

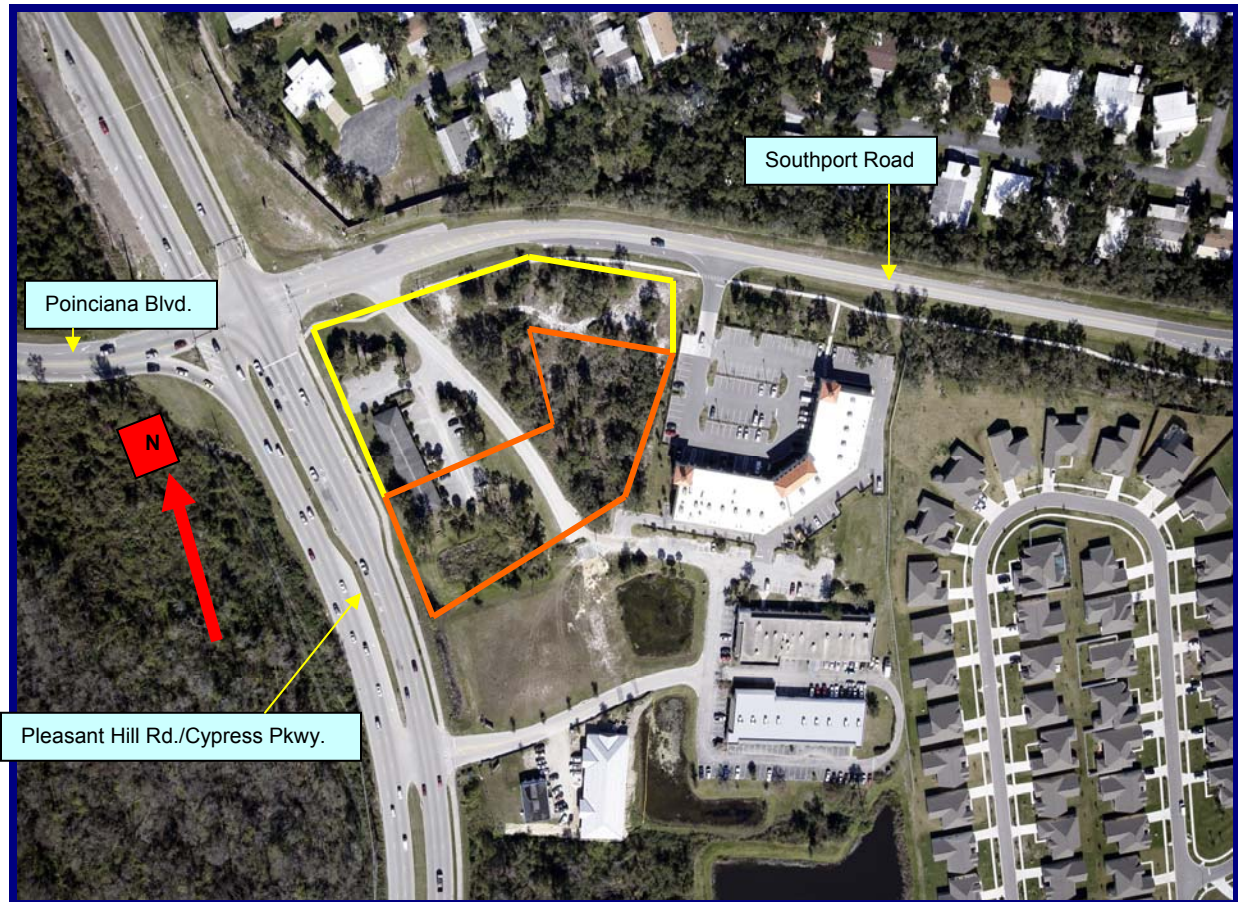
Now Available!

