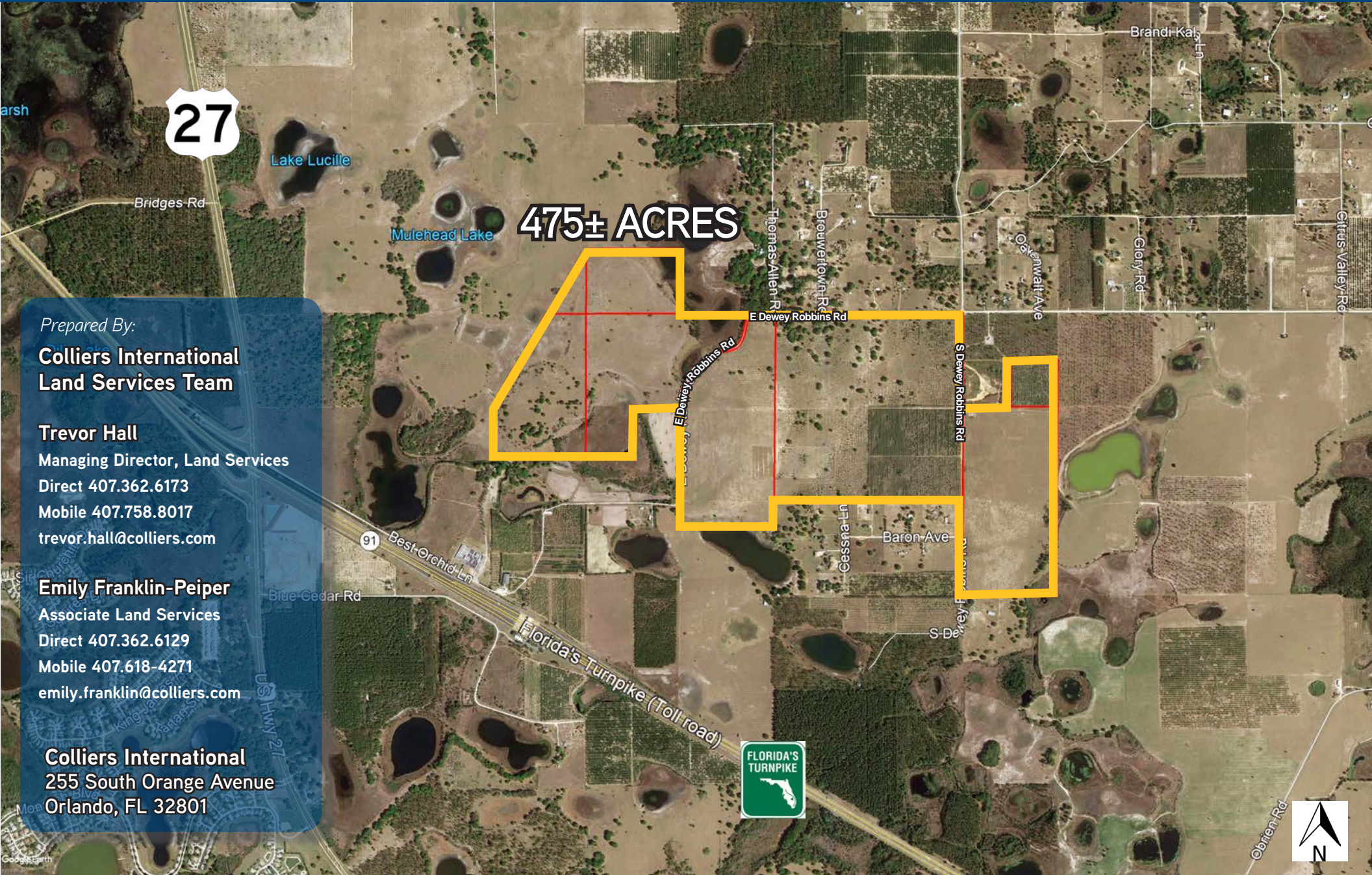
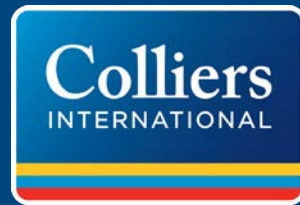


