

Yard at IVANHOE

Industrial Chic Design • Eclectic Village • Orlando Cultural Corridor



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Yard at **IVANHOE**

- Mixed use development in the heart of Ivanhoe Village
- Approximately 25,000 s.f. of retail/restaurant opportunities
- 591 Class "A" apartments located on site
- Delivery/possession slated Q1 2020
- Ample surface and garage parking at a ratio of 6.8/1,000 and adjacent to retail with opportunity for valet
- Opening slated for Q1 2020



Trendy Downtown Borough

- Unique shipping containers re-purposed for specialty retail and micro-restaurants.
- Foodies rejoice! The Yard's "front yard" is about to add more flavors to Orlando's food scene with the introduction of The Hall: a food hall concept from Tampa featuring nom-nom-nom inducing goods from diverse foodpreneurs.
- Located in the trendy Ivanhoe Village aka "The Ivanhood" characterized by local breweries, restaurants and a thriving art scene.
- Ivanhoe Village was named one of the Top 5 Most Romantic Main Streets in the country in February 2017 by Main Street America.
- Architecturally designed with large open green space that will be consistently activated with local events ranging from farmers markets, yoga classes to seasonal celebrations.

Yard at IVANHOE



N Orange Avenue (14,400 AADT)

FDOT/SUNRAIL R.O.W.

The Hall at the Yard
12,550 r.s.f. - food hall

Dogtopia
4,489 r.s.f.

Multi-Family Residential
591 units

2 Level Parking

LN
North: 599 r.s.f.
South: 524 r.s.f.

Lease Negotiations
2,226 r.s.f.

Retail C
2,226 r.s.f.

Surface Parking

Retail E
2,239 r.s.f.

PHILADELPHIA AVE.

