



Volusia Mall
JCPenney Dillard's
H.M. Olive Garden
5-Minute Drive

EMBRY-RIDDLE
Aeronautical University
#1 Most Innovative Schools
(US News & World Report 2024)
+8,000 Students
+1,950 Employees
10-Minute Drive

BOEING
65K SF Facility
400 Employees
5-Minute Drive

amazon
630K SF Fulfillment Center
+1,000 Employees
5-Minute Drive

pepsico
140K SF Distribution Facility

HALIFAX HEALTH
+4,800 Employees
5-Minute Drive

DAYTONA BEACH
INTERNATIONAL AIRPORT
5-Minute Drive

Volusia Square
CAVA
Cane's
HOMES
M-SPEED
5-Minute Drive

ONE DAYTONA
+300K SqFt of Retail & 2 Hotels
Notable Tenants:
CMX CINEMAS Fairfield
BEN & JERRY'S
5-Minute Drive

DAYTONA
INTERNATIONAL SPEEDWAY
Known as the
"World Center of Racing"
Home of the Daytona 500 -
Most Prestigious NASCAR Race
1.2 Million Annual Visitors
5-Minute Drive

N Tomoka Farms Rd 9,400 VPD

Duc-ee's
5.4 Million Annual Visitors
10-Minute Drive

AdventHealth
Daytona Beach
+7,150 Employees
362-Patient Beds
12-Minute Drive

International Speedway Square
Michaels STAPLES Panera
DICK'S
CHIPOTLE
target Starbucks Chick-fil-
5-Minute Drive



TRADER JOE'S
10-Minute Drive

D-R-HORTON
America's Builder
Ironwood
Single Family Homes Selling
for Mid \$300K

LPGA
INTERNATIONAL
36-Holes Designed by
Arthur Hills and Rees Jones
5-Minute Drive

Orlando
45-minute drive



Shovel-Ready Townhome Lots
24' & 30' Wide Lots | ±62.7 Acres | Daytona Beach, Florida



Executive Summary



JLL Capital Markets is pleased to exclusively present the opportunity to acquire **Tomoka** (the “Property”), a ±62.7-acre shovel-ready site located in Daytona Beach, Florida – ranked among the Fastest-Growing Places in the U.S. in 2025-2026 by U.S. News & World Report and no. 9 among U.S Growth Cities (U-Haul Reports, 2025). The Property is approved for 173, 24’ wide & 98, 30’ wide 2-car garage townhome lots, offering investors the opportunity to build an upscale community, providing residents with premium product relative to other 1-car garage townhomes in the market. **The Seller is offering the entire master-planned community but will entertain proposals for individual phases.**

The Daytona Beach area is experiencing significant economic growth fueled by its expanding logistics, healthcare, and higher education sectors. Within a 5-mile radius of the Property, the population has grown 16% between 2020-2025—well above the national rate of 2.6%. This growth is anchored by major institutions and employers, including AdventHealth (7,150 employees), Halifax Health (4,800 employees), Embry-Riddle Aeronautical University (1,950 employees), Daytona International Speedway (1,000 employees), and major distribution hubs for companies like Amazon (+1,000 employees).

The Property is located 1-minute from I-95 (95,550 VPD) and 3-minutes from I-4 (71,500 VPD), providing future residents seamless access to Florida’s east coast as well as east Orlando (45-minutes). Moreover, the Property is surrounded by major retailers including Publix, Target, Starbucks, Walmart, and Buc-ee’s all accessible in under a 5-minute drive.

Investment Highlights

 **Irreplaceable Location with Immediate Access to Major Employment Hubs:** Strategically positioned 1-minute from I-95 (95,500 VPD) and 3-minutes from I-4 (71,500 VPD), future residents of Tomoka will be able to access major employers including AdventHealth (7,150 employees), Amazon (+1,000 employees), and Daytona International Speedway (1,000 employees) in under 15-minutes, as well as the major employers in east Orlando area within 45-minutes.

 **National & Regional Homebuilders Abound:** The Property is positioned within a 5-mile radius of +15,000 homes across major master-planned communities including Preserve at The Cay by David Weekley where new construction townhomes are selling for ~\$320K demonstrating sustained national homebuilder confidence within the submarket.

 **Explosive Population & Income Growth:** The Daytona MSA experienced a robust 23% population growth (2010-2025), more than double the national rate of 10.1%. Combined with a low 3.4% unemployment rate and average household income of ~\$100,000, the Daytona MSA continues to demonstrate strong economic fundamentals.