LOMA LINDA WEST - INVESTMENT LAND - ORLANDO AREA

E. DEWEY ROBBINS ROAD, GROVELAND - IN LAKE COUNTY, FLORIDA



Prepared By:

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PROPERTY HIGHLIGHTS

- Great location for future development in Lake County where population growth is projected to be 47% higher than the state of Florida and 149% higher than the United States as a whole.
- Numerous options and uses for development, and much of the property is attractive for future development.
- Access to US Highway 27 and the Florida Turnpike
- Part of the Orlando-Kissimmee-Sanford CBSA, one of the fastest growing markets in the country, with a below average cost of living. 40 minute drive to Orlando; 45 minutes to Orlando International Airport; 30 minutes to The Villages; 22 minutes to the nearest hospital (Florida Hospital Waterman)
- Eastern parcels are in the City of Groveland with huge development and growth plans
- Demographics in the immediate area show affluence with strong income levels and high home values.
- Will benefit from Villa City, a nearly 2,500 acre mixed-use development to be constructed approximately four miles from the Loma Linda site. This will include amenities such as grocery, restaurants, medical, drug stores, banks, and entertainment options.



Source: Esri - 2018 Estimates

LAKE COUNTY DEVELOPMENTS OCTOBER 26, 2016
Groveland votes for mixed-use project that could double its size, developers sought
By Teresa Burney
Lake County's Groveland -- which carries the slogan "The city with a future, watch us grow!" -- voted on Monday to take its first step toward approving a 2,467-acre mixed-use development with the potential to double its size. The Groveland Council started by voting to create a zoning category...

LAKE COUNTY DEVELOPMENTS FEBRUARY 13, 2017
Groveland's boundary redefining mixed-use project Villa City faces Feb. 22 vote
By Teresa Burney
Groveland is set, once again, to vote on annexing a 2,467-acre assemblage planned for mixed-use development as Villa City, a land mass that has the potential to double the city's size. The city voted on it last fall, but then the town was roiled by the revelation that its mayor was a convicted...

CITY OF GROVELAND OVERVIEW

The City of Groveland is poised for future commercial, office, and industrial development. Groveland's access to the Florida Turnpike as well as U.S. Highway 27 and other state roads provides the transportation network necessary to attract major employers. Much focus has been put on building the necessary workplace districts to create a more sustainable community.

Groveland is trying to re-create itself into a "destination city". The City has established a Community Redevelopment Area (CRA) to guide redevelopment activities in order to build a vibrant and attractive downtown. Through the CRA Board's leadership and community input, the City is dedicated to bringing about both physical improvements for the area as well as economic development. By putting tax dollars directly back into the CRA, private investors will be encouraged to invest in the area as well. This public-private partnership will result in more places for Groveland's residents and guests to shop and eat and more prosperity for Groveland's business community.

Various cities and towns in Lake County provide additional employment and needed services within reasonable commuting areas of the Groveland. As future development occurs in the Mixed Use and North Workplace Development areas, additional employment and service opportunities will be made available for the City's residents and others. This will provide for much improved sustainability for the City over the short-range and long-range planning period.

