

LIVE/WORK/PLAY RETAIL SITE

2.45± acres

Ocoee, FL



LOCATION

Located along the west side of S. Bluford Avenue just north of Colonial Drive at the entrance to City Center West Orange within the city limits of Ocoee, Florida.

SIZE

2.45± acres

PRICE

\$1,399,000

ZONING

The site includes a C-2 (Community Commercial) zoning by the City of Ocoee allowing retail uses such as hotel, gas station, mixed-use, restaurants, grocery/hardware stores, independent businesses, etc. Also permitted are medical and professional office use.

ROAD FRONTAGE

500' on W side of S. Bluford Avenue

UTILITIES

All Available and provided by Duke Energy and the City of Ocoee

DESCRIPTION

Located adjacent to live/work/play neighborhoods including the mixed-use City Center West Orange and new Oasis at Lake Bennett Apartment Complex. Excellent location with 500' frontage near major transportation linkages SR 429/SR 50 interchange, just north of Windermere. The site is high and dry with excellent physical, legal and economic characteristics.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

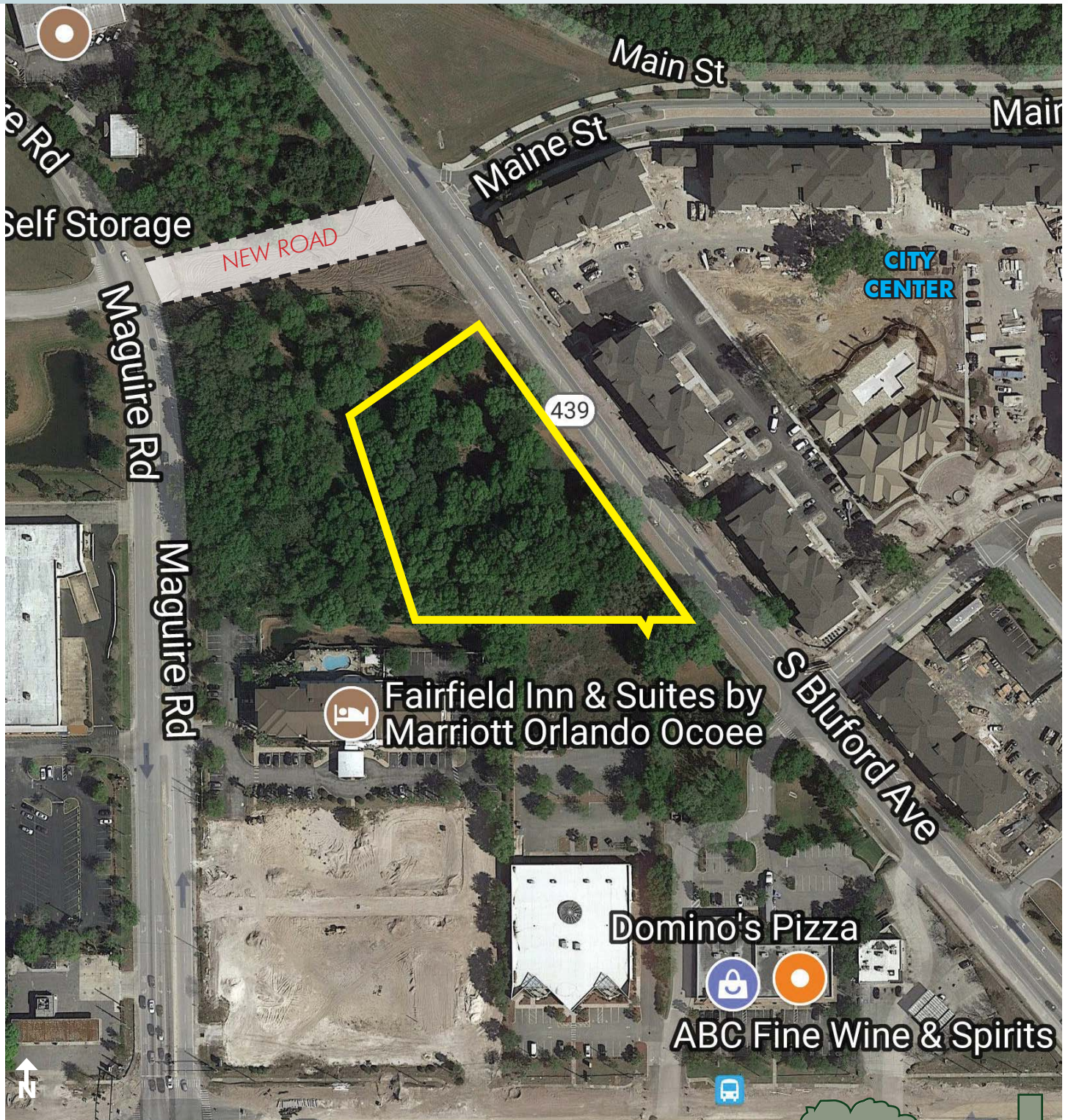
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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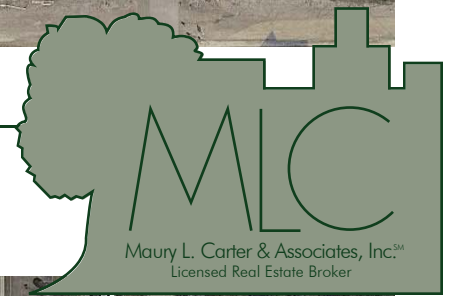
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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