 **Central Location with Connectivity to Unmatched Retail & Entertainment:** Residents will benefit from the convenient access to major entertainment & retail hubs including Daytona International Speedway (home of the Daytona 500 – most prestigious NASCAR race), ONE DAYTONA (NASCAR entertainment hub with 1M+ annual visitors), Tanger Outlets with stores including Lululemon, GAP, and Nike, as well as national retailers including Target, Publix, and Starbucks all within a 10-minute drive.



PROPERTY OVERVIEW

Address	0 N Tomoka Farms Rd Daytona Beach, FL 32124
Municipality	Volusia County
Parcel ID	52-27-00-00-00-90
Zoning	PUD
Land Area	±62.7 Acres ±2,700,720 SF
Phased Site Plan Breakdown	Phase 1: 51, 30' Wide Townhomes Phase 2: 47, 30' Wide Townhomes Phase 3: 51, 24' Wide Townhomes Phase 4: 122, 24' Wide townhomes



Access to Major Employers and Surrounding Retail



AdventHealth
Daytona Beach

+7,150 Employees
362-Patient Beds
12-Minute Drive

DUC-EE'S

5.4 Million Annual Visitors
10-Minute Drive

Tanger Outlets

RALPH LAUREN **NIKE** **GAP**
BANANA REPUBLIC **lululemon**
TRADER JOE'S **SPROUTS**
TJ-maxx FARMERS MARKET
CHIPOTLE **BARNES & NOBLE**
MEXICAN GRILL BOOKSELLERS

10-Minute Drive

ONE **DAYTONA**

+300K SqFt of Retail & 2 Hotels
Notable Tenants:

CMX **Fairfield** **Brasserie**
CINEMAS BY HARRIOTT **Pro Shops**
BEN & JERRY'S **crumbl**
cookies

5-Minute Drive

Volusia Mall

JCPenney **Dillard's**
H&M **Olive Garden**

5-Minute Drive

LPGA INTERNATIONAL

36-Holes Designed by
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International Speedway Square

target **THE HOME DEPOT** **Michaels** **STAPLES**
CHIPOTLE **Chick-fil-A** **Starbucks**
K1 SPEED **CAVA**

5-Minute Drive

HALIFAX HEALTH

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DAYTONA BEACH INTERNATIONAL AIRPORT

5-Minute Drive

BOEING

65K SF Facility
400 Employees
5-Minute Drive

Publix

10-Minute Drive

Walmart
Supercenter

10-Minute Drive



LENNAR

Single-Family
Homes Selling
For ~\$342k
2-Minute Drive

amazon

630K SF Fulfillment Center
+1,000 Employees
5-Minute Drive

Orlando
45-minute drive



Conceptual Site Plan

N TOMOKA FARMS RD 415



PHASE 1 : 51, 30' WIDE TOWNHOMES
PHASE 2 : 47, 30' WIDE TOWNHOMES
PHASE 3 : 51, 24' WIDE TOWNHOMES
PHASE 4 : 122, 24' WIDE TOWNHOMES



Optional Preferred **Fee-Building Partner**



Dylan

Classic Series



3
Beds

2.5
Baths

1,833
Sq Ft

24'
Wide



1ST
FLOOR



2ND
FLOOR

Stockton

Classic Series



3
Beds

2.5
Baths

1,854
Sq Ft

24'
Wide



1ST
FLOOR



2ND
FLOOR

**Representative Sample Floor Plans



North Island Villas



3
Beds

2.5
Baths

1,904
Sq Ft

30'
Wide



Prime Location Near Top Retail and Entertainment



Explosive Residential Growth



Massive residential growth unparalleled in the area across three major master-planned communities, featuring over 15,000 homes across the combined developments, in addition to LPGA International, one of the area's most prestigious golf courses.

LATITUDE MARGARITAVILLE APPROXIMATELY 1,600 ACRES

- Age-restricted master-planned residential community
- 3,900 homes
- Average home prices exceed \$572,000
- Golf-cart friendly lifestyle community featuring a resort-style town center with clubhouse, restaurants, recreational, and fitness facilities
- Record setting home sales

AVALON PARK
LIVE • LEARN • WORK • PLAY

AVALON PARK APPROXIMATELY 3,000 ACRES

- Master-planned community
- To feature 10,000 homes/apartments and 1 million square feet of commercial space when completed



MOSAIC MASTER-PLANNED COMMUNITY BY ICI HOMES

- Under construction to feature approximately 1,200 single-family homes
- Average home prices exceed \$580,000
- Approximately 604-acre parcel that sold in December 2016



LPGA INTERNATIONAL
DAYTONA BEACH

LPGA INTERNATIONAL RENOWNED GOLF COMMUNITY WITH 36-HOLES OF WORLD-CLASS GOLF

- Golf community that includes over 1,200 homes with 600 additional homes planned
- Since 1994, has been the home course of the LPGA Tour and host of the final stage of the LPGA Tour Qualifying School



Florida In-Migration



Daytona Beach consistently ranks among the top retirement destinations in the United States, attracting retirees with its affordable housing, low crime rates, and abundant recreational activities. The city's beautiful beaches, world-class golf courses, and thriving arts scene offer a vibrant and enjoyable lifestyle for seniors seeking an active retirement.

