

OFFERING MEMORANDUM

CBRE

I-DRIVE & SAND LAKE

REDEVELOPMENT
OPPORTUNITY

FOR SALE
OR LEASE

13 ACRE
ASSEMBLAGE

INTERNATIONAL DR
& W SAND LAKE RD

CONCEPTUAL RENDERING

An aerial photograph of a suburban area with several large, irregularly shaped parcels highlighted in light blue. These parcels are located primarily along a vertical road and a horizontal road. The vertical road is labeled 'INTERNATIONAL DR 26,000 AADT' and the horizontal road is labeled 'W SAND LAKE RD 42,000 AADT'. A diagonal road to the right is labeled 'CANADA AVE'. The background shows residential neighborhoods with houses, lawns, and some commercial buildings. The text 'I-DRIVE & SAND LAKE REDEVELOPMENT OPPORTUNITY' is overlaid on the left side of the image.

I-DRIVE & SAND LAKE

REDEVELOPMENT OPPORTUNITY

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I-DRIVE

&
SAND
LAKE

REDEVELOPMENT
OPPORTUNITY

01

EXECUTIVE
SUMMARY

CONCEPTUAL RENDERING

EXECUTIVE SUMMARY

CBRE is pleased to offer 13± acres of mixed-use land located in the heart of Orlando's Tourist Corridor

This property is a unique combination of six parcels, totaling approximately 13± acres of land zoned for retail, entertainment and hotel use. Located at the Northeast quadrant intersection of International Drive and West Sand Lake Road, this property is part of a heavily concentrated entertainment and tourist corridor portfolio. It offers close proximity to I-Drive entertainment, Orlando's famous Restaurant Row, Universal Studios, the Orange County Convention Center, and more. This prime location presents an ideal development opportunity near major attractions, hotels, and restaurants.

CONCEPTUAL RENDERING



13±
ACRE
ASSEMBLAGE



6
PARCELS



ORLANDO'S
TOURIST
CORRIDOR



ZONING: PD
ENTERTAINMENT
RETAIL, HOTEL
OR MULTIFAMILY

CONCEPTUAL RENDERING

PROPERTY OVERVIEW

- ◆ A 13± acre redevelopment opportunity strategically located at the intersection of International Drive and West Sand Lake Road in Orlando making it a prime investment opportunity for entertainment, hospitality, or retail projects, benefiting from its location in a high-traffic tourist area.
- ◆ The opportunity consist of six parcels in the I-Drive Entertainment sub-district.

ADDRESS	PARCEL #	ACRE(S)
6813 Sand Lake Rd	#25-23-28-0000-00-021	1.83±
7679 International Dr	#25-23-28-0000-00-035	0.42±
7667 International Dr	#25-23-28-0000-00-056	1.70±
6739 Sand Lake Rd/Int'l Dr	#25-23-28-0000-00-008	3.75±
7500 Canada Ave	#25-23-28-3853-00-060	3.75±
7401 Canada Ave	#25-23-28-3853-00-131	1.50±



- ◆ The Orlando region has a favorable economic climate contributing from its significant tourism and globally traveled attractions, drawing over 70 million tourists annually year-round, in addition to the Orlando metro population of over 2.5 million.
- ◆ This site benefits from high visibility and accessibility, making it ideal for attracting visitors and customers given its proximity to major attractions and a busy highway.
- ◆ Epic Universe, Orlando's highly anticipated fourth theme park, is now open and located less than 2 miles from the site. Spanning 750 acres, Epic Universe represents one of the largest new construction investments in the U.S.
- ◆ Additional nearby attractions and well-traveled destinations include Universal Studios and Resorts, ICON Park, the Orlando Convention Center, SeaWorld, Disney World and Resorts, Fun Spot America, Madame Tussauds, Ripley's Believe It or Not!, TopGolf, Andretti Karting & Games, WonderWorks, Main Event, and countless more.
- ◆ The International Drive District features over 125 hotels and resorts, more than 300 restaurants and over 55 nightlife venues, making it a vibrant destination for visitors.
- ◆ A planned \$30 million pedestrian bridge is set to be constructed to enhance safety and walkability at the intersection of International Drive (26,000 AADT) and West Sand Lake Road (45,000 AADT), connecting all four corners for improved accessibility for hospitality and entertainment visitors.