- Leased
- Lease Negotiations (LN)
- Available

Yard at IVANHOE

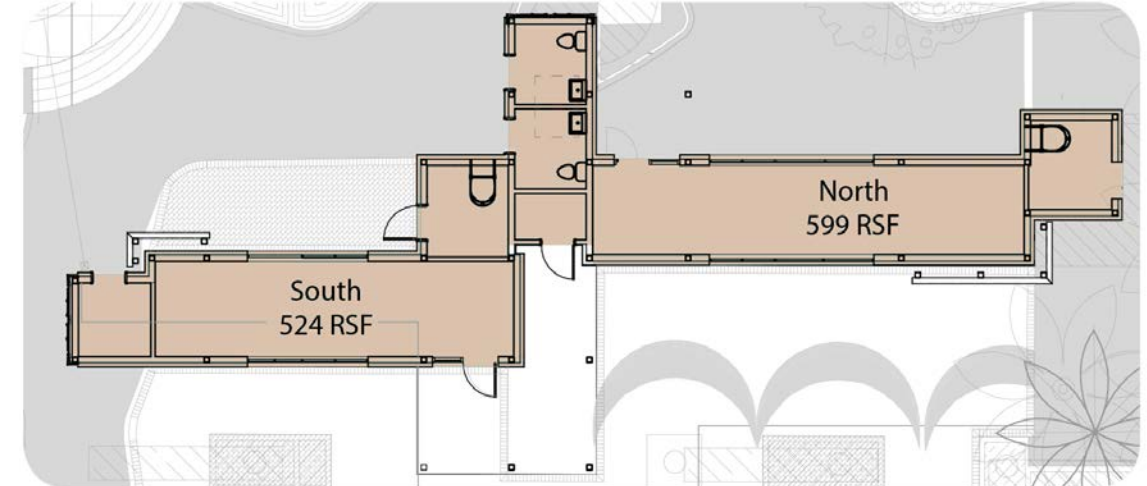
Site Plans



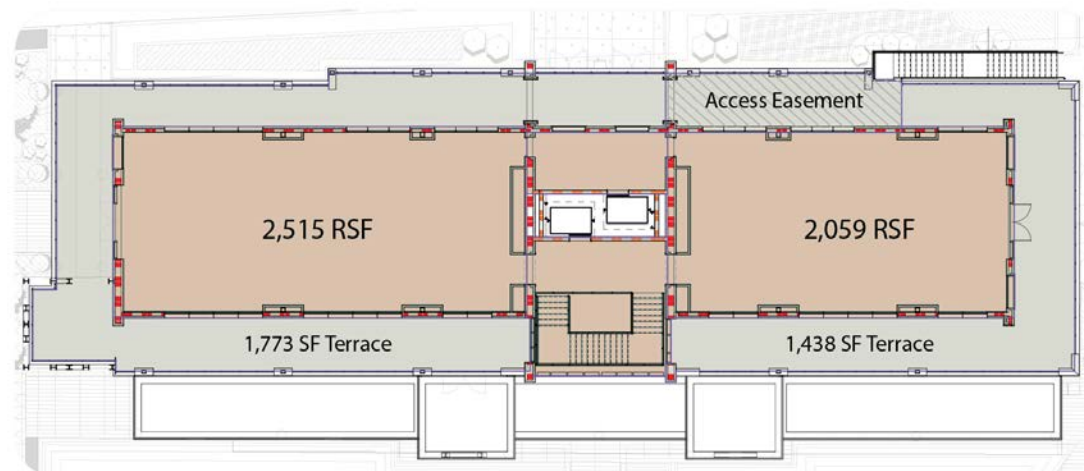
