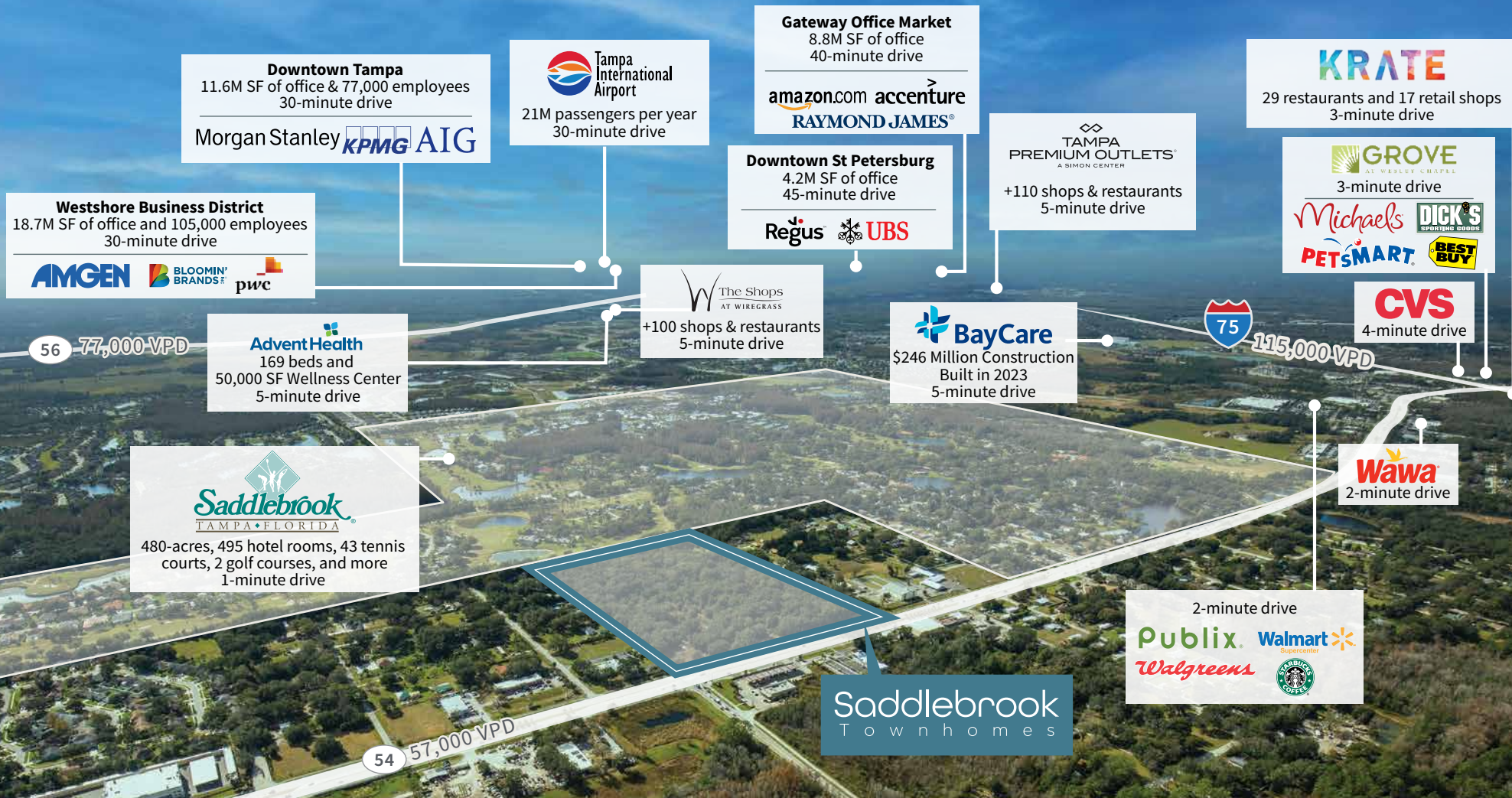


Saddlebrook

Townhomes



WESLEY CHAPEL LAND SALE OPPORTUNITY | 120 TOWNHOME LOTS
+/- 19.3 ACRES | TAMPA MSA, FLORIDA



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Downtown Tampa
30-Minute Drive



480-acres, 495 hotel rooms, 43 tennis courts, 2 golf courses, and more

54 57,000 VPD

Saddlebrook

T o w n h o m e s

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Executive Summary

Saddlebrook Townhomes

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present the opportunity to acquire Saddlebrook Townhomes (the “Property” or “Site”), a ±19.3-acre site located in Wesley Chapel, Florida - Tampa’s fastest growing submarket. Owner has approvals allowing for 120 townhomes sitting on ±17.6 acres and a retail outparcel on the remaining ±1.7 acres. Owner is open to selling the retail outparcel separately.

Wesley Chapel, which is part of Pasco County, is experiencing transformational population and economic growth driven by high-paying jobs, excellent schools, bustling retail options, and a fantastic Florida lifestyle, resulting in an increased demand for low-density for-sale and build-to-rent housing. Since 2010, Pasco County’s population has grown by nearly 28%, making it one of the fastest growing counties in Florida. The Property is strategically positioned just a 3-minute drive from Interstate 75 (115,000 VPD), which offers immediate connectivity to Tampa’s largest employment hubs including Downtown Tampa and the Westshore Business District, both a quick 30-minute drive from Saddlebrook Townhomes. Downtown Tampa is home to 11.6M SF of office and 77,000 employees, and The Westshore Business District is the largest employment center in Tampa with 18.7M SF of office and home to 105,000 employees. The Property is also adjacent to Saddlebrook Resort, a 480-acre athletic training and vacation resort which is undergoing a +\$60 million renovation, including a new town center that will bring new apartments, townhomes, retail, and office. Furthermore, Saddlebrook Townhomes is also minutes from the brand-new construction BayCare Hospital, which opened in 2023 and cost \$246 million, the future John Hopkins All Children Hospital, a major mixed-use development, the \$700 million Moffitt Cancer Center, expected to open in 2025, and Orlando Health Wiregrass Ranch Hospital, a to-be built 300-bed mega hospital.

