

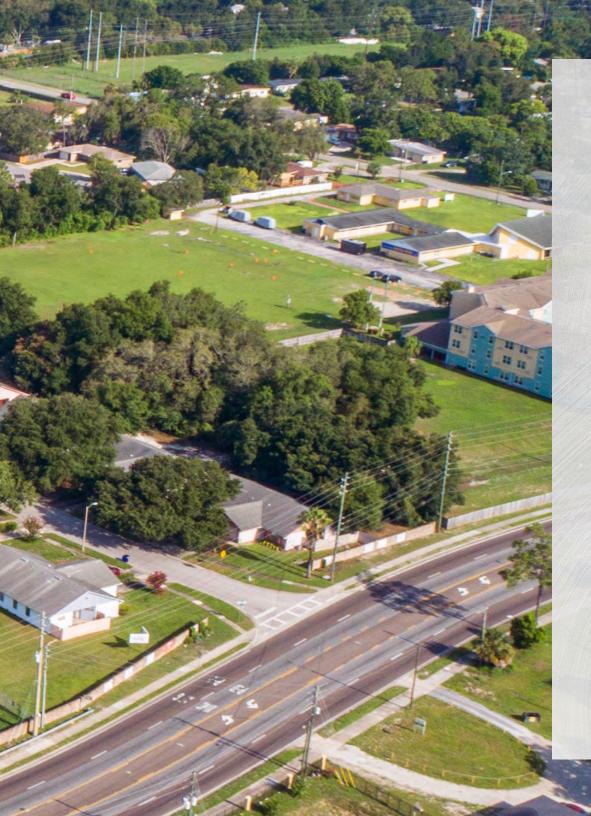




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Tours - All tours must be scheduled in advance by contacting Ken DelVillar. In lieu of an in-person tour, JLL will conduct live video tours via FaceTime/Zoom if investors are unable to travel.





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Jones Lang LaSalle Americas, Inc. ("JLL") as exclusive advisor, is pleased to present the opportunity to acquire The Villas at Pine Hills (the "Property"), a unique 96-unit 'horizontal' multi-housing community located in the historic Pine Hills neighborhood, north west of downtown Orlando, Florida.

The highly differentiated property is made up of private two bedroom / two bath duplexes, providing a unique low-density living experience. The property, comprised of 48 single-story buildings, was completed in 1984 and offers spacious units of approximately 980 square feet and feature a private driveway, direct access garage, a private fenced patio, and washer/dryer connections. With the exception of moderate upgrades, the property's finishes have remained largely original and present a compelling opportunity for new ownership to implement a renovation program and to apply rent premiums that are supported by the submarket's strong performance in multi-housing fundamentals.

Investment Highlights



Highly Differentiated, Horizontal Multifamily Product with Competitive Value Proposition



High Quality Asset with Coveted Concrete Block Construction



Compelling Value Add Upside



Consistent Property Performance with almost Full Historical Occupancy



Convenient Access to Employment and Demand Drivers



Accelerating Multi-Housing Market Fundamentals



Property SUMMARY



ADDRESS 5249 Champagne Cir, Orlando, FL 32808



UNITS / AVG. SIZE 96 Units / 980 SF

UNIT MIX							
Code	Description	Sq. Ft.	Avg. Asking Rent	Avg. Ach Rent	Count	% Unit Mix	Non-Rev Units
2x2a	2 Bed 2 Bath	±980	\$1,200	\$1,073	96	100%	1 Unit
	TOTAL/AVG.	±980	\$1,200	\$1,073	96	100%	1 UNIT

As of 7/20/21 Rent Roll



YEAR BUILT 1984



OCCUPANCY 100%



CONSTRUCTION TYPE
Single Story Concrete Block



96 Attached, Direct Access Garages



Home Features

- Unique Horizontal Multifamily Style Duplex Layout
- Enclosed Direct Access Garages
- Private Driveway
- Vinyl Wood Plank Flooring
- Washer/Dryer Connections
- Private Covered and Fenced Patio Area
- Laminate Countertops















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