Retail "A"
First Floor



Retail "B"



Retail "A"
Second Floor



Retail "C"

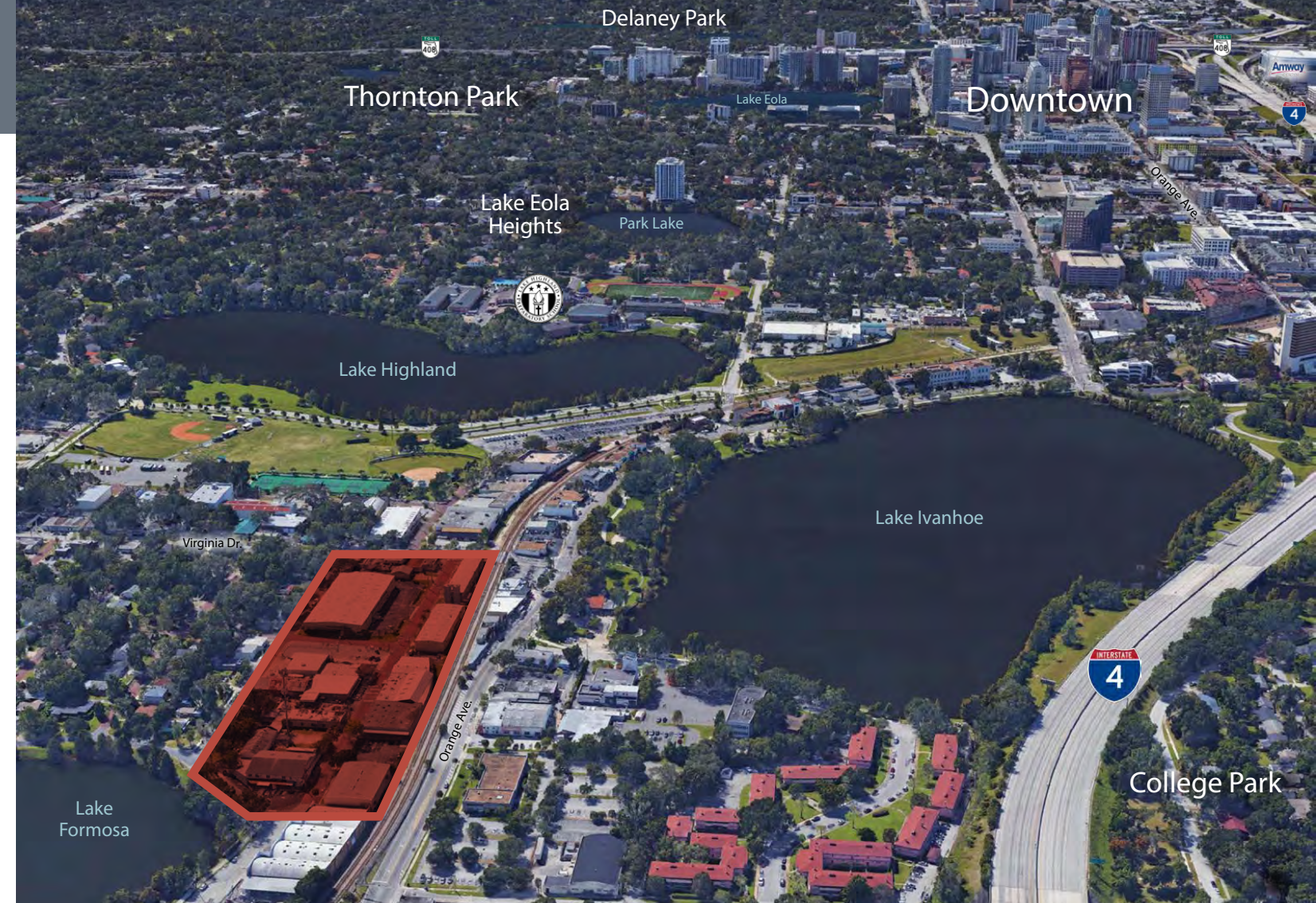
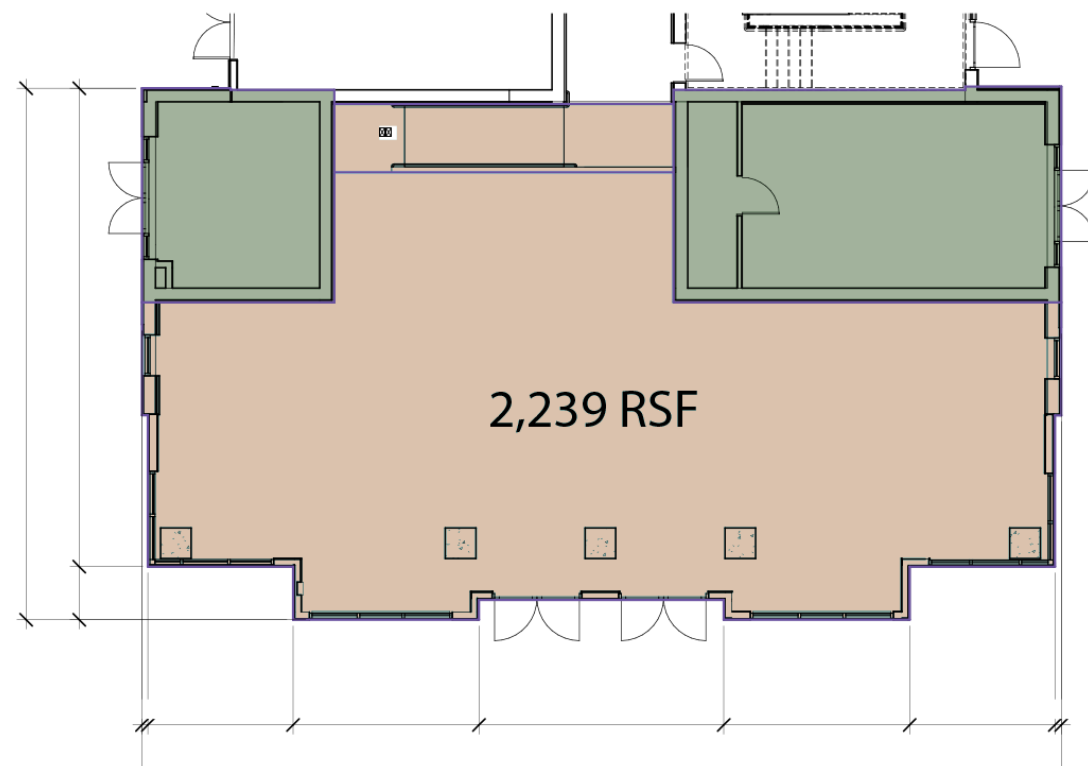


