



Marcus & Millichap
SP MULTIFAMILY GROUP

EXCLUSIVE ENGAGEMENT

SP Multifamily Group of Marcus & Millichap invites you to review Annie Apartments, a premier boutique asset located in the sought-after Delaney Park neighborhood of Orlando, FL. The property is available to qualified investors free and clear of existing debt. Contact listing agents for more information on the debt available.

MARKETING TEAM



BENJAMIN SKINNER

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FINANCING TEAM



GARRETT FIERSTEIN

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FINANCING OPTIONS

This Property is offered on a free & clear basis. If you wish to obtain new financing, Garrett Fierstein at Marcus & Millichap Capital Corporation is available to provide financing options and quotes. It is advised that all prospective purchasers obtain financing options from their preferred mortgage professional prior to submitting an offer to purchase this property.

OFFER SUBMISSION

The Seller will respond to competitive offers. However, should we elect to set a formal call for offers date, investors will be notified two weeks prior to the actual date bids are due. Formal letters of intent are requested by the call for offers date, although investors are welcome to present offers at any time prior to that date. The Seller requests that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions, including, but not limited to:

- Price
- Earnest Money Deposit(s)
- Due Diligence and Closing Timeline
- Debt & Equity Structure
- Any Other Contingencies

The Seller retains the right to modify the sale/marketing process at any time.

LETTERS OF INTENT SHOULD BE SUBMITTED TO THE ATTENTION OF:

Benjamin Skinner
Senior Director Investments, Marcus & Millichap
300 S. Orange Ave., Suite 700
Orlando, FL 32801

Matthew Prozzillo
Senior Director Investments, Marcus & Millichap
300 S. Orange Ave., Suite 700
Orlando, FL 32801

UNDERWRITING & DUE DILIGENCE

It is strongly advised that all prospective purchasers complete their own underwriting and due diligence of the offering prior to submitting an offer. Please contact a listing agent to answer questions regarding underwriting assumptions, comparables, expenses, and historical financial information.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the listing agents, as representatives of the Seller. To avoid disrupting the Property's operations, do not contact on-site management, residents, or any personnel. A Marcus & Millichap representative will accompany you on property tours. All tours will require a minimum 48-hours advance notice and are subject to schedule availability. All tours must be coordinated by a listing agent.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENTS

Marcus & Millichap Real Estate Investment Services of Florida, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Florida, Inc. © 2025 Marcus & Millichap. All rights reserved.

CONDITIONS OF OFFERING

DISCLAIMERS & CONFIDENTIALITY

INVESTMENT HIGHLIGHTS



POSITIONED WITHIN ONE OF FLORIDA'S HIGHEST-RANKED NEIGHBORHOODS

Top-10 Place to Live in Florida · Top-100 in America

Delaney Park holds an A+ Niche Grade and ranks among the Top 10 Best Places to Live in Florida and Top 100 Best Places to Live in America. The neighborhood's affluence, historic character, and proximity to Downtown Orlando continue supporting durable residential demand and long-term value.



IMMEDIATE ACCESS TO ORLANDO'S PREMIER LIFESTYLE DISTRICTS

Mills 50 · Thornton Park · Milk District · Hourglass

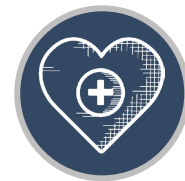
Residents are positioned minutes from Orlando's most active dining, nightlife, entertainment, and cultural districts, helping broaden demand and strengthen the property's appeal among professionals, healthcare employees, and urban renters.



SUPPORTED BY CONTINUED DOWNTOWN ORLANDO INVESTMENT

Billions of Dollars of Public & Private Investment

The property benefits from significant public and private investment across Downtown Orlando, including Creative Village, Lake Eola improvements, Westcourt Orlando, hospitality developments, and entertainment infrastructure projects that continue strengthening the urban core and reinforcing its long-term growth trajectory.



