



EXECUTIVE SUMMARY



14FIFTY

292 UNITS | 2021 VINTAGE | ORLANDO MSA

GORGEOUS CLASS-A GARDEN-STYLE COMMUNITY LOCATED IN THE HEART OF THE RAPIDLY GROWING KISSIMMEE SUBMARKET



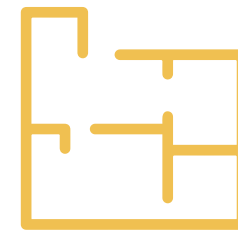


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Tours - All tours must be scheduled in advance by contacting Ken Delvillar or Jay Ballard. In lieu of an in-person tour, JLL will conduct live video tours via FaceTime/ Zoom if investors are unable to travel.



CLUBHOUSE



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EXECUTIVE SUMMARY



Jones Lang LaSalle Americas, Inc. (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire 14Fifty (the “Property”), a gorgeous 292-unit, Class-A, garden-style community located in Kissimmee, Florida, a region experiencing rapid economic expansion and boasting robust multi-housing fundamentals. Completed in 2021, the Property combines breathtaking waterfront views, beautifully appointed interiors, and lavish amenity spaces to deliver an unmatched luxury living destination.

Adding to the Property’s appeal is its ultra-desirable location surrounded by an abundance of Retail & Entertainment, its proximity to significant medical and healthcare facilities, and the several nearby expansive employment centers. Most notably, the Property is located adjacent to NeoCity, a 500-acre master planned urban campus serving as the global epicenter for advanced manufacturing research and development for smart sensors, photonics, and optics.

14Fifty has leveraged its exciting location and impressive physical characteristics to lease-up rapidly and now presents a tremendous investment opportunity that is poised to achieve strong rent growth and generate durable cashflows going forward.

INVESTMENT HIGHLIGHTS

01



Excellent Quality of Life with Unrivaled Access to Employment & Demand Drivers

02



Most Proximate Asset to Orlando's most exciting innovation hub, NeoCity

03



Significant Rent Growth Upside through Renewals of "First Generation" Rent Roll

04



Outstanding Multi-Housing Market Fundamentals with Anticipated 30% Rent Growth¹

05



Market Leading Finishes with a Best-in-Class Amenity Package

05



Stellar Macro Economic Growth Statistics with anticipated 23% Population Growth within a 5-Mile Radius²

¹ AxioMetrics

² Environmental Systems Research Institute

PROPERTY SUMMARY



ADDRESS

1450 Neo Square Blvd
Kissimmee, FL 34744



UNITS / AVG. SIZE

292 Units / ±973 SF



YEAR BUILT

2021



OCCUPANCY

96.2%



CONSTRUCTION TYPE

4-Story Wood Frame
Construction



PARKING

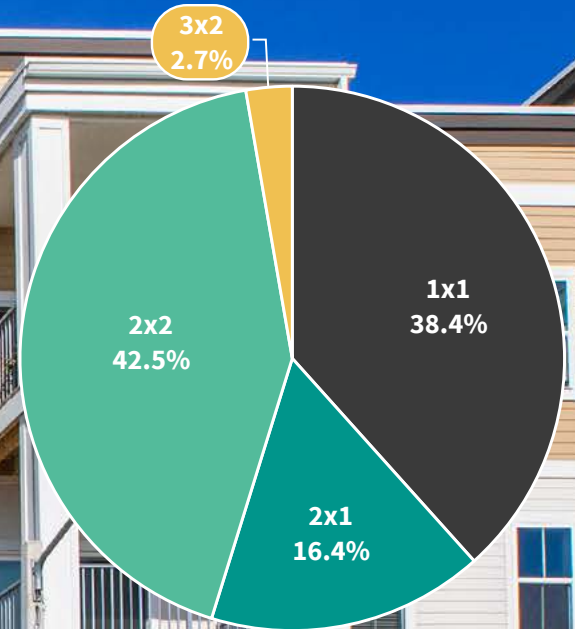
571 Parking Spaces
(Includes 20 Handicap Accessible Spaces)