Site Plans

Retail "D"



Retail "E"



Total Retail Space: ±25,000 s.f.

Retail "A" - 2 Stories

- 1st Floor: Food hall with 8 unique concepts and a large outdoor activity space
- 2nd Floor: Private dining and wrap-around bar with scenic views of Lake Ivanhoe

Retail "B"

- South: 524 r.s.f. | 9'-0" Ceiling Height
- North: 599 r.s.f. | 9'-0" Ceiling Height
- Shared Restrooms

Retail "C"

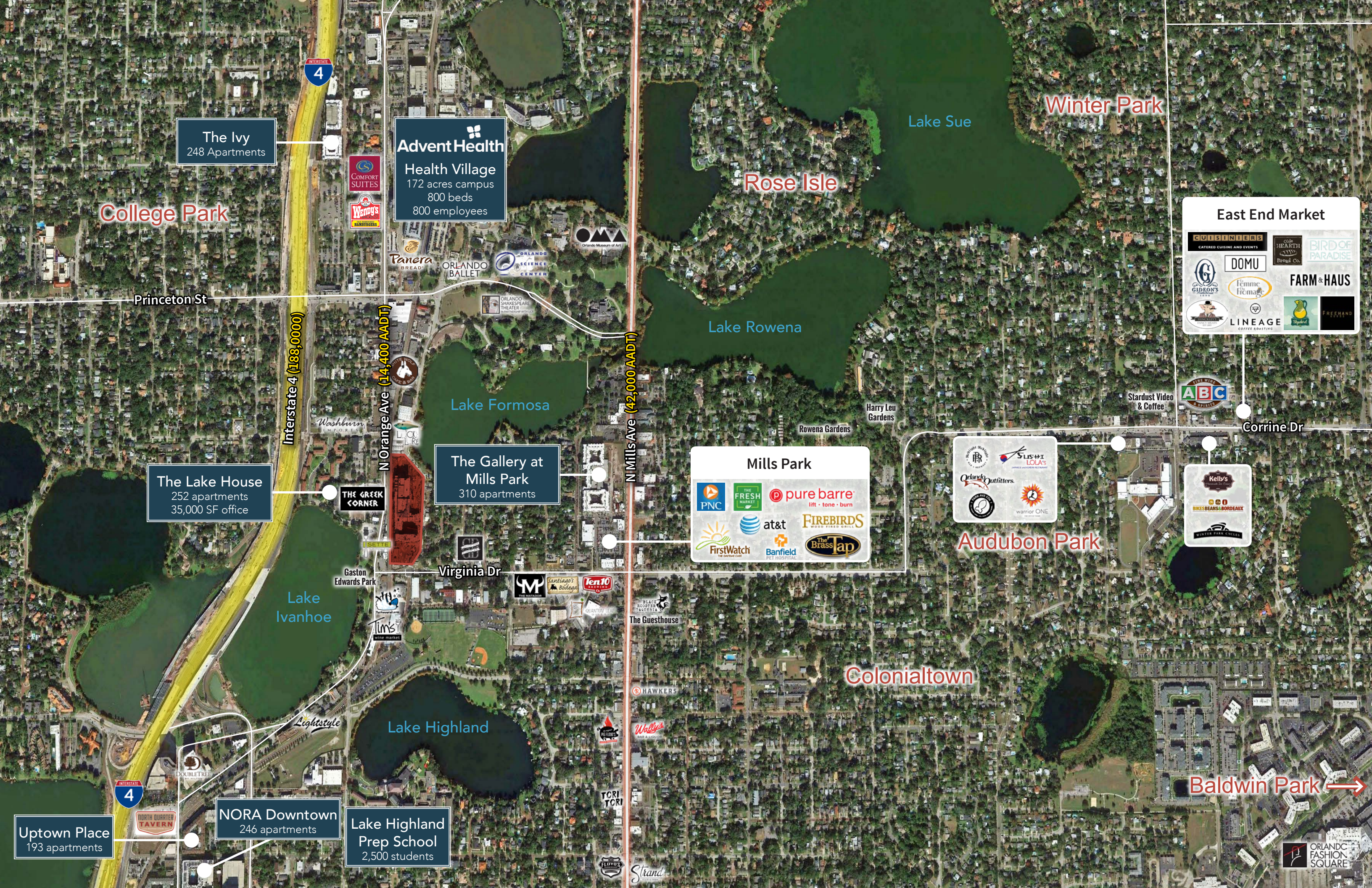
- 4,453 r.s.f.
- 12'-0" to 15'-0" Ceiling Height

Retail "D"

- 4,489 r.s.f. | 20'-0" Ceiling Height
- Cannot be vented

Retail "E"

- 1st Floor: 2,239 r.s.f. | 9'-4" Ceiling Height
- Cannot be vented



The Ivy
248 Apartments

Advent Health
Health Village
172 acres campus
800 beds
800 employees

College Park

Winter Park

Rose Isle

East End Market

- CUISINIERS
- DOMU
- FARM & HAUS
- LINEAGE
- ABC

Princeton St

Interstate 4 (188,000)

N Orange Ave (14,400 AADT)

N Mills Ave (42,000 AADT)

Lake Rowena

Lake Formosa

The Gallery at
Mills Park
310 apartments

Mills Park

- PNC
- THE FRESH MARKET
- pure barre
- at&t
- FirstWatch
- Banfield
- FIREBIRDS
- The Brass Tap

