



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

401

S. ROSALIND AVENUE
ORLANDO, FL 32801



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EXECUTIVE SUMMARY

Approved Master Plan and Site Plan

City of Orlando approves the following development program from this plan for full master approval on February 22, 2021.



SITE DATA :

PROPERTY AREA:	0.907 ACRES
IMPERVIOUS AREA:	0.768 AC (84.70%)
PERVIOUS AREA :	0.139 AC (15.30%)
EXISTING ZONING:	AC-3A
EXISTING USE:	COMMERCIAL
PROPOSED LANDUSE:	MIXED-USE (MULTIFAMILY & RETAIL)
MAXIMUM BUILDING HEIGHT (AC-3A):	NO GENERAL HEIGHT
PROPOSED BUILDING HEIGHT:	19 STORIES
PROPOSED RETAIL SPACE (GROUND LEVEL):	±6,908 SF
COMMERCIAL SPACE (2 & 4 LEVEL):	±6,908 SF

STREETSCAPE REQUIREMENTS:

AMELIA STREET:	14' MIN (EXISTING)
CHATHAM AVE:	15' MIN
FEDERAL STREET:	12' MIN

RESIDENTIAL DENSITY CALCULATIONS:

TOTAL DWELLING UNITS:	182 UNITS
MAX. RESIDENTIAL DENSITY: (WITH INTENSITY BONUS)	200 DU/AC
MAXIMUM UNITS PERMITTED: (0.907 AC * 200 DU/AC)	182 UNITS

RESIDENTIAL UNITS:

2 BEDROOM:	26 UNITS
3 BEDROOM:	91 UNITS
4 BEDROOM:	65 UNITS
TOTAL UNITS:	182 UNITS

COMMERCIAL SF:

RETAIL:	6,908 SF
OFFICES:	7,230 SF
TOTAL UNITS:	14,138 SF

PARKING REQUIREMENTS:

RESIDENTIAL USES:	1 PARKING SPACE PER DWELLING UNIT 182 SPACES
RETAIL & OFFICES:	1 PARKING SPACE PER 1,000 SF OF GFA 14 PARKING SPACES
TOTAL PARKING SPACES:	196 SPACES

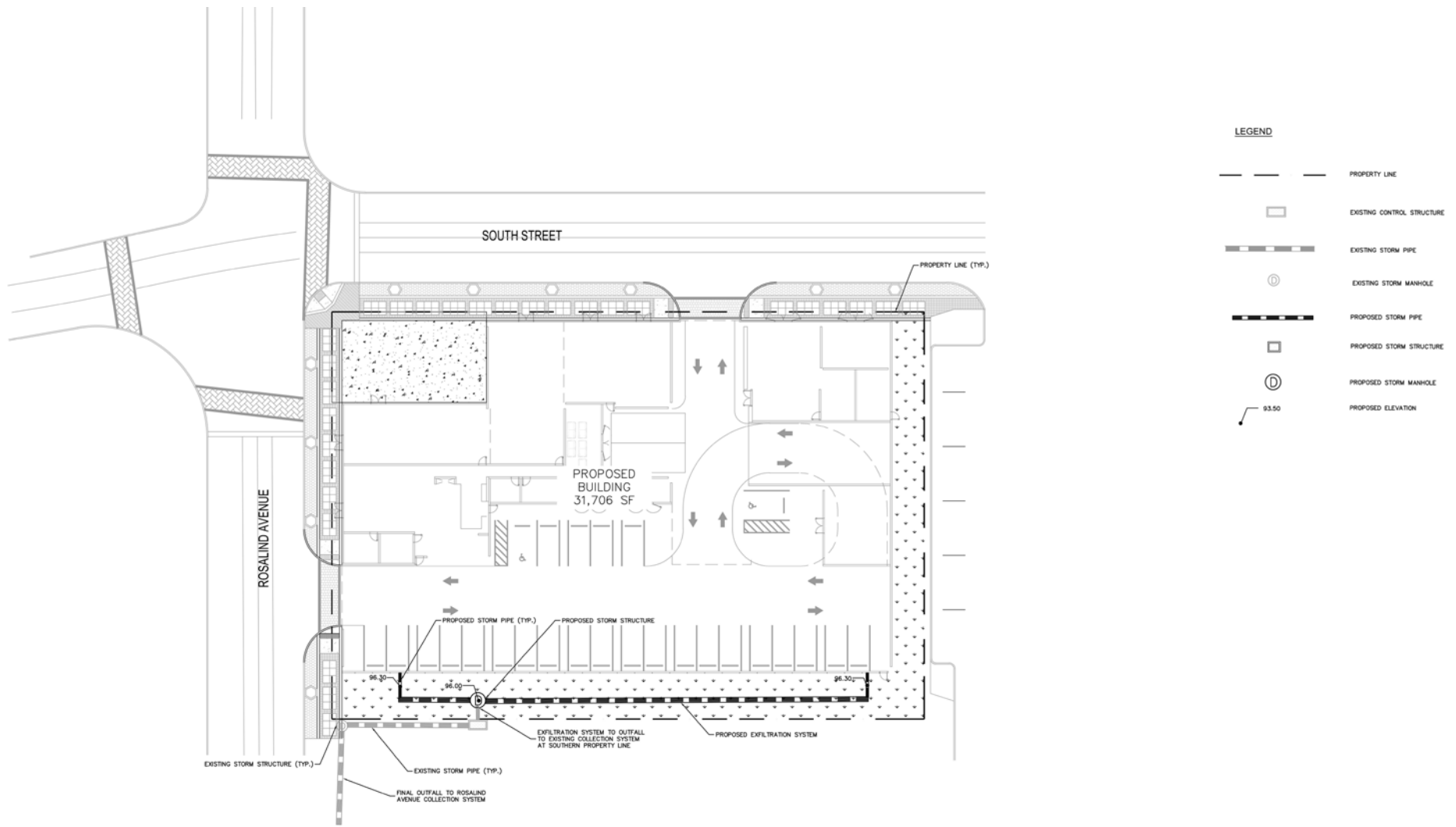
PARKING PROVIDED:

PARKING:	
REGULAR STALL	232 STALLS
ADA SPACES:	10 STALLS
TOTAL PARKING SPACES:	242 SPACES

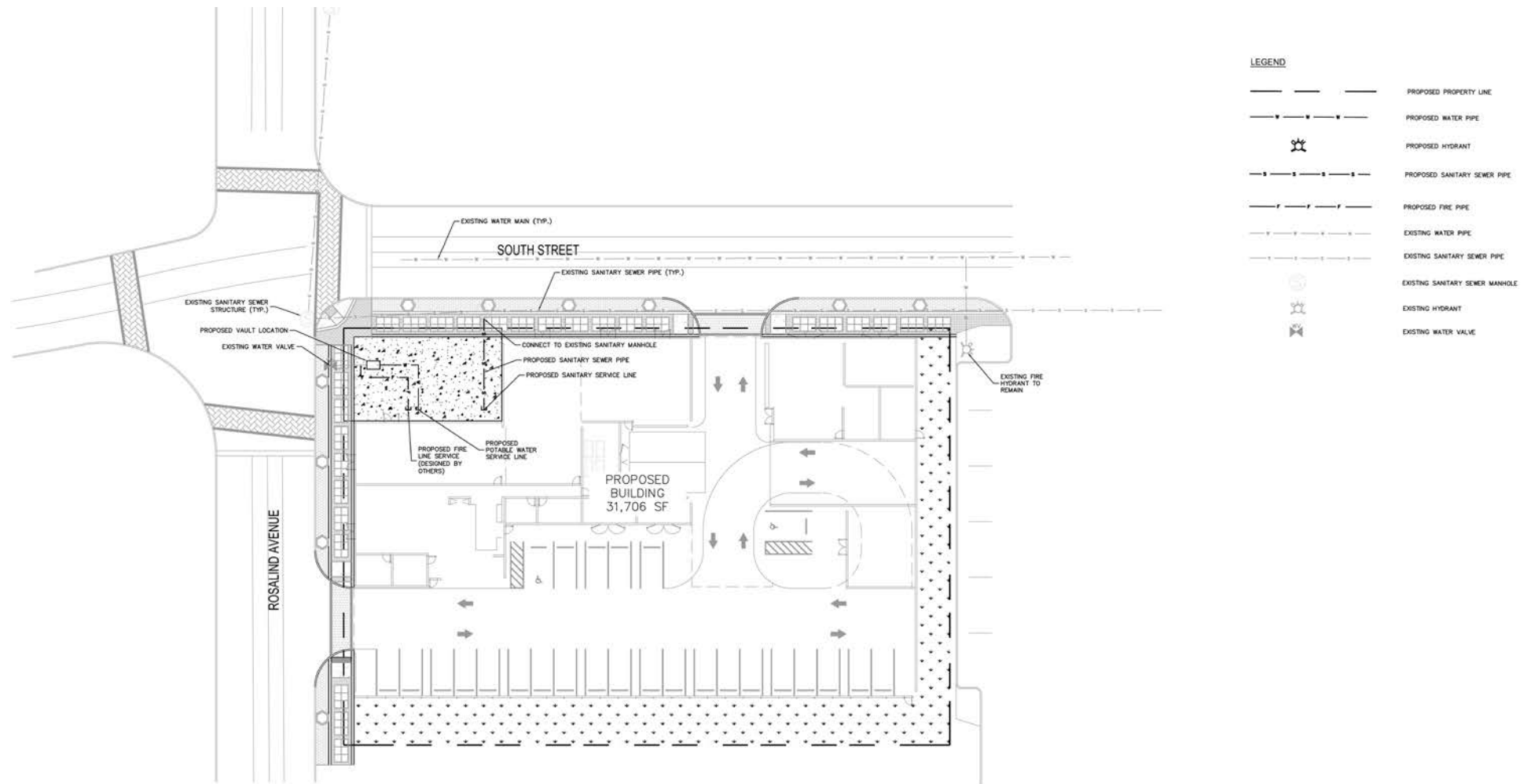
STORMWATER MANAGEMENT:

ALL STORMWATER RUNOFF WILL BE ROUTED TO AN EXFILTRATION SYSTEM WHERE IT WILL BE TREATED AND ROUTED TO THE EXISTING STORMWATER.

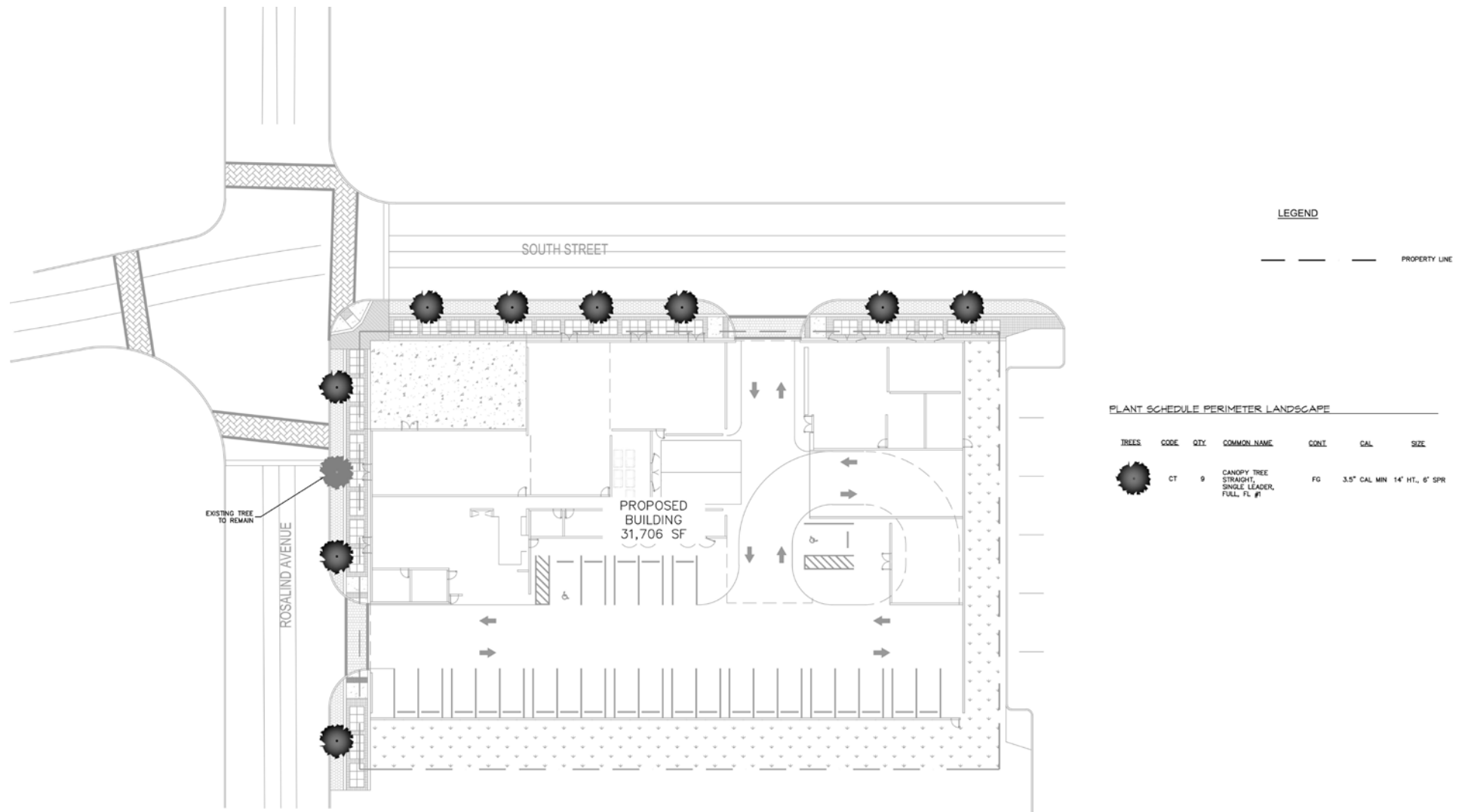
Approved Master Plan - Paving, Grading & Drainage