The Property is located just a 5-minute drive from a plethora of retail concepts and restaurants, including The Grove at Wesley Chapel, KRATE Containers, Tampa Premium Outlets (+110 shops), The Shops at Wiregrass (+100 shops), and a Publix Supermarket.

With the combination of high-quality employers, population growth, and strong residential fundamentals, Saddlebrook Townhomes is strategically positioned as a one-of-a-kind development opportunity within one of Tampa’s fastest growing submarkets.

PROPERTY DETAILS

Address 0 SR 54, Wesley Chapel, FL 33543

Municipality Pasco County

Parcel ID 08-26-20-0000-01700-0000

Zoning Designation MPUD Allowing for 120 Townhomes + Retail Outparcel

Total Land Area +/- 19.3 Acres

- Townhome Site Area +/- 17.6 Acres

- Retail Site Area +/- 1.7 Acres

Utilities Stubbed to Site

Investment Highlights



Homebuilder Development Abounds in Wesley Chapel

Wesley Chapel is home to major local, regional, and national homebuilders including DR Horton, Mattamy Homes, Centex Homes, Taylor Morrison, David Weekly Homes, Lennar, and many others, with new construction townhomes selling in the \$300,000 to \$850,000 pricing range.



Pasco County Rent Growth is Projected at 14% through 2026

Pasco County rents are projected to grow by 14% through 2026 (4.7% per year) driven by in-migration, which results in increased demand for rental housing and subsequent organic rent growth. Moreover, occupancy in Pasco County has been over 95% since 2019 and projected to stay above these levels through 2028.



Superior Highway Connectivity Allowing Access to Employment Hubs

The Property benefits from immediate access to I-75, connecting the site to major employment hubs such as Downtown Tampa (11.6M SF of office) with over 77,000 employees (30-minute drive), including employers such as Morgan Stanley, KPMG, and AIG, and the Westshore Business District, Florida's largest office market (18.7M SF of office) with over 105,000 employees (30-minute drive) and home to major employers such as Amgen, Bloomin' Brands, and PWC.



Located within a Highly Amenitized Neighborhood

The Property is situated just a short 5-minute drive from area demand drivers such as The Grove at Wesley Chapel, Tampa Premium Outlets, and The Shops at Wiregrass, which include retailers such as Pottery Barn, Fabletics, Costco, Total Wine & More, Nike, Polo Ralph Lauren, Michaels, Dick's Sporting Goods, and Crate, 94 shipping containers consisting of restaurants and shops.



Prime Residential Development Opportunity Adjacent to Saddlebrook Resort

Saddlebrook Townhomes is located next to the award-winning, 480-acre preeminent athletic training and vacation resort destination which is undergoing a major +\$60 million renovation. The resort currently includes 495 rooms, exceptional restaurants and lounges, two golf courses, and 43 professional tennis courts.

Conceptual Site Plan

54

Ellerbee Road (57,000 VPD)



*Retail pad can be sold separately.





APPROVED SADDLEBROOK RESORT REDEVELOPMENT

Major Employment Hub for **STEM, Medical and Financial Jobs!**



McDill Air Force Base
31,000 employees
40-minute drive

Westshore Business District
18.7M SF of office and 105,000 employees
30-minute drive

AMGEN **BLOOMIN' BRANDS** **pwc**

Downtown St Petersburg
4.2M SF of office
45-minute drive

Gateway Office Market
8.8M SF of office
40-minute drive

MOFFITT CANCER CENTER

775-acre campus
Phase I: +8,500 jobs; built by 2025

Downtown Tampa
11.6M SF of office & 77,000 employees
30-minute drive

Morgan Stanley **KPMG** **AIG**

Advent Health
15-minute drive
50,000 SF; Built in 2021

Morgan Stanley
Regus **UBS**

amazon.com **accenture**
RAYMOND JAMES

ST. JOSEPH HOSPITAL
A Member of Covenant Health
15-minute drive
Ranked as one of the top 100 Top Hospitals in the US

NORTH TAMPA
7-minute drive
129 beds and ranked one of the safest psychiatric hospitals

Advent Health
5-minute drive
169 beds and 50,000 SF Wellness Center

BayCare
5-minute drive
318,000 SF hospital built for \$246M

Saddlebrook
TAMPA • FLORIDA

480-acres, 495 hotel rooms, 43 tennis courts, 2 golf courses, and more
1-minute drive

Saddlebrook
Townhomes
±19.3 acres

56 77,000 VPD

75 115,000 VPD

54 57,000 VPD

Top Employers Within **Driving Distance to Saddlebrook Townhomes**

With immediate connectivity through interstate 75 (3-minute drive), the Property offers convenient access to Tampa's largest employment hubs such as Downtown Tampa (with over 11.6M SF of office and 77,000 employees) and the Westshore Business District with over 18.7M SF of office (105,000 employees), both a short 30-minute drive from the Property.



McDill Air Force Base

31,000 Employees



Tampa General Hospital

8,135 Employees



Baycare Health System

29,402 Employees



JP Morgan Chase

5,700 Employees



Publix

27,000 Employees



Progressive Insurance

5,350 Employees



HCA West Florida

17,000 Employees



Raymond James

5,200 Employees



AdvenHealth West Florida

12,000 Employees



Bloomin' Brands

5,000 Employees



Citi Group

10,000 Employees



GEICO

3,700 Employees

Over 20 A-rated public schools within a 15-minute drive



A-Rated
7-minute drive

B-Rated
12-minute drive

Westshore Business District
18.7M SF of office and 105,000 employees
30-minute drive