Hampton Inn
108 ROOMS

WATER RESORT
392 ROOMS

ROSEN INN
728 ROOMS

DUNKIN

CHUCK E. CHEESE

TACO BELL

DENNY'S

IHOP

MCDONALD'S

STARBUCKS

BJ'S RESTAURANT & BREWHOUSE

COOPER'S HAWK WINERY

BUFFALO WILD WINGS

CHILI'S GRILL & BAR

CANADA AVE

COMFORT SUITES
200 ROOMS

BAYMONT BY WYNDHAM
130 ROOMS

SKY
153 ROOMS

MARRIOTT BONVOY
HOTEL LANDY
400 ROOMS

LEGACY
312 ROOMS

WINDCATCHER RESORTS
408 ROOMS

W SAND LAKE RD 42,000 AADT

UNIVERSAL BLVD 25,000 AADT

WAWA

NEIGHBORING AMENITIES AND GROWTH OF SURROUNDING AREA

- ◆ The subject redevelopment opportunity is surrounded by 150+ hotels, consisting of 45,500 rooms (40% of the tri-county inventory).
- ◆ World-famous theme parks including, Universal Studios, SeaWorld, Aquatica, Walt Disney World, and Epic Universe are within a 3-mile radius
- ◆ Orange County Convention Center, the second largest convention center in the US and commands ~1.4 million attendees is a slightly over 1.5 miles from the subject property.
- ◆ Brightline opened the first leg of a \$1.75 billion investment in the region, connecting high-speed rail between Miami and Orlando International Airport.
- ◆ Brightline is planning two future phases, a second leg directly from the airport into the International Drive Resort Area with a route continuing to Tampa.
- ◆ Hundreds of millions of dollars to be invested in the expansion of Orange County's 7 million-square-foot convention center, already the second-largest in the nation.
- ◆ An additional \$5 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements. In total, 65 projects are planned with the majority to be complete by the year-end of 2024 through 2025.





I-DRIVE

&
SAND
LAKE

REDEVELOPMENT
OPPORTUNITY

02 PROJECT VISION

CONCEPTUAL RENDERING



I-DRIVE

THE WORLD'S PREMIER GLOBAL DESTINATION

I-Drive is set for over \$5 billion in developments between 2024 and 2025, focused on enhancing its status as a top global tourism destination in Orlando. I-Drive's entertainment district currently offers a diverse catalog of hospitality, dining, shopping, and attractions. It is currently undergoing numerous redevelopment projects that integrate commercial and residential developments.

DEVELOPMENTS AT A GLIMPSE

- ◆ Over \$5 billion in new developments expected, not including Epic Universe
- ◆ Over 40 projects in the works since 2023, eight of which broke ground in 2024
- ◆ Improved Traffic plans including I-Drive Dedicated Transit Lanes and Kirkman Road expansion
- ◆ Approved I-Drive / Sand Lake Pedestrian Overpass
- ◆ Proposed Brightline / Sunshine Corridor Station

LINKS TO VISIT ✨



THE FUTURE OF I-DRIVE

THE WORLD'S PREMIER GLOBAL DESTINATION

- ♦ The I-Drive District focuses on mixed-use developments, enhanced connectivity through safe pedestrian pathways and bike lanes, prioritized public transit access, and creating inviting open spaces that encourage community interaction.
- ♦ Mixed-use development concepts typically permitted include:
 - › **Residential Units:** Apartments or condos above retail or office space
 - › **Commercial Space:** Shops, restaurants, and services integrated within the development
 - › **Office Space:** Workspaces that can coexist with residential and commercial areas
 - › **Public Amenities:** Parks, plazas, and community facilities
 - › **Parking Facilities:** Integrated or separate parking solutions for residents and visitors
 - › **Amusement Attractions**
 - › Permitted concepts may vary based on local zoning laws and regulations
- ♦ The I-Drive District permits high-intensity development with no height restrictions, promoting skyscrapers and dense construction.
- ♦ For more information and a full review, please visit:

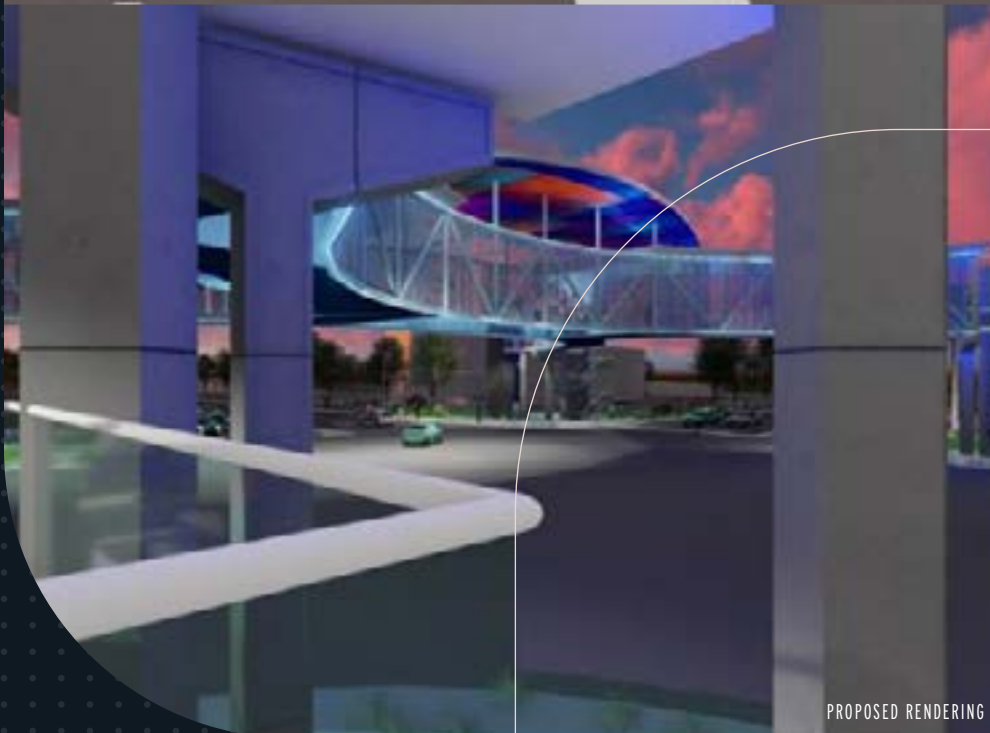




PROPOSED RENDERING

PLANNED \$30 MILLION PEDESTRIAN BRIDGE

- ◆ Orange County leaders have announced plans for a \$30 million pedestrian bridge to be constructed at the intersection of International Drive and Sand Lake Road that will connect all four intersection corners.
- ◆ This was deemed necessary as an engineering study of the area found that approximately 36,000 cars pass through the intersection each day.
- ◆ The current pedestrian traffic crossing the intersection is expected to significantly increase upon the opening of Universal's Epic Universe.
- ◆ A presentation of the plans is expected to be presented to Orange County as the next step for the project.