<https://www.groveland-fl.gov/>

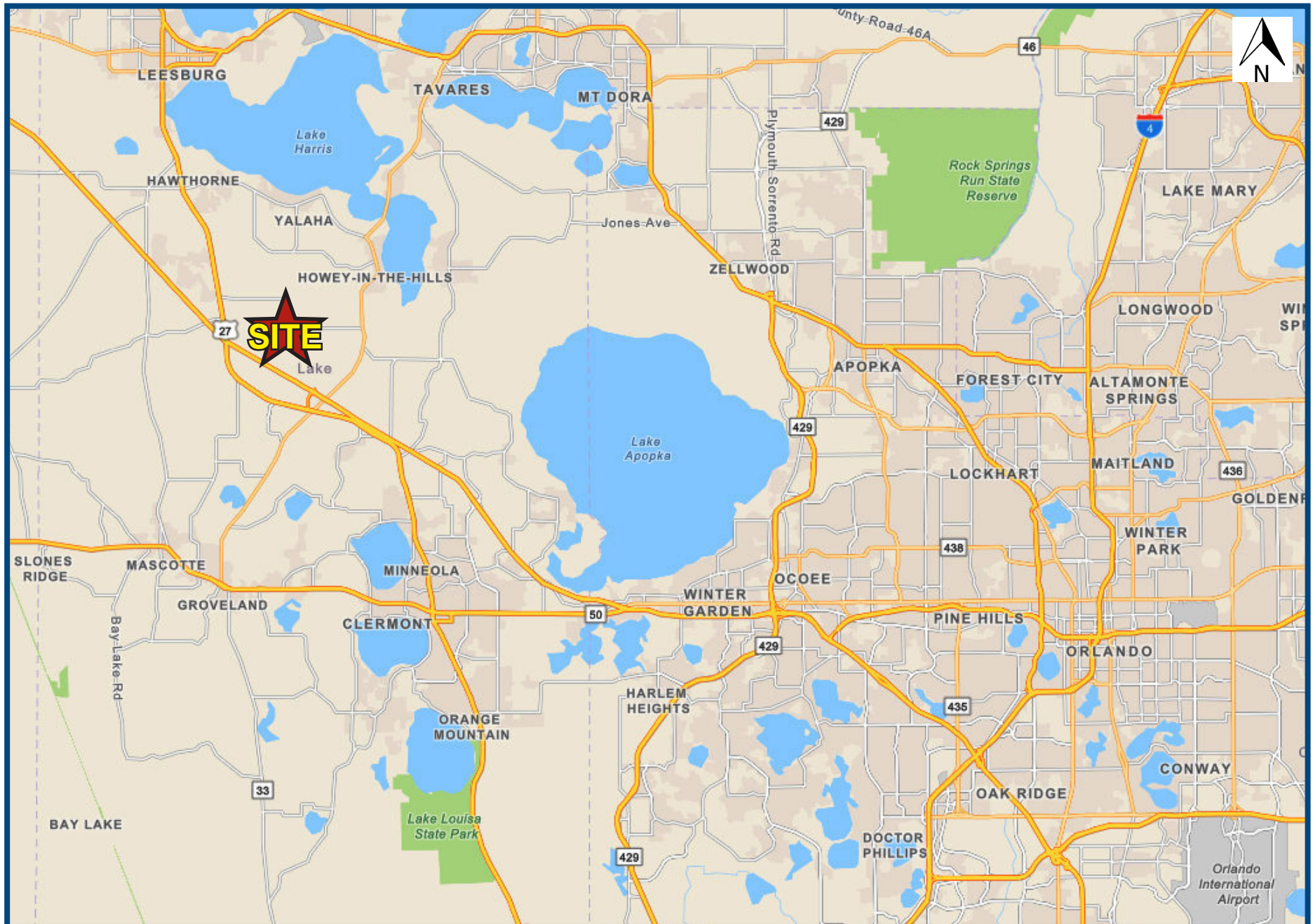
<https://www.groveland-fl.gov/135/Maps>

<https://www.groveland-fl.gov/134/Comprehensive-Plan>

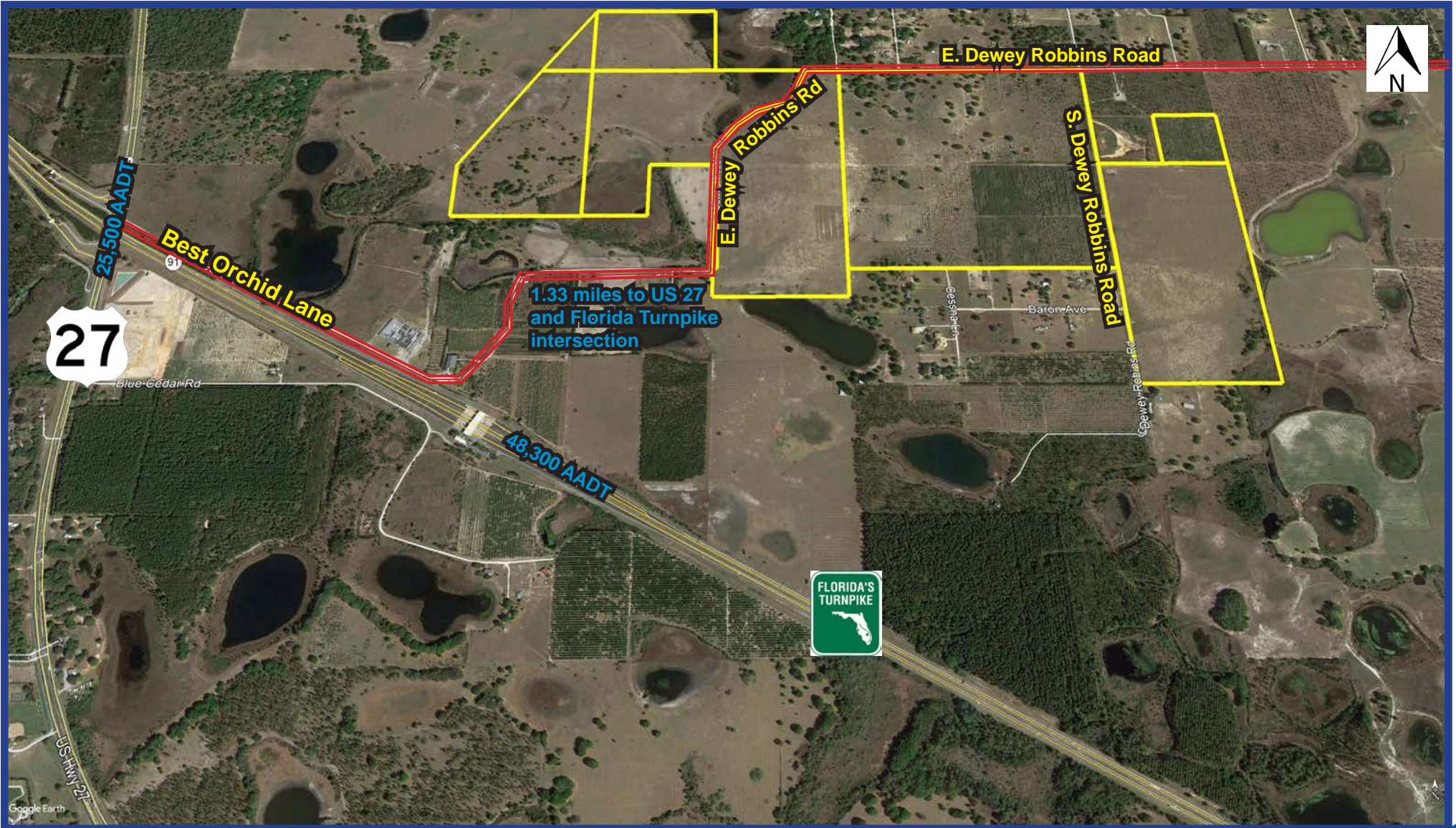


*Source: Florida Department of Transportation; 2017 Annual Average Daily Traffic