The Daytona Beach MSA has seen a majority of its in-migration coming from the nation's coastal gateway cities. New residents accustomed to a higher cost-of-living lifestyle bring their affluence and standard of living to Daytona. The Daytona Beach newcomers have higher average incomes and are bringing their wealth to the city, furthering the local economy with additional consumer spending.



Top Inbound Metros (Q1 2026)

Rank	Metro	In-to-out Move Ratio	Average Home Value
1	Boise, ID	1.92	\$485,780
2	Raleigh, NC	1.88	\$431,758
3	Cape Coral, FL	1.79	\$339,621
4	Sarasota, FL	1.76	\$401,392
5	Knoxville, TN	1.73	\$355,438
6	Daytona Beach, FL	1.59	\$325,300
7	Orlando, FL	1.49	\$383,850
8	Charlotte, NC	1.45	\$382,567
9	Greenville, SC	1.43	\$306,371
10	Austin, TX	1.28	\$424,642

Source: moveBuddha

Florida captures the greatest volume of inbound moving demand of any state in the first quarter of 2026, it now draws **26%** of all net inbound move searches nationwide.

#2 Best Place to Retire in the U.S

#7 Best Place to Live in Florida

Source: U.S News & World Report, 2024-2025



Emerging Logistics Hub

Daytona benefits from its strategic location at the intersection of I-4 and I-95, conveniently situated between Florida's prominent North and Central markets. This advantageous positioning has resulted in a remarkable industrial expansion within the city, positioning Daytona as a top contender to become Florida's next significant logistics hub.

- 2.7M – Residents within a 1-hour drive
- 89.7% – Of Florida population within a 4-hour drive
- 5M – Industrial SF occupied or under contract within 3 miles of the site over the past 5 years

New 2.7M SF Amazon Robotics Fulfillment Center

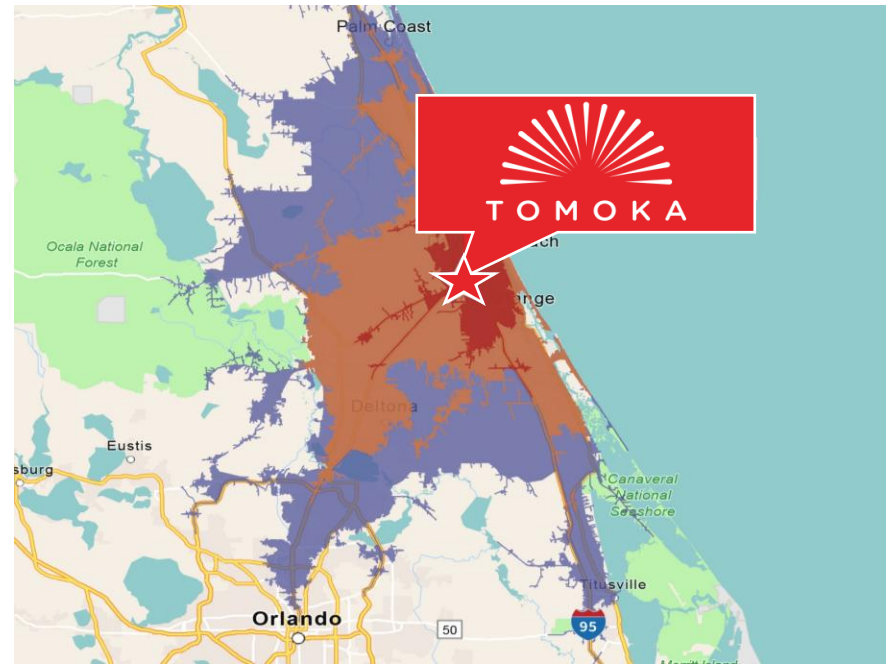
- \$200M, 2.8M SF, 5-Story, “first mile” fulfillment center with advanced robotic equipment
- 1,000 new jobs created

New Karis Cold Storage

- 3-building, 808K SF dry cold storage facility under construction
- Expected to create 1,000 jobs

Robust Healthcare Presence

- Top Employers Advent Health & Halifax Hospital employ over 10,000 locally
- 30% of future job growth projected to be in the healthcare sector (Moody's)
- 50+ population in the US is responsible for 64% of health-related spending, propping up the local market for additional medical development growth.