POSITIONED BETWEEN TWO MAJOR HEALTHCARE EMPLOYMENT ANCHORS

Orlando Health · AdventHealth Orlando

Annie Apartments is uniquely positioned between the Orlando Health Medical Campus and AdventHealth Orlando's 127-acre flagship campus, providing access to one of Central Florida's largest concentrations of healthcare employment. Together, these nationally recognized healthcare systems support tens of thousands of physicians, nurses, researchers, administrators, and support staff while continuing to invest in facility expansion, specialty care, and advanced medical services throughout the Orlando market.



SIGNIFICANT COST-TO-OWN ADVANTAGE SUPPORTS RENTAL DEMAND

Homeownership Costs Average 88% Higher

The average all-in monthly cost to own a comparable property within the surrounding market exceeds Annie Apartments' in-place rents by approximately 88%, reinforcing the financial advantages of renting and supporting long-term occupancy demand.



EMBEDDED RENTAL UPSIDE WITHIN A SUPPLY-CONSTRAINED URBAN MARKET

In-Place Rents Remain Below Comparable Market Levels

Average in-place rents remain below nearby comparable properties and ownership alternatives, providing a clear pathway for future rent growth through lease trade-outs and market convergence.

VITAL DATA

PRICING GUIDANCE RANGE

\$1,600,000 - \$1,700,000

Low-End of Guidance Range

- Price: \$1,600,000
- Trailing Cap Rate: 6.55%

High-End of Guidance Range

- Price: \$1,700,000
- Trailing Cap Rate: 6.17%

ADDRESS

117 Annie Street &
940 Bradshaw Terrace
Orlando, FL 32806

YEAR(S) BUILT

1924, 1925,
1930, 1948

UNIT COUNT

Ten (10)
Residential Units

UNIT MIX

1Bd | 9 Units - 573 SF (Est. Avg.)
3Bd | 1 Unit - 1,579 SF (Est. Avg.)

PROPERTY SIZE

Gross SF | 7,262 SF
Rentable SF | 6,363 SF

SITE SIZE

Acres | 0.37 (+/-)
Density | 27.03 U/AC

WALLS/FRAMING

Framing | Wood/Concrete
Interior Walls | Plaster

1) LAKE EOLA PARK & AMPHITHEATER

43-acre urban park featuring a nearly one-mile walking path, waterfront recreation, public events, concerts, and festivals throughout the year. The park remains one of Orlando's most recognized public gathering spaces and lifestyle destinations.

2) DR. PHILLIPS CENTER

The Dr. Phillips Center for the Performing Arts is a multi-venue complex with cutting-edge design and acoustics. Its diverse programming—from Broadway to concerts—draws strong regional attendance year-round.

3) DOWNTOWN ORLANDO

Economic and cultural center of the region, with more than 100,000 jobs concentrated within a dense urban footprint. The combination of employment density, vertical residential growth, and entertainment infrastructure positions it as a core driver of regional activity.

4) KIA CENTER

Home to the Orlando Magic, Kia Center hosts approximately 225 annual events while welcoming more than 1.3 million visitors. Having generated an estimated \$6.5 billion in economic output since opening, the arena attracts major concerts, NBA events, NCAA tournaments, and national entertainment programming that continue reinforcing Downtown Orlando's regional prominence.