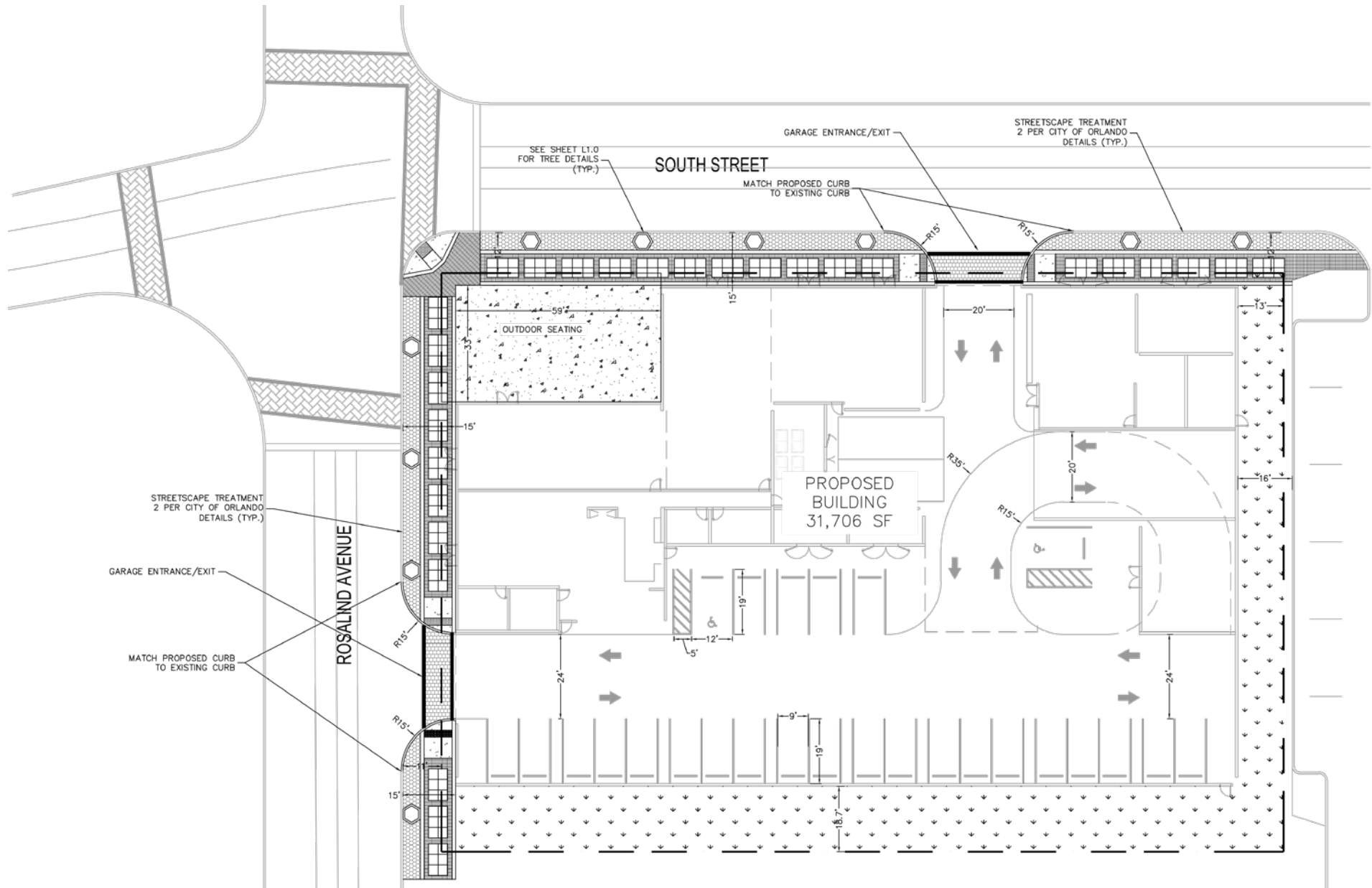
Approved Master Plan - Utility Sheet



Approved Master Plan - Landscape



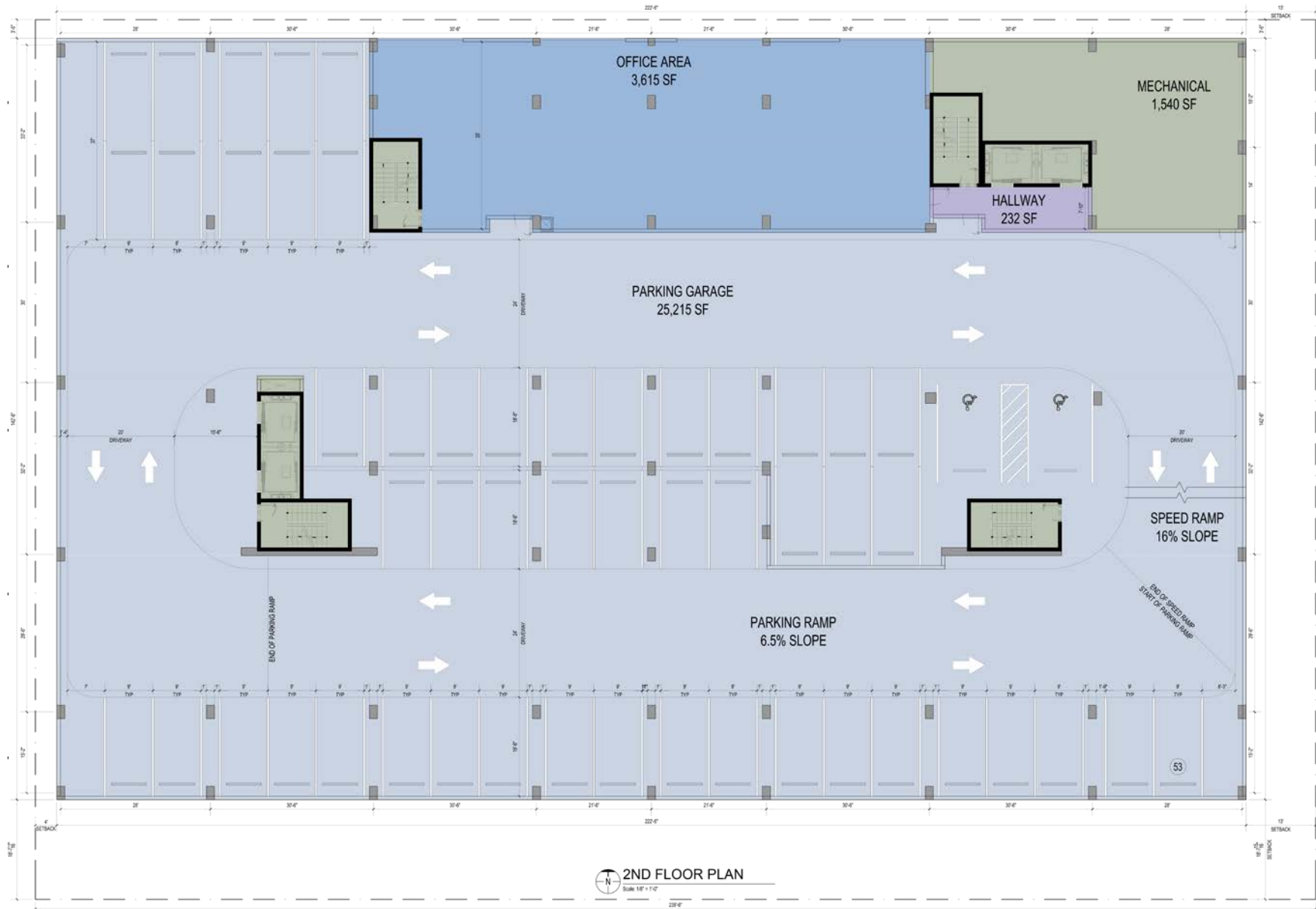
Approved Master Plan - Site Plan



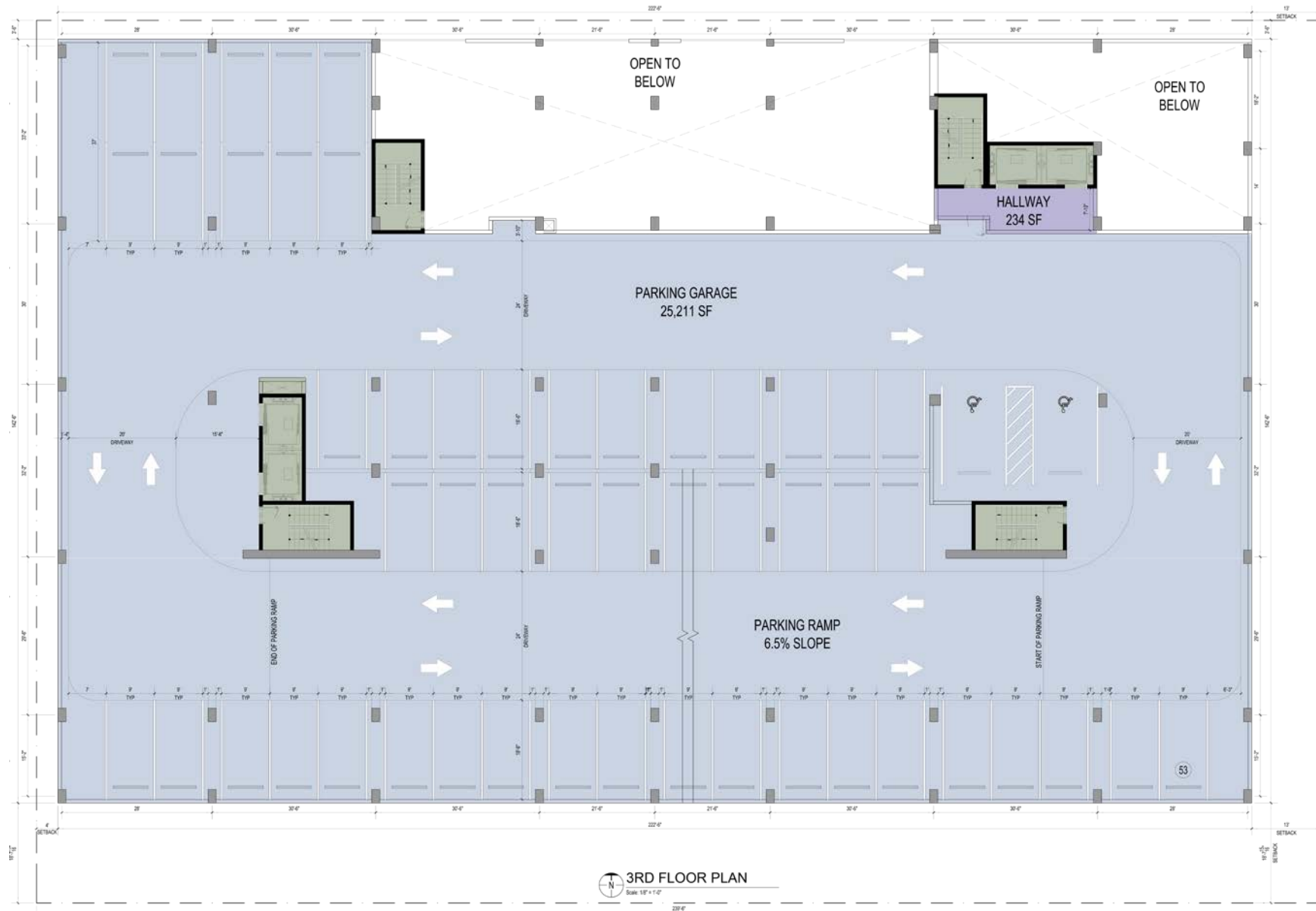
Approved Preliminary Conceptuals - 1st Floor Plan