Retail & Entertainment

- 1M SF retail occupied over 5 years within 1-mile radius
- 250K SF new retail within 1-mile
- Visits to Tomoka/Tanger Center increased by 20% in past 3 years to 9.5M visits annually.

Home to Over 24K Students & Embry Riddle University

- 8th in nation for best undergrad aerospace engineering program
- Supports 14,850+ jobs
- Serves as pipeline for new talent to enter aerospace/aviation industry
- ~\$2B economic impact in Volusia County





Daytona's Expansive Aerospace Presence

AURA AERO has established its U.S. headquarters and first production site with an 11,000 sq. ft facility at Embry-Riddle Aeronautical University's Research Park in Daytona Beach. With EASA certification complete and FAA approval underway, AURA AERO is strategically positioned to serve the world's largest training market, which includes over 600 FAA-approved flight schools and more than 75,000 pilots.

In 2028, the company plans to open a significantly larger 500,000 sq. ft assembly line for its 19-seater hybrid-electric regional aircraft ERA, aiming to become the world's first manufacturer of hybrid-electric regional aircraft. The U.S. market has proven exceptionally strong, representing over one-third of ERA's global orders, which currently total more than 650 aircraft valued at \$10.5+ billion. This expansion is expected to create over 1,000 high-skilled jobs in the region, marking a major aerospace manufacturing investment in Florida.

Boeing's New Engineering Hub

Boeing recently established a new engineering center called Boeing Daytona Beach at Embry-Riddle Aeronautical University in Daytona Beach, Florida. The facility, opened in the fall of 2025, and is located in the Cici and Hyatt Brown Center for Aerospace Technology, a 65,000-square-foot complex that includes a 40,000-square-foot hangar. The center focuses on engineering work for Boeing's Defense, Space and Security aircraft programs and advanced technology capabilities.

The Embry-Riddle Research Park has been a significant driver of economic activity for the state, creating nearly 2,000 direct, indirect and induced jobs to date and generating more than \$372 million in total economic impact in Florida. The addition of Boeing further strengthens the Research Park's technology ecosystem, which brings university researchers and students together with businesses, entrepreneurs and start-ups across aviation, aerospace, cybersecurity, commercial space and other STEM fields.





Daytona International Speedway, located on approximately 500 acres, stands as a powerhouse economic engine for the region, generating approximately \$1 billion annually for the local and state economy. The facility's signature DAYTONA 500 alone attracts over 300,000 spectators during race week and produces between \$400-\$600 million in economic activity, making it one of Florida's most significant sporting events. With total annual attendance exceeding one million visitors across at least nine major event weekends plus year-round daily track tours as well as the Motorsports Hall of Fame of America





ONE DAYTONA is Volusia County's community epicenter and entertainment district. Owned and managed by NASCAR, the ONE DAYTONA campus is a Live, Work, Play, Stay, Shop, and Dine destination. Centrally located in the market, ONE DAYTONA attracts local guests within a 30-minute drive time.

- » Conveniently located near the intersection of Interstate-95 and Interstate-4, ONE DAYTONA sits adjacent to The World Center of Racing, Daytona International Speedway!
- » Strong destination retailers with a regional draw including Bass Pro Shops, CMX Luxury Theatre, P.F. Chang's, Pink Narcissus, & Costco.
- » ONE DAYTONA hosts over 190 days of events annually including live music, family activities, community events and artfully curated experiences.
- » The district is home to two onsite hotels featuring 250 guest rooms, including The DAYTONA Marriott Autograph Collection Hotel, one of two AAA Four Diamond hotels in the market.
- » 282 luxury apartments located within walking distance to ONE DAYTONA's shops, restaurants and entertainment.
- » A robust daytime population of over 90,000 employees and 42,000 college students in the immediate area. An average of over 46,000 vehicles pass by ONE DAYTONA daily.



DELTONA-DAYTONA BEACH-ORMOND BEACH MSA

Daytona Beach is the most prominent tourism hub in Volusia County, Florida, sitting a short distance northeast of Orlando and abutting the Atlantic Ocean. This seaside community is famous for its beaches and motorsports, but the area also offers an abundance of shopping, nightlife, cultural and business events, and sporting activities, making it a year-round destination for leisure and business travelers. The Travel Channel has even recognized Daytona Beach as a Top 10 Attraction in Florida, highlighting its diverse appeal and numerous attractions.