SOUTHPORT PLAZA PHASE II

Poinciana, Florida

- **Premium Retail/Office Spaces From 1,100 SF**
 - **1.67-Acre Parcel**
 - **Premium Visibility and Access**
 - **51,000 Traffic Count at Signalized Corner**
 - **Available Now!**

www.realcapassociates.com





SOUTHPORT PLAZA II ***Poinciana, Florida***

Thank you for your interest in our pad site at Southport Plaza II. Attached is an offering flyer for your review which details why Southport Plaza offers the premier retail and office location in Poinciana and one of the finest in Osceola County.

The overall Southport Plaza II site comprises 3.71 acres at the signalized SE corner of Pleasant Hill and Southport Roads, and offers direct ingress/egress from both roads; the daily traffic count is over 51,000. The “hard-corner” portion of the overall site is under contract with RaceTrac Petroleum; the pad being offered for sale or lease depicted in this flyer (blue shaded area “B”) as 1.67 acres (+/-) with frontage on Pleasant Hill Road and additional direct access to Southport Road via cross easements through and over the RaceTrac parcel and Southport Plaza phase I.

The pad “B” offering portion of Southport Plaza phase II (blue area in this flyer) can accommodate up to 12,100 sf of new in-line space. The existing Southport Plaza I (*photo*) was completed in May 2006 and comprises over 22,000 sf of upscale retail/office space at the SE corner of Pleasant Hills and Southport Roads.

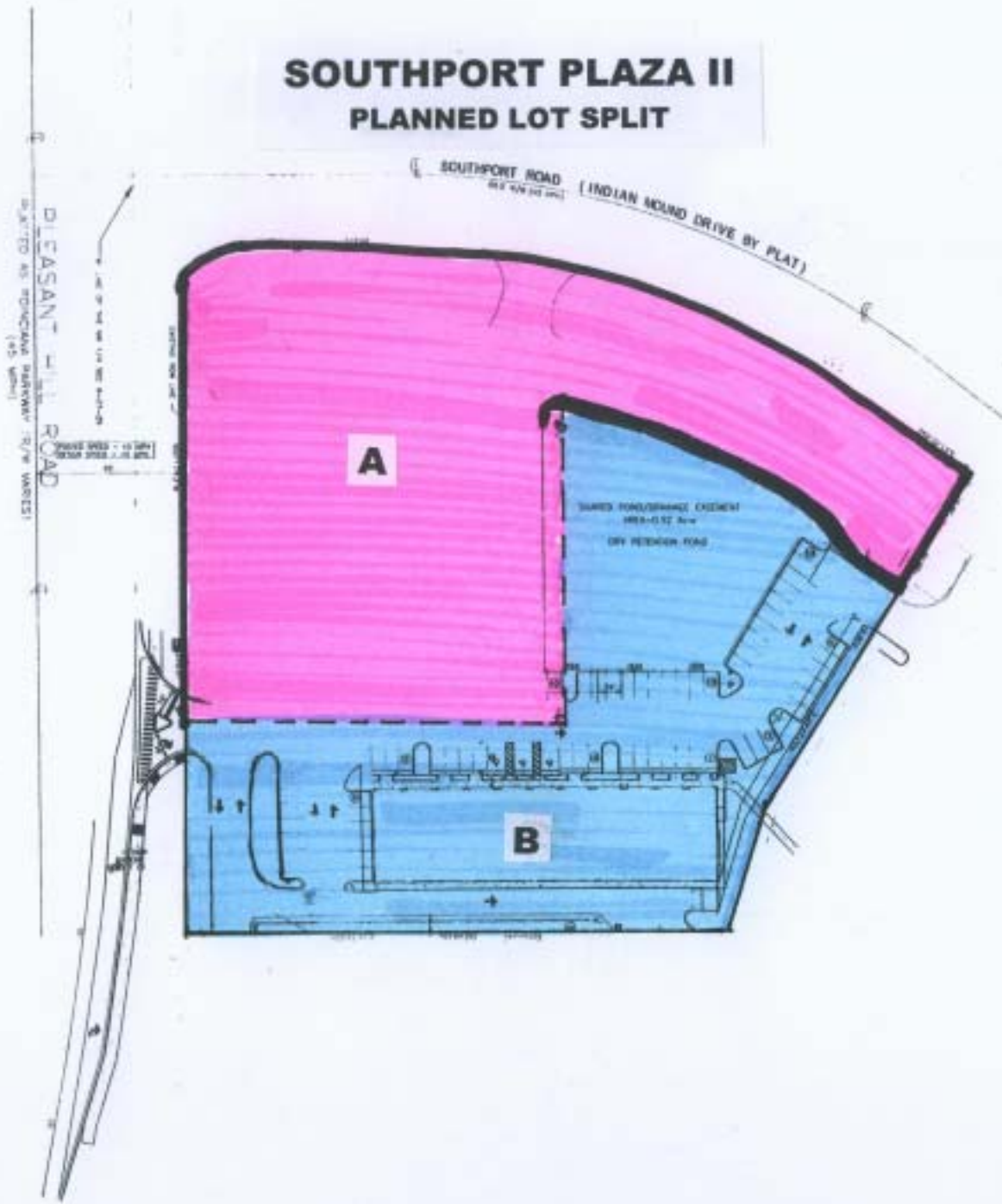
All engineering and architectural drawings, entitlements and permits are in place to develop the entire property and pad, including the SFWMD and DEP permits. As such, the pad and site are truly ready for development.