Downtown Tampa
11.6M SF of office & 77,000 employees
30-minute drive

A-Rated
7-minute drive

A-Rated
7-minute drive

56 77,000 VPD

A-Rated
5-minute drive

A-Rated
12-minute drive

A-Rated
15-minute drive

A-Rated
15-minute drive

A-Rated
15-minute drive

75 115,000 VPD

A-Rated
15-minute drive

B-Rated
15-minute drive

Saddlebrook Townhomes
±19.3 acres

480-acres, 495 hotel rooms,
43 tennis courts, 2 golf courses, and more
1-minute drive

54 57,000 VPD

A-Rated
7-minute drive

B-Rated
3-minute drive

A-Rated
15-minute drive

B-Rated
15-minute drive

Outstanding Retail **Within 5-Minute Drive**



The Shops at Wiregrass

The Shops at Wiregrass is a premier, open-air lifestyle and retail center located in Wesley Chapel, Florida. It is a main-street style, pet-friendly, and pedestrian friendly center, featuring over 100 specialty shops, such as Macy's, Pottery Barn, Sephora, Dillard's, restaurants, and services.



Tampa Premium Outlets

Tampa Premium Outlets is conveniently located off interstate 75 and State Road 56 on Grand Cypress Drive. Anchored by Saks Fifth Avenue OFF 5th, guests enjoy over 110 shops including Polo Ralph Lauren, Michael Kors, Nike, Costco, Total Wine & More. The outlets are just a 5-minute drive from the site.



The Grove at Wesley Chapel

The Grove at Wesley Chapel is located on the west side of interstate 75, north of State Road 54. The Grove at Wesley Chapel has reimagined retail and is anchored by popular national and regional retailers, such as Best Buy, Michaels, Dick's, and KRATE, one of the largest container parks in the world.



Homebuilder Development Abounds in Wesley Chapel



Townhomes Sold **Within The Last 12 Months**

RECENT TOWNHOME SALES - LAST 12 MONTHS										
#	Address	Type	Year Built	Beds	Baths	Garages	Sale Date	SF	Sale Price	Sale Price/SF
Townhomes with One Car Garage										
1	5567 Brooklet Woods Dr, Wesley Chapel, FL	Townhome	2023	3	3	1	Dec-23	1,888	\$369,869	\$195
2	32392 Turtle Grace Loop, Wesley Chapel, FL	Townhome	2023	3	3	1	Nov-23	1,758	\$354,490	\$202
3	5559 Brooklet Woods Dr, Wesley Chapel, FL	Townhome	2023	3	3	1	Oct-23	1,888	\$376,205	\$199
4	5555 Brooklet Woods Dr, Wesley Chapel, FL	Townhome	2023	3	3	1	Oct-23	1,888	\$395,405	\$209
5	31748 Blue Passing Loop, Wesley Chapel, FL	Townhome	2023	3	3	1	Mar-23	1,760	\$355,400	\$202
Average			2023					1,836	\$370,274	\$201
Townhomes with Two Car Garage										
6	4677 Ancona Way, Wesley Chapel, FL	Townhome	2021	3	3	2	Jun-23	1,827	\$412,000	\$226
7	4639 Almada Ln, Wesley Chapel, FL	Townhome	2021	3	3	2	Aug-23	1,827	\$399,900	\$219
8	4628 Almada Ln, Wesley Chapel, FL	Townhome	2021	3	3	2	Aug-23	1,827	\$410,000	\$224
9	31930 Blue Passing Loop, Wesley Chapel, FL	Townhome	2022	3	3	2	Aug-23	1,807	\$365,000	\$202
10	5554 Brooklet Woods Dr, Wesley Chapel, FL	Townhome	2023	3	3	2	Nov-23	2,230	\$472,805	\$212
Average			2022					1,904	\$411,941	\$217

Active For-Sale **Townhome Communities**

ACTIVE FOR-SALE TOWNHOME COMMUNITIES											
#	Community	Builder	Year Built	Status	Bed-rooms	Baths	Garages	Lot Size	Home Size (SF)	Sale Price	Price PSF
1	Wesley Reserve	Centex Homes	2022	Pending	3	3	1	1,742	1,762	\$349,340	\$198
2	Twin Creeks	Mattamy Homes	2023	Marketing	3	3	1	2,178	1,667	\$371,788	\$223
2	Twin Creeks	Mattamy Homes	2023	Marketing	3	3	1	2,178	1,888	\$377,845	\$200
3	Meadow Ridge	DR Horton	2024	Pending	3	3	1	2,805	1,758	\$349,990	\$199
3	Meadow Ridge	DR Horton	2024	Pending	3	3	1	2,805	1,758	\$354,490	\$202
4	Volanti	Mattamy Homes	2023	Marketing	3	3	1	1,758	1,667	\$369,268	\$222
4	Volanti	Mattamy Homes	2023	Marketing	3	3	1	1,758	1,667	\$371,248	\$223
1	Wesley Reserve	Centex Homes	2022	Marketing	3	3	2	3,049	1,818	\$384,740	\$212
2	Twin Creeks	Mattamy Homes	2023	Marketing	3	3	2	2,520	2,230	\$408,816	\$183
2	Twin Creeks	Mattamy Homes	2023	Marketing	3	3	2	2,520	2,230	\$418,861	\$188
5	Watergrass Towns	Meritage Homes	2023	Marketing	3	3	2	2,320	1,808	\$368,545	\$204
5	Watergrass Towns	Meritage Homes	2023	Marketing	3	3	2	2,320	1,808	\$374,905	\$207
6	Biscayne Homes	Biscayne Homes	2023	Marketing	3	3	2	3,595	1,749	\$547,777	\$313
6	Biscayne Homes	Biscayne Homes	2023	Marketing	3	3	2	3,595	1,947	\$598,930	\$308
Average								2,510	1,840	\$403,325	\$217