PROPOSED RENDERING



PROPOSED RENDERING

I-DRIVE & SAND LAKE
PEDESTRIAN OVERPASS
PROPOSED RENDERING

INTERNATIONAL DR
26,000 AADT

SITE
13 ACRE
ASSEMBLAGE

COUNTY APPROVED
PEDESTRIAN BRIDGE

W SAND LAKE RD
45,000 AADT

Conceptual pedestrian bridge
located at the signalized
intersection of International
Drive and West Sand Lake Rd in
I-Drive Entertainment sub-district.



I-DRIVE

&
SAND
LAKE

REDEVELOPMENT
OPPORTUNITY

03

AREA MARKET
OVERVIEW

CONCEPTUAL RENDERING



AREA MARKET OVERVIEW

- ◆ International Drive is comprised of a total land parcel count of 10,387 encompassing 6,000+ acres
- ◆ Nearly 13 million overnight and day visitors annually
- ◆ The district represents \$12.6 billion in gross taxable value on the 2023 tax roll according to the Orange County property appraisers report
- ◆ Centrally located in the International Drive market are 6 of the world's best theme parks that includes SeaWorld, Discovery Cove, Aquatica, SeaWorld's Water Park, Universal Studios, Islands of Adventure, and Universal's Volcano Bay
- ◆ 35+ additional attractions
- ◆ 125+ hotels and resorts
- ◆ 5 entertainment complexes
- ◆ 55+ music, comedy, and nightlife venues
- ◆ 3 movie theaters
- ◆ 600+ designer, brand name, and outlet stores
- ◆ 300+ restaurants
- ◆ The 2nd largest convention center in the U.S.
- ◆ Convenient I-RIDE trolley service

Domestic tourism to Orlando surpassed pre-pandemic levels compared to total tourism (domestic and international) in 2022 reaching 98% of pre-pandemic levels.

Segment	2018	2019	2020	2021	2022	% change YoY	Share of 2019
Domestic	68,555,000	69,297,000	33,626,000	57,226,000	69,141,000	21%	100%
Leisure	57,265,000	58,119,000	28,722,000	49,634,000	61,201,000	23%	105%
Business	11,290,000	11,177,000	4,904,000	7,543,000	7,940,000	5%	71%
Conv/Group Mtg	6,170,000	5,991,000	2,249,000	3,675,000	4,370,000	19%	73%
International	6,488,000	6,498,000	1,651,000	2,075,000	4,902,900	136%	75%
Overseas	4,895,000	4,905,000	1,154,000	1,534,000	3,648,200	130%	74%
Canada	1,211,000	1,223,000	368,000	168,000	860,700	412%	70%
Mexico	382,000	370,000	129,000	323,000	394,000	22%	106%
Total	75,043,000	75,795,000	35,277,000	59,301,000	74,043,900	25%	98%

Major Traffic Generators

RECORD THEME PARK ATTENDANCE

Anchored by the Walt Disney World Resort, Universal Orlando and SeaWorld Parks, the region gains 20% of its jobs from the tourism sector. Each of these parks are engaged in massive expansions, helping to draw more visitors to the region.

TOP MEETING PLACE IN THE U.S.

The 7M+ sq. ft. Orange County Convention Center draws thousands of visitors per day thanks to its excellent facilities that play host to large corporate retreats, learning seminars, exhibits, trade shows, conferences, and much more. The center generates nearly \$2.0 billion in economic activity each year.



ORANGE COUNTY CONVENTION CENTER

- ◆ Located 1.6 miles south of International Drive
- ◆ 2nd largest convention center in the United States
- ◆ Hosts 230+ events & approximately 1.4 million attendees annually
- ◆ 7 million total square feet of space: 2+ million square feet of exhibit space and 479,000+ square feet of dedicated meeting space
- ◆ 74 meeting rooms & 232 breakout rooms
- ◆ 2018 estimated economic impact of \$2.1 billion to Central Florida's economy



UNIVERSAL ORLANDO RESORT

- ◆ Located 3 miles north of the subject property
- ◆ 10.7 million visitors in 2022
- ◆ Orlando's 3rd largest employer with 25,000 employees
- ◆ 444-acre resort
- ◆ 2 theme parks: Universal Studios Florida and Universal's Islands of Adventure
- ◆ 1 water park: Volcano Bay
- ◆ 7 hotels and resorts

Major Traffic Generators

HOME TO WORLD-CLASS RESORTS

Supporting the booming tourism industry is Orlando's lodging stock, which boasts some of the finest hotel/resort properties in the entire world. The local market consists of 120,000+ rooms and includes top names including Waldorf-Astoria, Ritz-Carlton, Hyatt Regency, Four Seasons, Loew's, Grand Bohemian, Hard Rock Hotel & Walt Disney World Resort/Universal signature resorts.



