

# The **BENTLEY**

AT MAITLAND



## EXECUTIVE SUMMARY

**324 Units | Orlando, FL**

*Prime Value-Add Investment Opportunity Located in the  
Highly Desirable North Orlando Submarket*











**Conditions of Offering** - Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate (“JLL”) has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

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



## INVESTMENT SALES ADVISORS

### Jay Ballard

Managing Director  
JLL Capital Markets  
+1 407 745 3901  
jay.ballard@am.jll.com

### Ken DelVillar

Managing Director  
JLL Capital Markets  
+1 407 745 3921  
ken.delvillar@am.jll.com

### Zach Nolan

Sr. Director  
JLL Capital Markets  
+1 813 387 9906  
zach.nolan@am.jll.com

### Patrick Coley

Analyst  
JLL Capital Markets  
+1 407 257 9410  
patrick.coley@am.jll.com

### Bailey Smith

Analyst  
JLL Capital Markets  
+1 813 387 9908  
bailey.smith@am.jll.com

## DEBT ADVISORS

### Melissa Quinn

Sr. Managing Director  
JLL Capital Markets  
+1 407 222 7132  
melissa.quinn@am.jll.com

### Lee Weaver

Sr. Managing Director  
JLL Capital Markets  
+1 813 431 6251  
lee.weaver@am.jll.com

### Rob Rothaug

VP, Production Support  
JLL Capital Markets  
+1 407 982 8635  
rob.rothaug@am.jll.com

### Drew Jennewein

Director  
JLL Capital Markets  
+1 813 546 4566  
drew.jennewein@am.jll.com











## **THE OPPORTUNITY**

Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire The Bentley at Maitland (the “Property” or “The Bentley”), a 324-unit, 2-story garden style community located in the highly desirable North Orlando Submarket. The Property, comprised of 25 residential buildings and a clubhouse and average unit sizes of ±838 square feet, offers residents an elegant and cozy feel, complete with an expansive community amenity package including a 24-Hour Fitness Center, Yoga Studio, Resort Style Pool with Sundeck and Grilling Station, Playground, Dog Park, and a Lakefront Picnic area with hammocks. The Bentley’s top tier location in North Orlando allows for convenient access to schools, outstanding lifestyle & retail centers, and immediate accessibility to Interstate 4 & North Orange Blossom Trail, which provide superior connectivity throughout the Orlando MSA.

Completed in 1984, The Bentley presents a compelling opportunity for new ownership to further implement a renovation program beyond the previous moderate upgrades and to apply rent premiums that are easily supported by the Submarket’s strong performance in multi-housing fundamentals. With abundant and growing demand drivers, and limited future supply, The Bentley is positioned to outperform.