Active For-Sale Townhome Communities Map

6 Biscayne Homes at Epperson by Biscayne Homes



3 Meadow Ridge by DR Horton



Overpass Rd

5 Watergrass Towns by Meritage Homes



1 Wesley Reserve by Centex Homes



4 Volanti by Mattamy Homes



2 Twin Creeks by Mattamy Homes



Saddlebrook
Townhomes



54

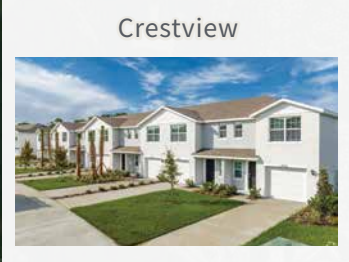


Build-to-Rent & Multi-Housing **Rent Comparables**

	PROPERTY	SILVERSAW	AVASA GROVE WEST	CHAPEL COMMONS	BEACON EPPERSON	TAPESTRY AT CYPRESS CREEK	CRESTVIEW TOWNHOMES
Property Summary	Year Built	2023	2022	2023	2022	2019	2023
	Number of Units	300 Units	330 Units	64 Units	174 Units	341 Units	82 Units
	Average Unit Size	1,026 SF	989 SF	1,463 SF	1,527 SF	1,020 SF	1,463 SF
	Average Rent	\$2,232	\$2,045	\$2,342	\$2,476	\$2,015	\$2,493
	Average Rent PSF	\$2.18	\$2.07	\$1.60	\$1.62	\$1.98	\$1.70
Studio	Number of Units	14 Units	0 Units	0 Units	0 Units	0 Units	0 Units
	Average Unit Size	551 SF	-	-	-	-	-
	Average Rent	\$1,575	-	-	-	-	-
	Average Rent PSF	\$2.86	-	-	-	-	-
1-Bedroom	Number of Units	89 Units	165 Units	0 Units	0 Units	122 Units	0 Units
	Average Unit Size	774 SF	745 SF	-	-	771 SF	-
	Average Rent	\$1,849	\$1,622	-	-	\$1,771	-
	Average Rent PSF	\$2.39	\$2.18	-	-	\$2.30	-
2-Bedroom	Number of Units	154 Units	123 Units	0 Units	53 Units	169 Units	0 Units
	Average Unit Size	1,099 SF	1,157 SF	-	1,372 SF	1,078 SF	-
	Average Rent	\$2,311	\$2,424	-	\$2,147	\$1,998	-
	Average Rent PSF	\$2.10	\$2.10	-	\$1.56	\$1.85	-
3-Bedroom	Number of Units	43 Units	42 Units	64 Units	93 Units	50 Units	82 Units
	Average Unit Size	1,439 SF	1,456 SF	1,463 SF	1,575 SF	1,432 SF	1,463 SF
	Average Rent	\$2,958	\$2,599	\$2,342	\$2,530	\$2,668	\$2,493
	Average Rent PSF	\$2.06	\$1.79	\$1.60	\$1.61	\$1.86	\$1.70
4-Bedroom	Number of Units	0 Units	0 Units	0 Units	28 Units	0 Units	0 Units
	Average Unit Size	-	-	-	1,663 SF	-	-
	Average Rent	-	-	-	\$2,917	-	-
	Average Rent PSF	-	-	-	\$1.75	-	-

Source: CoStar January 2024

Build-to-Rent & Multi-Housing Rent Comparables



Saddlebrook
Townhomes



579

75

54

581

56





SADDLEBROOK RESORT PALMER COURSE BY ARNOLD PALMER

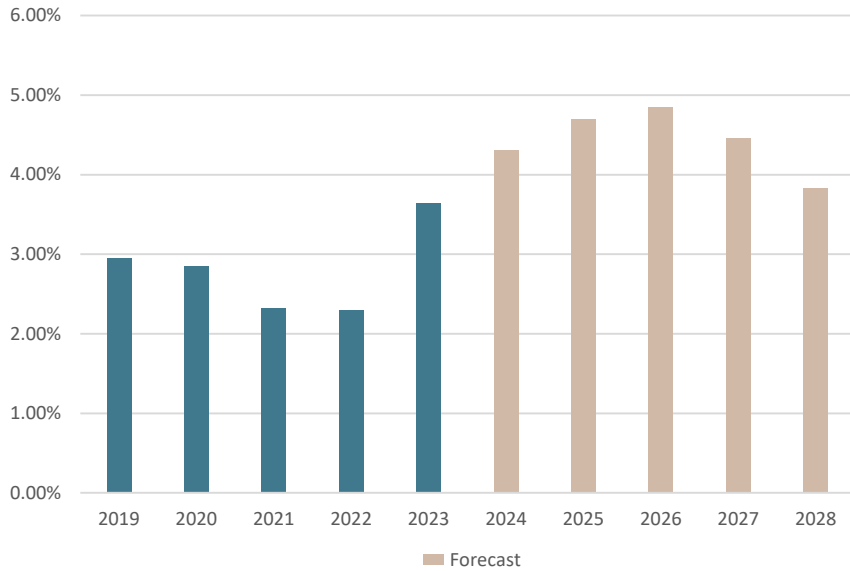


Saddlebrook
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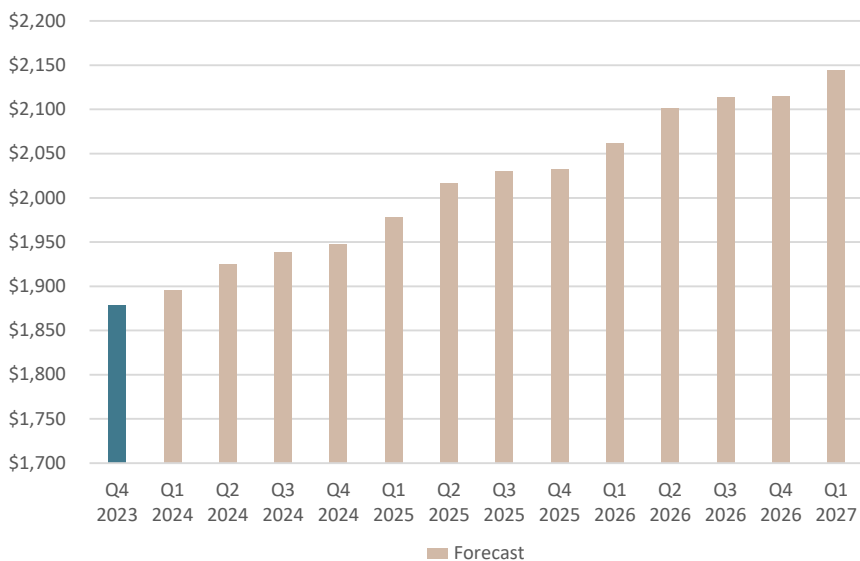
Location **Overview**

