

PUBLIX AT AVALON PARK

ORLANDO, FLORIDA



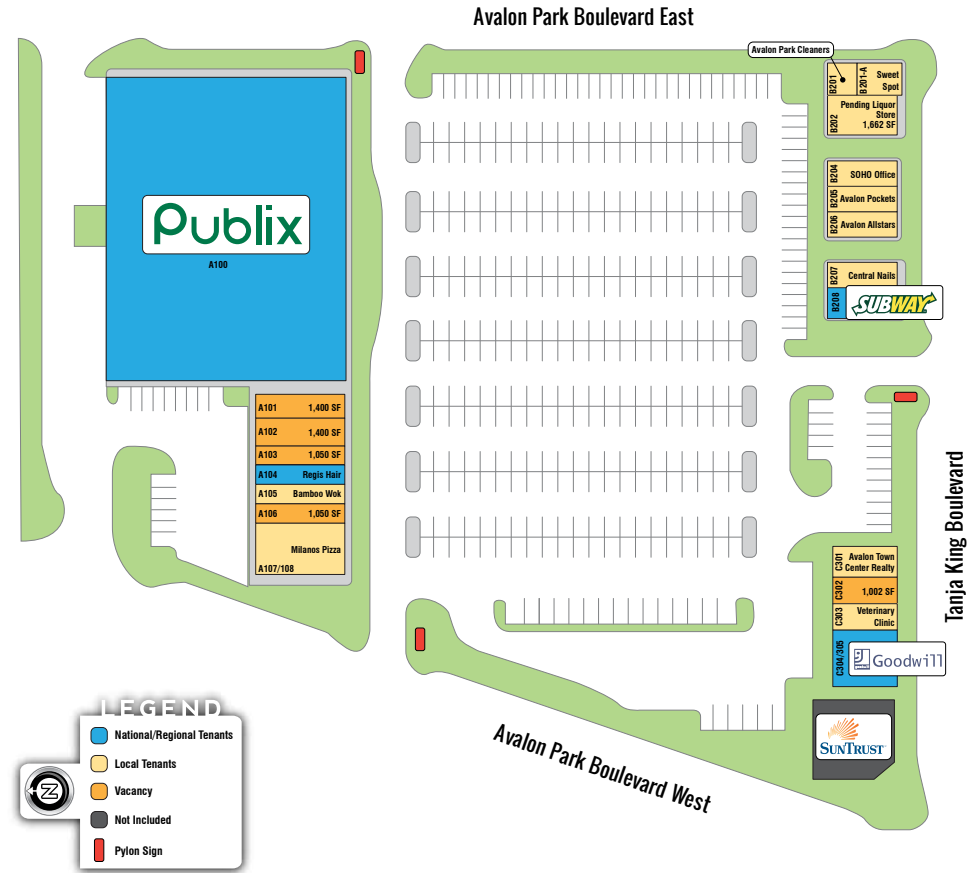
EXCLUSIVE LISTING AGENT

PLAZAADVISORS
EXPERIENCE. KNOWLEDGE. VISION.

OFFERING OVERVIEW & LOCATION

Plaza Advisors, acting as exclusive agent on behalf of the Owner, is proud to offer for sale a 100% interest in Publix at Avalon Park (the "Property") in Orlando, Florida. This exceptional retail property totals 68,494 square feet ("SF") of gross leasable area and is situated at the intersection of Avalon Park Boulevard and Tanja King Boulevard, in the center of the Avalon Park neighborhood community. Publix occupies a 44,271 SF store with a pharmacy and has substantial remaining lease term. The Property is presently 91.4% leased and was completed in 2004. The Property is being offered subject to favorable non-recourse existing financing with an insurance company.

Publix at Avalon Park is ideally situated in the center of the 1,860-acre Avalon Park community. Avalon Park is a highly-regarded, dynamic neo-traditional neighborhood with a beautiful town center, a number of lakes and parks, as well as walking and biking trails. Publix at Avalon Park is one of only two grocery-anchored shopping centers serving the Avalon Park community, which is still anticipated to continue to receive new residents in the near future.