The Lake House
252 apartments
35,000 SF office

- ORLANDO OUTITTERS
- warrior ONE

- Kelly's
- BIKES BEANS & BORDEAUX

Audubon Park

Lake Ivanhoe

Gaston Edwards Park

Virginia Dr

Colonialtown

Lake Highland

Baldwin Park →

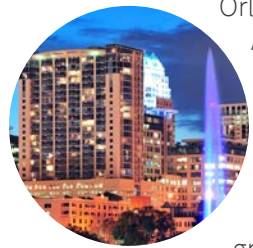
Uptown Place
193 apartments

NORA Downtown
246 apartments

Lake Highland
Prep School
2,500 students

Yard at IVANHOE

Downtown Orlando Activity Drivers



Orlando is quickly becoming recognized as a World Class City. **Downtown Orlando** is home to the Amway Center, Dr. Phillips Center for the Performing Arts and a completely overhauled Camping World Stadium. We're growing our transportation infrastructure through SunRail commuter rail service, Brightline, expansion of the Orlando Airport and the I-4 Ultimate project. Our tech community is thriving as evidenced by many successful "home grown" tech companies, the formation of the Orlando Tech Association and several tech-focused co-working spaces. Orlando is also making a name for itself as a foodie town, a nationally recognized leader in sustainability and green building practices and an overall great place to live!

Amway Center is a \$480 million state-of-the-art facility that is home to the NBA's Orlando Magic and the Orlando Solar Bears professional hockey team. As host to several hundred events each year, the Amway Center is an iconic destination to Central Florida and beyond. With capacity of more than 20,000 seats, the Amway Center has hosted countless concerts and sports events, including the NBA All-Star Game and the NCAA Basketball Tournament.



Dr. Phillips Center for the Performing Arts is a \$383 million state-of-the-art performing arts center in Downtown Orlando. With its opening in November 2014, the performing arts center launched its vision of Arts For Every Life® by being a gathering place for creativity and discovery; a vibrant urban destination where artists, audiences and students come to experience, explore and learn. Phase I features the 2,700-seat Walt Disney Theater and the 300-seat Alexis & Jim Pugh Theater. The \$228 million Phase II broke ground in March 2017 and will add the 1,700-seat Steinmetz Hall.



Camping World Stadium (formerly the Citrus Bowl) underwent a massive \$208 million reconstruction in 2014 which yielded 90% all-new construction and a completely modernized stadium. These upgrades have bolstered Camping World Stadium's ability to draw new high-profile events like neutral-site college football games, NFL pre-season match-ups, the NFL Pro Bowl and big-name concerts while retaining its signature annual college football bowl games and events.



Orlando City Stadium is a \$155 million, 25,500-seat soccer-specific stadium. It is 100% privately funded and home to Orlando City (MLS) and Orlando Pride (NWSL). The site is two blocks from the Amway Center, within walking distance of the downtown bar district, and four blocks from Creative Village. In addition to regular season games, the Orlando City Stadium has hosted "friendly" matches, international matches and both the U.S. Men's National Team and the U.S. Women's National Team.

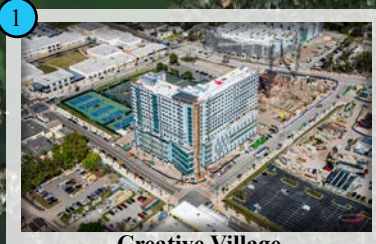
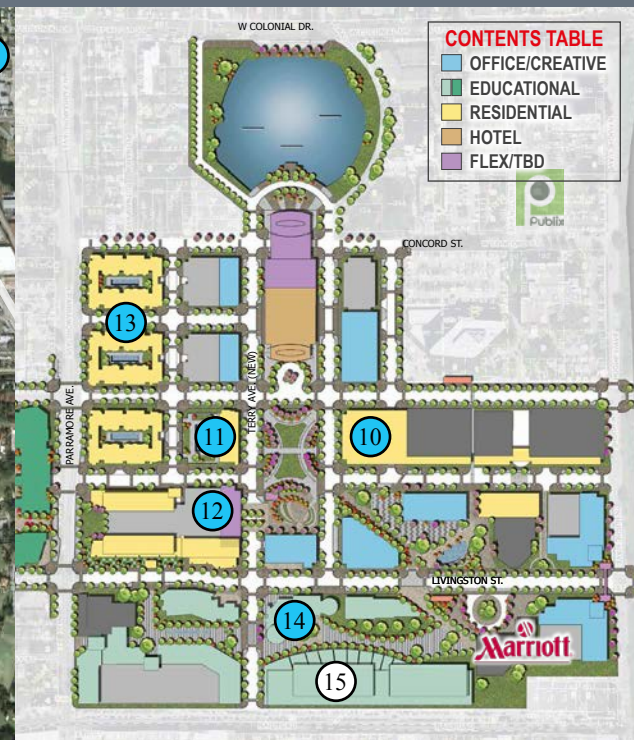
Florida Hospital Health Village and Orlando Health are located one and two SunRail stops from Creative Village anchoring Downtown Orlando to the north and south. Both hospital systems are mixed-use, healthcare focused developments creating thousands of jobs. Florida Hospital is recognized as the largest hospital in the U.S. with 2,473 beds and Orlando Health is recognized as the 3rd largest in the U.S. with 2,175 beds.