Please call us at (561) 417-6193 after you have had an opportunity to review the attached information. Again, thank you for your interest!

Jan M. Jaroszewicz
Manager
Southport Plaza II, LLC
(561) 417-6193, or: realcap@bellsouth.net

www.realcapassociates.com

SOUTHPORT PLAZA II PLANNED LOT SPLIT



SOUTHPORT PLAZA II

Poinciana Market Highlights

The Southport Plaza phase II site location represents the premium, "A", site in the Poinciana market, offering the following attributes:

- Premium frontage site with great visibility at gateway to Poinciana.
- High average daily traffic count of 51,000 cars at signalized intersection.
- Direct ingress/egress from Pleasant Hill Road/Cypress Parkway and Southport Road to corner location.
- Lowe's Hardware Store and CVS Drugs located across the intersection.
- RaceTrac Petroleum to be located on site adjacent to Southport Plaza II.
- Liberty High School, Osceola County's largest, located next to Lowe's site.
- Poinciana is the second largest PUD in the United States and one of the fastest growing communities in Florida.
- Explosive recent growth of population to 65,000 in the trade area.
- Average HH income over \$53,000.
- Incredible opportunity for quality restaurants, professional and medical services in under-served market.
- Limited availability of commercially-zoned sites.
- Southport Road planned for future widening to four lanes, connecting with Florida's Turnpike and St. Cloud.
- Six DRI's (**D**evelopments of **R**egional **I**mpact) approved east of Southport Plaza II and planned for over 38,000 housing units, to be accessed from Poinciana Boulevard and Southport Road, located east of Lake Toho and West of Florida's Turnpike.
- Southport Plaza II available now!