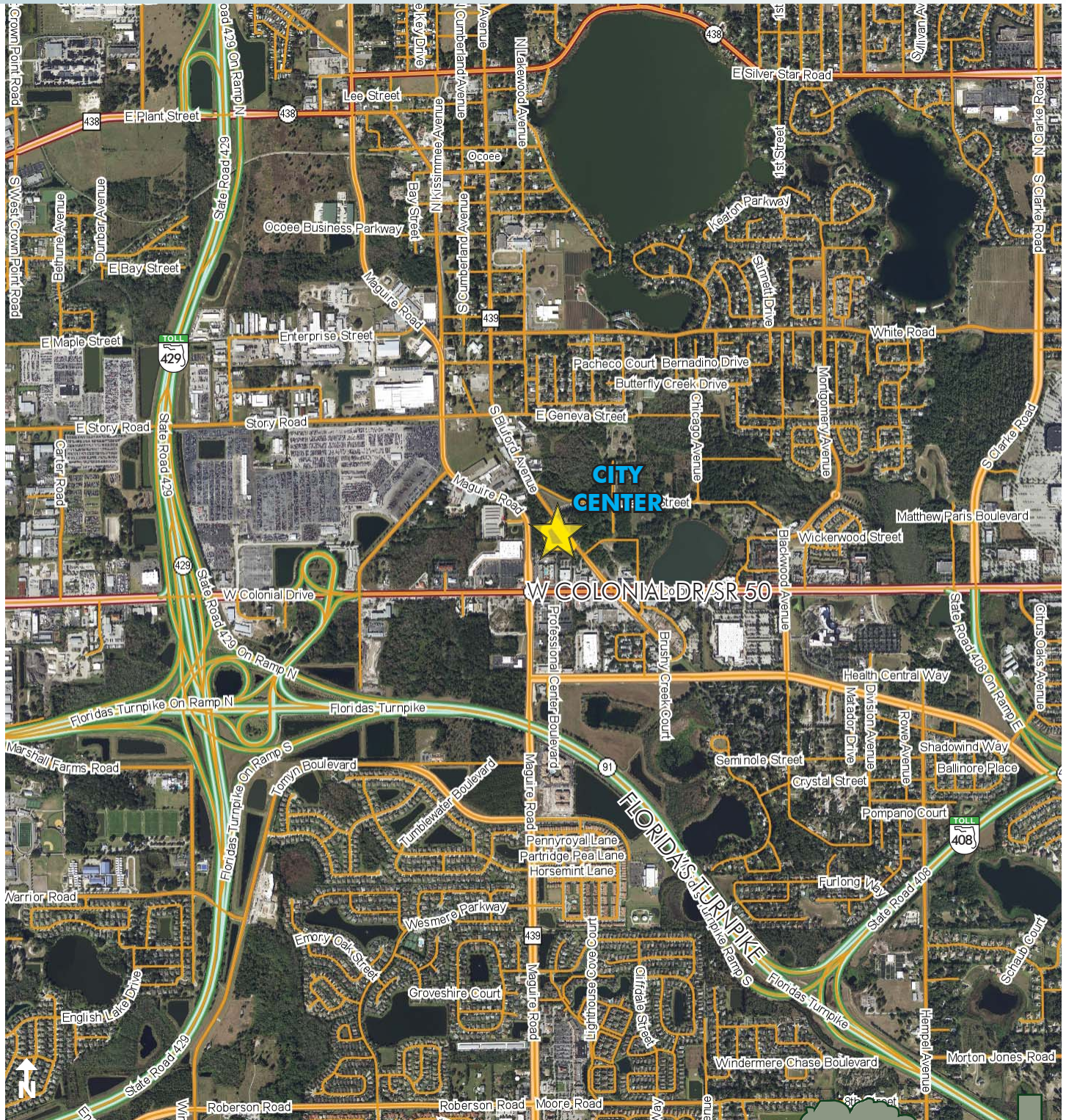
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REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