WALT DISNEY WORLD RESORT

- ◆ Located ~6 miles southwest of International Drive
- ◆ 47 million visitors in 2022
- ◆ 40-square mile resort
- ◆ 4 theme parks: Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom
- ◆ 40 resort hotels, 4 golf courses, 2 water parks
- ◆ Orlando's #1 largest employer with over 74,000 Cast Members



SEAWORLD ORLANDO

- ◆ Located ~5 miles south of International Drive
- ◆ 6 million visitors in 2022
- ◆ Consists of SeaWorld Orlando, Discovery Cove and Aquatica Water Park
- ◆ Ranked among the Top 15 amusement parks in the United States



ICON PARK

- ◆ Located a few city blocks from the subject property
- ◆ ICON Park is a 20-acre, global leader in location-based entertainment in the most visited destination in the U.S., Orlando, Florida
- ◆ The park destination attracts ~5 million guests each year with its unique, world famous entertainment attractions, over a dozen immersive restaurants and bars, nightly live music, and an extensive shopping and outdoor marketplace - all anchored under the brilliant lights of The Orlando Eye by Merlin Entertainments



EPIC UNIVERSE | NOW OPEN

- ◆ Universal Orlando's much-anticipated fourth theme park is located less than 2 miles from the site
- ◆ Epic Universe Theme park with entertainment center, hotels, shops, restaurants and more
- ◆ Orlando's first park to open in 20 years
- ◆ 750-acre development, making the investment the largest construction site underway in the US
- ◆ Already the 2nd largest amusement park in Central Florida, Universal Studios will double in size with the addition of Epic Universe
- ◆ \$11 billion economic impact for Central Florida - prior to opening
- ◆ 1,500 construction workers onsite currently, with 10,000 workers poised to be onsite prior to the 2025 grand opening
- ◆ An estimated 14,000 jobs will be created for the new theme park



BLUE MAN GROUP FLAGSHIP AT ICON PARK OPENING APRIL 2025

- ◆ Blue Man Group is set to build it's first flagship location at ICON Park with a estimated delivery of April 2025
- ◆ A Globally known entertainment phenomenon, Blue Man Group has reached over 50 million people since their debut in 1991
- ◆ A 500-seat theater, to be built and open for business by late year-end and the beginning of 2025

ORLANDO ATTRACTION ATTENDANCE & TOURIST CORRIDORS



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	6,617	60,217	195,243
2029 Population - Projection	7,601	67,523	207,795
2020-2024 Annual Population	16.35%	2.68%	1.55%
GENERATIONS			
Generation Alpha	6.3%	7.8%	8.8%
Generation Z	20.0%	22.3%	23.7%
Millennials	26.4%	28.1%	30.3%
Generation X	21.2%	20.3%	20.2%
Baby Boomers	20.1%	17.8%	14.4%
Greatest Generations	5.9%	3.7%	2.7%
HOUSEHOLD INCOME			
Average Household Income	\$152,949	\$129,802	\$107,350
Median Household Income	\$88,839	\$81,836	\$68,855
HOUSING VALUE			
Median Home Price	\$595,196	\$508,747	\$441,619
Average Home Price	\$700,805	\$601,352	\$565,449
HOUSING UNITS			
Owner-Occupied Housing	25.3%	41.2%	33.0%
Renter-Occupied Housing	47.2%	44.4%	55.3%



MOBILE INSIGHTS

Location: International Dr and West Sand Lake Rd, Orlando, FL | Data Extraction: Oct 2023 - Oct 2024

PRIMARY TRADE AREA



The primary trade area is derived by calculating the ratio between the visitor's home locations and the base population. This penetration percentage along with a distance decay analysis determines a market baseline. Each census tract is compared to the baseline and the highest indexes are selected until our trade area totals between 60-70% of the visitors home locations.

Primary Trade Area Demographics

5.1M Population
2.0M Employees
41.4 Median Age
\$75K Median HH Income

Tapestry Segmentation

18% **12B Traditional Living**
Residents live primarily in low-density, settled neighborhoods. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

11% **7C Urban Edge Families**
Located throughout the South and West, most of the residents own their own homes, primarily single-family housing-out of the city, where housing is more affordable. The majority of households include younger married-couple families with children.

9% **8C Bright Young Professionals**
These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners.

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

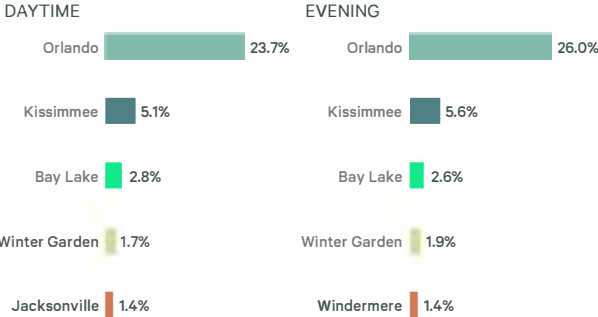
VISITOR ORIGIN

Origin Breakdown

49% Local Visitors
51% Regional/U.S. Tourists
>1% International Tourists

Local Visitors includes visitors living within 75 miles of the analyzed location. Regional/U.S. tourists includes visitors originating within the U.S., 75 miles or more from the analyzed location. International tourists includes visitors originating outside U.S. borders.