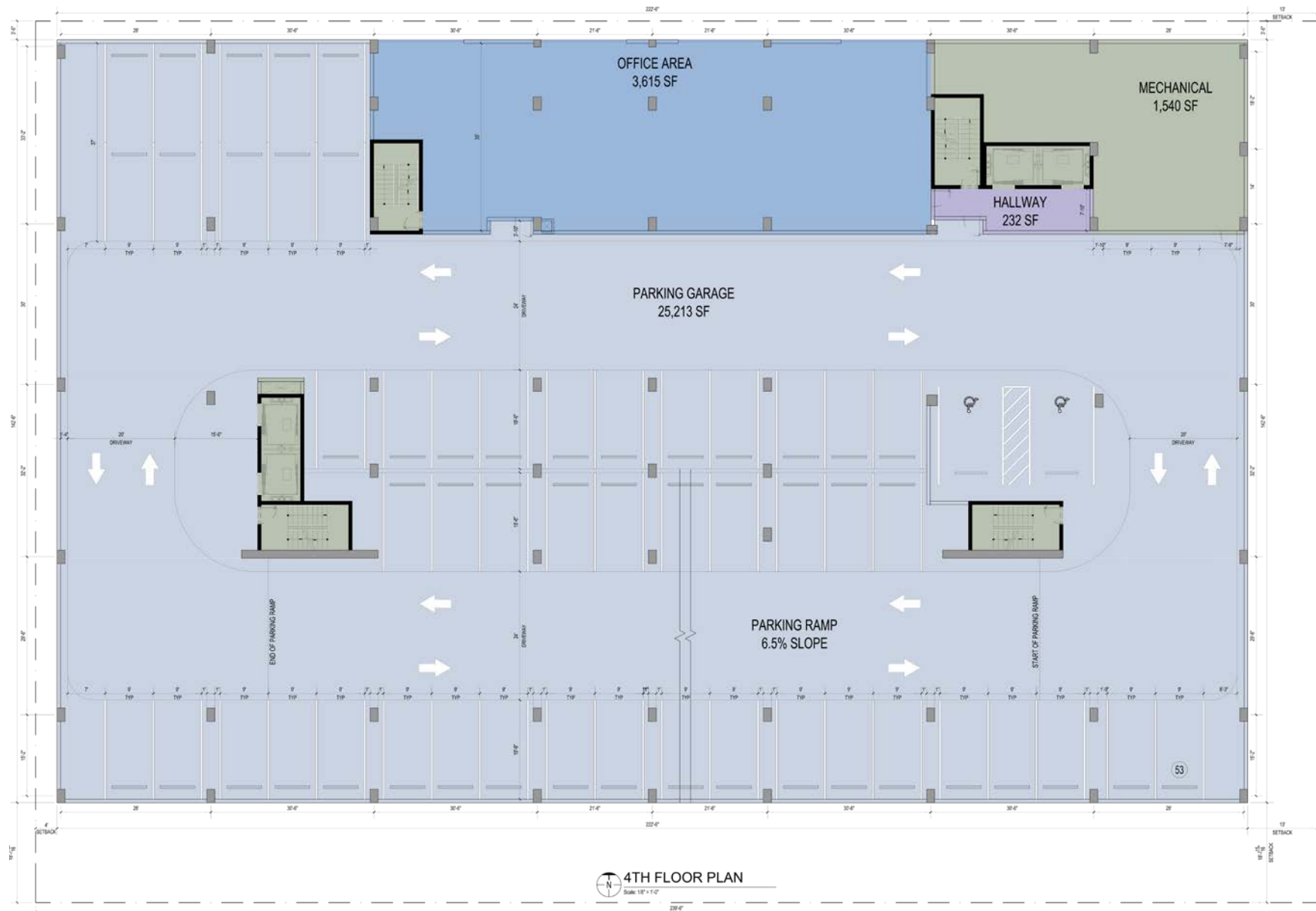
Approved Preliminary Conceptuals - 2nd Floor Plan



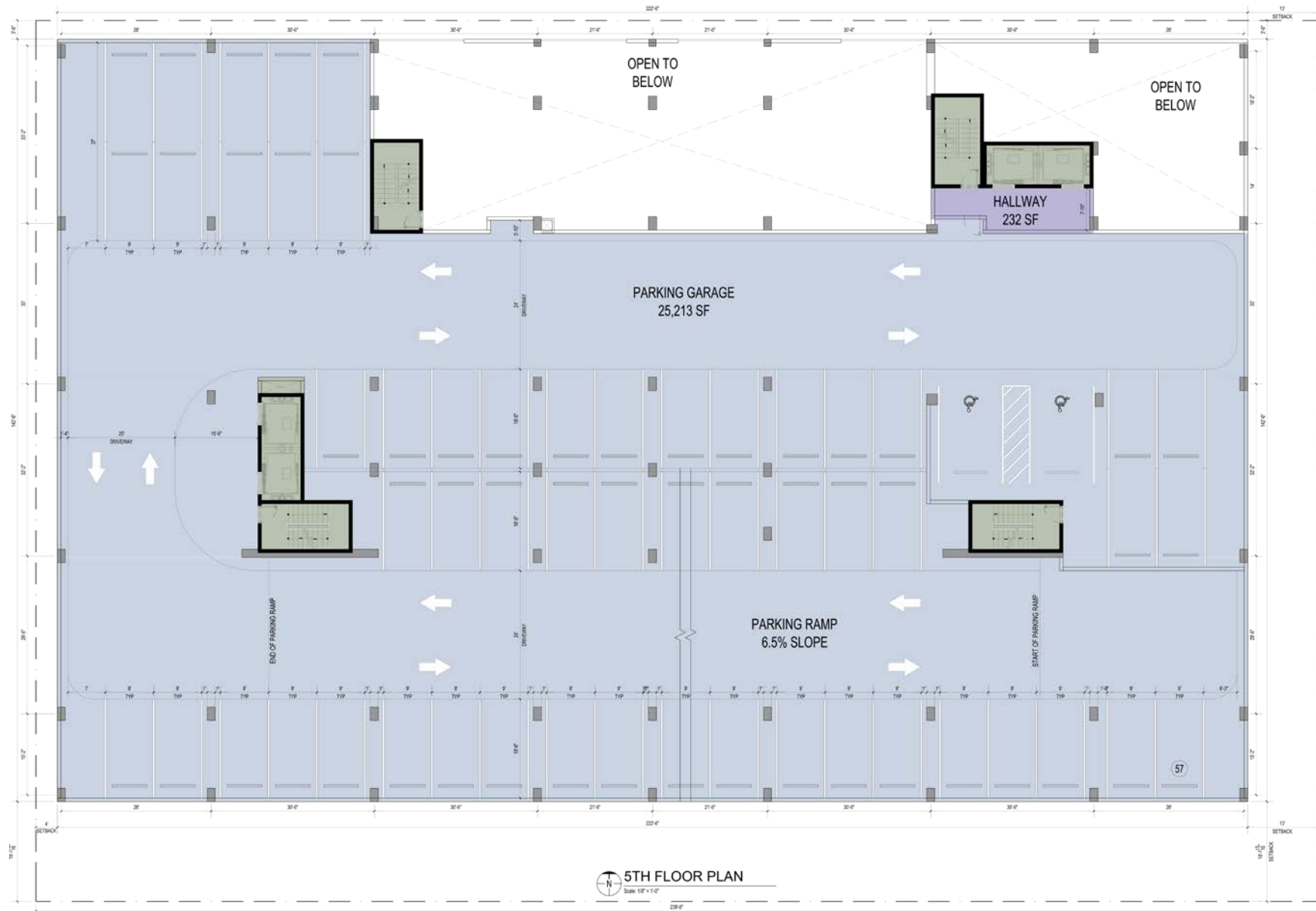
Approved Preliminary Conceptuals - 3rd Floor Plan



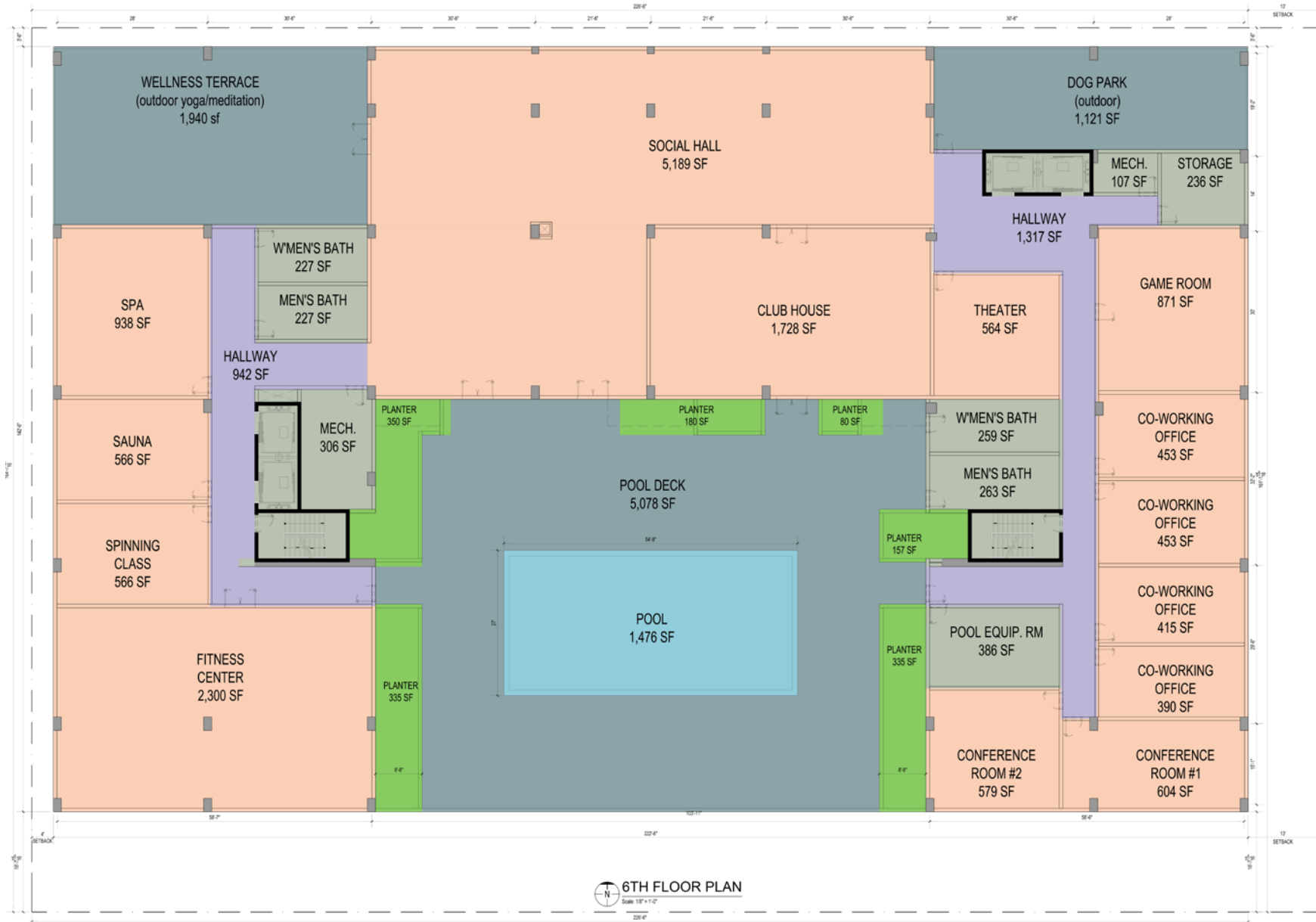
Approved Preliminary Conceptuals - 4th Floor Plan



Approved Preliminary Conceptuals - 5th Floor Plan



Approved Preliminary Conceptuals - 6th Floor Plan



Approved Preliminary Conceptuals - 7th-19th Floor Plan

Architectural drawing of the roof plan for the proposed building. The plan shows a large rectangular roof area with a total area of 22,571 SF. The plan includes two stairwells, STAIR #1 and STAIR #2, and two elevator shafts, ELEV. #1 & 2 and ELEV. #3 & 4. The plan also shows the building's footprint, including the main structure and a smaller structure on the right. The drawing includes dimensions and a north arrow.