Beyond just a favorite destination for tourists, Daytona Beach also has a thriving business community. Benefiting from its central location, pleasant year-round climate, highly skilled workforce and low cost of living, Daytona Beach has been a preferred location for several corporate businesses in such industries as aerospace and defense products, healthcare, educational services, automotive, insurance, manufacturing and land development. The region boasts six universities and colleges, state-of-the-art hospitals, and is supported by robust economic development organizations like Team Volusia and the Daytona Regional Chamber of Commerce, which actively work to attract and support businesses.

Daytona MSA'S Demographic Snapshot

725K+

Residents



\$96,515

Average Household Income



3.4%

Unemployment Rate



16%

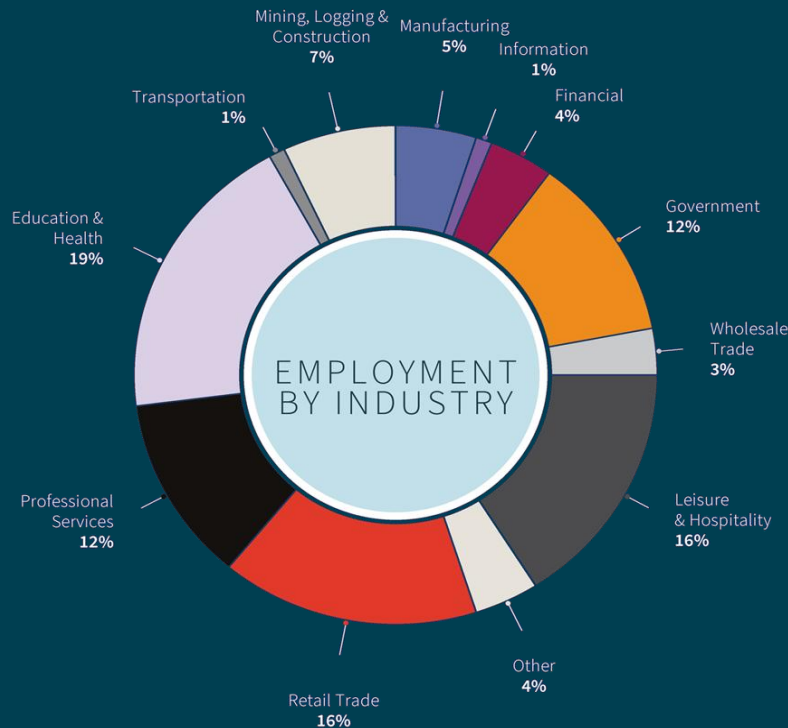
Population Growth (2020-2025)



Source: Esri (June 2026)



Employment Overview



LARGEST EMPLOYERS

ADVENT HEALTH

7,150+ EMPLOYEES

DAYTONA STATE

College

1,400+ EMPLOYEES

HALIFAX HEALTH SYSTEM

4,800+ EMPLOYEES

EMBRY-RIDDLE

Aeronautical
University

1,950+ EMPLOYEES

- Daytona Beach metro area is a regional marketplace, giving way to a diverse group of retail businesses, professional services, hospitality, manufacturing plants and associations.
- Situated along the I-4 high-tech corridor at a critical crossroads with I-95, Daytona Beach features specialized industries in aerospace, automotive, and manufacturing.
- The city is home to the headquarters of NASCAR, the International Speedway Corporation, Brown and Brown Insurance and the LPGA.
- The metro's labor force is approximately 330,000 people with an unemployment rate of 3.4% as.
- Healthcare and education play a pivotal role in the economy comprising many of the top employers in the county.
- The Amazon Robotics Facility is a 2.8 million SF high tech fulfillment center has added over 1,000 full time employees to Daytona Beach.



Thriving & Diverse **Economy Expanding Beyond Tourism**



TOP EMPLOYER / MEDICAL

- ADVENT HEALTH DAYTONA BEACH - 362 BED HOSPITAL
- HALIFAX MEDICAL CENTER - 678-BED HOSPITAL
- BROWN & BROWN INSURANCE - NEW HEADQUARTERS TO ACCOMMODATE 500 EMPLOYEES

RETAIL / ENTERTAINMENT

- TANGER OUTLETS - 350,000 SF OUTLET MALL
- TOMOKA TOWN CENTER - NEW REGIONAL MIXED-USE DEVELOPMENT
- ONE DAYTONA - 300,000 SF MIXED-USE DEVELOPMENT
- VOLUSIA MALL - 844,000 SF REGIONAL MALL
- THE PAVILION AT PORT ORANGE - 300,000 SF OPEN-AIR MALL

