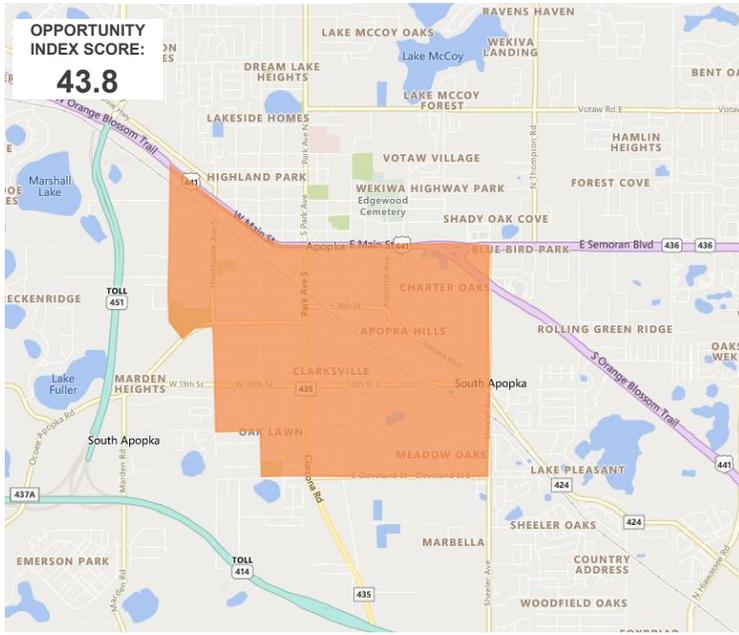




OPPORTUNITY ZONE PROSPECTUS

APOPKA CENSUS TRACT 176



KEY FACTS



5,353 POPULATION

POPULATION
7,875
1 Mi. RADIUS

32.5 MEDIAN AGE

3.1 AVG. HOUSEHOLD SIZE

POPULATION
16,561
1.5 Mi. RADIUS

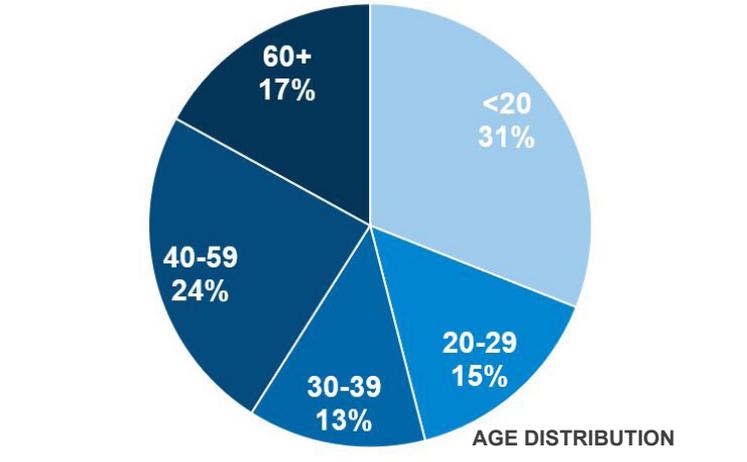
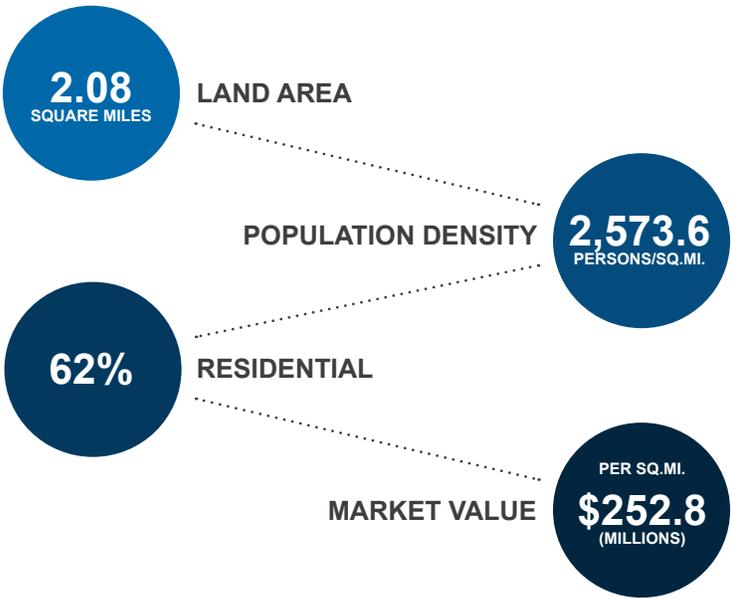
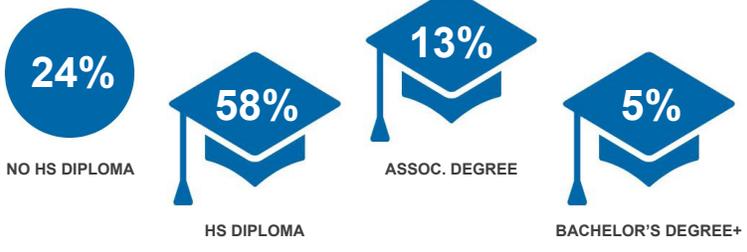


