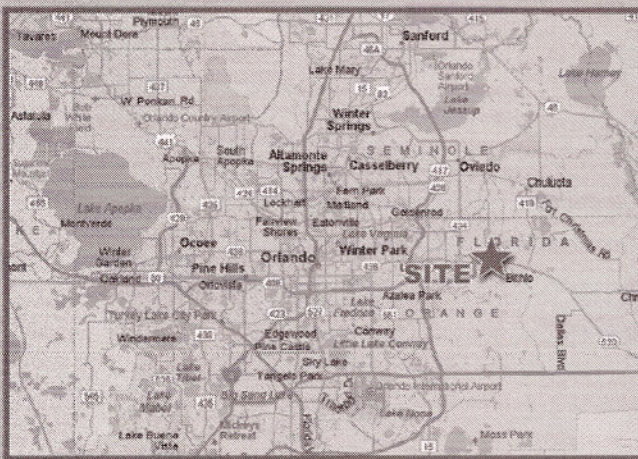
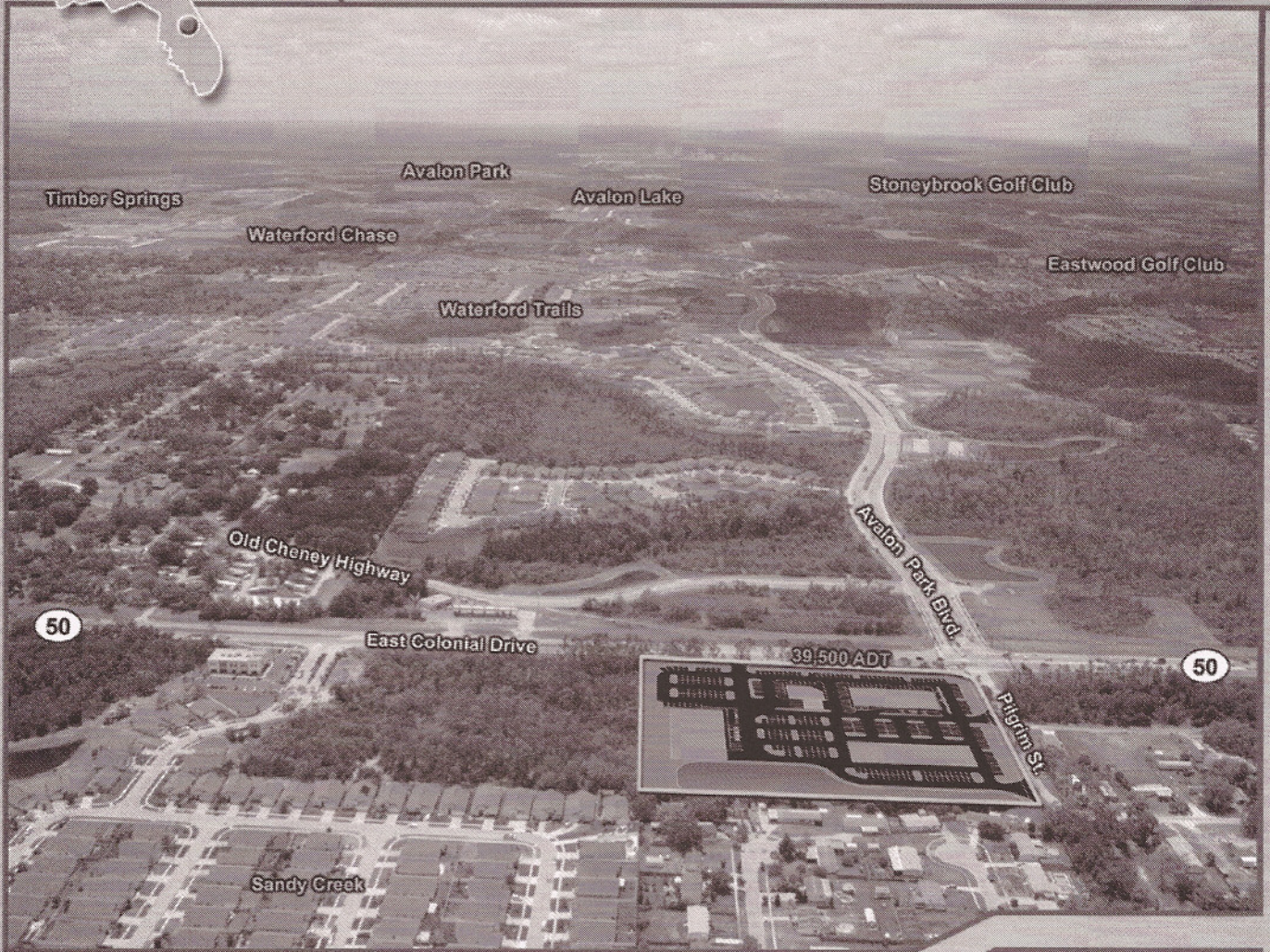
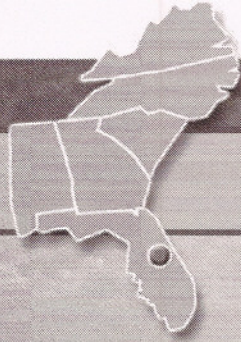