POINTS OF INTEREST

- DAYTONA INTERNATIONAL SPEEDWAY - GRANDSTAND CAPACITY FOR 101,500
- LPGA INTERNATIONAL GOLF CLUB - 36-HOLE GOLF COURSE COMMUNITY
- OCEAN CENTER - FLORIDA'S 5TH LARGEST CONVENTION CENTER
- HILTON DAYTONA BEACH OCEANFRONT RESORT - 744 ROOM RESORT
- DAYTONA INTERNATIONAL AIRPORT - 679,000 ANNUAL PASSENGERS

DISTRIBUTION CENTER

- TRADER JOE'S DISTRIBUTION CENTER - 800,000 SF DISTRIBUTION CENTER
- AMAZON ROBOTICS FACILITY - 2.8 MSF MORE THAN 1,000 FULL TIME EMPLOYEES
- US FOODS DISTRIBUTION CENTER - 409,000 SF DISTRIBUTION CENTER

ACADEMIC

- DAYTONA STATE COLLEGE - 23,000 STUDENTS
- EMBRY-RIDDLE AERONAUTICAL UNIVERSITY - 7,100 STUDENTS UNIVERSITY OF
- CENTRAL FLORIDA - SATELLITE CAMPUS KEISER UNIVERSITY - 20,000 STUDENTS

ADVENTHEALTH DAYTONA BEACH



DAYTONA INTERNATIONAL SPEEDWAY



AMAZON ROBOTICS FULFILLMENT CENTER



EMBRY-RIDDLE AERONAUTICAL UNIVERSITY



Townhome Comparables



1. Preserve at The Cay - The Driftwood Series by David Weekley Homes

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
1117 Wild Crest Ln	Townhome	2026	3	3	2	Marketing	1,774	\$319,110	\$180
1129 Wild Crest Ln	Townhome	2026	3	3	2	Marketing	1,619	\$313,750	\$194
1128 Wild Crest Ln	Townhome	2026	3	3	2	Marketing	1,791	\$319,110	\$178
Average							1,728	\$317,323	\$184

