

# AVANTI PROPERTIES GROUP

## ACQUISITION ALERT

JULY 2010

### AVANTI INVESTS IN THE ORLANDO AREA

This month, Avanti acquired Plaza Collina, a 140-acre site planned for 1.2 million square feet of retail and office space and up to 200 condominiums. Located 20 minutes from downtown Orlando, the site is in the greater Clermont area, where it fronts nearly one mile of the “going-home” side of State Route 50, a major regional east-west corridor. Plaza Collina is also one mile west of a new interchange between Route 50 and Florida’s Turnpike.

As Orlando has grown, national homebuilders have developed communities in Clermont to serve entry-level buyers and retirees. In the future, Clermont should capture a significant share of new home construction, which we believe will, in turn, increase demand for retail centers. Avanti purchased Plaza Collina from The Goodman Company of West Palm Beach, Florida; Goodman had improved the access to the site and intended to build a regional mall prior to the economic downturn.

Avanti underwrote its investment in Plaza Collina with the belief that the Orlando-area real estate market ultimately will regain its vibrancy, and that demand for land will re-emerge as a result. Until then, the weak market creates an excellent opportunity for Avanti to use its equity capital to bank the site and wait for the market to recover.

*For more than 30 years, Avanti has dedicated itself to land investment, focusing on well-located sites in fast-growing metropolitan areas. Today, Avanti owns land that can accommodate over 35,000 dwelling units in its residential holdings alone, and we believe that the current market will present further opportunities to pursue additional investments. We continue to work with experienced local land development partners who benefit from having a strong equity partner for medium- to longer-term land development projects requiring between \$5 million and \$50 million in equity capital.*

*For more information on Avanti, or to discuss any specific proposals, please contact any of the following by telephone at 407-628-8488 or via email.*

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