THE COMMONS AT AVALON PARK

ORLANDO, FLORIDA



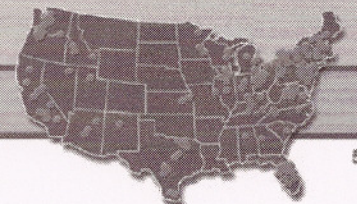
DEMOGRAPHICS

2007 DATA	3 MILE	5 MILE	7 MILE
POPULATION	47,275	122,890	208,370
HOUSEHOLDS	16,505	43,106	72,405
AVG. HH INC.	\$72,696	\$70,018	\$71,101
5 YR. GROWTH	25.5%	25.4%	22.1%

Source: Applied Geographic Solutions 2002-2007

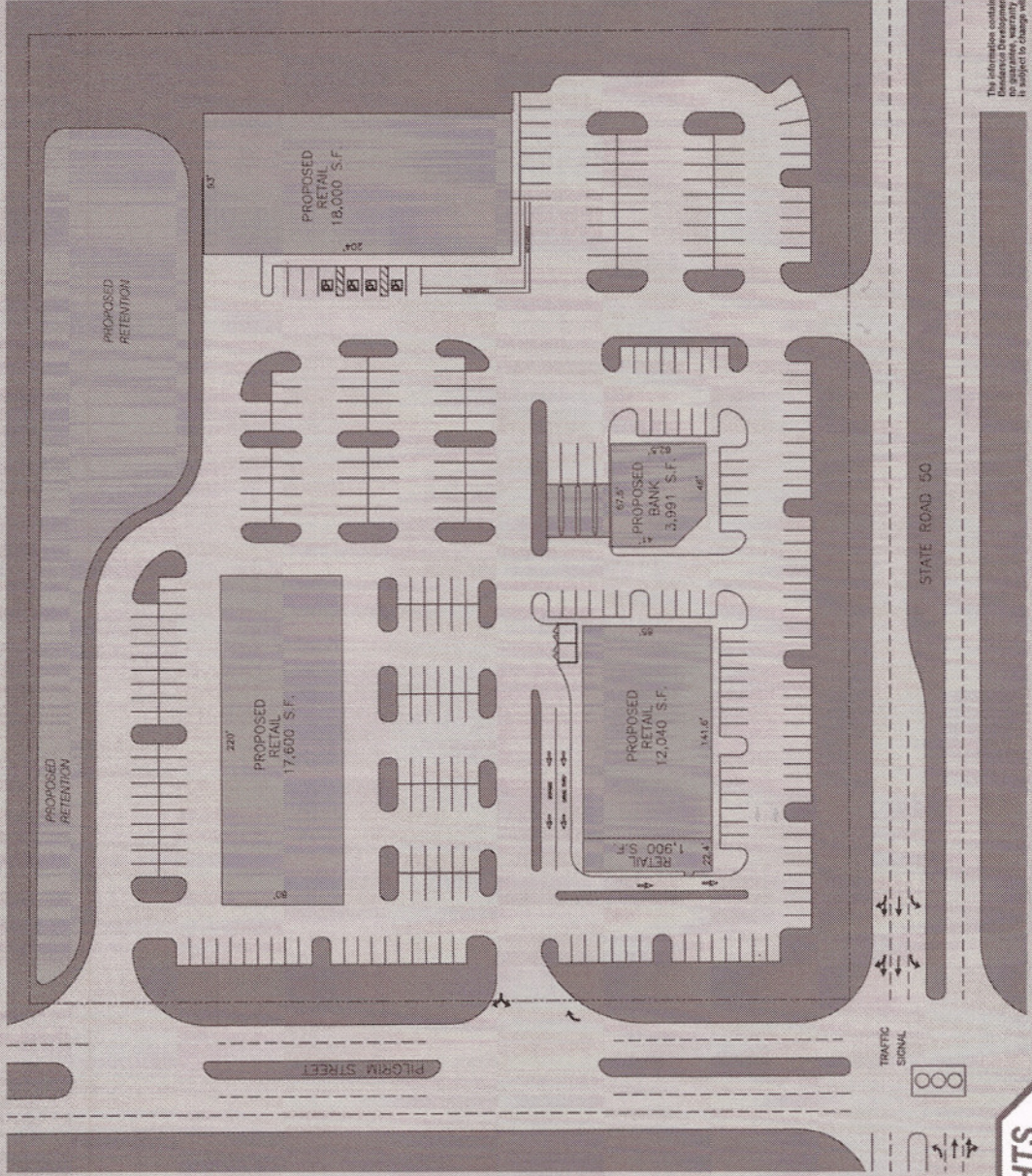
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THE COMMONS AT AVALON PARK

53,500 SQUARE FEET OF GLA



The information contained herein has been obtained from sources deemed to be reliable. However, the information is not guaranteed. The information is provided for informational purposes only and does not constitute a contract. The information is provided for informational purposes only and does not constitute a contract. The information is provided for informational purposes only and does not constitute a contract. The information is provided for informational purposes only and does not constitute a contract.

PROPERTY HIGHLIGHTS

- The Commons at Avalon Park is located at the intersection of SR 50 and Pilgrim Street just 1.5 miles east of Waterford Lakes Town Center and the main campus of The University of Central Florida, which is home to over 38,800 college students.
- Residential growth in the area is tremendous and features the Eastwood Golf Club, Stoneybrook Golf Club, Waterford Trails, Waterford Chase, Timber Springs, Avalon Lake and Avalon Park. Over the next five years, over 8,500 new homes will be constructed in the area providing a population growth of over 25%.
- More than 49 million people visit the Metro Orlando area annually producing an economic impact of \$29.6 billion. Orlando is the #1 tourist destination in the United States.