Miles SE
Sanford/Orlando Airport	20.3	Miles NE
All Aboard Florida	11.6	Miles SE
2.) Colleges/Universities		
FAMU Law	0.5	Miles NE
Valencia/UCF DT Campus	2	Blocks NE
Rollins	5.3	Miles NE
Rollins Via Sunrail	13	Minutes
Valencia West Campus	6.2	Miles West
Full Sail	8.2	Miles NE
Valencia East Campus	9.6	Miles East
UCF Main Campus	14.5	Miles East
3.) Private/Public Partnerships		
I-4 Renovations	0.5	Miles East
Magic Sports Entertainment District	2.5	Blocks East
Creative Village	3	Blocks NE
Amway Arena	0.3	Miles SE
OCSC Stadium	148	Feet South
Dr. Phillips Center for the Performing Arts	1	Mile SE
Citrus Bowl	1	Mile West
4. Regional Hospitals		
Orlando Health VIA Sunrail-Church St	3	Minutes
Florida Hospital VIA Sunrail-Livingston St	5	Minutes
5.) Other Locations		
I-4 (Daily Traffic 146,500)	4	Blocks E
Federal Courthouse	3	Blocks East
Historic District/Entertainment	0.3	Miles East
The Plaza Movie Theaters	.7	Miles SE
Lake Eola Park	.9	Miles E
County Courthouse	1.2	Miles NE
Publix	1	Miles E
Park Avenue, Winter Park-VIA Sunrail	13	Minutes

725 W. Central is near Gertrude's Walk that will give direct access to the Urban Trail known as Dinky Line Trail.

New FREE LYMMO LINES
Downtown Orlando

New FREE LYMMO LINES
Aerial Downtown Orlando



Acknowledgments / Additional Resources

Some of the data obtained herein was obtained from Orange County public records and both The City of Orlando and Downtown Development Board. Additional Links that are useful as an underwriting tool are:

- Downtown Orlando
- Greater Orlando Apartment Association Online Market Survey / MyRentComps
- Orange County Property Appraisers Website

- Black Business Investment Fund
- Central Florida Sports Commission
- Central Florida Urban League
- Hispanic Business Initiative Fund
- Metro Orlando Economic Development Commission
- MyRegion.org
- National Center for Simulation
- National Entrepreneur Center
- Orlando, Inc.
- SCORE (Counselors to America's Small Business)
- UCF Incubator - Orlando
- UCF Small Business Development Center
- UCF Business Incubation Program

Smith Equities Real Estate Investment Advisors

350 East Pine Street

Orlando, FL 32801

(407) 422-0704 eFax (866) 206-5930

www.SmithEq.com | www.MyRentComps.com

725 WEST CENTRAL/724 WEST WASHINGTON STREET
Confidentiality Agreement

Smith Equities Corporation ("SEC") has been retained by Owners, (the "Owner") with respect to the offering for sale the 2.0 Acre Re-Development/Adaptive Reuse Site marketed as 725 West Central Blvd Warehouse (Existing) consisting of 43,193 square feet of Warehouse and 8,120 sf office on 2.0 acres zoned AC-3A/T.

The Owner has indicated that all inquiries and communications with respect to the contemplated sale or lease of this property be directed to SEC. All fees due SEC in connection with the sale of the Properties shall be paid per separate agreement. Potential Purchaser agrees that neither SEC nor Owner shall be responsible for paying any fees to agents representing Potential Purchaser except that SEC is offering a 2% fee to licensed brokers who bring in an offer and the deal closes. SEC has available for review certain information concerning the Properties which includes brochures and other materials (collectively "Informational Materials"). SEC will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement (or the electric agreement on line under www.smitheq.com/725west). Upon SEC's receipt of the executed agreement, SEC is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase or lease of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Properties, which may be furnished to the Potential Purchaser by SEC, shall continue to be the Property of the Owner and SEC. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without SEC written consent and must be returned to SEC immediately upon SEC's request or when the Potential Purchaser terminates negotiations with respect to the Properties.

2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.

3. The Potential Purchaser understands and acknowledges that SEC and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to SEC by others and has not been independently verified by SEC and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless SEC and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions.

5. The Potential Purchaser acknowledges that the Properties have been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Properties are being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or SEC against Potential Purchaser prior thereto.

6. Permitted Disclosure. Provision of Service to SEC. If Recipient is offering information to a qualified third party pursuant to written cooperation agreement with SEC, then Recipient may reveal to a third party only the Confidential Information that is reasonably necessary for Recipient to reveal in connection with the performance of Recipient's obligations to SEC and only so long as Recipient has first obtained from the third party an oral agreement to abide by the terms of this Agreement in the same manner, and to the same extent, that Recipient is bound hereunder.

7. Recipient as Partnership or Corporation. In the event that Recipient is a partnership or corporation, the provision of this Agreement relating to access to, and disclosure of, Confidential Information shall apply to all partners, officers, directors, employees and agents of Recipient, as applicable, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof.

8. Applicable Law: Jurisdiction. This Agreement shall be governed by federal law, and to the extent that state law would apply under applicable federal law, the laws of the state of Florida. Recipient consents to venue and personal jurisdiction in the United States District Court in the State of Florida.

9. Attorney's Fees. If any legal action or other proceeding of any kind is brought for the enforcement of this Agreement or because of any alleged breach, default or any other dispute in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover all reasonably attorneys' fees and other costs incurred in such action or proceedings, in addition to any relief to which it may be entitled.

10. Internet Passwords - Prospective Purchaser understands and agrees not to share his/her log-in password to www.amecs.com/www.smitheq.com with the other party. In the event Prospective Purchaser requires assistance from third party sources working for Prospective Purchaser, then third party shall obtain the confidential information by creating a new user account and logging on under the new account number. Listing Broker reserves right to change account settings and properties shown at it's sole discretion.

11. Communications/Property Tours: Purchaser shall not contact directly any persons concerning the Property other than Broker without Broker’s or Owner’s written permission. Such persons include without limitation, Owner’s employees, suppliers, and tenants.

12. Entire Agreement. This Agreement embodies the entire agreement between the parties in relation to the subject matter herein and supersedes all prior understandings or agreements, oral or written, between the parties hereto.

REGISTERED		**PURCHASER:**	
Contact Name:	______________________	Telephone:	______________________
Company:	______________________	Fax:	______________________
Address:	______________________	Email:	______________________
City/State/Zip:	______________________	Title:	______________________
Signature:	______________________		

Preferred method of delivery: ○ Electronic (www.smitheq.com/725 west) ○ Email

IF IN AGREEMENT WITH THE FOREGOING, PLEASE RETURN ONE SIGNED COPY OF THIS AGREEMENT TO:
SMITH EQUITIES REAL ESTATE INVESTMENT ADVISORS ATTENTION: Robert E. Smith, CCIM, E-FAX (866) 206-5930