AREA DEVELOPMENT MAP

CONTENTS TABLE

- OFFICE/CREATIVE
- EDUCATIONAL
- RESIDENTIAL
- HOTEL
- FLEX/TBD



Creative Village
 Retail: 125,000-150,000 sf
 Office/Creative: 1.2 million sf
 Educational: 750,000 sf
 Residential: 1,500 units
 Hotel: 225 keys
 Developer: Ustler Development UCF/Mill Creek
 Year: 2019 opening
 Cost: \$1 billion



X-Orlando
 Retail: 3 Tower Mixed-Use
 Residential: 889 units
 Cost: TBD
 Developer: Property Market's Group
 Year: 2021 opening



Ponte Health Vertical Medical City
 Office: 350,000 sf
 Retail: 10,000 sf
 Cost: \$1 billion
 Year: 2023 opening
 Developer: Ponte Health



Hilton Garden Inn
 Hotel: 220 keys
 Hotel Flag: Hilton
 Developer: 3H Group
 Year: 2019 opening



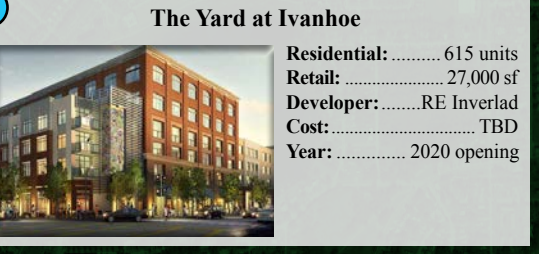
Suntrust Plaza
 Office: 200,000 sf
 Retail: 5,000 sf
Hyatt Place Hotel:
 Top 8 stories 180 units
 Cost: \$81 million
 Developer: Tremont Realty Capital & Lincoln Property Co.
 Year: 2019 opening



Dr. Phillips Performing Arts Expansion
 New Hall: 1,700 seats
 Gathering Space: 9,000 sf
 Developer: City of Orlando
 Year: 2020 opening
 Cost: \$237.5 million



Radius
 Residential: 389 units
 Retail: 14,000 sf
 Developer: Banner RE
 Cost: \$95 million
 Year: 2020



The Yard at Ivanhoe
 Residential: 615 units
 Retail: 27,000 sf
 Developer: RE Inverlad
 Cost: TBD
 Year: 2020 opening

