



EXECUTIVE SUMMARY

The logo for "Villas at Pine Hills" features a circular emblem on the left containing a silhouette of three pine trees. To the right of the emblem, the words "Villas at" are written in a large, elegant, cursive script, and "Pine Hills" is written below it in a similar but slightly more condensed cursive script.

96 UNITS | ORLANDO, FL

Horizontal Multifamily Value-Add Opportunity in the  
Historic Pine Hills Neighborhood of Orlando, Florida






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**Tours** - All tours must be scheduled in advance by contacting Ken DeVillar. 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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# Executive Summary



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



## YEAR BUILT

1984



## OCCUPANCY

100%



## CONSTRUCTION TYPE

Single Story Concrete Block



## PARKING

96 Attached,  
Direct Access Garages

## 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
<b>TOTAL/AVG.</b>		<b>±980</b>	<b>\$1,200</b>	<b>\$1,073</b>	<b>96</b>	<b>100%</b>	<b>1 UNIT</b>

As of 7/20/21 Rent Roll



# 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





**Seaboard Industrial Center**

**Goodman** **amazonwarehouse**  
GOODMAN DISTRIBUTION, INC. Great deals on quality used products

   
Coca-Cola BEVERAGES FLORIDA Miller Lite Florida Distributing Co.

Pine Hills Road (AADT: 32,000)



Silver Hills Shopping Center

FAMILY DOLLAR  
McDonalds  
Pizza Hut  
Hardee's  
PRESIDENTE SUPERMARKET

Barnett Park

Maynard Evans High School  
TROJANS

Silver Star Rd (AADT: 43,431)



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