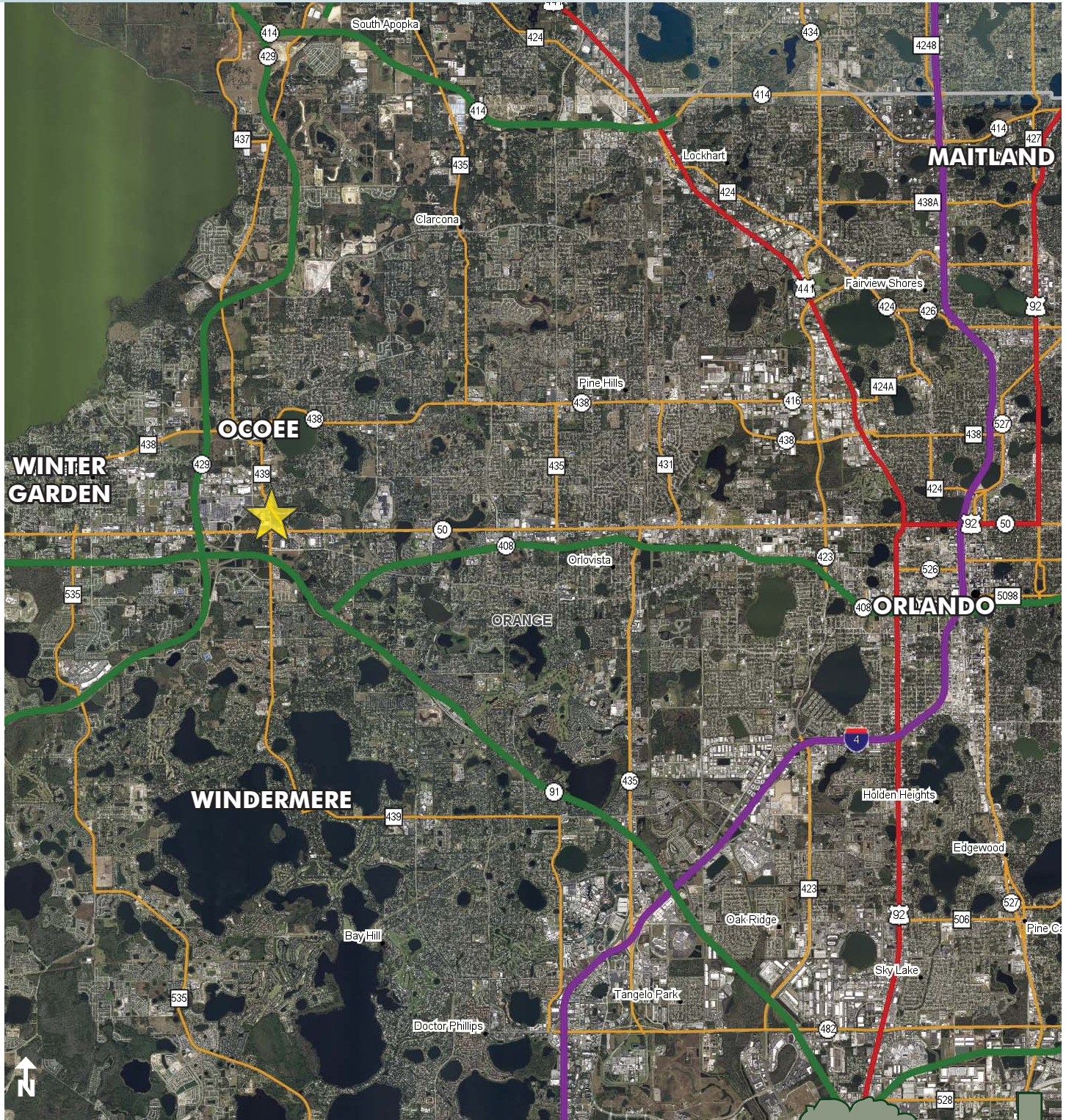
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U.S.C.I.S. Approved Project!