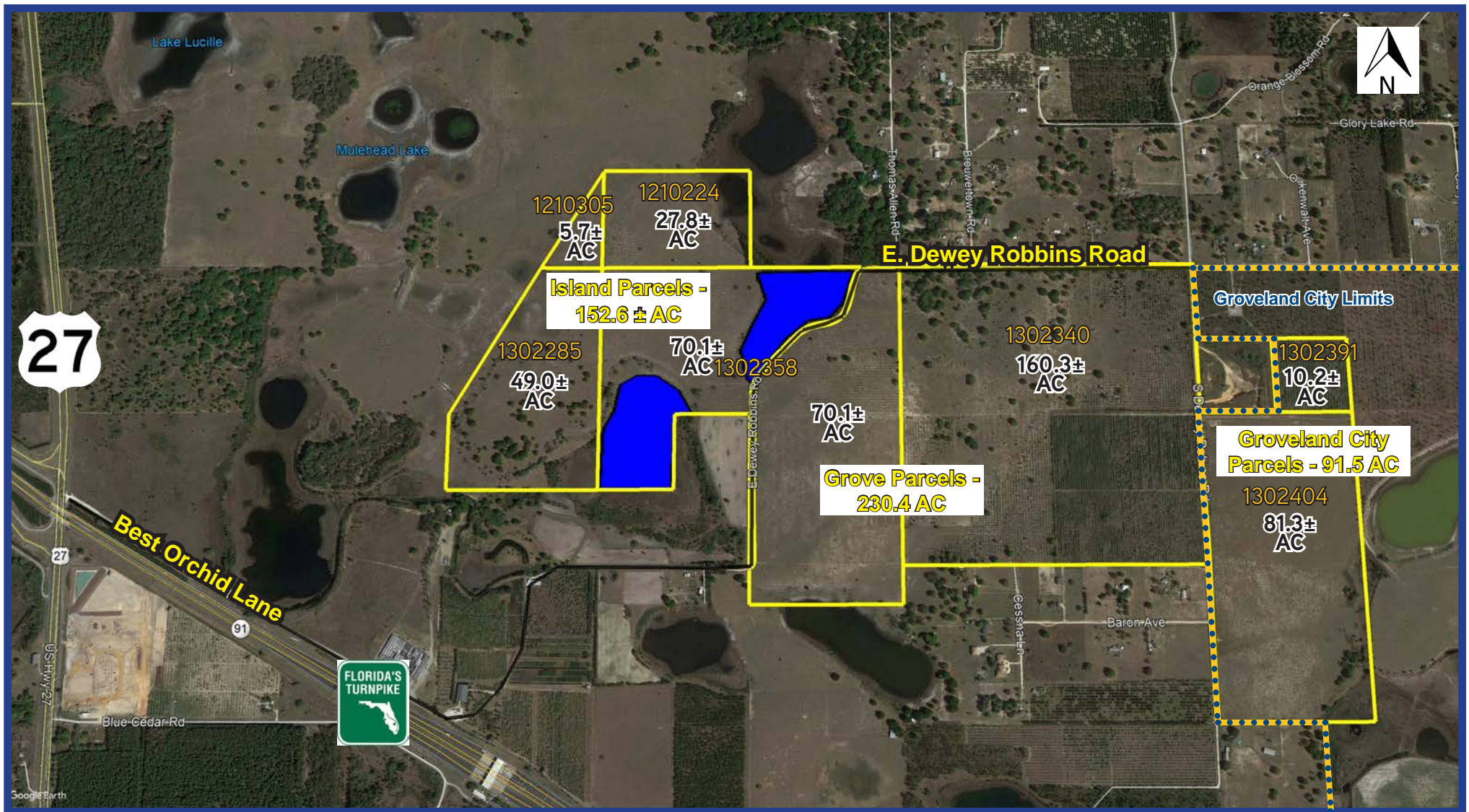
LOCATION MAP



PROPERTY AERIAL AND ACCESS TO SITE



PROPERTY PARCELS



POTENTIAL USES

This 475± acre site can be purchased in whole, or separated into three sections, and will be best for development in a combination of mixed uses:

Island Parcels - Western Section - 152.6± Acres

This area can be purchased in bulk for an estate with lakefront access. It also can be purchased in bulk for single family or multifamily housing including senior housing opportunities.