Property Options

Project: 401 Rosalind project is a mixed-use, high-rise development site located at **401 South Rosalind Avenue**

- Apartment / Retail Site
- Office / Hotel / Retail Site

Size: 0.91 Acres

Zoning: AC-3A/T | 298 ft FAA Approved Height.
This zoning supports a combination of:

- 364 Multifamily / Condo units
- 250-300 Hotel Rooms (300,000 SF MAX)
- 150,000 SF of Retail

FAR: 4-8 FAR* (Floor Area Ratio)
317,117 SF for Hotel, Office, Retail Use. Excludes parking garage and multifamily/condo SF
*Qualifies for transportation impact fee reduction due to qualification as TOD (Transit Oriented Development)

AADTs: 40,000± cars per day

Population: 35,000 Downtown residents; 90,000 employees in the Central Business District (CBD) and nearby hospitals

Access: 2 points of ingress and egress on Rosalind Ave and South Street

Location: SE corner of Rosalind Ave South Street



Possible Mixed-Use Plans according to current codes:

Concept I (Conceptual Existing):

182 Apartments (585 Beds/Baths)

6,900 SF Retail

7,300 SF Office

Concept II:

120 Hotel Rooms

120,000 Office SF

20,000 Retail SF (Bank/Restaurant)

Concept III:

318 MF Units

138 Hotel Rooms

10,000 Retail SF (Bank/Restaurant)

Concept IV:

240 Hotel Rooms

10,000 SF Restaurant/Bar/Lobby

Not just a location, a Lifestyle

WALKABILITY

- Score: 82 - 'Very Walkable - Most errands can be accomplished on foot.'
- 2 Blocks: Starbucks, Bohemian Hotel, Dunkin Donuts, Citrus Club, restaurant node
- Bösendorfer Lounge, Dr. Phillips Performing Arts Center, City Hall, Grand Bohemian Gallery
- 3 Blocks: Plaza Cinema Café 12, Wahlburgers Orlando, Walgreen's (under construction)
- KASA, Eola Park (Orlando's Central Park), Weekly Farmer's market, Commuter Rail Station (SunRail), restaurant and bar nodes
- 4 Blocks: Publix Supermarket and Pharmacy, World of Beer, Spice Modern Steakhouse
- Church Street Tavern, Magic Arena, Orlando Police Headquarters, One80 Grey
- Goose Lounge restaurant, Fields Ultimate Lounge, restaurant and bar nodes

LIFESTYLE HIGHLIGHTS

- Across from the new \$750,000,000 *Dr. Phillips Performing Arts Center*
- A few blocks from the new *Magic Arena, Orlando City Soccer Club MLS Stadium* (under construction) and the *Entertainment District* (proposed)
- Two blocks from the *Citrus Club*, an elite, private club for downtown Orlando community and business leaders at the top of the 18-story BB&T building
- Straddled by *City Hall* and government offices, the Orange County Administration Office, CNL Towers, SunTrust Tower, Lincoln Towers, BB&T building, and the SeaCoast plaza and tower.
- Walking distance to *SunRail*, Orlando's commuter rail, Lymmo service, downtown Orlando's free bus transportation and more than 50 restaurants and bars.



④ WEST ELEVATION



② SOUTH ELEVATION

Property Information

Downtown Orlando Rental Comps - Studio & 1BR

Property Name	Unit	Impr. Rating	Loc. Rating	Address	City	State	Zip	Completion Year	Owner	Manager	SqFt	Avg. Per SqFt	% of 1 Bedroom/ Studio Units
Post Parkside	100	A	B	425 East Central Blvd	Orlando	FL	32801	1999	Post Properties	Post Properties	805-490	\$2.25	40%
SkyHouse Orlando	234	A	B	335 North Magnolia	Orlando	FL	32801	2014	Novare Group	Greystar Management	947-555	\$2.24	73%
Aspire	110	A	B	111 East Washington	Orlando	FL	32801	2008	Lincoln	Lincoln	780-600	\$1.94	66%
NORA	169	A-	B	899 North Orange Ave	Orlando	FL	32803	2014	GDC Properties	GDC Properties	845-533	\$1.92	63%

Downtown Orlando Rental Comps - Studio, 1BR & 2BR

Property Name	Unit	Impr. Rating	Loc. Rating	Address	City	State	Zip	Completion Year	Owner	Manager	SqFt	Avg. Per SqFt	% of 1 Bedroom/ Studio Units
SkyHouse Orlando	302	A	B	335 North Magnolia	Orlando	FL	32801	2014	Novare Group	Greystar Management	1078-555	\$2.18	73%
Post Parkside	199	A	B	425 East Central Blvd	Orlando	FL	32801	1999	Post Properties	Post Properties	1150-490	\$1.95	40%
Aspire	148	A	B	111 East Washington	Orlando	FL	32801	2008	Lincoln	Lincoln	1180-600	\$1.94	66%
NORA	246	A-	B	899 North Orange Ave	Orlando	FL	32803	2014	GDC Properties	GDC Properties	1444-533	\$1.84	63%

Downtown Orlando Rental Comps - Studio, 1BR, 2BR & 3BR

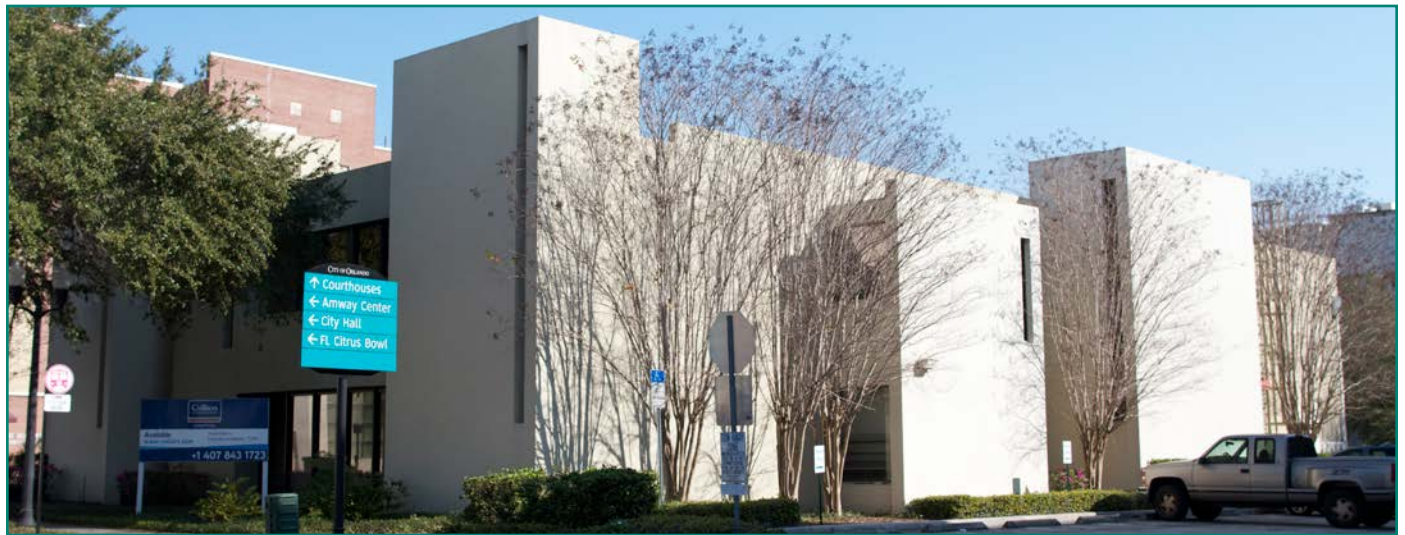
Property Name	Unit	Impr. Rating	Loc. Rating	Address	City	State	Zip	Completion Year	Owner	Manager	SqFt	Avg. Per SqFt	% of 1 Bedroom/ Studio Units
SkyHouse Orlando	320	A	B	335 North Magnolia	Orlando	FL	32801	2014	Novare Group	Greystar Management	1527-555	\$2.12	73%
Aspire	164	A	B	111 East Washington	Orlando	FL	32801	2008	Lincoln	Lincoln	2850-600	\$1.92	66%
NORA	246	A-	B	899 North Orange Ave	Orlando	FL	32803	2014	GDC Properties	GDC Properties	1444-533	\$1.88	63%
Post Parkside	248	A	B	425 East Central Blvd	Orlando	FL	32801	1999	Post Properties	Post Properties	2518-490	\$1.70	40%

Property Photographs



CLOCKWISE FROM TOP:

- Downtown Orlando
- View of roof of building
- East view of building
- Lake Eola View from satellite

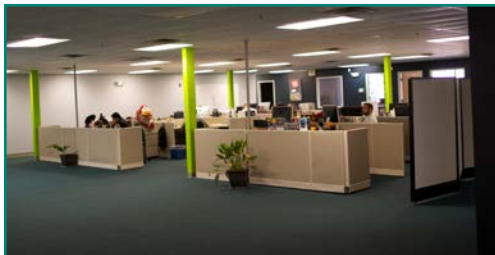


Property Photographs (existing)

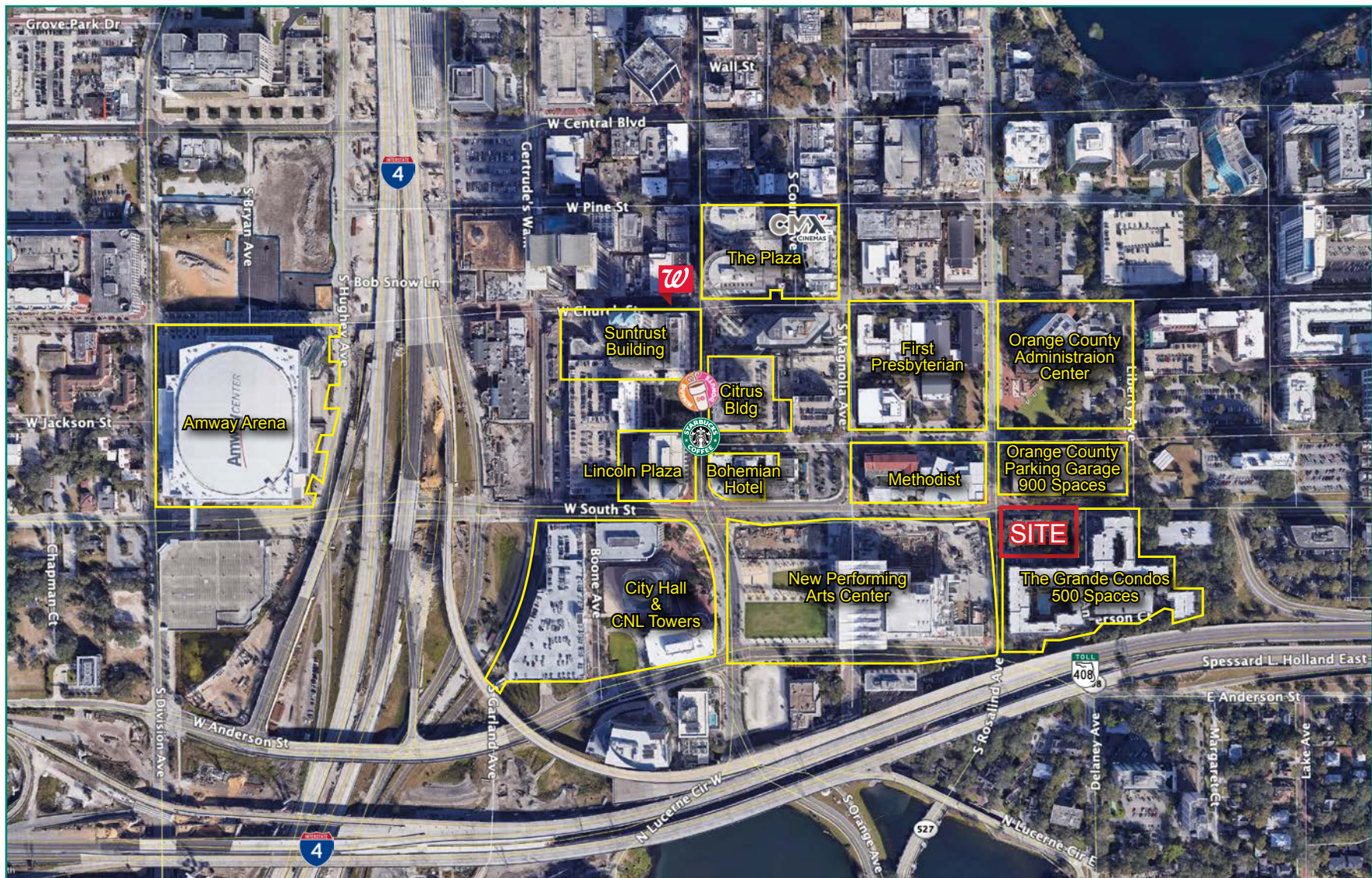
The existing leases are short-term with early termination clauses, allowing cash flow until demolition is schedule.