City Center West Orange is a mixed-use development, and a U.S.C.I.S. approved Regional Center project, in the heart of Florida, just minutes away from Walt Disney World, Universal Studios Orlando, the Orange County Convention Center, Amway Center, 65 golf courses, 23 million square feet of shopping, and dozens of other Central Florida attractions.

Live. Work. Play.
Shop.

Close to Everything
that Matters!

City Center West Orange 2015 Timeline

March
City of Ocoee's Planning and Zoning Board Approval

April
City Commission Preliminary Site Plan Approval

May
Infrastructure Clearing & Grubbing Approval

Summer - Ongoing
FDOT Upgrades SR 50/W Colonial Dr in Front of Site

September
U.S.C.I.S. Regional Center Approval

December
EB-5 Program Reauthorized until September 30, 2016.

Check Out the City Center West Orange's Projected 2016 Timeline on Page 8!

Condos on Sale through Premier Sotheby's



Upon completion of all three phases, **City Center West Orange** will boast nearly 2,000 luxury condominiums.

The more than 450 condos in Phase 1, known as **29 Palms at City Center**, will be just steps away from half a million square feet of retail, restaurant, medical, & Class "A" office space, almost 200,00 square feet of which is also in Phase 1.

29 Palms' community amenities will include a 24-hr fitness room, tennis and racquetball courts, a rooftop resort-style pool, a club room with billiards, yoga and group exercise rooms, controlled entry, electric car charging stations and much more!

All units are designed with uncompromising quality and keen attention to detail. Residents will enjoy high-end finishes; modern kitchens with stainless steel appliances and granite countertops; and chic master suites.

**Contact Sotheby's for More Information:
561.349.6591 or 29Palms@stirlingsir.com**





City Center West Orange and Green Living

The development team plans to incorporate infrastructure into City Center West Orange that will support your everyday green choices like recycling as well as larger commitments with amenities like electric car charging stations. In addition, water collected from City Center West Orange's Green Roofs will be reused for irrigation.

Retail Space Available through Madison Marquette

Contact Nikki Traff: 561-807-1004 or nikki.Traff@MadisonMarquette.com



What is EB-5?

EB-5 is an abbreviation for the United States Citizenship and Immigration Services' 5th category of Employment Based visas, also known as the Immigrant Investor Program. The EB-5 Program grants Green Cards to qualifying foreign nationals who invest at least \$500,000 in a program that meets certain requirements set forth by the U.S.C.I.S., such as City Center West Orange.

Visas granted through the Immigrant Investor Program give foreign investors and their immediate families the opportunity to LIVE in the United States of America and apply for citizenship after holding a Green Card for only five years.

City Center West Orange is a U.S.C.I.S. Approved Project in the EB5 Florida Real Estate Regional Center.

What is a regional center?