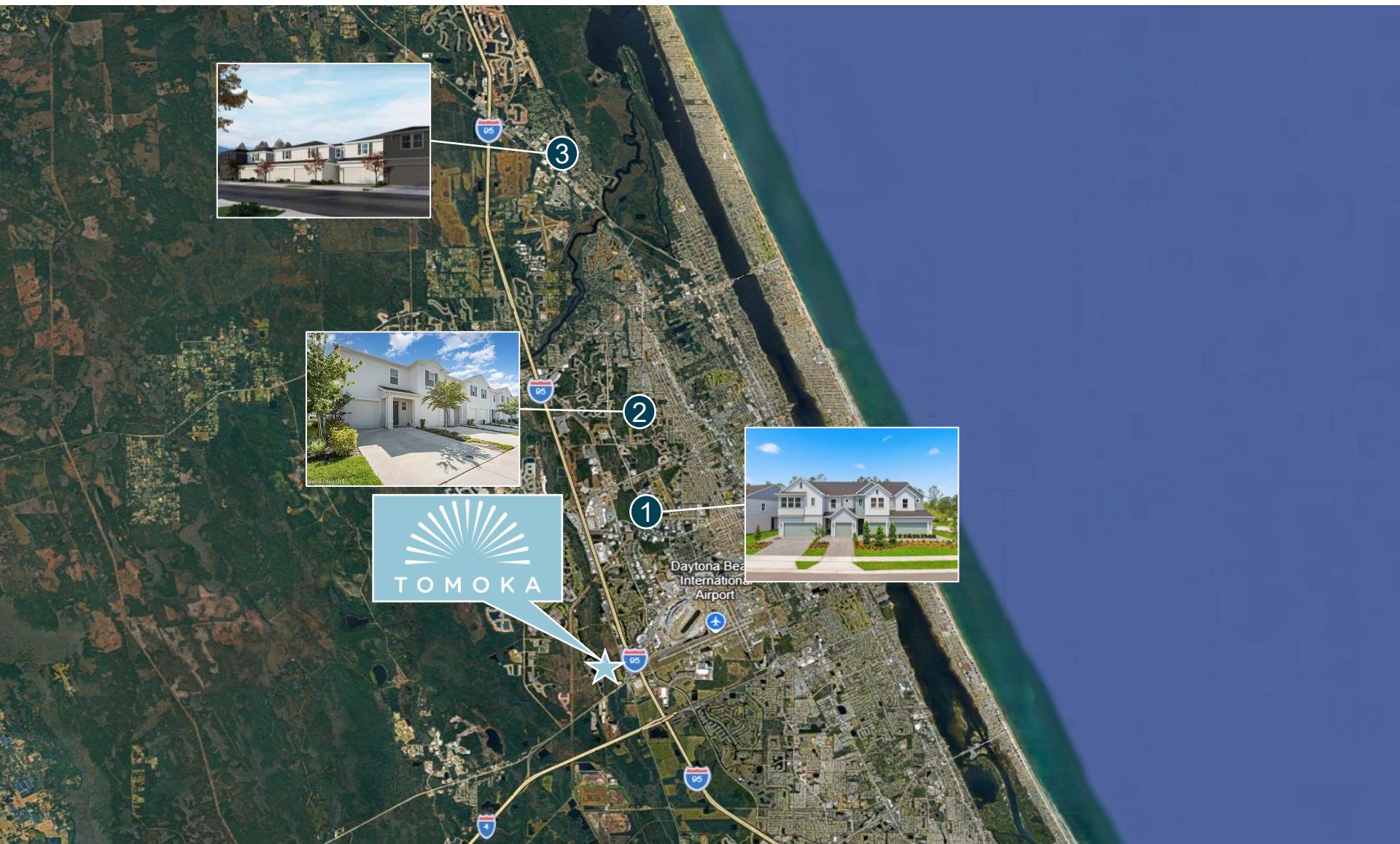
2. Laurel Dunes by D.R. Horton

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
148 Reena Dr	Townhome	2024	3	3	1	Marketing	1,656	\$294,900	\$178
126 Maya Way	Townhome	2023	3	3	1	Marketing	1,758	\$323,999	\$184
243 Reena Dr	Townhome	2023	3	3	1	Sold – Oct 25	1,731	\$297,000	\$172
Average							1,715	\$305,300	\$178

3. Bradford Park by Meritage Homes

Home Address	Type	Year Built	Beds	Baths	Garages	Status	SF	Sale Price	Price PSF
1132 Bradford Park Dr	Townhome	2026	3	3	2	Marketing	1,566	\$307,720	\$197
1140 Bradford Park Dr	Townhome	2026	3	3	2	Marketing	1,808	\$328,690	\$182
1134 Bradford Park Dr	Townhome	2026	3	3	2	Marketing	1,566	\$307,660	\$196
Average							1,647	\$314,690	\$192