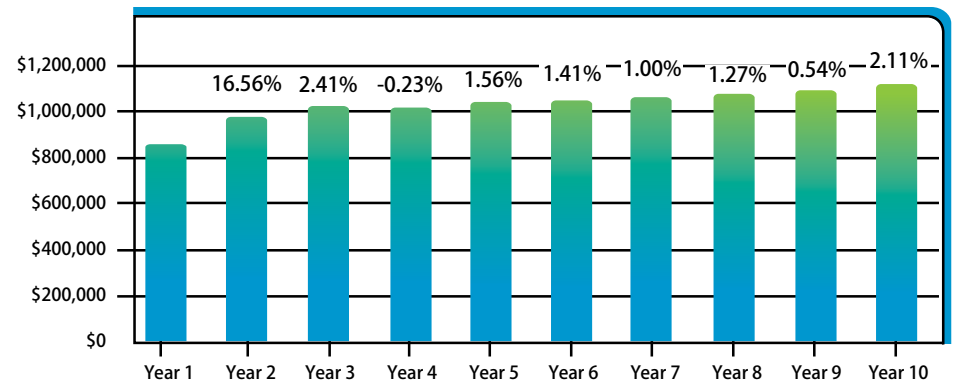


INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

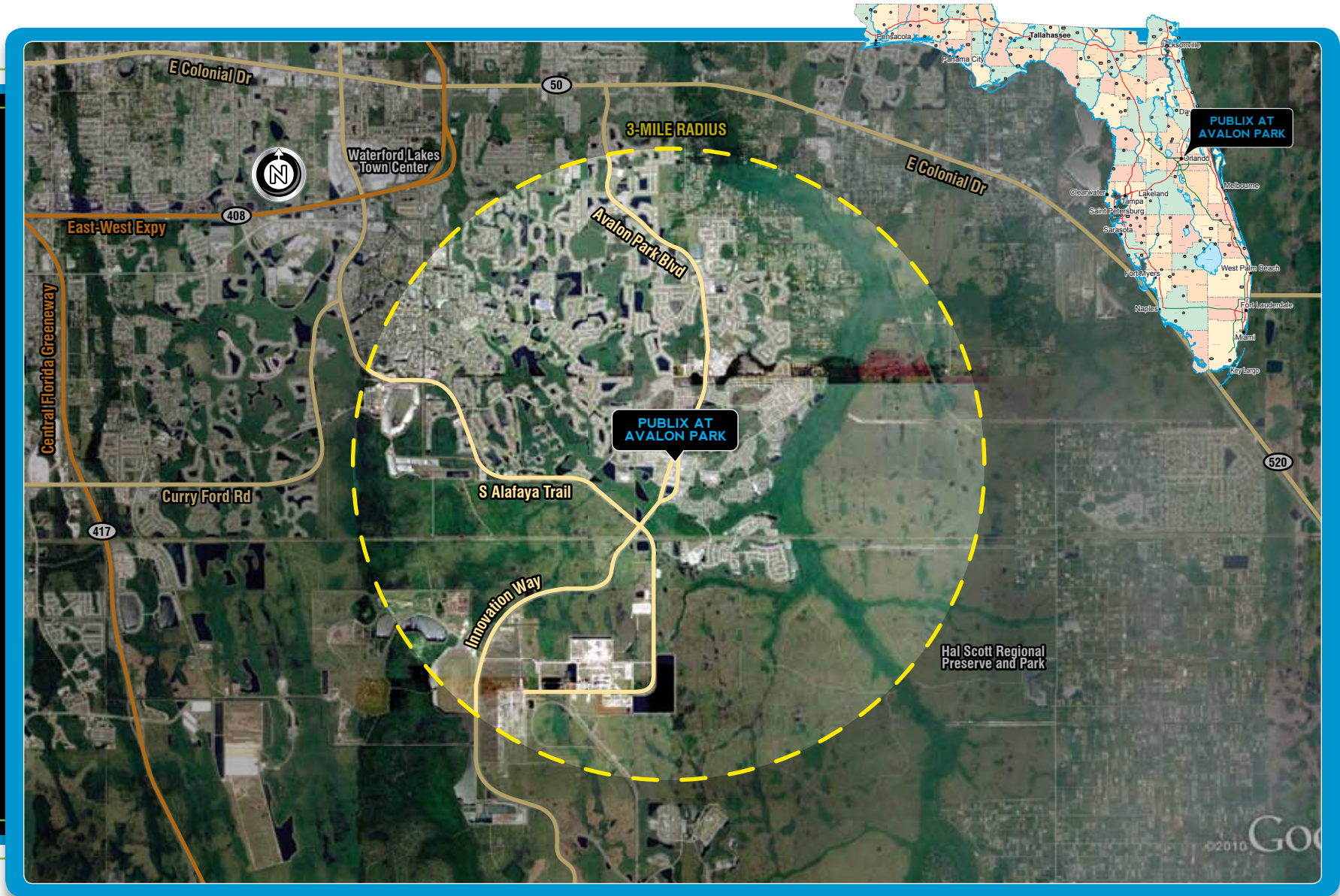
- ◆ Publix at Avalon Park is anchored by Publix Super Markets, Inc. , Florida’s dominant grocery store operator and one of the Southeast region’s strongest credit tenants.
- ◆ The Publix at Avalon Park investment opportunity offers significant upside through lease-up of the remaining vacant spaces.
- ◆ Publix at Avalon Park features the only Publix grocery store within the Avalon Park community.
- ◆ Publix accounts for nearly 65% of the Property’s gross leasable area and 46% of the current base rental revenue.
- ◆ Publix at Avalon Park is ideally situated in the center of Avalon Park’s commercial area and in close proximity to the Avalon Elementary School.
- ◆ The 3-mile area surrounding the Property has an estimated 45,669 residents, with future continued population growth anticipated as the area continues to attract new residents. Additionally, this three mile area has an estimated average household income of \$78,893.
- ◆ Through the lease-up of the vacant spaces, Publix at Avalon Park’s net operating income is projected to grow by 41% in a ten-year holding period.
- ◆ Publix at Avalon Park is being offered subject to a favorable non-recourse loan with an insurance company.

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
2015 Projected Population	13,468	65,148	115,121
2010 Estimated Population	9,275	45,669	83,887
2010 Median Age	30.1	30.4	31.4
2010 Average Household Income	\$79,999	\$78,893	\$74,916
2010 Number of Businesses	150	757	1,472
2010 Total Number of Employees	1,856	9,039	21,421

NOI GROWTH CHART



The cumulative NOI growth rate over the ten-year cash flow period is nearly 27%.



PLAZA ADVISORS

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MIAMI OFFICE

Anthony Blanco
 anthony.blanco@plazadvisors.com
 5201 Blue Lagoon Drive, Suite 846
 Miami, FL 33126
 (305) 629 3606 - office
 (305) 647 6441 - fax

TAMPA OFFICE

Jim Michalak
 jim.michalak@plazadvisors.com
 3412 Bay to Bay Boulevard
 Tampa, FL 33629
 (813) 837 1300 - office
 (813) 831 2627 - fax

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