Common Location



Tracking customers to home and day locations allows us to identify the top originating neighborhoods/cities for visitors to this site.

Visitor Type



A 'worker' is defined by a device whose common daytime location is within a half-mile of the study area. Workers can also be shoppers; however, we filter these devices as they are typically within the study area for other reasons other than shopping.

VISITOR COUNTS

Count Breakdown

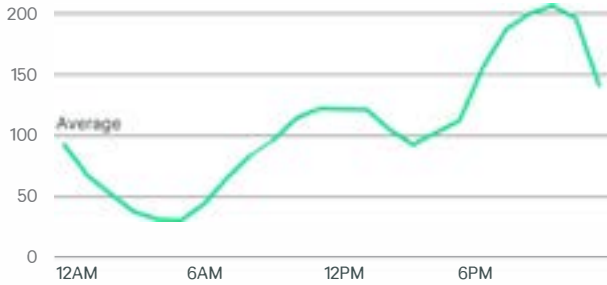
1.4M Extrapolated Visitor Estimate
15 Minutes of Linger Time
24% Repeat Visitors

Extrapolated Visitor Estimate uses a straightforward extrapolation model to estimate the number of 'real-world' visitors/visits to a location. This report is an estimate only.

Linger Time is the average time spent at the site by each visitor.

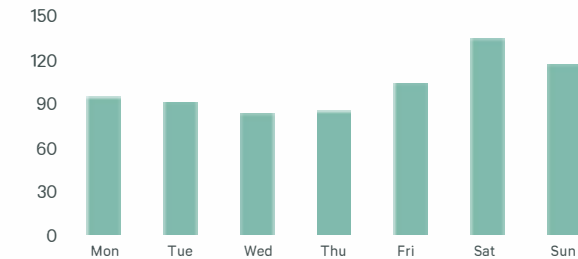
Repeat Visitors were observed within the geofence more than once during the study period.

Hourly Foot Traffic



The sum of all devices seen within the geofenced area broken down by specific days of the week. Unique devices may be counted on different days but not twice in the same day.