Grove Parcels - Middle Section - 230.4± Acres

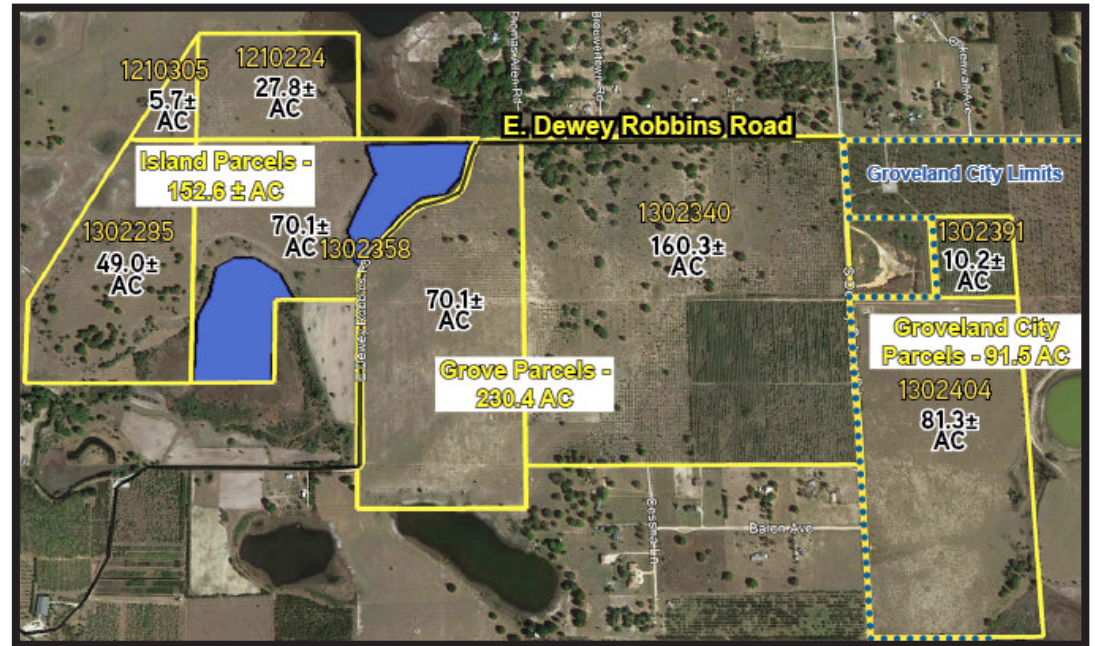
The site is formerly citrus grove land and most of the land is suitable for development. On the west side is E. Dewey Robbins Road that extends south and west to the intersection of U.S. Highway 27 and the Florida Turnpike. This area can be developed for retail, office, or medical office. The western part can be developed into single family, multifamily, senior housing, or even industrial use, especially to the north with access to E. Dewey Robbins Road.

City of Groveland Parcels - Eastern Section - 91.5± Acres

These 91.5 acres will benefit enormously from the proactiveness of the City of Groveland. Expansion is at the forefront, and the approval process is efficient. This area can be developed in most fashions, such as single family or multifamily homes, retail, or office use, especially if the road infrastructure is improved by the city.

Groveland Utility Service Area (U.S.A.)

All of the land south of E. Dewey Robbins Road is in the Groveland U.S.A.



AREA DEMOGRAPHICS

Demographics of the population surrounding the subject site are older, have higher than average household incomes when compared to Lake County, Florida as a whole. Nine out of 10 households are owner occupied.



Loma Linda West	Demo Base	5 Mile Radius	Index	7 Mile Radius	Index	10 Mile Radius	Index
Population							
2018 Total Population	345,575	20,645		38,014		98,150	
2018-2023 Growth Rate	10.4%	9.4%	90	10.0%	96	10.3%	99
Median Age	47.8	65.8	138	61.7	129	48.8	102
Households							
2018 Total Households	139,593	10,058		16,757		39,274	
Family Households (%)	68.6%	72.8%	106	72.2%	105	70.3%	102
Owner Occupied (%)	75.7%	91.7%	121	89.8%	119	78.3%	103
Average Home Value	\$235,755	\$256,176	109	\$239,110	101	\$233,004	99
Household Income							
Median Household Income	\$51,693	\$55,780	108	\$53,644	104	\$51,134	99
Average Household Income	\$68,650	\$72,833	106	\$69,626	101	\$66,115	96
Per Capita Income	\$28,113	\$35,005	125	\$31,500	112	\$27,025	96
Average Disposable Income	\$55,769	\$59,300	106	\$56,848	102	\$54,097	97
Pop Age 25+/Education Attained							
Some College or More (%)	55.0%	58.3%	106	54.7%	99	52.6%	96
College Grad-Bachelor Degree or More (%)	22.7%	25.2%	111	23.0%	101	21.6%	95
Race/Ethnicity							
White Population (%)	79.3%	88.0%	111	84.1%	106	76.4%	96
Black/African American Population (%)	10.6%	6.3%	60	7.5%	71	11.7%	111
Asian Population (%)	2.1%	1.6%	75	1.7%	80	2.1%	101
Hispanic Population (%)	15.8%	8.7%	55	12.8%	81	18.0%	114
Occupation							
White Collar (%)	56.8%	61.3%	108	58.6%	103	56.8%	100
Blue Collar (%)	21.2%	20.0%	95	21.7%	103	22.9%	108
Service (%)	22.0%	18.7%	85	19.6%	89	20.3%	92
Marital Status							
Pop Age 15+: Married (%)	55.4%	69.3%	125	63.5%	115	55.9%	101