ADDITIONAL PROJECTS

#	PROJECT NAME	SIZE	TYPE	#	PROJECT NAME	SIZE	TYPE
10.	Creative Village - Mill Creek	.....	300 units	43.	Steelhouse	.....	326 units
11.	Creative Village - Allen Morris JV	.....	300 units	44.	Camden North Quarter	.....	333 units
12.	Creative Village - UnionWest	.....	640 beds	.....	.....	8,000 sf retail	
13.	Creative Village - Amelia Court	.....	256 units	45.	NORA	.....	246 units
14.	UCF Dr. Phillips Academic Commons	.....	148,000 sf	.....	.....	10,000 sf retail	
15.	Center for Emerging Media Renovation	.....	115,000 sf	46.	Park North at Cheney Place	.....	304 units
16.	Packing District	.....	220 acres mixed-use	47.	Uptown Place	.....	344 units
17.	Cambria Suites Hotel	.....	155 key hotel	48.	Reeves House	.....	39 units
18.	Paramore Oaks	.....	211 units	49.	The Vue at Lake Eola	.....	165 units
19.	CNL III	.....	250,000 sf office	50.	Metropolitan at Lake Eola	.....	150 units
20.	Lucky's Corner	.....	59,787 sf retail	51.	Waverly on Lake Eola	.....	250 units
21.	ECCO on Orange	.....	300 units	52.	The Solaire at The Plaza	.....	306 units
22.	Orlando Sentinel Property	.....	746 units	53.	Kinneret	.....	280 units
.....	.....	.....	56,000 sf retail	54.	Lake Lucerne Towers	.....	157 units
.....	.....	.....	280,000 sf office	55.	City View	.....	266 units
23.	Crescent Central Station	.....	279 units	.....	.....	22,160 sf retail	
.....	.....	.....	14,644 sf retail	56.	Orlando Cloisters	.....	101 units
24.	Florida Health Village	.....	172 acre mixed-use community	57.	Irving on Park	.....	21 units
25.	Magnolia Ave Mixed-Use	.....	11,000 sf retail	58.	Eola North	.....	12 units
26.	Green Tree Redevelopment	.....	464 units	59.	Catherine Booth Towers	.....	125 units
.....	.....	.....	34,524 sf retail	60.	Samsara	.....	5 units
.....	.....	.....	400 key hotel	61.	Westminster Towers	.....	356 units
27.	Mid America Communities	.....	325 units	62.	Magnolia Towers	.....	156 units
28.	55 West	.....	461 units	63.	The Magnolia Hotel	.....	126 key hotel
.....	.....	.....	72,553 sf retail	64.	Thornton Park Brownstones	.....	28 units
29.	The Grande	.....	364 units	65.	Orlando Lutheran Towers	.....	109 units
30.	420 East	.....	299 units	66.	The Jackson	.....	52 units
.....	.....	.....	7,200 sf retail	67.	Westminster Plaza	.....	198 units
31.	Citi Tower	.....	235 units	68.	Windsor Place	.....	87 units
.....	.....	.....	22,300 sf retail	69.	Star Tower	.....	100 units
32.	Paramount on Lake Eola	.....	313 units	70.	Baptist Terrace	.....	197 units
.....	.....	.....	34,564 sf retail	71.	530 E Central	.....	92 units
33.	Post Parkside	.....	258 units	72.	Eola South	.....	23 units
.....	.....	.....	29,600 sf retail	73.	The Sanctuary	.....	173 units
34.	Thornton Park Central	.....	58 units	.....	.....	12,000 sf retail	
.....	.....	.....	20,000 sf retail	74.	101 Eola	.....	146 units
35.	Aspire	.....	164 units	.....	.....	13,444 sf retail	
.....	.....	.....	10,000 sf retail	75.	The Olive	.....	6 units
36.	The Ivy Residences at Health Village	.....	248 units	76.	The 500 Redevelopment	.....	11,801 sf retail
37.	The Gallery at Mills Park	.....	310 units	77.	Modera Central	.....	350 units
38.	Fountain Vu 5	.....	5 units	.....	.....	12,500 sf retail	
39.	Lexington Court	.....	104 units	78.	520 East	.....	364 units
40.	Skyhouse Orlando	.....	320 units	.....	.....	6,800 sf retail	
.....	.....	.....	8,212 sf retail	79.	Broadstone Lake House	.....	260 units
41.	Zoi House Orlando	.....	300 units	80.	Jackson Court	.....	58 units
.....	.....	.....	10,000 sf retail	81.	Chase Plaza	.....	102,040 sf retail
42.	Camden Orange Court	.....	268 units	82.	Novel Lucerne	.....	373 units
.....	.....	.....	7,400 sf retail	83.	Radisson Blu Hotel and Residences	.....	256 keys/40 units
.....	.....	.....	.....	84.	Elan Residences	.....	15 units



Orlando Sports & Entertainment District
 Office: 200,000 sf
 Retail: 150,000 sf
 Year: 2021 opening
 Hotel: 250 keys
 Residential: 300 units
 Developer: Orlando Magic

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KEY:

- - - SUNRAIL
- ROADWAY
- EXISTING PROPERTY
- PLANNED DEVELOPMENT

Yard at IVANHOE

Personas: Who's Here



YOUNG AND RESTLESS: Well-educated young workers, careful shoppers

Households: 2,131,500
 Average HH Size: 2.04
 Median Age: 29.8
 Median HH Income: \$40,500
 Status: Single
 Socioeconomic Traits: These are careful shoppers, aware of prices, and demonstrate little brand loyalty. They like to be the first to try new products, but prefer to do research before buying the latest electronics.



EMERALD CITY: Smart, involved and current

Households: 1,748,600
 Average HH Size: 2.06
 Median Age: 37.4
 Median HH Income: \$59,200
 Status: Single
 Socioeconomic Traits: Well educated, these consumers research products carefully before making purchases. They buy natural, green, and environmentally friendly products.