Pasco County Market Fundamentals

STABILIZED OCCUPANCY TO STAY AT ABOVE 95% THROUGH 2028



PASCO COUNTY RENT GROWTH IS PROJECTED AT 14% THROUGH 2026



AREA DEMOGRAPHIC SUMMARY

	Wesley Chapel	Tampa MSA	National
Population			
2010	44,539	2,783,243	308,745,538
2023	74,100	3,288,270	337,470,185
2028	81,630	3,371,259	342,640,129
Population Growth			
Growth 2010-2023	66%	18%	9%
Growth 2023-2028	10%	3%	2%
Households			
2010 Households	15,927	1,151,263	116,716,292
2023 Households	25,717	1,357,563	129,917,449
2028 Households	28,328	1,397,176	133,099,006
Growth 2010-2023	61%	18%	11%
Growth 2023-2028	10%	3%	2%
2023 Average Household Size	2.88	2.38	2.53
2023 Average Household Income	\$132,938	\$97,348	\$107,008
2028 Average Household Income	\$150,812	\$112,899	\$122,048
Some College Education or Higher	77.1%	63.6%	63.4%

Source: ESRI



Wesley Chapel

As the hub of Pasco County, Wesley Chapel has emerged as one of the fastest growing communities in all of Florida. Characterized by its myriad of new luxury residential ‘for sale’ communities, high home values, and educated resident base, Wesley Chapel is the largest and most populous area in Pasco County. What makes Wesley Chapel so appealing is the convenient access to both Downtown Tampa (77,000 Employees), and the Westshore Office Market (105,000 Employees) , as well as over 5.3 million sf of retail shopping at centers including The Shops at Wiregrass and Tampa Premium Outlets. With easy access to I-75 and I-275 residents are always minutes from everywhere you want to be.

Wesley Chapel is coveted by families for its top-rated schools. According to publicschoolreview.com “For the 2024 school year, there are 20 public schools serving 18,464 students in Wesley Chapel, FL. Wesley Chapel has one of the highest concentrations of top ranked public school in Florida.”

SADDLEBROOK RESORT IN WESLEY CHAPEL

Shops at Wiregrass

The Shops at Wiregrass is a premier, open-air lifestyle and retail center located in Wesley Chapel, Florida. It is a main-street style, pet-friendly, and pedestrian friendly center. The Shops at Wiregrass features Macy's, Dillard's, JCPenney and 100 specialty shops, restaurants, and services.



Tampa Premium outlets

Tampa Premium Outlets is conveniently located off Interstate 75 and State Road 56 on Grand Cypress Drive. Anchored by Saks Fifth Avenue OFF 5TH, guests will enjoy over 110 shops including Marc Jacobs, Coach, J. Crew, Michael Kors, and Polo Ralph Lauren.





Downtown Tampa

Located 30 minutes south of Wesley Chapel is Downtown Tampa. The Central Business District (“CBD”) comprises 11.6 million square feet of office space, including the metro’s largest share of Class A office space, and is home to over 77,000 employees. National firms with a presence in downtown Tampa include KPMG, AIG, Regions, Sykes Enterprises, Ernst & Young, Holland & Knight, Foley & Lardner, and Morgan Stanley.



Westshore Business District

Also located approximately 30 minutes south of Wesley Chapel is the Westshore Business District, which is Florida’s largest office market and home to major employers including Amgen, Bloomin’ Brands, and PWC. The Westshore District stands as one of Tampa Bay’s true live-work-play destinations with 18.7 million square feet of office space, 9 million square feet of retail space, and 8,000 hotel rooms. Westshore has long been a thriving hub for business and commerce, ranking as the largest office market in the state of Florida and one of Tampa Bay’s top employment market with over 105,000 employees working among a variety of white-collar industries.

Welcome to Tampa Bay

An aerial night view of the Tampa Bay coastline. The scene is illuminated by warm orange and yellow lights from buildings and streetlights, contrasting with the deep blue of the twilight sky and the ocean. In the foreground, a road is crisscrossed with light trails from moving vehicles. To the left, a modern high-rise apartment building stands prominently. The middle ground shows a sandy beach area with several palm trees and a small structure. The ocean extends to the horizon, with a few boats visible in the distance.

An unrivaled climate, local art and culture scene, and beaches voted best in the United States are just the beginning of what makes Tampa Bay great. From Tampa's strong demographics to its favorable business climate, it's no wonder why tourists, residents and firms alike are choosing Tampa Bay.