EB-5 Investor Visas come in 2 types: Direct and Regional Center. All EB-5 investments must create 10 jobs. However, Direct investments count specific jobs, such as a new company accountant, on the other hand Regional Centers count indirect jobs, such as a new server at the café across the street hired to accommodate an uptick in patrons from the project's construction. These indirect jobs are determined by an extensive economic impact analysis.

City Center West Orange's economic impact analysis supports 4,320 new jobs or more than 400 visas.

What does this mean for EB-5 Investors?

Regional Center investors can rest assured that their applications will not be rejected because of the City Center West Orange project and could possibly receive faster processing times because the U.S.C.I.S. will not have to review the project for each individual investor.

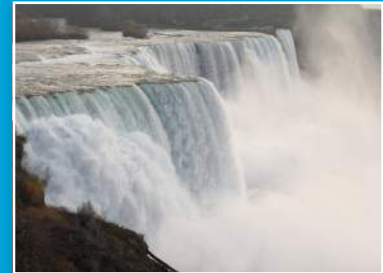
*Live in the U.S.
Faster!*



The adjustment of status application for investors in the US on non-immigrant visas can now be filed concurrently with their EB-5 applications, that means City Center West Orange's EB-5 investors already in the US can get work permits, travel documents, and send their children to public school a lot faster. Act now, this program could end soon.

EB-5 Investment Still \$500,000 For Now

The Immigrant Investor Program was recently reauthorized until September 30, 2016. However, an EB-5 Reform Bill being debated by the US Senate’s Judiciary Committee could mean significant changes to the program before that. These changes include a raise in the minimum investment amount in a TEA from \$500,000 to \$800,000. This 60% increase could take effect as soon as the reform passes. EB-5 Investors are encouraged to submit their applications as soon as possible.



Longer Application Times for Chinese EB-5

The US Department of State Bureau of Consular Affairs’ monthly Visa Bulletin states that mainland born Chinese are still the only oversubscribed area of chargeability, the applicant’s country of origin. A category or area of chargeability becomes oversubscribed when the demand exceeds the number of visas available for the US government’s fiscal year. EB-5 visas for mainland born Chinese have been oversubscribed since July 2015. Oversubscription does NOT mean that visas are unavailable.

Investors in oversubscribed categories are essentially just on a wait list until the backlog is resolved to their priority date. However, the children of these applicants risk aging out if they turn 21 before their applications are moved into processing. This application backlog extends the processing time beyond the standard estimates. Therefore, investors from mainland China are highly encouraged to submit their applications as soon as possible to establish the earliest possible Priority Date.



CCWO Lawyers’ Luncheon

🐦 Psst! Now you can follow City Center West Orange on Twitter! @CityCenterWO 🐦

Orlando Welcomes 62 Million Visitors!

Last year Orlando became the first city in the United States to welcome more than 60 million visitors. With Walt Disney World, Universal Orlando, SeaWorld, Lego Land, a burgeoning food scene, growing cultural and sports offerings, and dozens of other area attractions, it's no wonder visitors flock here.

2016 promises to be another great year for tourism with the completion of Disney Springs, 2 new rides each at EPCOT and Animal Kingdom; a new shark themed area and hypercoaster at SeaWorld; a new King Kong ride and 1,000 room Caribbean themed resort at Universal; new attractions at Lego Land and Kennedy Space Center; the NWSL's Orlando Pride's inaugural season; and more award winning dining opening.

Getting Around Orlando

Colonial Drive/SR 50 is being widened right in front of the City Center West Orange site! This \$37.5 million expansion spans from west of SR 429 to east of the East West Expressway/SR 408 entrance at Clarke Rd, just one exit from Florida's Turnpike.

In addition, the \$2.3 billion I-4 Ultimate Improvement Project is overhauling 21 miles of the vital highway from Kirkman Rd to SR 434. SunRail has begun work on Phase II, a 29 mile stretch that will feature 5 new stations. The Orlando International Airport will be getting a \$1.1 billion expansion in the next 5 years that will set the stage for a \$1.8 billion new terminal, a SunRail Phase III connection, a light rail to I-Drive, and Brightline connection to Miami.