# Investment Highlights



Compelling Value-Add Opportunity



Significant Rent Growth Upside



Superior North Orlando Location



Convenient Access to Employment & Demand Drivers



Outstanding Multi-Housing Market Fundamentals



# Property SUMMARY



## ADDRESS

6750 Woodlake Dr,  
Orlando, FL 32810



## UNITS / AVG. SIZE

324 Units / ±838 SF



## YEAR BUILT

1984



## OCCUPANCY

93.0%



## CONSTRUCTION TYPE

Concrete Block

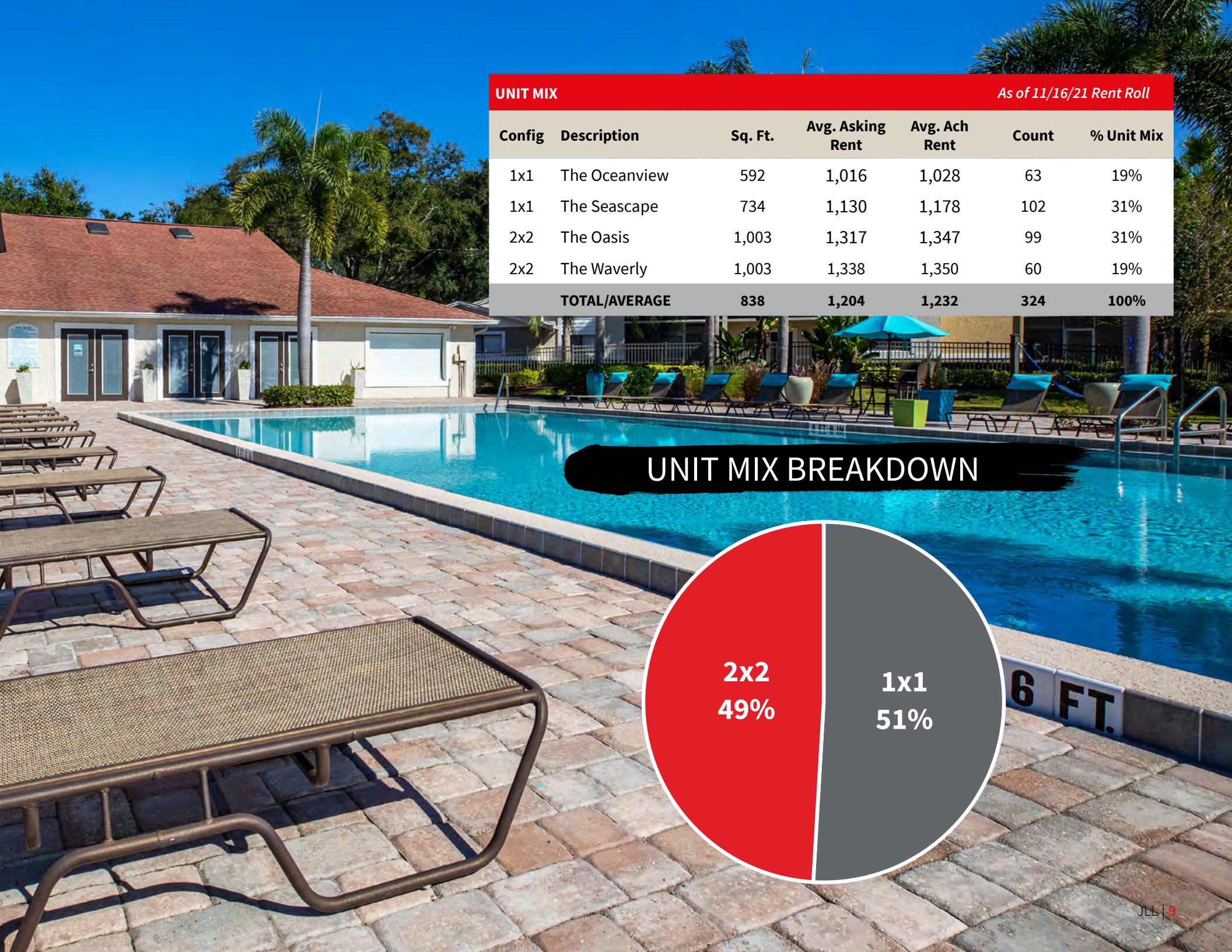


## PARKING

581 Total (Including 26 accessible spaces)





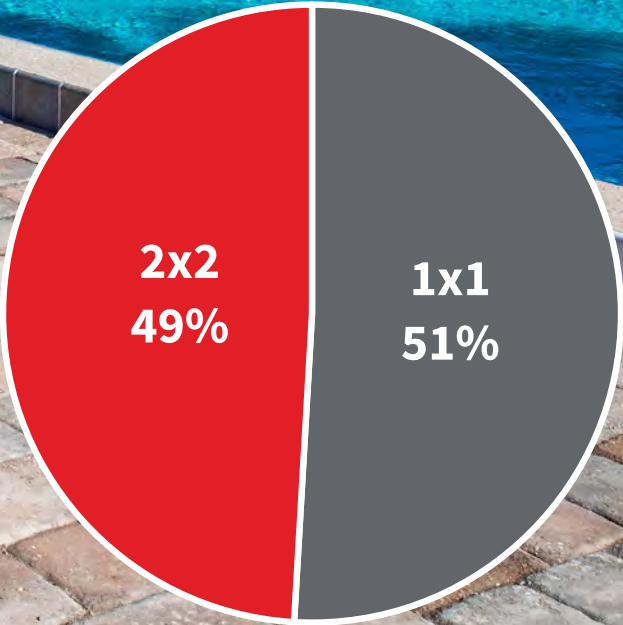


**UNIT MIX**

*As of 11/16/21 Rent Roll*

Config	Description	Sq. Ft.	Avg. Asking Rent	Avg. Ach Rent	Count	% Unit Mix
1x1	The Oceanview	592	1,016	1,028	63	19%
1x1	The Seascape	734	1,130	1,178	102	31%
2x2	The Oasis	1,003	1,317	1,347	99	31%
2x2	The Waverly	1,003	1,338	1,350	60	19%
<b>TOTAL/AVERAGE</b>		<b>838</b>	<b>1,204</b>	<b>1,232</b>	<b>324</b>	<b>100%</b>

**UNIT MIX BREAKDOWN**





# Community Features

- Lakefront Picnic Area
- 24-Hour Fitness Center with Free Weights
- Yoga Studio
- Resident Business Center
- Resort-Style Pool with Sundeck
- Grilling Station and Communal Firepit
- Outdoor Fitness Area
- Tennis Court
- Playground
- Dog Park
- Reserved Parking







## Home Features

- NEST Thermostats
- Stainless Steel Appliance Package
- Plank-Inspired Wood Flooring
- Fireplace\*
- Ceiling Fans
- Walk-In Closets\*
- Updated, Brushed Nickel Bathroom Fixtures
- Walk-in Shower\*
- Private Patio/Balcony
- Wood-Style Plantation Blinds
- Full-Size Washer & Dryer