Note: 100 = Base Comparison: Lake County, FL (i.e. index of 130 is 30% higher than the Base Comparison)

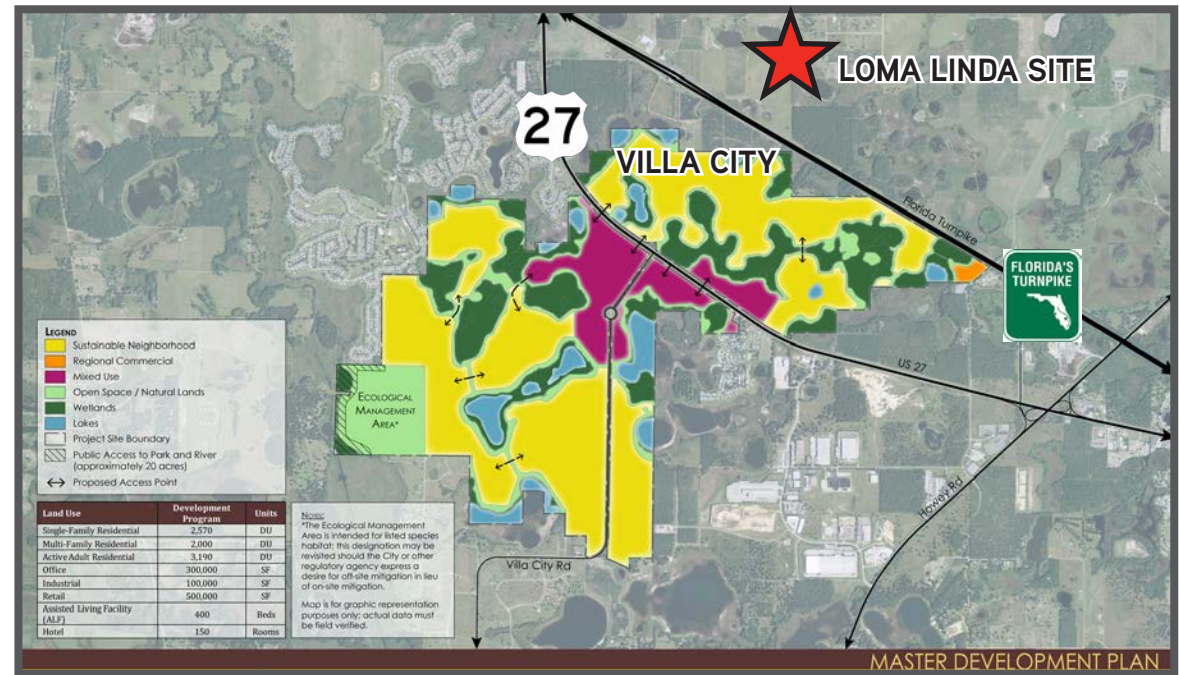
Source: US Census Bureau; Esri 2018 Forecasts