Beyond the Parks

City Center West Orange is less than 30 minutes from 65 championship golf courses, the Orlando Magic (*NBA*), Orlando Predators (*AFL*), Orlando Solar Bears (*ECHL*), Orlando City SC (*MLS*), the UCF Knights (*NCAA Division I*) and Spring Training for the Atlanta Braves (*MLB*). And coming in 2016, the Orlando Pride (*NWSL*) inaugural season and the new home of the US Tennis Association!

Or enjoy the diverse offerings of the Orlando Museum of Art, the Mennello Museum of American Art, the Morse Museum, the Orlando Science Center, Orlando Shakespeare Theater, Orlando Ballet, or Orlando Philharmonic Orchestra. Or catch a world class special performance at Amway Center, Dr. Phillips Center, Orlando Citrus Bowl, Bright House Networks Stadium, CFE Arena, Hard Rock Live Orlando, or House of Blues.

Orlando is Great for Business!

Unemployment in the Orlando MSA dropped 1% in 2015, falling below 5% for the first time since the Great Recession. Orlando's been named one of the Top 10 Cities to Start a Business and the #1 City for Entrepreneurs by Entrepreneur magazine. As well as one of the Top 10 Fastest Growing Metros by Forbes and one of the Top 10 Cities for Business Vitality by the Wall Street Journal. It's also home University of Central Florida, the second largest university in the country and Rollins College, home of the #1 rated MBA program in the state according to Forbes.

Orlando By the Numbers

Last year Florida surpassed New York to become the third most populous state, and this year isn't much different. 2015 saw the Sunshine State add more residents than every state, except Texas. In fact, the migration rate into Florida from other countries and states was the highest in the country, adding more people than California for the first time in nearly a decade and growing at over twice the rate of the US overall.

Orlando saw a 9.6% increase in median home sale price in 2015 and Florida saw a 8.5% increase in home prices overall. Orlando was also consistently listed in the Top 10 Real Estate Markets for Investors throughout 2015 and named #5 City Doing the Most to Combat the Housing Shortage due to its high new construction numbers. Orlando is also the #6 Market for 1st Time Homebuyers and the #6 Best Place to Own a Home in the US.

In addition, Orlando was consistently listed among the Top 10 for Job Growth, including #4 for Future Job Growth, the #5 City Leading Job Creation, and #8 for Construction Job Growth. It's not a bad place to work either. Orlando was named #4 Happiest Place to Work and the #9 City for Working Women. Of course if your working days are behind you, Orlando is also the #5 Retirement Friendly City.

Orlando International Airport was #4 for customer satisfaction among large airports in the US. Orlando is also the #1 Destination for Meetings and predicted to be the #2 Travel Destination in the US in 2016.

On a lighter note, Orlando was also named the #4 Town for Pizza in the US, the #2 Foodie City for Your Wallet, and the #2 Most Creative US City.

Orlando Report Card

City Satisfaction	A+
Local Economy	B+
Homeownership Plans	A-
Safety & Crime Rate	B+
Daily Commute	B
School Quality	A-
Recreational Activities	B+
State & Local Taxes	A+

Orlando is also #6 for Air Quality

Minorities in Orlando

Orlando is a diverse community and ranked among the best cities in the US for minorities.

#7 for African-Americans

#13 for Hispanics

#19 for Asians



🐦 You can follow EB5 Florida Real Estate Regional Center on Twitter too! @EB5FLRealEstate 🐦



2016 Expected Timeline

<p>January</p> <p>Completion of Green Roof and Waste Management Designs.</p>	<p>February</p> <p>Site Construction Begins.</p>	<p>March</p> <p>Inter-site Roadway Construction Begins .</p>
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<p>Spring</p> <p>Site Infrastructure Construction Continues. Traffic Signal and Sewer Construction Begins.</p>	<p>Summer</p> <p>Site Infrastructure Construction Continues. Stormwater Runoff and Curb Installation Begins.</p>	<p>Fall</p> <p>Phase 1 Infrastructure Completion with Inter-site Roadway Paving. Vertical Construction Begins.</p>
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29PalmsAtCityCenter.com
[@ParkDevelopment](https://twitter.com/ParkDevelopment)

ParkDevelopment.net
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