UNIT MIX

04/05/2022 Rent Roll

Config	Description	Sq. Ft.	Avg. Asking Rent	Avg. Ach Rent	Count	% Unit Mix
1x1a	A1 - One Bed / One Bath	734	1,603	1,494	56	19%
1x1b	A2 - One Bed / One Bath	828	1,545	1,445	56	19%
2x1a	B1 - Two Bed / One Bath	1,025	1,731	1,811	48	16%
2x2a	B2 - Two Bed / Two Bath	1,099	1,792	1,828	84	29%
2x2b	B3 - Two Bed / Two Bath	1,102	1,810	1,771	40	14%
3x2a	C1 - Three Bed / Two Bath	1,377	2,105	1,920	8	3%
TOTAL/AVERAGE		973	1,709	1,682	292	100%

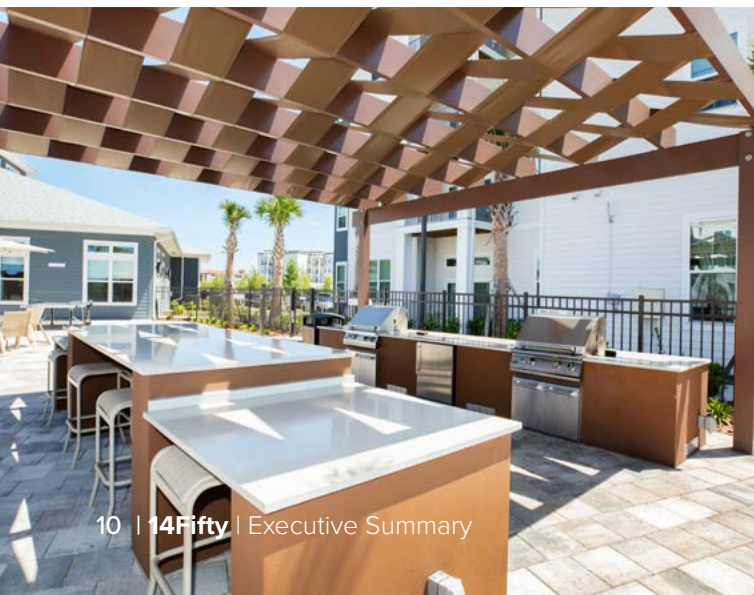


UNIT MIX BREAKDOWN



COMMUNITY FEATURES

- / 4-Story Elevator Served Property
- / Enclosed Interior Climate Controlled Corridors
- / Expansive Artisan Styled Clubhouse
- / Indoor & Outdoor resort style Lounges
- / Entertainment and Gaming Room
- / Two 24-hour State-of-the-art Fitness Facilities
- / Resort inspired Swimming Pool with Sundeck
- / Pet Spa & Private Dog Park
- / Summer Kitchen and Grilling Stations
- / Community Playground
- / Sand Volleyball Court
- / Basketball/Sports Court
- / EV Charging Stations
- / Gated Entry
- / Controlled Access for Common Areas
- / Trash Rooms/Chutes Available on All Floors





HOME FEATURES

- / Granite Countertops
- / Stainless Steel Appliances
- / Full Sized Washer/Dryer
- / Hardwood Inspired Flooring
- / Vaulted Ceilings in Select Top Floor Units
- / 12 Foot Ceilings for All First Floor Units
- / Contemporary Custom Cabinetry
- / Oversized Balcony
- / Standup Showers & Garden Tubs
- / Keyless Entry Using Latch Hardware/Software System










NEOCITY
private • resale • construction • units
 500-acre urban campus serving as
 the global epicenter for advanced
 manufacturing research and development

East Lake Tohopekaliga

 **Osceola
Heritage Park**

 **Heritage
Christian
School**

VALENCIA COLLEGE
Osceola Campus

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14 FIFTY

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