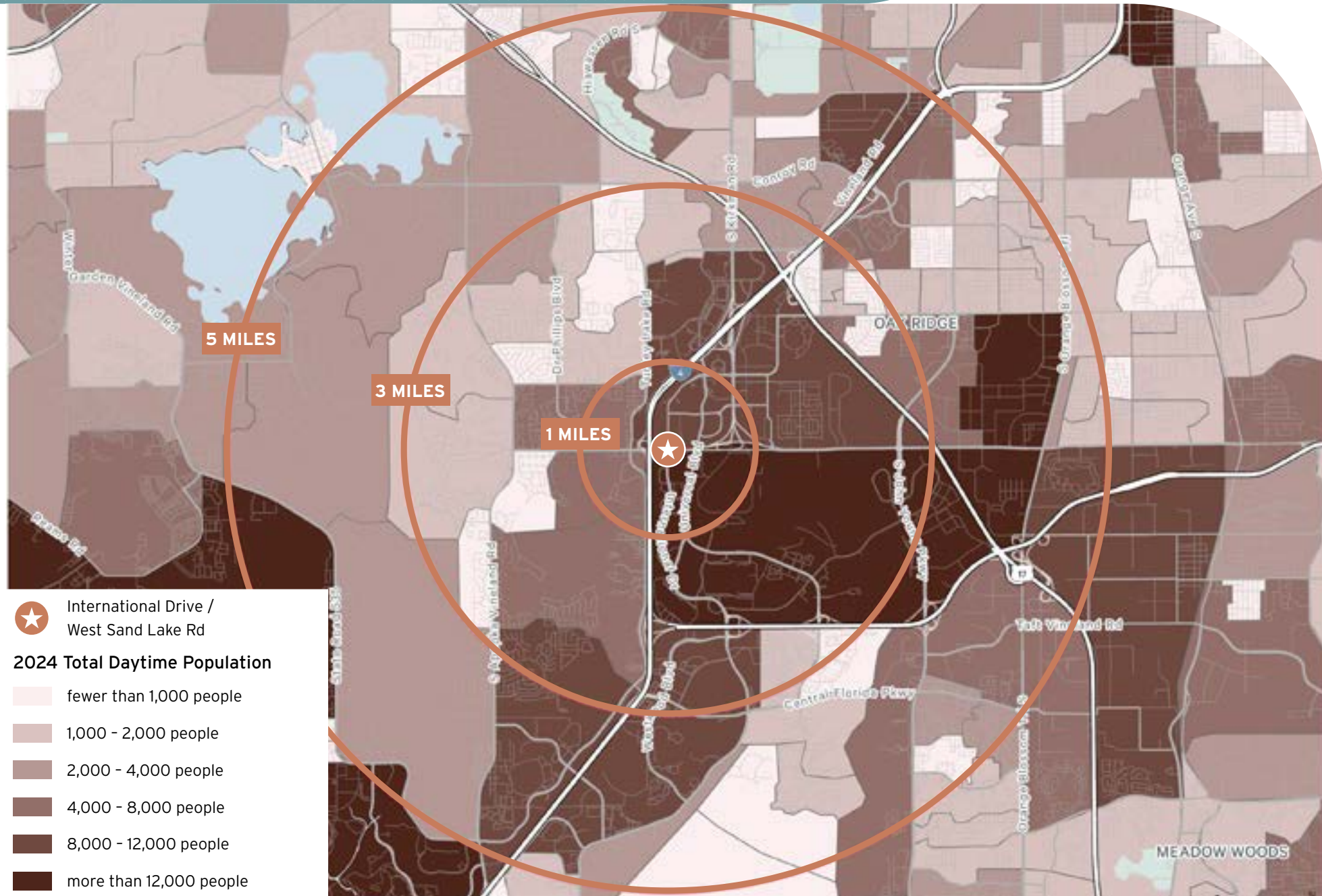
Weekly Foot Traffic



HOUSEHOLD INCOME



DAYTIME POPULATION

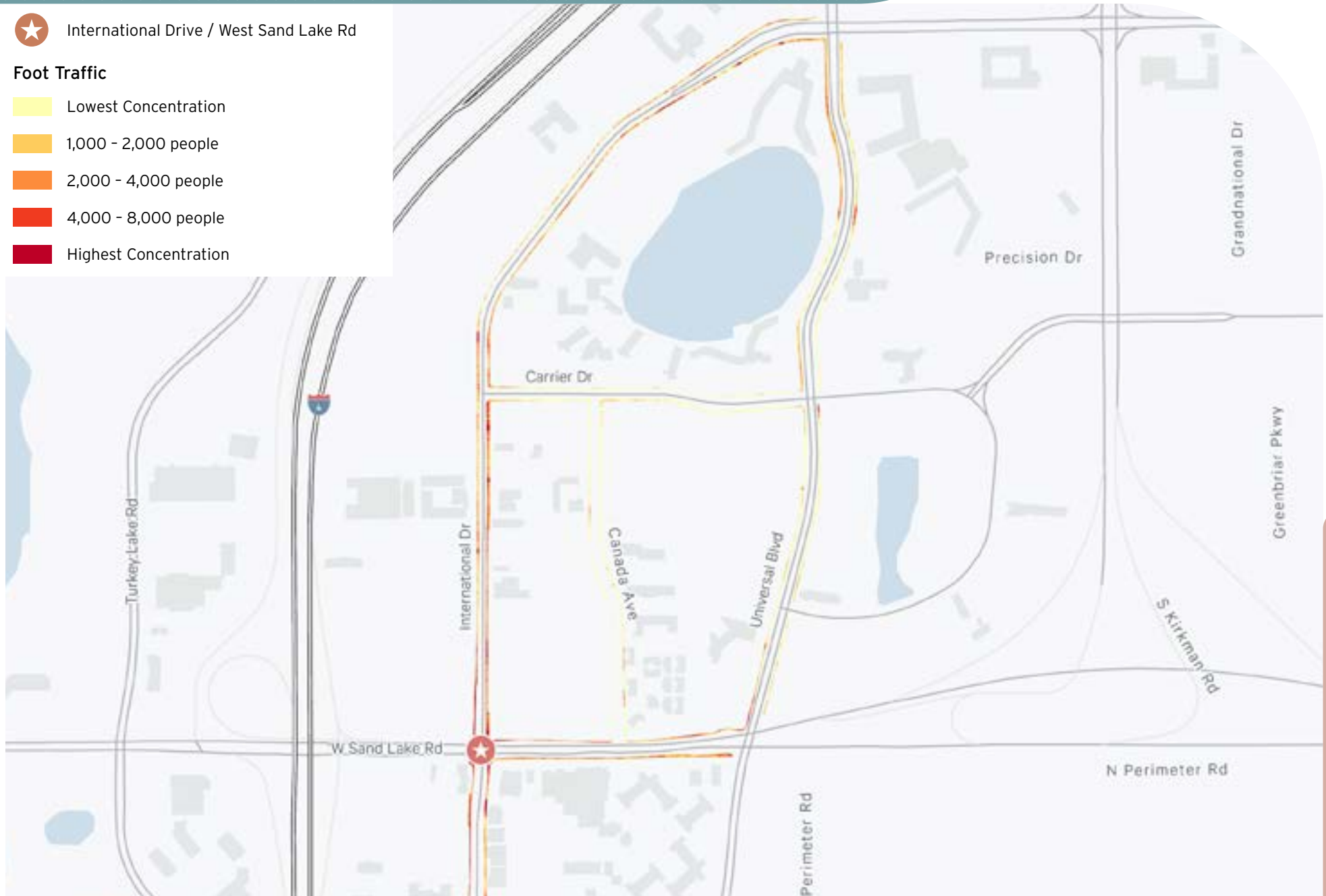
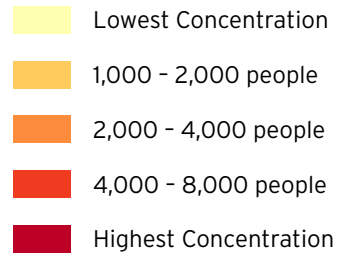