Home of America's
Top Beach



Tom Brady and the Tampa Bay Buccaneers win Super Bowl LV



The historic Tampa theatre built in 1926 considered a National Landmark



The Tampa Bay Lightning clinch the Stanley Cup two years in a row



The Tampa Bay Rays win the American League pennant

Firms Finding Success in Tampa Bay

Top Employers	Employee Count
McDill Air Force Base	31,000
Baycare Health System	29,402
Publix	27,000
HCA West Florida	17,000
AdvenHealth West Florida	12,000
Citi Group	10,000
Tampa General Hospital	8,135
JP Morgan Chase	5,700
Progressive Insurance	5,350
Raymond James	5,200
Bloomin' Brands	5,000
GEICO	3,700

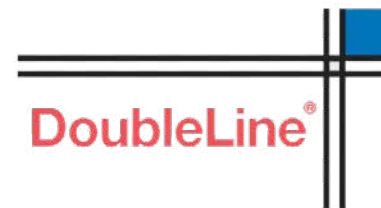
5,000 Employees and over

HQ in Tampa Bay

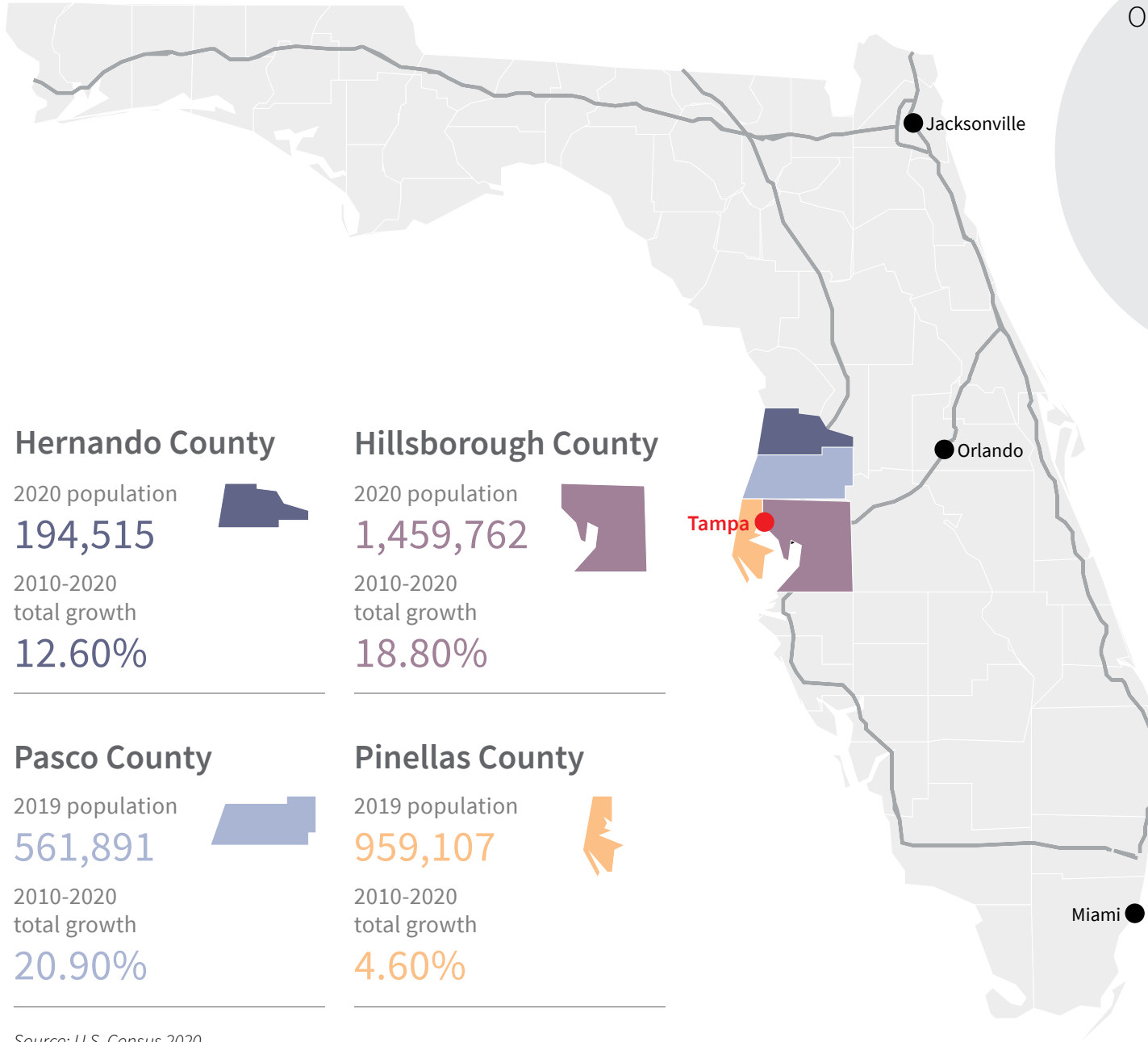


JPMORGAN CHASE & CO.