CLOCKWISE FROM TOP:

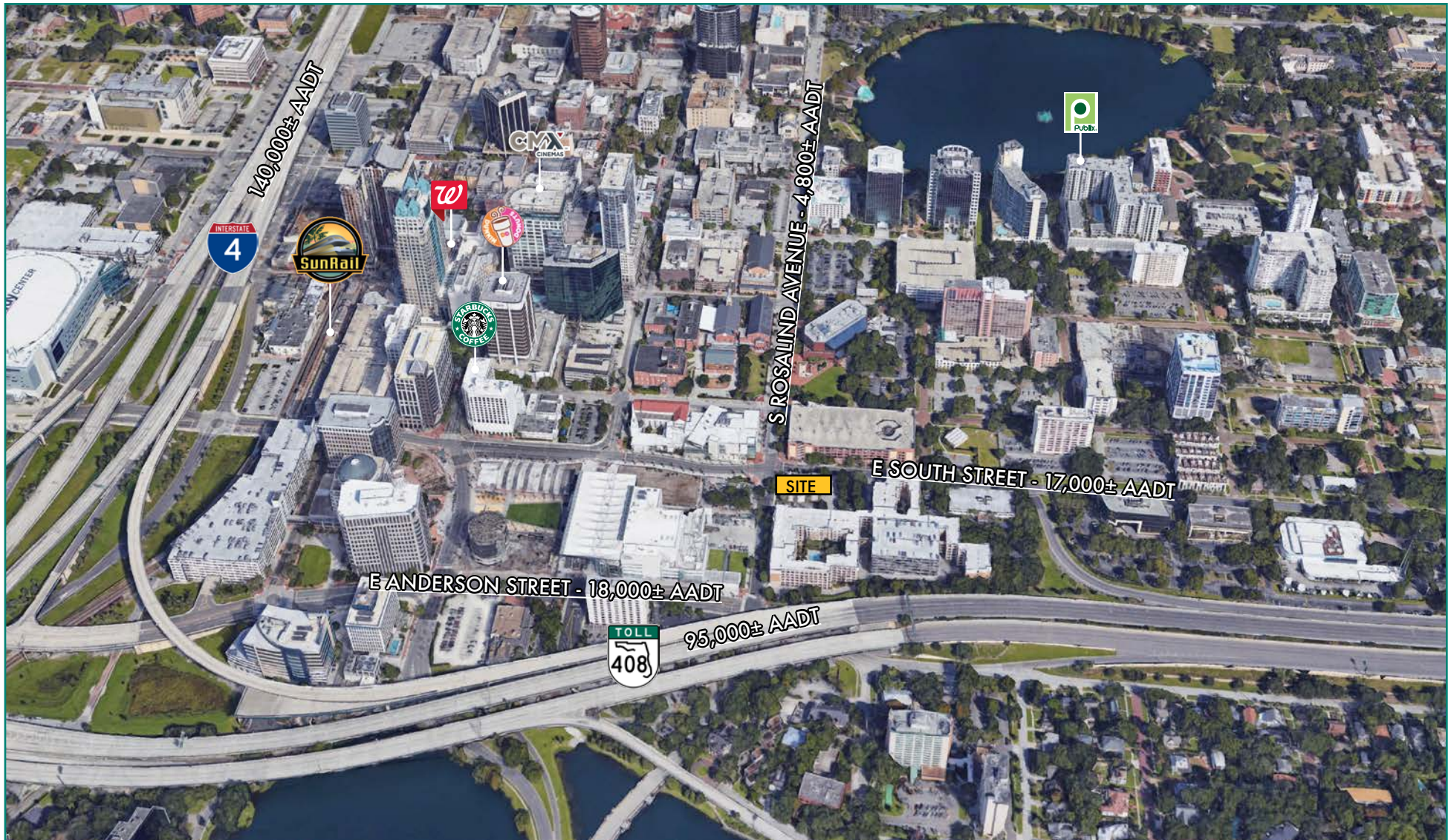
- Exterior view of existing building
- Buildout of 1st floor office
- 1st floor (build out)
- 2nd floor workspace
- 1st floor workspace



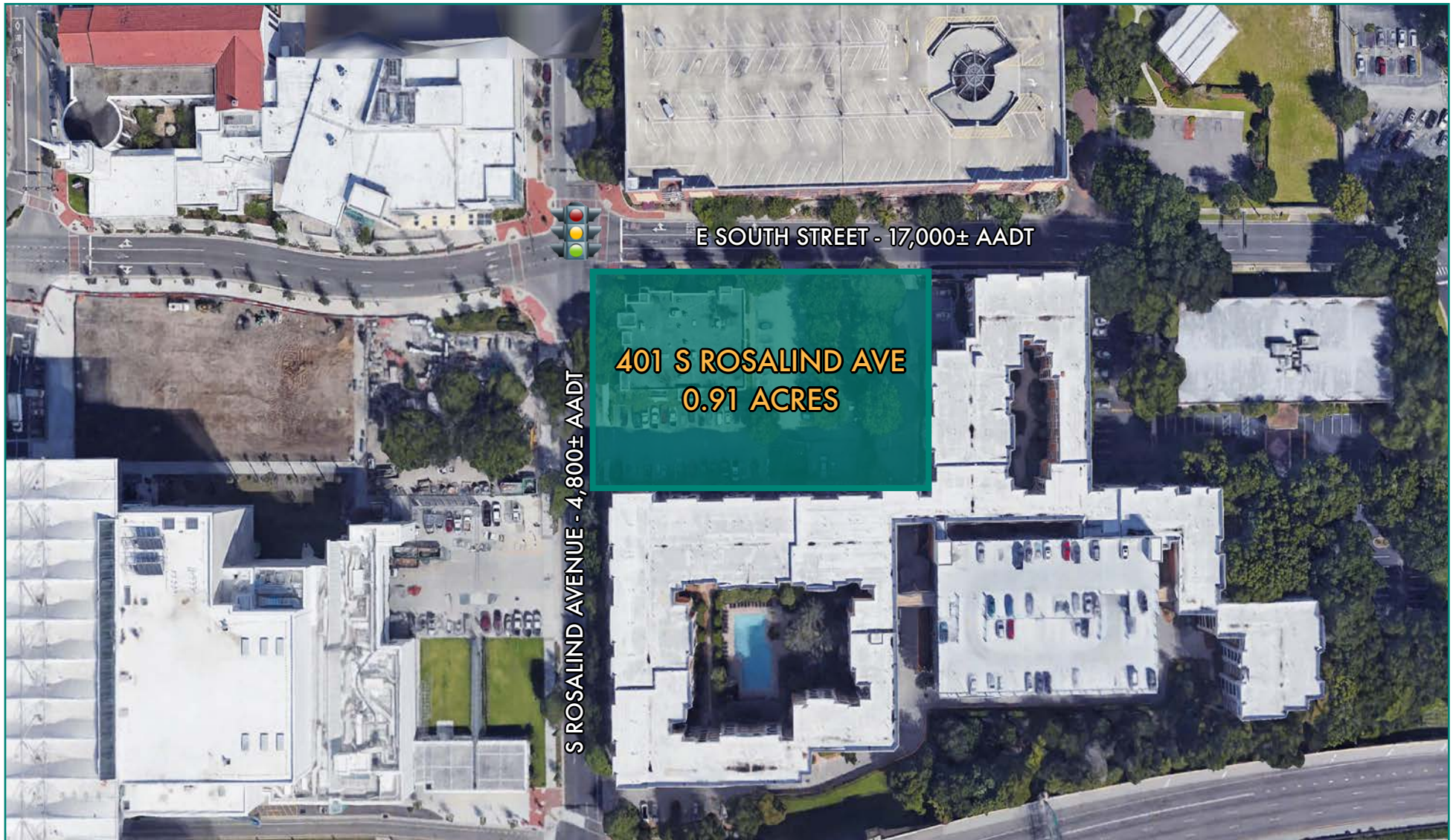
Adjacent Development Aerial



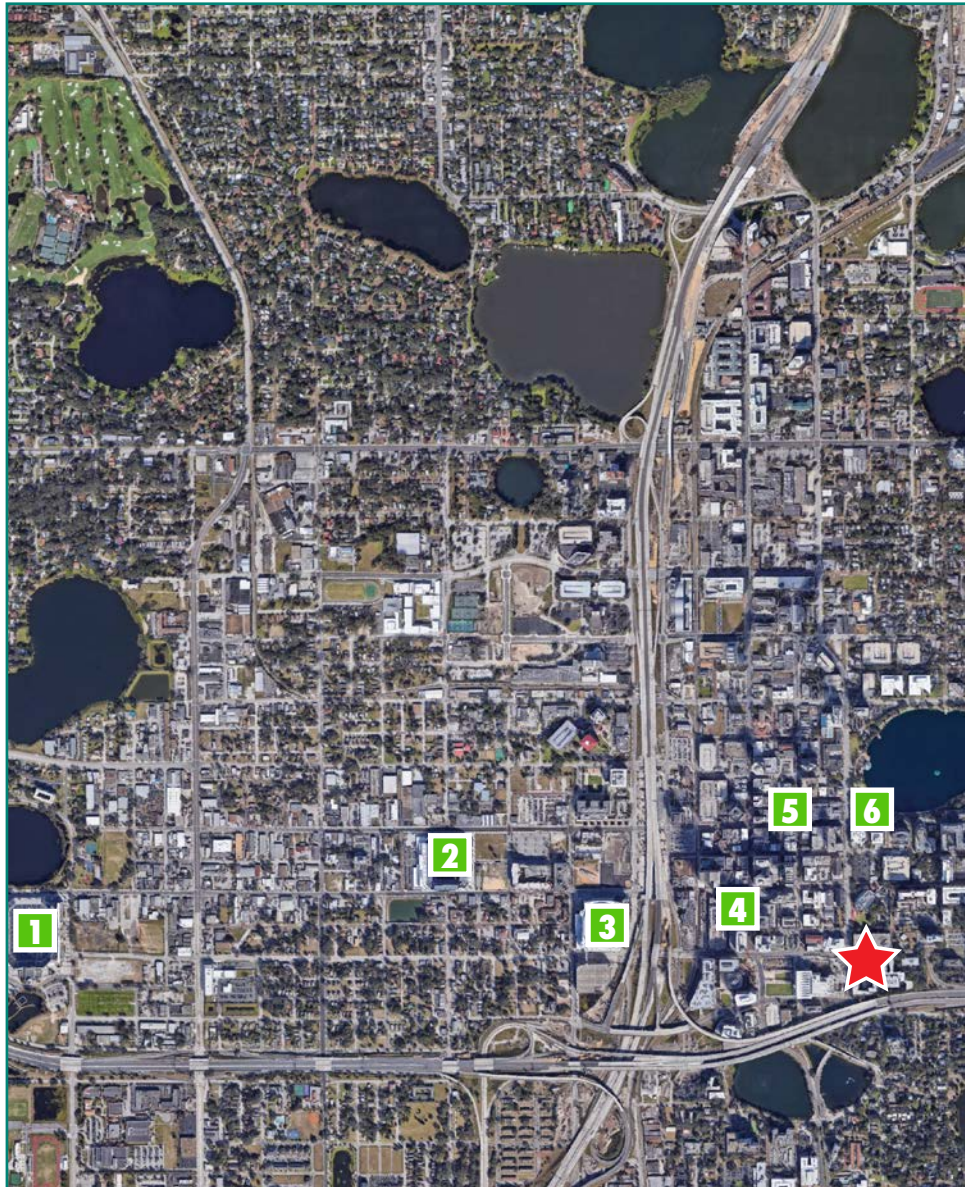
Property Aerial



Property Aerial



401 Rosalind's Prime Lifestyle Location



- 1. Orlando Citrus Bowl
- 2. OCSC Soccer Stadium
- 3. Amway Center(Orlando Magic Stadium)