PEDESTRIAN FOOT TRAFFIC



International Drive / West Sand Lake Rd

Foot Traffic



HOTELS AND ACCOMMODATIONS

SITE
13 ACRE
ASSEMBLAGE



I-Drive Resort Area Accommodations

Total: 145 Hotels/Resorts • 55,953 Rooms

- 1 Wingate by Wyndham Convention Ctr - Close to Universal - 101 rooms
- 2 Quality Inn & Suites near the Theme Parks - 103 rooms
- 3 Hampton Inn Closest to Universal Orlando - 120 rooms
- 4 Extended Stay America Orlando Theme Parks - Vineland Road - 84 rooms
- 5 Holiday Inn Express & Suites Nearest to Universal Orlando - 180 rooms
- 6 Residence Inn near Universal Studios - 195 rooms
- 7 Fairfield Inn & Suites Orlando near Universal Orlando - 116 rooms
- 8 Best Western PLUS Universal Inn - 70 rooms
- 9 In Town Suites-Extended Stay Orlando Universal Resort - 151 rooms
- 10 Comfort Suites near Universal Orlando - 101 rooms
- 11 La Quinta & Suites Universal Area - 135 rooms
- 12 Extended Stay America Ori Theme Parks - Major Blvd. - 122 rooms
- 13 Clarion Inn & Suites Across from Universal Orlando Resort - 192 rooms
- 14 DoubleTree by Hilton at Entrance to Universal Orlando - 742 rooms
- 15 Loews Portofino Bay Hotel at Universal Orlando - 750 rooms
- 16 Hard Rock Hotel - 650 rooms
- 17 Loews Royal Pacific Resort at Universal Orlando - 1,000 rooms
- 18 Loews Sapphire Falls Resort at Universal Orlando - 1,000 rooms
- 19 Universal's Cabana Bay Beach Resort - 1,800 rooms
- 20 Universal's Aventura Hotel - 600 rooms
- 21 Holiday Inn & Suites across from Universal Orlando - 390 rooms
- 22 Hyatt House across from Universal Orlando - 168 rooms
- 23 Hyatt Place across from Universal Orlando - 150 rooms
- 24 TownePlace Suites Orlando Southwest near Universal - 153 rooms
- 25 Club Wyndham Orlando International - 63 rooms
- 26 Bluegreen Vacation Sunshine Resort - 84 rooms
- 27 Hampton Inn Orlando near Universal Blvd/Intl. Drive - 169 rooms
- 28 Quality Inn - 250 rooms
- 29 La Quinta Inn by Wyndham Intl. Drive North - 156 rooms
- 30 Wyndham Garden Orlando Universal/Intl. Drive - 136 rooms
- 31 SureStay PLUS Hotel by Best Western Intl. Drive - 192 rooms
- 32 Hilton Garden Inn Orlando Intl. Drive North - 158 rooms
- 33 Homewood Suites by Hilton nearest Universal Studios - 122 rooms
- 34 Super 8 by Wyndham Intl. Drive - 109 rooms
- 35 Motel 6 Intl. Drive - 148 rooms
- 36 Home2 Suites by Hilton Orlando near Universal Studios - 122 rooms
- 37 Four Points by Sheraton Intl. Drive - 301 rooms
- 38 Universal's Endless Summer Resort - Dockside Inn & Suites - 2,050 rooms
- 39 Universal's Endless Summer Resort - Surfside Inn & Suites - 750 rooms
- 40 Cambria Hotel & Suites - 120 rooms
- 41 Hotel Monreale Express International Drive - 190 rooms
- 42 Monumental Movieland Hotel - 190 rooms
- 43 Floridian Express Hotel - 218 rooms
- 44 Rosen Inn - 315 rooms
- 45 Avanti Palms Resort & Conference Center - 652 rooms
- 46 Ramada Plaza by Wyndham Resort & Suites I-Drive - 295 rooms
- 47 Best Western Orlando Gateway Hotel - 298 rooms
- 48 The Point Hotel & Suites - 220 rooms
- 49 Westgate Palace Resort - 408 rooms
- 50 The Enclave Suites Orlando - 321 rooms
- 51 Travelodge by Wyndham Orlando/Heart of I-Drive - 120 rooms
- 52 Econo Lodge Orlando Intl. Drive - 118 rooms
- 53 Holiday Inn Express & Suites Orlando Intl. Drive - 156 rooms
- 54 CoCo Key Hotel & Water Resort - 392 rooms
- 55 DASKK by Choice - 154 rooms
- 56 Comfort Inn & Suites near Universal Ori Resort - 200 rooms
- 57 Floridian Hotel & Suites - 130 rooms
- 58 staySKY Suites Intl. Drive - 153 rooms
- 59 Country Inn & Suites by Radisson - 170 rooms
- 60 Hotel Kinetic Orlando Universal Blvd. - 400 rooms
- 61 Grand Hotel Orlando at Universal Blvd. - 332 rooms
- 62 Hampton Inn & Suites Orlando Intl. Drive - 108 rooms
- 63 Rosen Inn International - 728 rooms
- 64 Drury Inn & Suites near Universal Orlando Resort - 238 rooms
- 65 Comfort Inn International Drive - 112 rooms
- 66 Wyndham Orlando Resort Intl. Drive - 613 rooms
- 67 Fairfield Inn & Suites by Marriott I-Drive/Conv Ctr. - 160 rooms
- 68 Element Orlando Universal Blvd. - 165 rooms
- 69 Best Western Intl. Drive - 125 rooms
- 70 Embassy Suites by Hilton Intl. Drive/ICON Park - 246 rooms