Moving or expanding in Tampa Bay



Pasco County **Fastests Growing County in Tampa MSA**



Hernando County

2020 population

194,515

2010-2020
total growth

12.60%



Hillsborough County

2020 population

1,459,762

2010-2020
total growth

18.80%



Pasco County

2019 population

561,891

2010-2020
total growth

20.90%



Pinellas County

2019 population

959,107

2010-2020
total growth

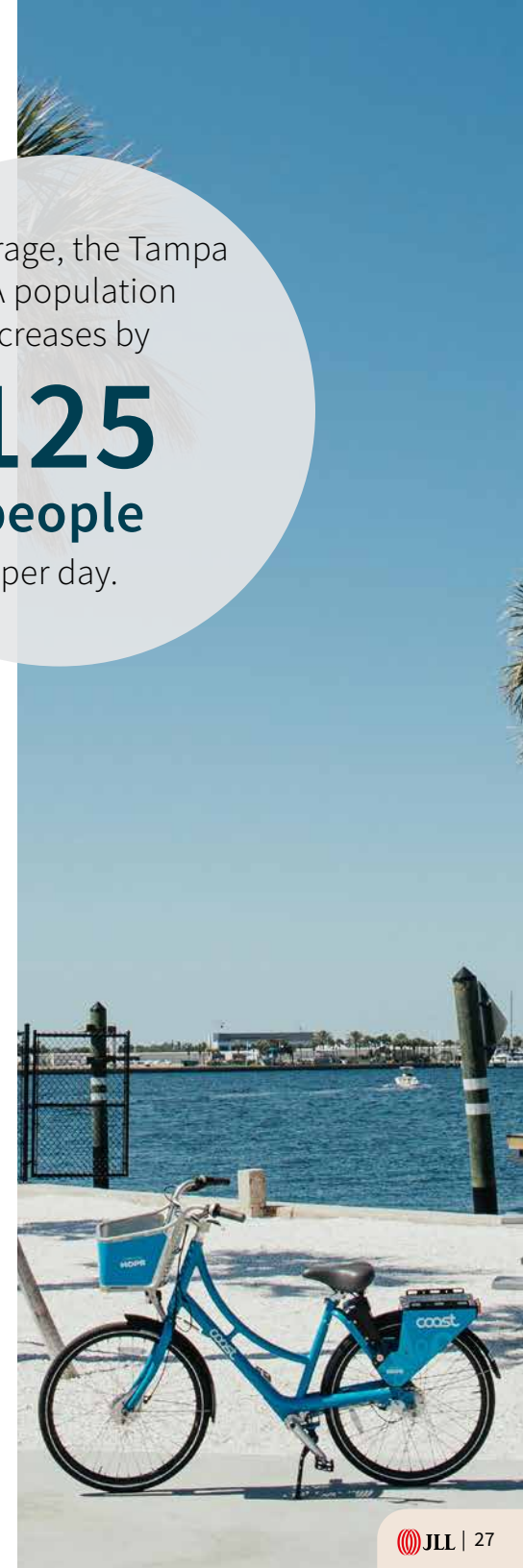
4.60%



On average, the Tampa MSA population increases by

125
people
per day.

Source: U.S. Census 2020



A Robust Talent Pipeline

Over 80 colleges, universities and technical schools in the region contribute to a robust talent pipeline. What's more, an average of 75% of graduates end up staying in Florida - a majority within the Tampa MSA. This has helped the State of Florida rank #1 for higher education four years running by U.S. News and World Report.



**UNIVERSITY OF
SOUTH FLORIDA**

14
Colleges

180
Majors

50,000+
Students

- 3 area campuses - Tampa, St. Pete, Sarasota
- Recognized as a Preeminent Research University
- 85% of graduates stay in the State
- Research expenditure: \$592 million annually
- Innovation/Economic efforts generate more than \$400 million in Statewide impact each year
- Ranked Top 50 Public Universities nationally

More than 190,000 students attend one of the numerous, distinguished educational institutions in the Tampa area, a figure that swells to over 340,000 when including the larger Central Florida region.



THE UNIVERSITY OF TAMPA

- 10,000 enrolled students
- Ranked among the nation's best institutions by U.S. News & World Report, Forbes, and Princeton Review



FLORIDA POLYTECHNIC UNIVERSITY

- 1,500 enrolled students
- Only Florida accredited public university with an exclusive focus on core STEM disciplines



UCF

- 68,000 enrolled students
- Leads the State in conferring more than 16,000 degrees each year



UF | UNIVERSITY of FLORIDA

- 56,000 enrolled students
- Ranked #7 among top public universities nationally by U.S. News & World Report