- Breakfast Bar

\* Select Units



Gateway Crossings  
Publix  
Pizza Hut  
Great Clips

Riverside Elementary School

Chick-fil-A

TOWER PLACE AT THE SUMMIT

RDV Sportsplex Athletic Club

Maitland Park Center

Lockhart Middle School

SEMINOLE STATE COLLEGE OF FLORIDA Altamonte Springs



The BENTLEY AT MAITLAND

Lake Lockhart





DOWNTOWN ORLANDO



Lockhart Middle School

Lake Fairview

N Orange Blossom Trail

Edgewater Dr



The BENTLEY AT MAITLAND

Lake Lockhart



# JLL Capital Markets

## INVESTMENT SALES ADVISORS

### Jay Ballard

Managing Director  
JLL Capital Markets  
+1 407 745 3914  
jay.ballard@am.jll.com

### Ken DelVillar

Managing Director  
JLL Capital Markets  
+1 407 745 3921  
ken.delvillar@am.jll.com

### Zach Nolan

Sr. Director  
JLL Capital Markets  
+1 813 387 9906  
zach.nolan@am.jll.com

### Patrick Coley

Analyst  
JLL Capital Markets  
+1 407 257 9410  
patrick.coley@am.jll.com

### Bailey Smith

Analyst  
JLL Capital Markets  
+1 813 387 9908  
bailey.smith@am.jll.com

## DEBT ADVISORS

### Melissa Quinn

Sr. Managing Director  
JLL Capital Markets  
+1 407 222 7132  
melissa.quinn@am.jll.com

### Lee Weaver

Sr. Managing Director  
JLL Capital Markets  
+1 813 431 6251  
lee.weaver@am.jll.com

### Rob Rothaug

VP, Production Support  
JLL Capital Markets  
+1 407 982 8635  
rob.rothaug@am.jll.com

### Drew Jennewein

Director  
JLL Capital Markets  
+1 813 546 4566  
drew.jennewein@am.jll.com



250 S Orange Ave Suite 700 | Orlando, FL 32801

[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.