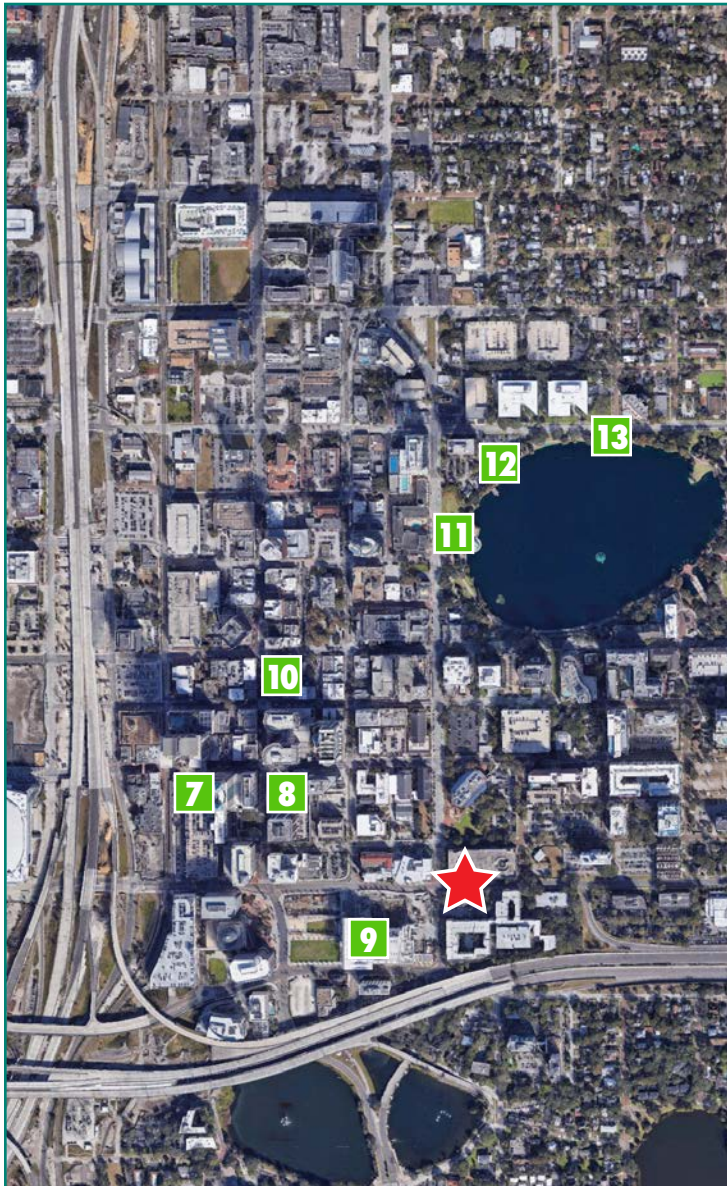
- 4. Lion's Pride Pub Sports Bar
- 5. Vibrant Orlando Downtown Scene
- 6. Lake Eola Park

82 
Walk Score

79 
Bike Score

60 
Transit Score

401 Rosalind's Prime Lifestyle Location



20+
Bars within five blocks



40+
Restaurants within five blocks



100+
Parks & Social Centers in Orlando



- 7. Church Street Soccer Party
- 8. Rusty Spoon Restaurant
- 9. Dr. Phillips Performing Ctr.
- 10. Wall Street Pedestrian Plaza

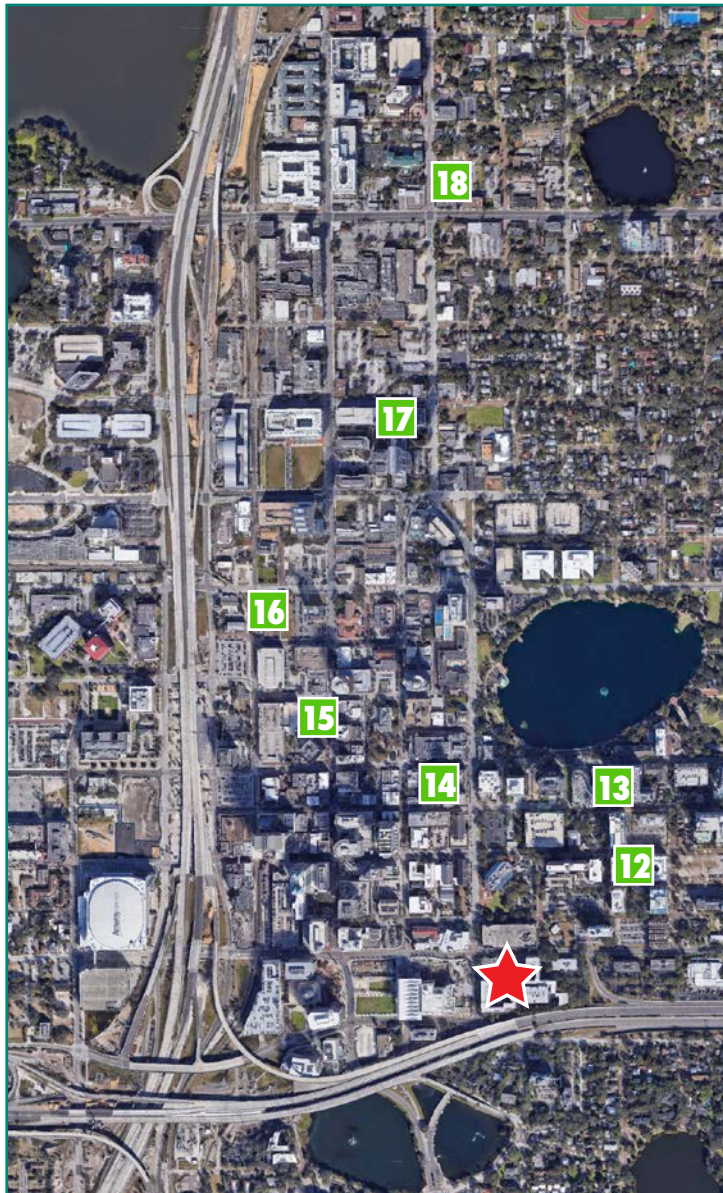
- 11. City-hosted Holiday Events
- 12. Lake Eola Swan Boating
- 13. Yoga and Farmer's Market at Lake Eola

Downtown Orlando's Multifamily Market



PROPERTY	ASPIRE	CAMDEN	SKYHOUSE	STEELHOUSE	NORA	PARAMOUNT	55 WEST	CRESCENT
YEAR BUILT	2008	2008	2014	2013	2014	2008	2007	U/C
NO. UNITS	164	261	320	326	246	264	425	279
% LEASED	98%	96%	91%	94%	37%	92%	95%	N/A
TYPE	HIGH-RISE	MID-RISE	HIGH-RISE	MID-RISE	MID-RISE	HIGH-RISE	HIGH-RISE	MID-RISE
STUDIO								
\$/UNIT	\$1,805	N/A	\$1,329	N/A	\$1,300	N/A	\$1,686	\$1,235
AVG. SF	600	N/A	604	N/A	533	N/A	825	557
\$/SF	\$1.81	N/A	\$2.20	N/A	\$2.44	N/A	\$2.06	\$2.22
1-BEDROOM								
\$/UNIT	\$1,458	\$1,347	\$1,700	\$1,236	\$1,518	\$1,552	\$1,953	\$1,533
AVG. SF	780	755	729	713	768	725	978	786
\$/SF	\$1.87	\$1.77	\$2.34	\$1.73	\$1.98	\$2.14	\$2.01	\$1.95
2-BEDROOM								
\$/UNIT	\$2,275	\$1,705	\$2,148	\$1,788	\$2,183	\$2,011	\$2,038	\$2,182
AVG. SF	1,180	1,150	1,054	1,074	1,220	1,118	1,053	1,141
\$/SF	\$1.93	\$1.50	\$2.04	\$1.66	\$1.79	\$1.81	\$1.93	\$1.91
PROP. AVG								
\$/UNIT	\$1,739	\$1,436	\$1,727	\$1,368	\$1,660	\$2,026	\$2,013	\$1,692
AVG. SF	928	812	795	777	881	1,074	1,126	864
\$/SF	\$1.87	\$1.77	\$2.19	\$1.76	\$2.07	\$1.97	\$2.00	\$2.02

Recent Emerging Newest Downtown Projects



520 PROJECT

\$102M
12-story twin towers
584 units
Jefferson Apartment Group



CITI TOWER

\$102M
12-story twin towers
584 units
Jefferson Apartment Group



MODERA CENTRAL

26-story tower
394 units
Mill Creek Residential Trust
26.5K SF Commercial Space



THE SOCIAL (Proposed)

\$
units
Owner
Notes



ORLANDO CENTRAL

31-story tower
490 units
581 parking spaces
HHH Reilly Fund



CRESCENT CENTRAL

Sold Dec. 31, 2015 for
\$60.5M, or \$216,846/unit
279 units
UBS Global Real Estate