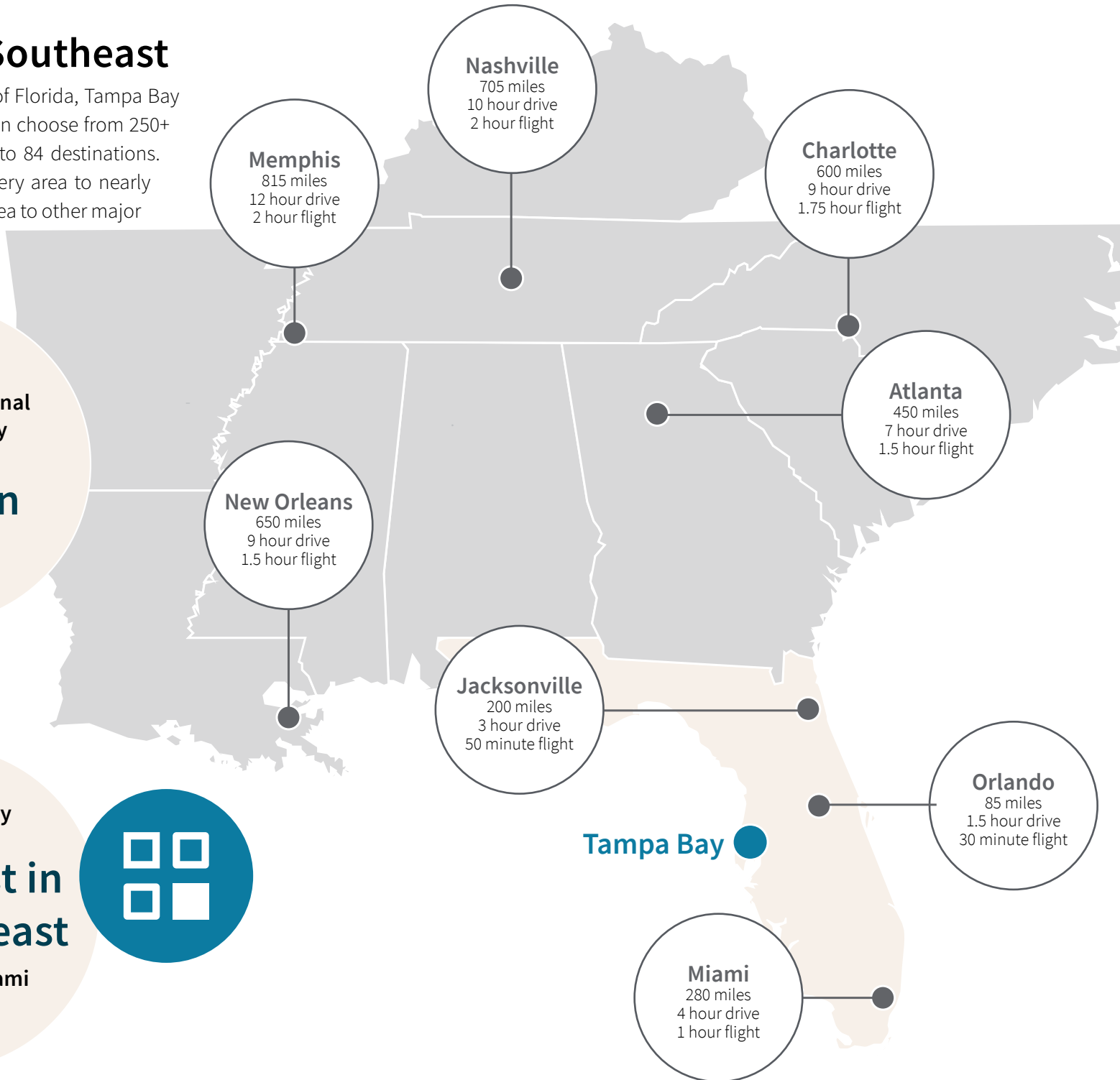
An Anchor of **The Southeast**

Optimally located on the West coast of Florida, Tampa Bay is an anchor of the Southeast. You can choose from 250+ daily flights offering nonstop service to 84 destinations. The area also boasts a one-day delivery area to nearly all of Florida and a two-day delivery area to other major Southeastern cities.



Tampa International Airport recently completed a \$2 Billion expansion

The Tampa Bay MSA is the 4th largest in the southeast behind D.C., Miami and Atlanta



Investment in **Improving Roadways**

The Florida Department of Transportation identified a need for local highway and interstate expansion to mitigate traffic congestion across the Tampa area. Infrastructure remains a main priority for Tampa officials with multiple projects currently underway.

I-4

The main East-West corridor that connects Orlando to Tampa, a distance of 85 miles.

I-275

A North-South expressway that runs north from the heart of Downtown Tampa and southeast to St. Petersburg.

I-75

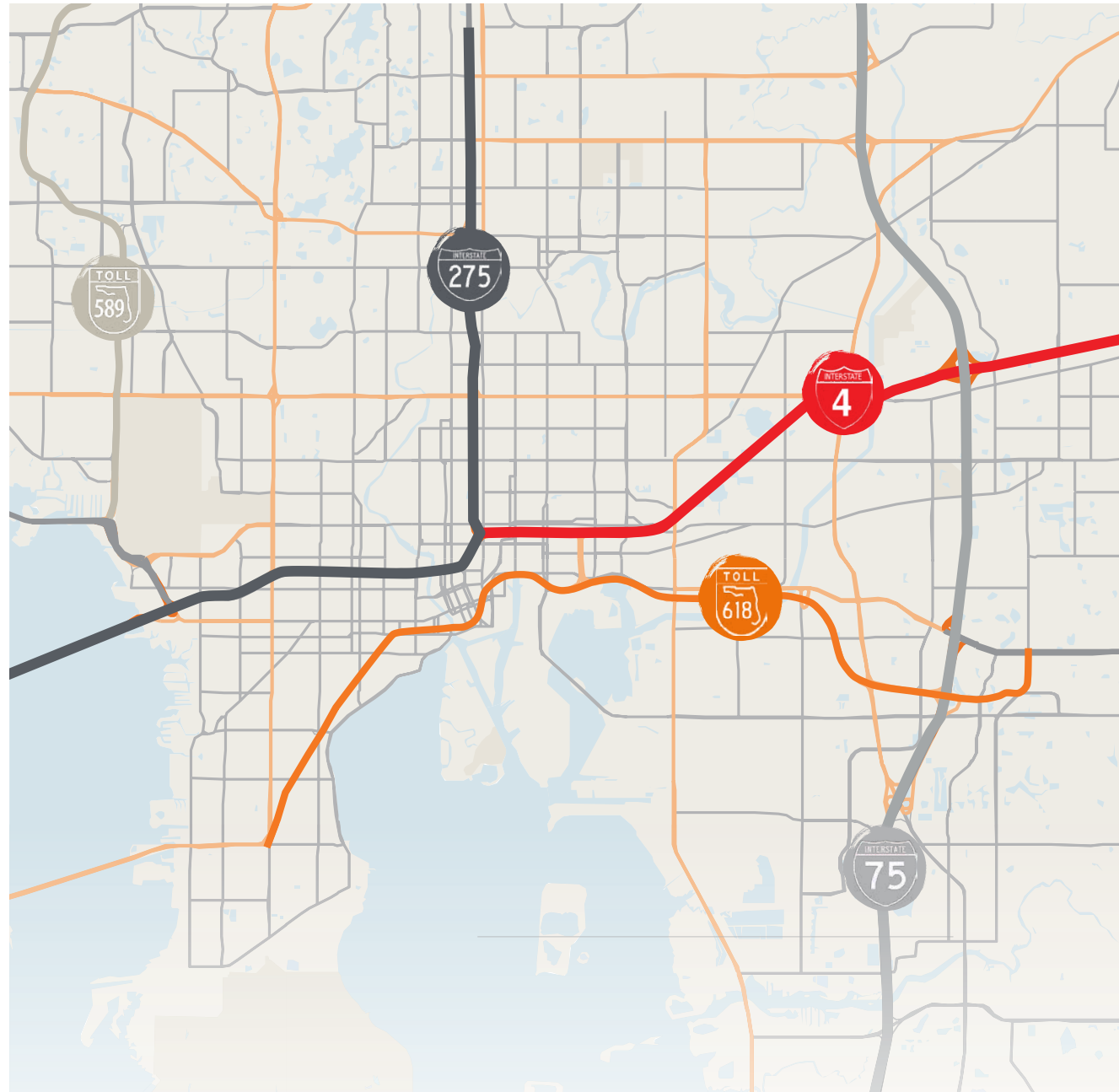
A North-South interstate that runs along the West Coast of Florida, connecting Naples to Ocala and continuing north through Atlanta.

Veteran's Expressway

A toll road that runs North-South along the west side of Tampa International Airport.

Selmon Expressway

An East-West toll road that runs through downtown Tampa and connects to the Gandy Bridge into Pinellas County.



Saddlebrook

T o w n h o m e s

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