Build-to-Rent Comparables



Comp. 1



Comp. 2



Comp. 3



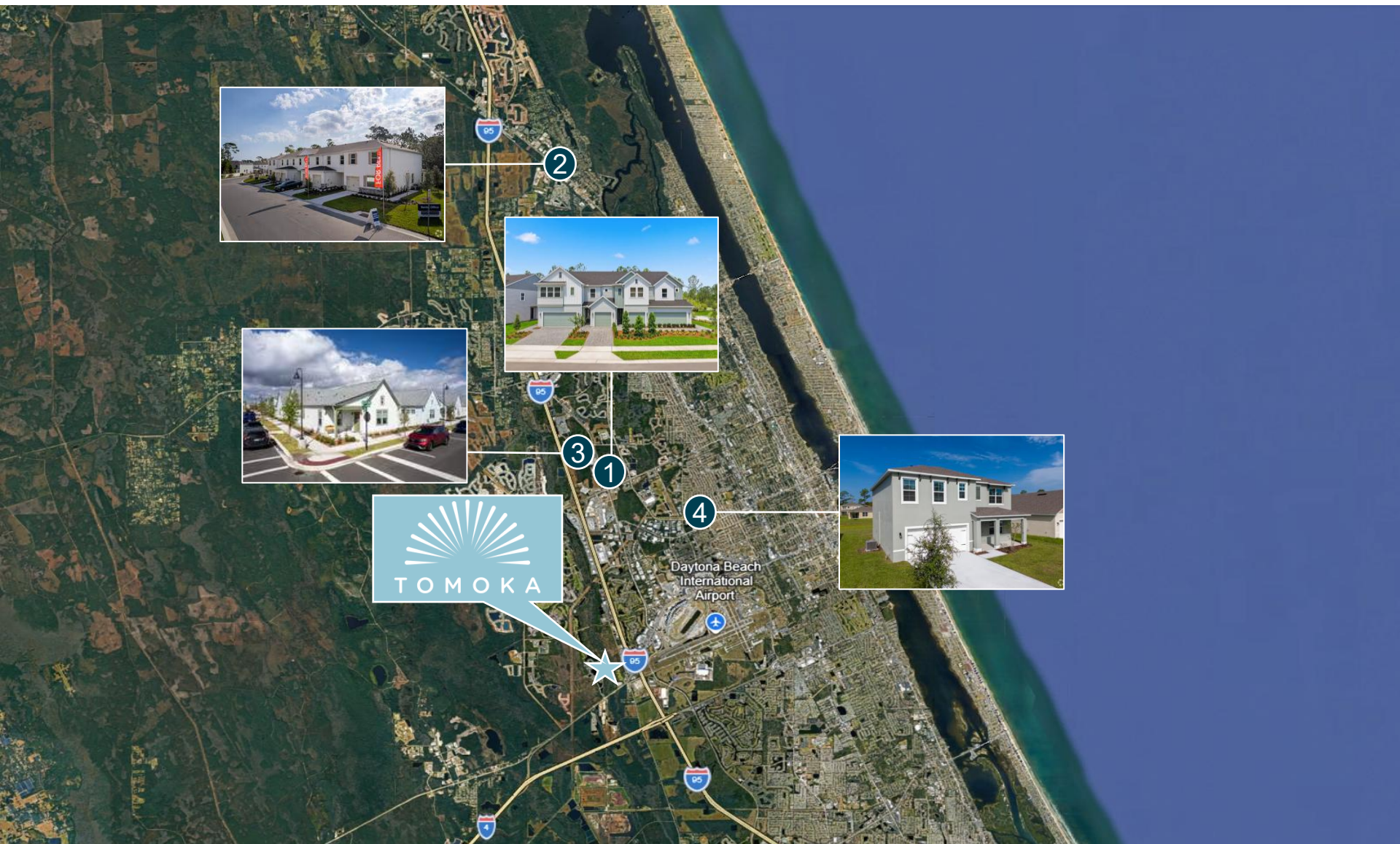
Comp. 4



Property		Eleanor Daytona	Ormond Grand Townhomes	The Cottages at Daytona Beach	Champions Quarters
Address		101 Claysburg Ln	110 Ormond Grande Blvd	1850 N Williamson Blvd	1017 Wicker Way
Property Summary	Owner	JLM Living	ARK Homes For Rent	Capstone Communities	Welltower Inc.
	Manager	Asset Living	ARK Homes	Capstone	BH
	Year Built	2025	2023	2022	2023
	City, State, Zip	Daytona Beach, FL 3211	Ormond Beach, FL 32174	Daytona Beach, FL 32114	Daytona Beach, FL 32117
	Occupancy	Lease-Up	80%	97%	87%
	Garage	None	1-Car Garage	None	2-Car Garage
	Amenities	Pool, Clubhouse, Dog Park, Fitness Center, Grilling Area	Pool	Pool, Clubhouse, Dog Park, Fitness Center, Fire Pit	None
	Number of Units	266	60 Units	283 Units	91 Units
	Avg Unit Size	1,060 SF	1,624 SF	923 SF	1,940 SF
	Avg Asking Rent	\$2,165	\$2,660	\$1,780	\$2,829
	Avg Asking Rent PSF	\$2.04	\$1.64	\$1.93	\$1.46
1 Bedroom	Number of Units	90 Units	-	172 Units	-
	Avg Unit Size	724 SF	-	714 SF	-
	Avg Asking Rent	\$1,894	-	\$1,567	-
	Avg Asking Rent PSF	\$2.62	-	\$2.20	-
2 Bedroom	Number of Units	137 Units	-	62 Units	-
	Avg Unit Size	1,122 SF	-	1,094 SF	-
	Avg Asking Rent	\$2,162	-	\$2,044	-
	Avg Asking Rent PSF	\$1.93	-	\$1.87	-
3 Bedroom	Number of Units	39 Units	60 Units	49 Units	26 Units
	Avg Unit Size	1,615SF	1,624 SF	1,440 SF	1,672 SF
	Avg Asking Rent	\$2,800	\$2,660	\$2,195	\$2,635
	Avg Asking Rent PSF	\$1.73	\$1.64	\$1.52	\$1.58
4 Bedroom	Number of Units	-	-	-	46 Units
	Avg Unit Size	-	-	-	1,828 SF
	Avg Asking Rent	-	-	-	\$2,799
	Avg Asking Rent PSF	-	-	-	\$1.53
5 Bedroom	Number of Units	-	-	-	19 Units
	Avg Unit Size	-	-	-	2,577 SF
	Avg Asking Rent	-	-	-	\$3,167
	Avg Asking Rent PSF	-	-	-	\$1.23



Build-to-Rent Comparables Map





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