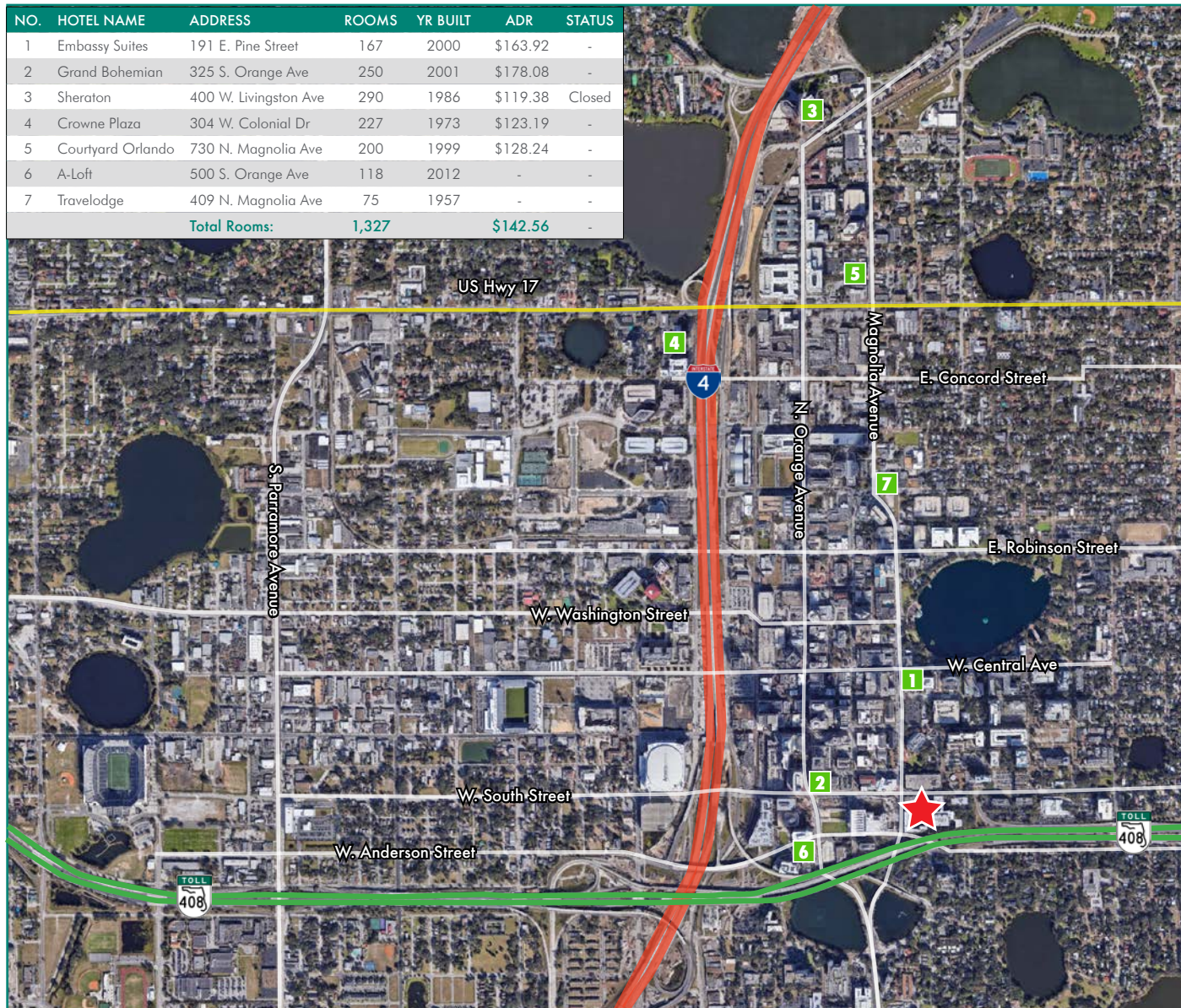


THE SEVENS

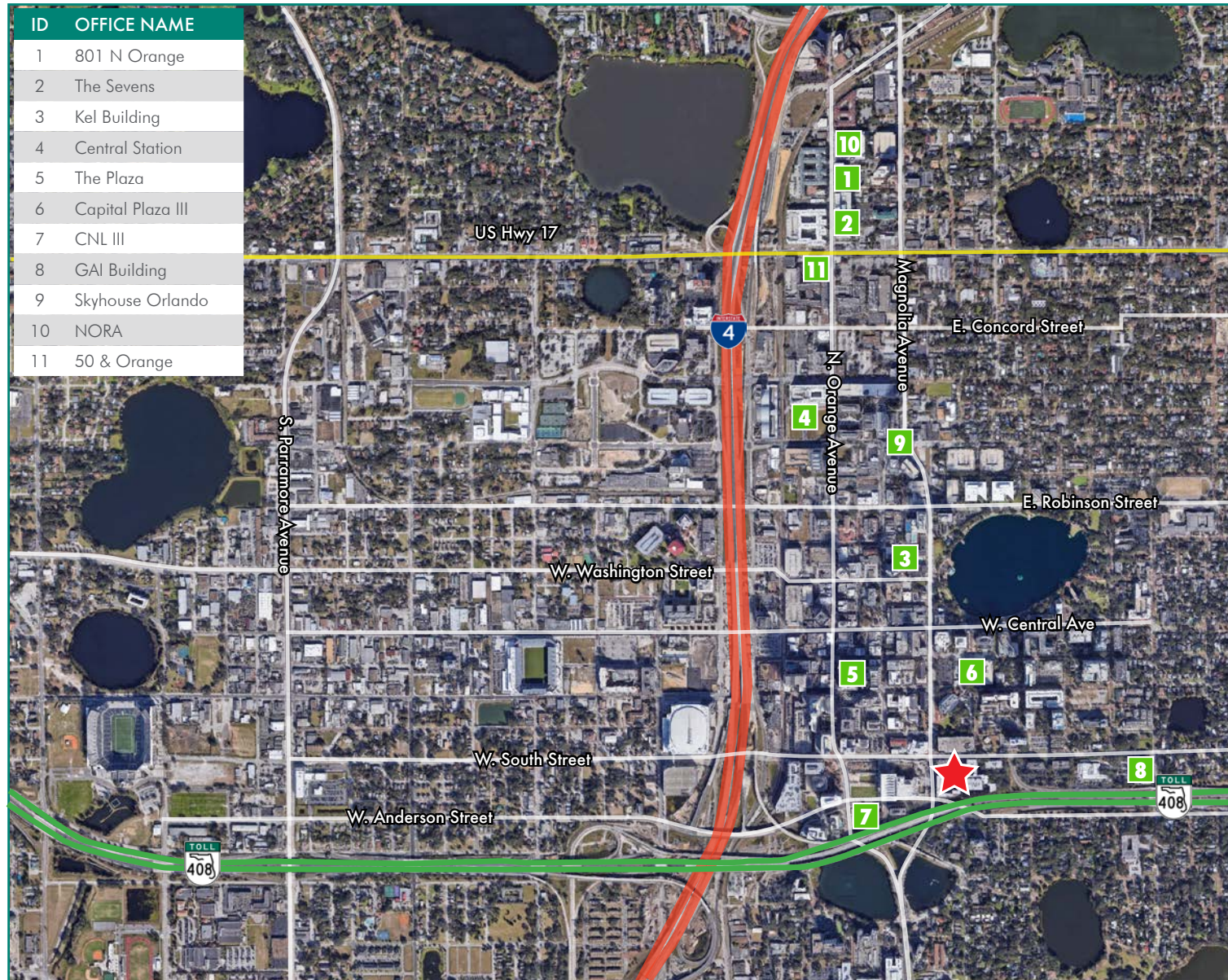
\$42.6M
9-story tower | 333 units
Pizzuti Companies

Downtown Hotel Competition Aerial

NO.	HOTEL NAME	ADDRESS	ROOMS	YR BUILT	ADR	STATUS
1	Embassy Suites	191 E. Pine Street	167	2000	\$163.92	-
2	Grand Bohemian	325 S. Orange Ave	250	2001	\$178.08	-
3	Sheraton	400 W. Livingston Ave	290	1986	\$119.38	Closed
4	Crowne Plaza	304 W. Colonial Dr	227	1973	\$123.19	-
5	Courtyard Orlando	730 N. Magnolia Ave	200	1999	\$128.24	-
6	A-Loft	500 S. Orange Ave	118	2012	-	-
7	Travelodge	409 N. Magnolia Ave	75	1957	-	-
Total Rooms:			1,327		\$142.56	-



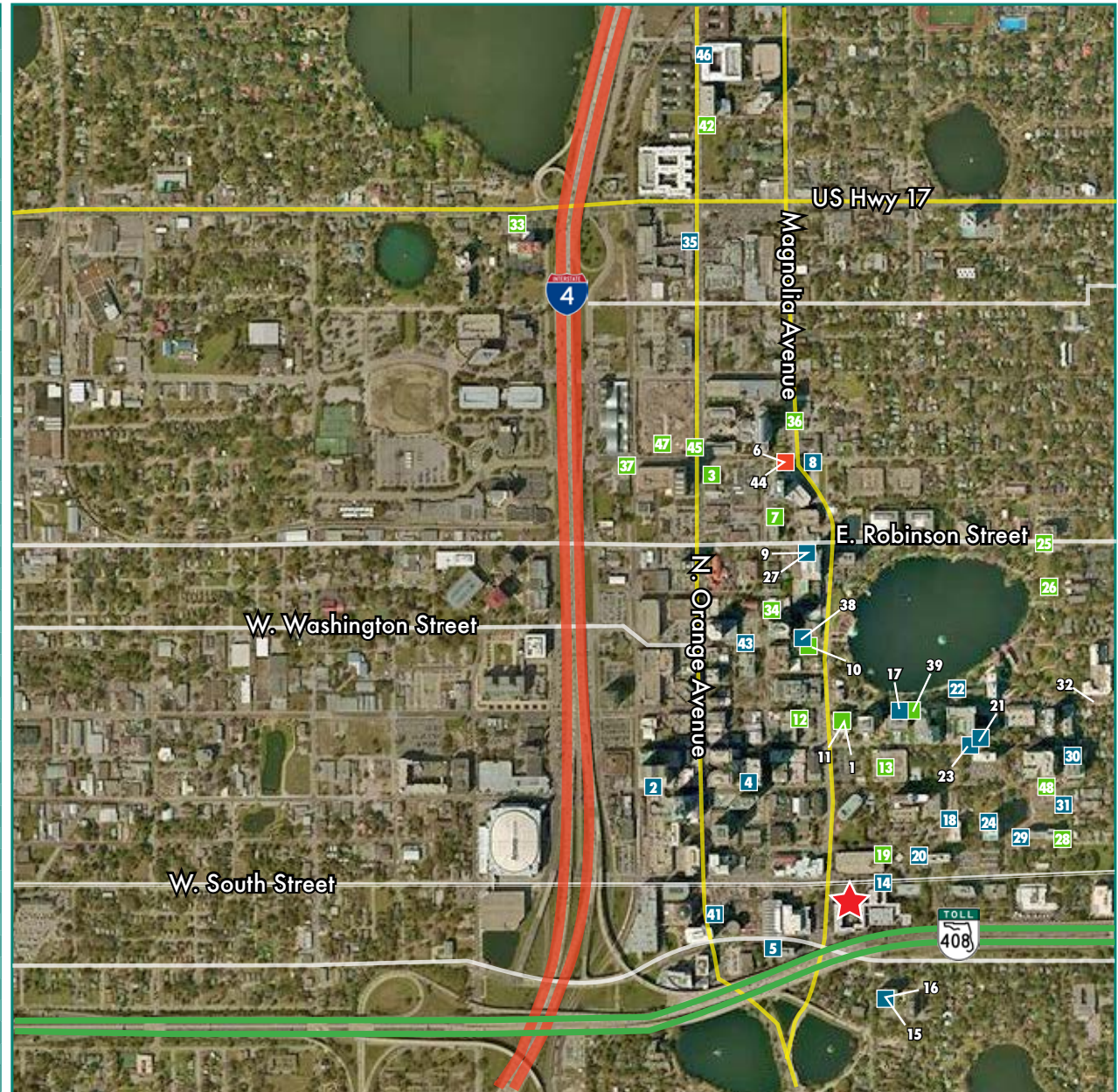
New Office Product Aerial



Downtown Orlando Project Aerial

#	Project	Address	Units	Status
1	Presidential Tower	215 E Central Blvd	460 condos	NS
2	55 West	55 W Church St	405 condos	C
3	Zoi House	385 N Orange Ave	300 apartments	NS
4	Solaire at The Plaza	155 S Court Ave	310 condos	C
5	Magnolia Tower	100 E Anderson St	156 condos	C
6	Magnolia Circle	63 E Livingston St	200 condos	NS
7	Luxparque	320 Palmetto St	21 condos	NS
8	Dynetech Center	111 E Livingston St	164 condos	C
9	The Vue at Lake Eola	150 E Robinson St	375 condos	C
10	The Cristal	170 E Washington St	240 rm hotel/55 condos	NS
11	205/215 E. Central Blvd	215 E Central Blvd	90 condos/hotels	NS
12	Tradition Towers	150 E Central Blvd	276 condos	NS
13	Capital Plaza III	270 E Pine St	125 condos/130 hotel	NS
14	The Grande	300 E South St	364 condos	C
15	Kinneret 1	515 Delaney Ave	168 units	C
16	Kinneret 2	515 Delaney Ave	112 units	C
17	The Waverly	322 E Central Blvd	230 condos	C
18	Orlando Lutheran Tower	210 Lake Ave	200 units	C
19	The Monarch	300 E Jackson St	180 condos	NS
20	Orlando Central Tower	350 E Jackson St	198 units	C
21	Paramount on Lake Eola	415 E Pine St	100 condos	C
22	Post Parkside Apts.	425 E Central St	245 apartments	C
23	Baptist Terrace	414 E Pine St	197 units	C
24	Star Tower	260 S Osceola Ave	100 condos	C
25	421 Eola	421 N Eola Dr	38 condos/3 townhomes	NS
26	East on Park	217 N Eola Dr	42 condos	NS
27	The Sanctuary	159 E Robinson St	173 condos	C
28	Eola Place	599 E Jackson St	100 condos	NS
29	The Jackson	525 E Jackson St	52 condos	C
30	Eola South	1 S Eola Dr	22 condos	C
31	101 Eola	205 S Eola Dr	219 condos	C
32	Thorton Park Central	10 N Summerlin Ave	56 condos	C
33	Orlando City Place	304 W Colonial Dr	1200 condos	NS
34	155 Palmetto	155 Palmetto Ave	42 condos	NS
35	Camden Orange Court	668 N Orange Ave	261 condos	C
36	445 N. Magnolia	445 N Magnolia Ave	114 condos	NS
37	100 W. Livingston	100 W Livingston St	99 condos and apts	NS
38	The Metropolitan	151 E Washington St	128 condos	C
39	330 E. Central	330 E Central Blvd	46 condos	NS
40	Osceola Brownstones	11 N Summerlin Ave	26 condos	C
41	Performing Arts Ctr.	455 S Orange Ave	300-500	C
42	The Sevens	777 N Orange Ave	316 apartments	NS
43	KEL Building	111 E Livingston St	164 apartments	C
44	Skyhouse Orlando	85 E Livingston St	320 apartments	UC
45	Central Station	400 N Orange Ave	300 apartments	NS
46	NORA	899 N Orange Ave	247 apartments	C
47	Golden Sparrow	434 N Orange Ave	262 apartments	NS
48	520 East	520 E Church St	364 apartments	NS

■ NS: Not Started • ■ C: Completed • ■ UC: Under Construction



Project Aerial

#	Project	Number of Units	Description
1	Presidential Tower	460 condos	41-Story Condo complex with retail space on first floor
2	55 West	405 condos	34-Story Condo and retail center within Church Street Market entertainment complex
3	Zoi House	300 apartments	41-Story, mixed-use complex with residential, retail and office space
4	Solaire at The Plaza	310 condos	21- and 16-Story office complex, 29-story Condo complex with retail space and movie theatre
5	Magnolia Tower	156 condos	Independent Living for seniors
6	Magnolia Circle	200 condos	30-Story Condo complex with ground floor retail
7	Luxparque	21 condos	18-Story Condo complex
8	Dynetech Center	164 condos	31-Story apartment complex with office and retail space
9	The Vue at Lake Eola	375 condos	35-Story Condo and retail complex
10	The Cristal	240 rm hotel/55 condos	31-Story. Hotel/Condo
11	205/215 E. Central Blvd	90 condos/hotels	24-Story residential hotel development with ground floor retail
12	Tradition Towers	276 condos	Twin 37-Story towers with Condos, office and retail space-"Sky bridge" to house University Club
13	Capital Plaza III	125 condos/130 hotel	Condo and Office complex with hotel, retail and restaurant space
14	The Grande	364 condos	5 interconnected 6-Story towers
15	Kinneret 1	168 units	Independent Living for seniors
16	Kinneret 2	112 units	Independent Living for seniors
17	The Waverly	230 condos	23-Story Condo complex
18	Orlando Lutheran Tower	200 units	Independent Living for seniors
19	The Monarch	180 condos	24-Story Condo with retail space
20	Orlando Central Tower	198 units	Independent Living for seniors
21	Paramount on Lake Eola	100 condos	16-Story Condo complex with Publix supermarket and office space
22	Post Parkside Apts.	245 apartments	9-Story main tower, Urban Apartments
23	Baptist Terrace	197 units	Independent Living for seniors
24	Star Tower	100 condos	18-Story Condo complex with office and retail space
25	421 Eola	38 condos/3 townhomes	7-Story residential building
26	East on Park	42 condos	13-Story Condo complex
27	The Sanctuary	173 condos	18-Story Condo complex with office and retail space