- 71 Quality Inn at Intl. Drive - 200 rooms
- 72 Red Roof PLUS+ Orlando Conv. Center/Intl. Drive - 134 rooms
- 73 Holiday Inn Orlando Intl. Drive Convention Ctr. - 233 rooms
- 74 Clarion Inn International Drive - 297 rooms
- 75 Sonesta ES Suites Orlando - 146 rooms
- 76 Courtyard by Marriott Orlando I-Drive/Conv Ctr. - 150 rooms
- 77 La Quinta Inn & Suites by Wyndham I-Drive/Conv Ctr. - 184 rooms
- 78 Castle Hotel, Autograph Collection - 213 rooms
- 79 Extended Stay America - Conv Center/I-Drive Area - 137 rooms
- 80 Hyatt Place Orlando Intl. Drive/Conv Ctr. - 150 rooms
- 81 Homewood Suites by Hilton Intl. Drive/Conv Ctr. - 252 rooms
- 82 Residence Inn Orlando Convention Center - 124 rooms
- 83 SpringHill Suites Conv Ctr./Intl. Drive - 167 rooms
- 84 Hampton Inn Orlando Intl. Drive/Conv Ctr. - 173 rooms
- 85 Avanti International Resort - 652 rooms
- 86 Embassy Suites Orlando Intl. Drive/Conv Ctr. - 244 rooms
- 87 WoodSpring Suites Orlando - 122 rooms
- 88 MICASA Hotel - 215 rooms
- 89 Westgate Lakes Resort & Spa - 1,986 rooms
- 90 Rosen Inn at Pointe Orlando - 1,020 rooms
- 91 Rosen Plaza Hotel - 800 rooms
- 92 Hyatt Regency Orlando - 1,641 rooms
- 93 Hilton Grand Vacation Club Las Palmeras Orlando - 290 rooms
- 94 Rosen Centre Hotel - 1,334 rooms
- 95 Days Inn Convention Center/Intl. Drive - 219 rooms
- 96 Hilton Orlando - 1,425 rooms
- 97 Rosen Shingle Creek - 1,501 rooms
- 98 DoubleTree by Hilton Orlando at SeaWorld - 1,042 rooms
- 99 Best Western Orlando Theme Parks - 93 rooms
- 100 Four Points by Sheraton Orlando Conv Ctr. - 150 rooms
- 101 Extended Stay America Conv Ctr/Sports Complex - 117 rooms
- 102 Extended Stay America Orlando Conv Ctr. - 113 rooms
- 103 TRU by Hilton Orlando Conv Ctr. - 259 rooms
- 104 Hilton Garden Inn at SeaWorld - 224 rooms
- 105 Renaissance Orlando at SeaWorld - 781 rooms
- 106 TownePlace Suites Orlando at SeaWorld - 188 rooms
- 107 Holiday Inn Express & Suites Orlando at SeaWorld - 181 rooms
- 108 SpringHill Suites Orlando at SeaWorld - 200 rooms
- 109 Fairfield Inn & Suites Orlando at SeaWorld - 200 rooms
- 110 Element Orlando Intl. Drive - 140 rooms
- 111 Aloft Orlando Intl. Drive - 144 rooms
- 112 Hilton Grand Vacation Club at SeaWorld Orlando - 787 rooms
- 113 Staybridge Suites Orlando at SeaWorld - 89 rooms
- 114 Hampton Inn & Suites Orlando at SeaWorld - 105 rooms
- 115 Homewood Suites by Hilton Orlando Theme Parks - 133 rooms
- 116 Residence Inn Orlando at SeaWorld - 350 rooms
- 117 Marriott's Harbour Lake - 366 rooms
- 118 Marriott's Cypress Harbour Villas - 510 rooms
- 119 Westgate Leisure Resort - 162 rooms
- 120 Parc Corniche Condominium Suite Hotel - 210 rooms
- 121 Marriott's Grande Vista - 1,616 rooms
- 122 TRYP by Wyndham Orlando - 98 rooms
- 123 La Quinta Inn & Suites Orlando I-Drive Theme Parks - 101 rooms
- 124 WoodSpring Suites Orlando International Drive - 138 rooms
- 125 WorldMark Orlando Kingstown Reef - 99 rooms
- 126 Monumental Hotel Orlando - 94 rooms
- 127 Bluegreen Vacations The Fountains - 842 rooms
- 128 Sheraton Vistana Villages Resort Villas - 1,156 rooms
- 129 Floridays Resort Orlando - 432 rooms
- 130 Holiday Inn & Suites Orlando Intl. Drive South - 143 rooms
- 131 Home2 Suites by Hilton Orlando Intl. Drive South - 146 rooms
- 132 SPOT X Hotel Orlando - 154 rooms
- 133 Hilton Grand Vacation Club at Tuscan Village - 720 rooms
- 134 SpringHill Suites LBV in the Marriott Village - 335 rooms
- 135 Fairfield Inn & Suites LBV in the Marriott Village - 388 rooms
- 136 Courtyard LBV in the Marriott Village - 340 rooms
- 137 Holiday Inn Resort Orlando Lake Buena Vista - 503 rooms
- 138 Blue Heron Beach Resort - 280 rooms
- 139 Grand Beach Resort - 216 rooms
- 140 Sheraton Vistana Resort Villas LBV - 1,682 rooms
- 141 Orlando World Center Marriott - 2,010 rooms
- 142 Holiday Inn Resort Suites & Water Park - 777 rooms
- 143 World Quest Orlando Resort - 174 rooms
- 144 Buena Vista Suites Orlando - 279 rooms
- 145 Caribe Royale Resort - 1,335 rooms

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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I-DRIVE & SAND LAKE

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