VILLA CITY

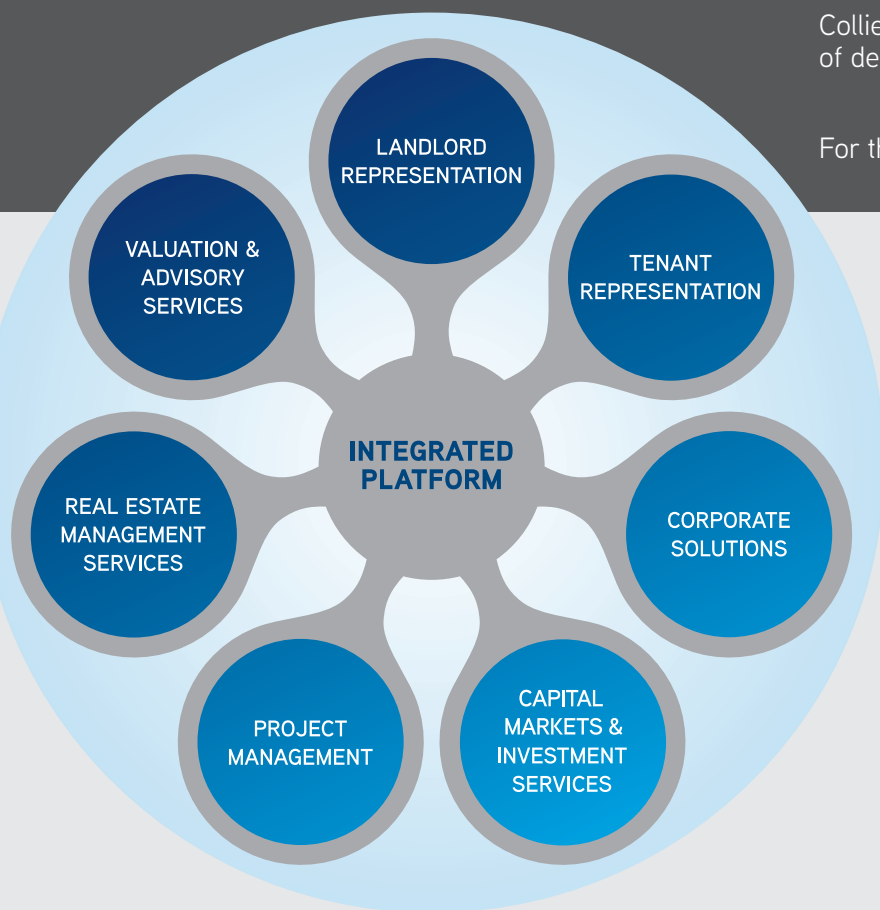
The Villa City Development of Regional Impact (DRI) site is vacant, rolling land in Lake County, Florida. The 2,467-acre area contains an abundance of natural features including wetlands and protected species habitat. The vision for Villa City is a sustainable, self-sufficient community that embraces the natural beauty of Lake County. The master plan includes buildout of approximately 5,500 residential units. It also includes over 500,000 square feet of office and retail space.

The master plan provides a balanced development program. The design incorporates existing transportation infrastructure while embracing the natural geography of the land. Design strategies included stormwater distribution and transmission systems, and mitigation plans for floodplain and wetland impacts. The transportation team analyzed traffic flows from Leesburg to Clermont along US-27, and made recommendations for necessary improvements. The DRI process requires coordination with multiple agencies such as the City of Groveland, Lake County, Lake-Sumter MPO, FDOT, and the St. Johns River Water Management District.

Source: SME, Inc. - Projects



Colliers International At A Glance



Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is top tier global real estate services and investment management company operating in 69 countries with a workforce of more than 13,000 professionals. Colliers is the fastest-growing publicly listed global real estate services and investment management company, with 2017 corporate revenues of \$2.3 billion (\$2.7 billion including affiliates). With an enterprising culture and significant employee ownership and control, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide, and through its investment management services platform, has more than \$20 billion of assets under management from the world's most respected institutional real estate investors.

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Colliers is led by an experienced leadership team with significant equity ownership and a proven record of delivering more than 20% annualized returns for shareholders, over more than 20 years.

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World of Colliers 2017 Year-end Stats



Comprised of

13,000

professionals



Established in

69

countries



Revenue

\$2.7B

(US\$)



Managing

2B

(square feet)



Lease/sale transactions

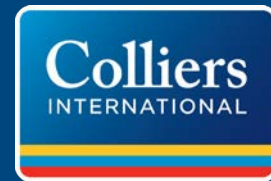
68,000



Transaction value

\$116B

(US\$)



Confidentiality & Disclaimer Statement

Colliers International ("Agent") has been engaged as the exclusive agent for the sale of this Property described as: 475± acres of citrus grove and pasture land with access on Dewey Robbins Road, further identified as Lake County Alt. Key ID #'s: 1032391, 1302404, 1302340, 1302358, 1210224 and 1302285, with 91 acres in the City of Groveland and the balance in unincorporated, Lake County, Florida.

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