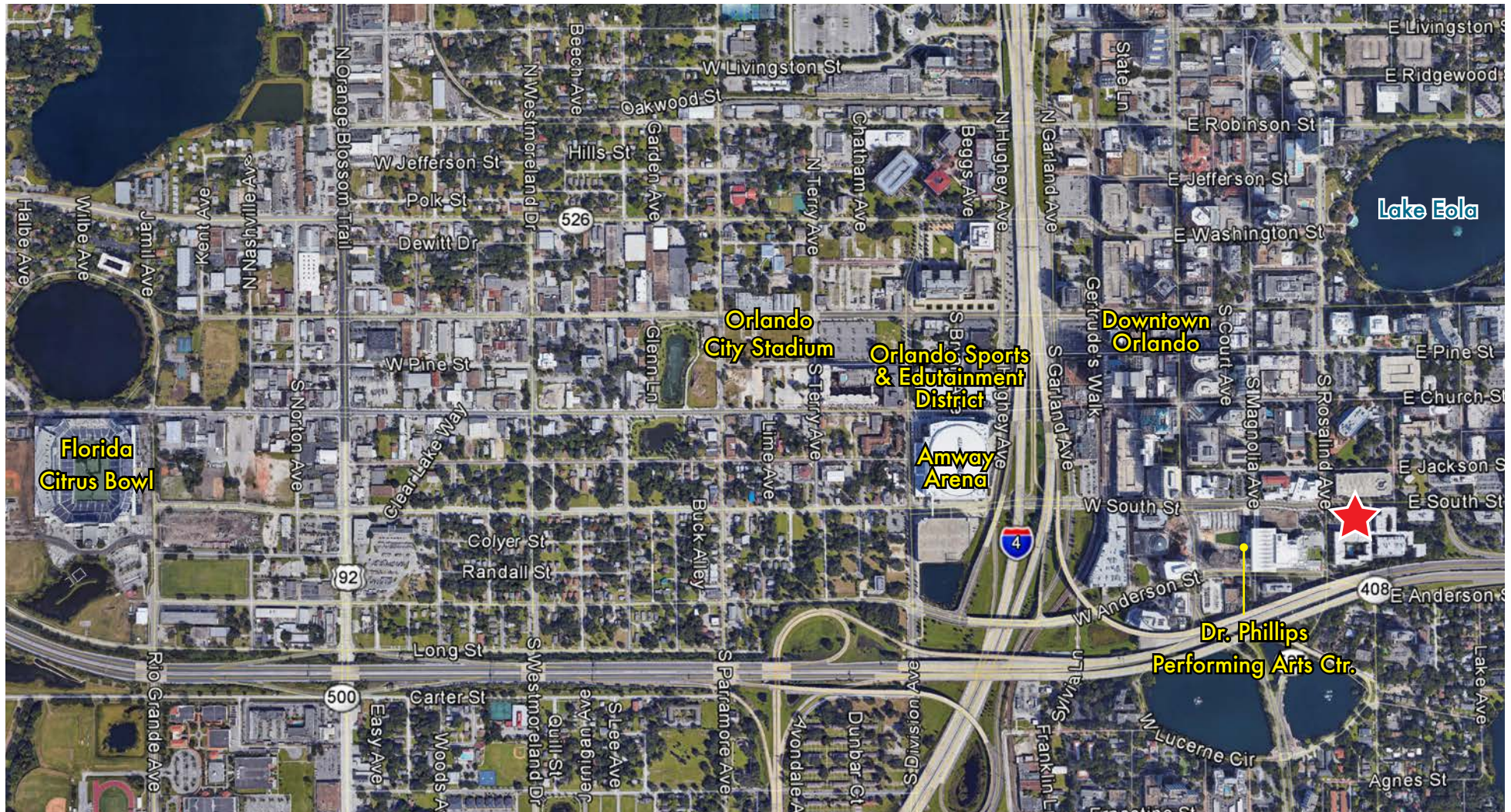
Project Aerial (cont.)

#	Project	Number of Units	Description
28	Eola Place	100 condos	16-Story Condo complex, formerly known as Thorton Commons
29	The Jackson	52 condos	9-Story Condo complex
30	Eola South	22 condos	4-Story Condo complex
31	101 Eola	219 condos	Twin 12-Story Condo complex
32	Thorton Park Central	56 condos	5-Story Mixed-Use office, residential and retail complex
33	Orlando City Place	1200 condos	office/condos, converted hotel, retail space
34	155 Palmetto	42 condos	
35	Camden Orange Court	261 condos	with retail space
36	445 N. Magnolia	114 condos	
37	100 W. Livingston	99 condos and apts	
38	The Metropolitan	128 condos	
39	330 E. Central	46 condos	
40	Osceola Brownstones	26 condos	39
41	Performing Arts Ctr.	300-500	arts center/retail/hotel/office
42	The Sevens	316 apartments	9-Story apartment building, 9,500 SF retail / restaurant
43	KEL Building	164 apartments	31-Story of mixed use high rise tower. 150,000 SF office & 11,000 retail / restaurant
44	Skyhouse Orlando	320 apartments	23-story residential development, 8,232 SF of ground floor retail
45	Central Station	300 apartments	Multi mixed-use building, 300 apartments, 120 key hotel, 2 office buildings
46	NORA	247 apartments	6-story mid rise luxury apartments, 15,000 SF retail and health club
47	Golden Sparrow	262 apartments	17-story high-rise, 45,000 SF of commercial space on ground floor
48	520 East	365 apartments	12-story mid-rise high-end apartments with 7,000 SF of ground floor retail
		Total	BLUE = completed
	Condos	6,370	GREEN = not started
	Apartments	3,043	ORANGE = under construction
	Hotel	370	
	Other	1,031	
	Total Units:	10,814	

Demographics

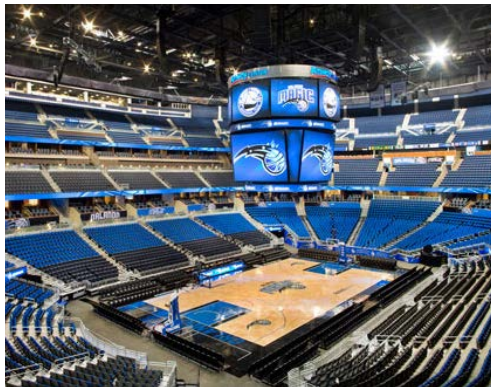
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population: 2020			
Total Population	19,199	105,661	300,909
Daytime Population	68,973	172,359	269,361
2025 Population Growth	22,621	117,588	326,272
2019-2024 Annual Rate	3.33%	2.16%	1.63%
Income: 2020			
Average Household Income	\$90,743	\$85,600	\$76,320
Median Household Income	\$62,501	\$58,196	\$50,678
Other Demographics: 2020			
Total Households	10,797	49,699	124,777
Households w/ Income \$50k+	1,778	8,826	21,641
Average Household Size	1.63	2.06	2.33
Median Age	39.2	39.8	37.1
Female Population %	48.7%	49.9%	49.9%
Education, Population Aged 25+			
Population Age 25+	15,708	79,867	212,999
High School Graduate	16.0%	19.5%	22.6%
Some College	13.6%	16.1%	17.0%
Bachelor's Degree	33.8%	28.4%	22.0%
Graduate Degree	21.1%	15.9%	12.7%
Race and Ethnicity: 2018			
% White Population	70.0%	65.3%	56.9%
% Hispanic Population	18.1%	17.9%	27.3%
% Black Population	19.5%	24.0%	29.1%
% Asian Population	3.5%	2.9%	2.9%

Downtown Attractions



AREA OVERVIEW

Amway Center



Dr. Phillips Performing Arts Center





AREA OVERVIEW

Orlando Sports & Edutainment District





Susan Morris

PRINCIPAL/BROKER

Resource Development Investment Properties, Incorporated

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AREA OF EXPERTISE

With over 30 years of commercial real estate brokerage, development and consulting experience in Central Florida, Susan brings a unique perspective to commercial real estate. Her company, Resource Development Investment Properties, Inc. (RDIP) was started in 1985. In 1996, Colliers International bought her commercial brokerage business line to start the Orlando division of Colliers International, with Susan as Managing Partner. Susan continued to own her own development and consulting firm, alongside her investment and brokerage with Colliers Florida. In 2016, the partners of Colliers Florida sold to Colliers International, and after 20 years Susan has re-opened Resource Development Investment Properties, Inc. brokerage services to serve her long term clients.

Susan, a long known leader in downtown Orlando real estate, has brokered and consulted on more than \$1.2 billion of real estate, specializing in commercial investment projects. She has extensive experience in investment strategies and asset disposition, site selection, asset valuation, purchase negotiations, as well as, financial and market analysis.

Morris's perspective includes that of an owner and developer, with this enhanced by being an owner / developer / partner of over \$42 million in real estate. With the perspective of owner, investor, buyer, seller and landlord, as well as, broker, Morris brings to the table an understanding and sensitivity to key issues: Cost of Development, Replacement Value, Time Value of Money, Carrying cost, Resale Value, Speed to Market, Cash Flow, Leveraged Rates of Return and Internal Rates of Return, and other key Supply and Demand Issues.

For 30 years, Susan has specialized in site acquisition and disposition mixed-use, office, retail, hotel and leisure projects in Central Florida, representing some of the most prestigious clients:

- The Simon Group on the purchase of the Premium Outlet Mall and its 3 expansions
- Marriott World Vacation Club in the Disposition of Winding Bay, Abaco, Bahamas
- Hard Rock Café on their Build-to-Suit International Corporate Headquarters
- Archon (Goldman Sachs' development affiliate) for Retail Mix-Use Development
- Rouse Properties Development as consultant for repositioning on Miami's Waterfront
- Orange County School Board and Orlando Utilities Corporation on HQ Asset Positioning
- Rockefeller Group in the disposition of 23 acres on I-4 and 417
- Maharishi World Peace Fund in the disposition 463 acres adjacent to Celebration

As a former City Planner for Orlando and her Masters work in Industrial Engineering, Susan is conversant with governmental policy and procedure, specifically as it relates to zoning, entitlement and development issues. Because of this, Susan is able to provide her clients with comprehensive brokerage services, helping to advance their project by attending pre-app meetings, assisting with fast tracking, and coordinating with the proper governmental representatives.

MAJOR TRANSACTIONS

- \$72,000,000, Represented Seller - 270 Acres - Orlando, FL
- \$40,000,000, Represented Seller - 83 Acres - Kauai, HI
- \$30,000,000, Represented Seller - 225 Acres - Davenport, FL
- \$28,000,000, Represented Seller - 463 Acres - Osceola County, FL
- \$24,000,000, Represented Multifamily Developer - 43 Acres - Orlando, FL
- \$7,400,000, Represented Seller - 13 Acres - Orlando, FL
- Undisclosed, Represented Seller - 534 Acres - Winding Bay Resort, Bahamas
- \$8,320,000, Represented Seller - 80 Acres - Kissimmee, FL

PROFESSIONAL ACCOMPLISHMENTS

- Top Producer - 2014, 2006, 2005, 2004, 2003, 2001, 2000, 1999, 1998, 1997
- Largest Land Sale - 2014, 2012, 2011, 2010, 2007, 2006, 2005, 2004, 2001, 2000
- Largest Hospitality Sale, 2014
- Largest Apartment Land Sale – 2013
- Largest Office Sale - 2009, 2000
- Largest Hotel Sale – 2006
- NAIOP #1 Investment-Land Brokers of the Year - 2014
- Community Award - 2012
- CoStar Power Broker - 2007
- Largest Land Sale Mixed Use - 2006

EDUCATION OR QUALIFICATIONS

- Stetson University - BS Abstract Mathematics
- University Central Florida Completed coursework for Masters Degree in Industrial Engineering
- Florida Real Estate License
- Florida Real Estate Brokerage License
- Leadership Orlando, Class #7

AFFILIATIONS OR MEMBERSHIPS

- Axiom Bank, Board of Directors, 10 years
- Stetson University, Board of Trustees, 4 years
- Stetson University Adjunct Professor - Finance Dept.
- Downtown Development Board, Chairman, 4 yrs
- Tri-County Transit Authority Board, 12 yrs (Govt. Appt.)
- UCF Foundation, Board of Directors 2000 - 2003
- Central Florida Zoological Society, Chairman
- "Downtowner" of the Year City of Orlando



RDIP

RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

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Principal/Broker

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