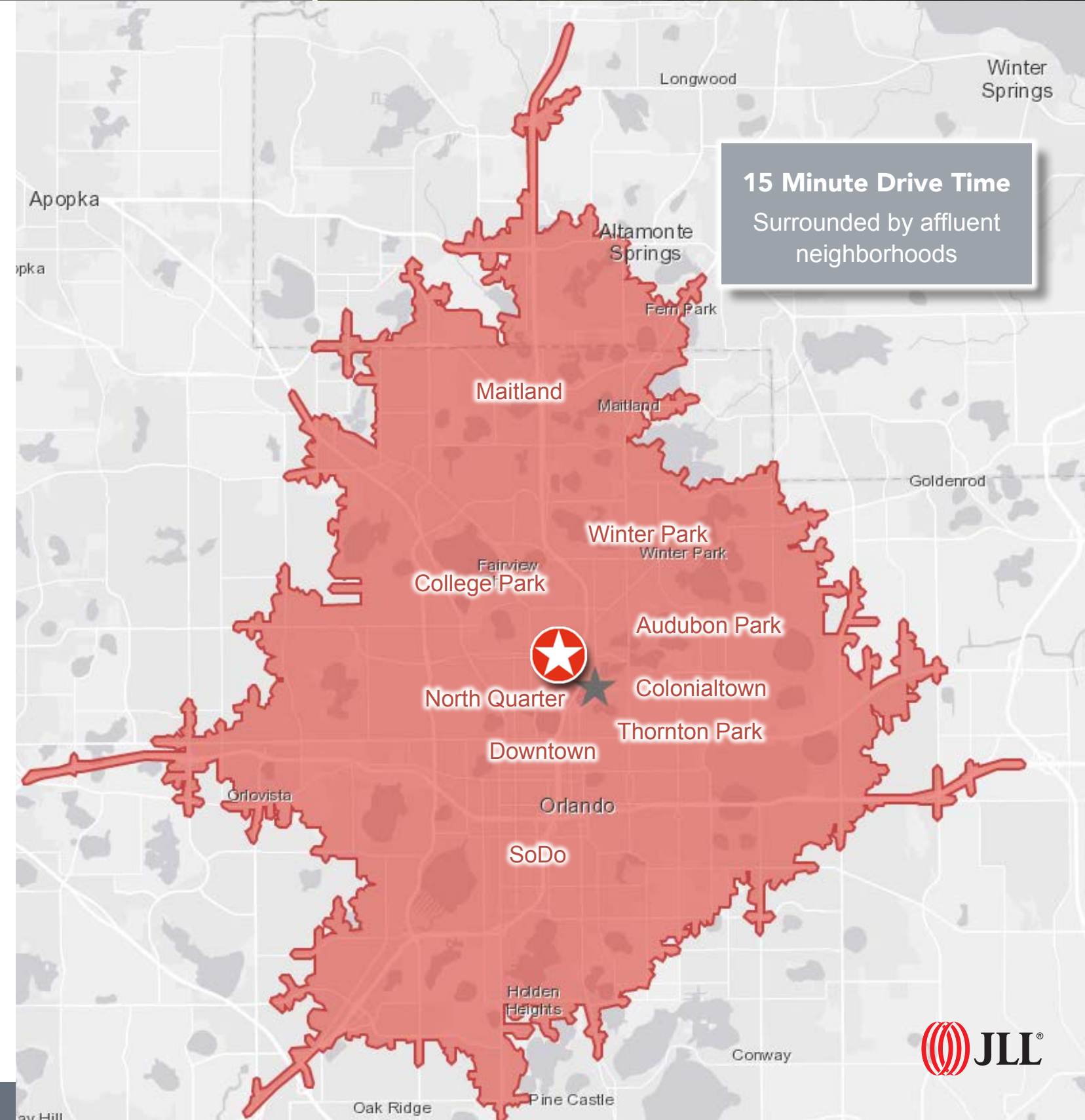
METRO FUSION: Diverse, hard-workers, brand savvy shoppers

Households: 1,753,500
 Average HH Size: 2.65
 Median Age: 29.3
 Median HH Income: \$37,500
 Status: Single
 Socioeconomic Traits: They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.



METRO RENTERS: Highly mobile, educated, risk takers

Households: 1,911,500
 Average HH Size: 1.67
 Median Age: 32.5
 Median HH Income: \$67,000
 Status: Single
 Socioeconomic Traits: Very interested in the fine arts and strive to be sophisticated; value education and creativity. Willing to take risks and work long hours to get to the top of their profession.



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