\$143,082 AVG. HOME VALUE

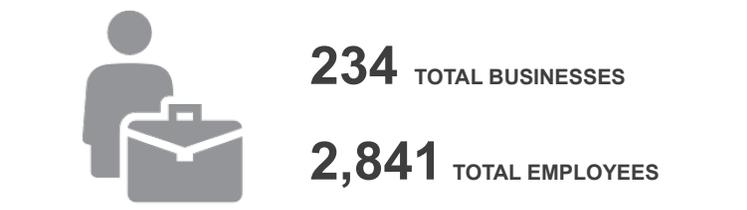
1,983 TOTAL HOUSING UNITS

9.4% HOUSEHOLD UNEMPLOYMENT

MARKET CHARACTERISTICS



BUSINESS & EMPLOYMENT





ANCHOR DEVELOPMENT & CURRENT ACTIVITY

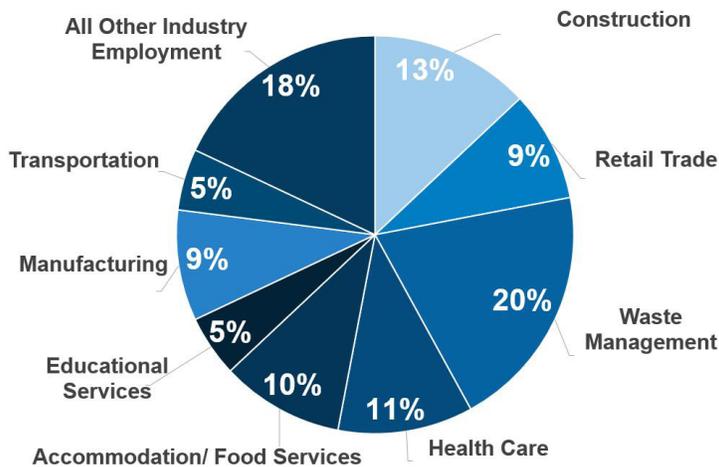
This opportunity zone is largely located in the **City of Apopka**. Since the city's incorporation in 1882, Apopka has grown into Orange County's second largest city. Anchor developments within the Apopka Opportunity Zone include:

- Apopka City Hall
- Area Chamber of Commerce
- Apopka Historical Society

Other development highlights within this zone include:

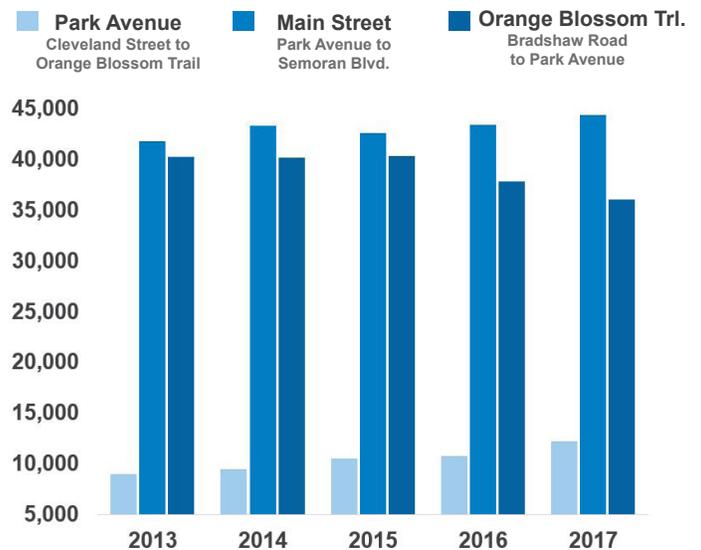
- **Community Health Centers (CHC)** - a private, non-profit organization that provides healthcare services to insured, uninsured, and under-served children and adults within Central Florida. CHC is a Federally Qualified Health Center (FQHC) organization that began its operations in Apopka, Florida in 1972.
- **Alonzo Williams Park** - a 3.09 acre multi-purpose field and facility that contains a neighborhood community center, outdoor basketball courts, playground and a softball field. The City of Apopka won a federal grant back in November 2016 to renovate the park and construction began in 2018. The project will consist of a new community center with more than 5,500 square feet, and will feature large meeting areas, activity rooms and a covered entry with a vehicle driveway.
- **The Highland Manor** - the 114-year -old historic country house has become an Apopka landmark and one of Central Florida's premier event venues. Hilton Hotels & Resorts announced in 2017 that they will build a Hilton Garden Inn on land near the Manor. The 110-room hotel and the renovated Manor will anchor Apopka's long-anticipated city complex at U.S. Highway 441 and State Road 436.
- **South Apopka Safe Neighborhood** - This partnership is administered by the Orange County Neighborhood Services Division. The program offers funds for safety, communication and beautification projects, along with providing a voice for the community and connecting citizens to beneficial information and resources.

LABOR FORCE BY INDUSTRY (2018)



*All Other Industry Employment within this opportunity zone includes: Wholesale Trade, Utilities, Information Services, Finance/ Insurance, Professional/ Tech Services, Arts/ Entertainment, and Public Administration professions.

AVERAGE ANNUAL DAILY TRIPS



INDUSTRIAL

OFFICE

RETAIL

APARTMENTS

TOTAL INVENTORY

645,494 Sq. Ft.

133,842 Sq. Ft.

360,117 Sq. Ft.

335 UNITS

VACANCY RATE

3.6%

7.5%

0.0%

3.2%

AVG. RENTAL RATES

7.48 /Sq. Ft.

\$16.00 /Sq. Ft.

\$12.32 /Sq. Ft.

\$1.19 /Sq. Ft.

NET ABSORPTION (2018)

4,300 Sq. Ft.

(4,140) Sq. Ft.

3,100 Sq. Ft.

(4) UNITS