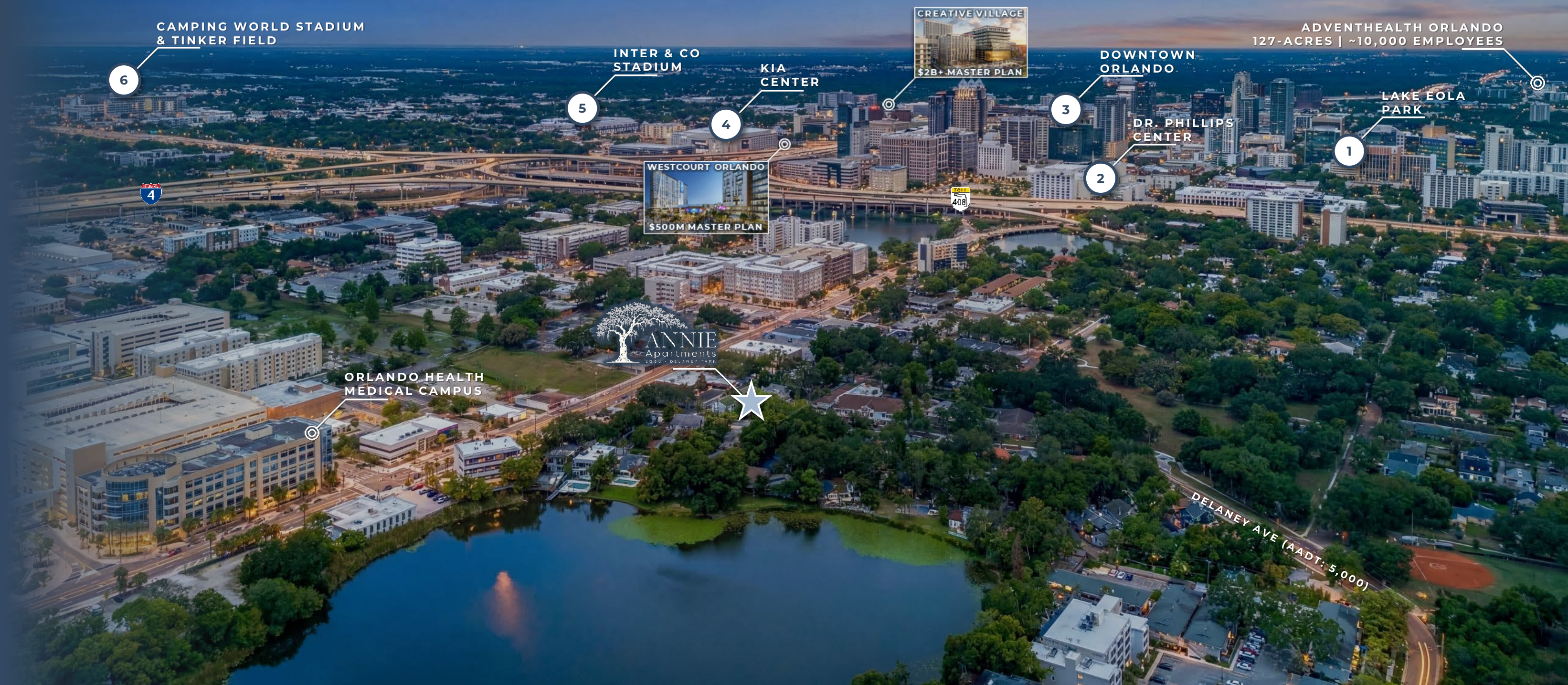
5) INTER & CO STADIUM

Home to Orlando City SC, Orlando Pride, and Orlando Storm, Inter & Co Stadium is a 25,500-seat soccer-focused venue located in the heart of Downtown Orlando. The stadium hosts MLS, NWSL, UFL, international soccer matches, concerts, and large-scale public events that continue strengthening Downtown Orlando's entertainment ecosystem and visitor activity.

6) CAMPING WORLD STADIUM/TINKER FIELD

Camping World Stadium and Tinker Field collectively serve as one of Central Florida's largest entertainment and event campuses, hosting bowl games, international soccer matches, concerts, festivals, and large-scale live events throughout the year. While Camping World Stadium anchors major sporting and concert programming, Tinker Field hosts nationally recognized festivals and events including EDC Orlando and Vans Warped Tour, drawing hundreds of thousands of annual visitors to Downtown Orlando.

Construction is currently underway on a \$400+ million modernization of the stadium designed to expand capacity, modernize amenities, improve premium seating, and position Orlando to attract larger national and international events. The redevelopment is expected to further strengthen Downtown Orlando's tourism, entertainment, and economic infrastructure.







ANNIE

Apartments

SODO • DELANEY PARK

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