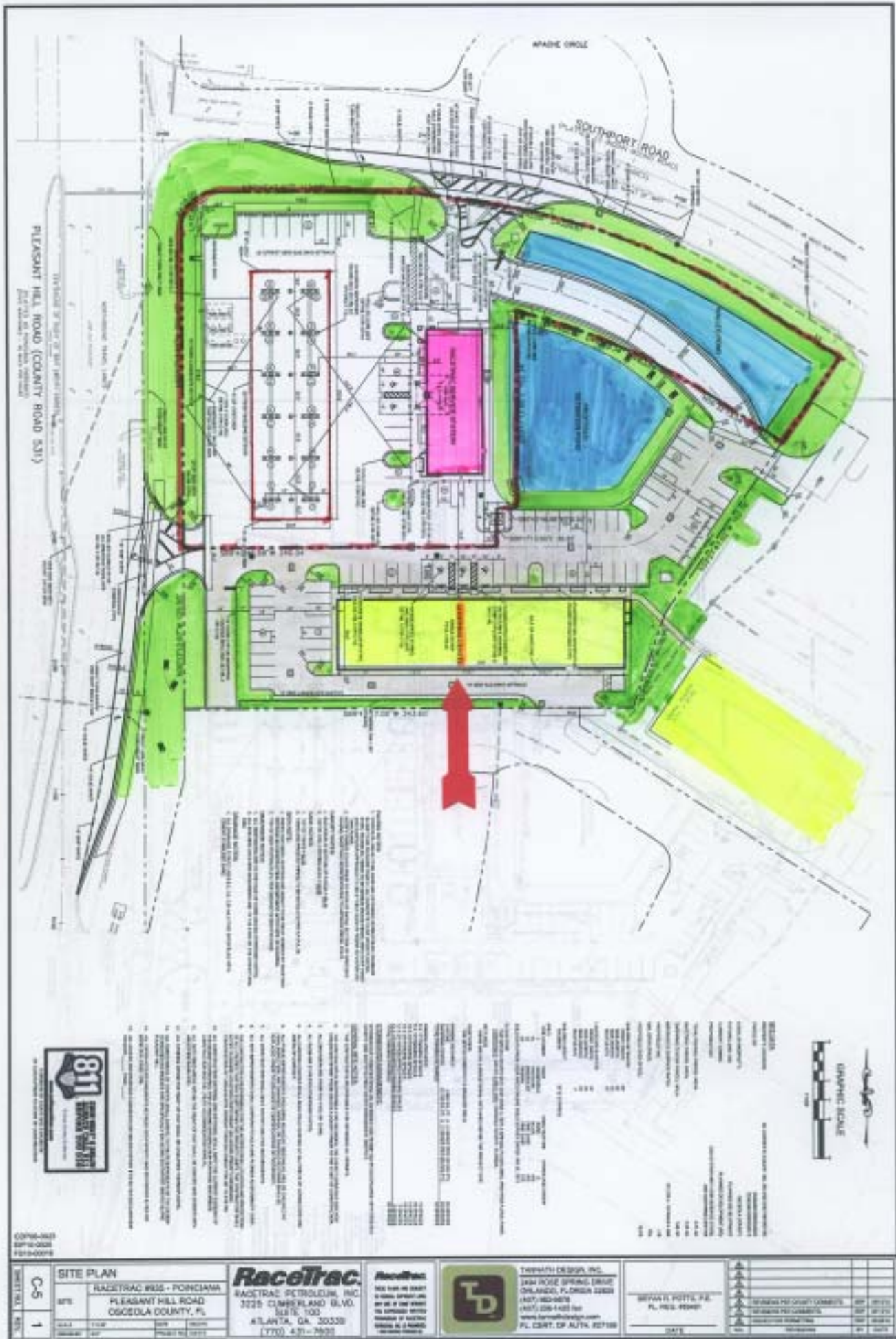
Demographic Highlights – Greater Poinciana Market Area:

- **Population – 2007:** 65,000
- **Number of Households:** 21,150
- **Average HH Size:** 3.07
- **Average Age:** 35
- **Average HH Income:** \$53,000+

For more information, contact (561) 417-6193 or, email: realcap@bellsouth.net

www.realcapassociates.com

SOUTHPORT PLAZA II



00766-001
00766-002
00766-003

C-5
1

SITE PLAN
RACETRAC #888 - PONDICAMA
PLEASANT HILL ROAD
OSCEOLA COUNTY, FL

RaceTrac
RACETRAC PETROLEUM, INC.
3025 CLAMBERLAND BLVD.
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BRIVATI POTTE, P.E.
FL REG. #8888
DATE

| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 08/11/11 |
| 2 | ISSUED FOR PERMIT | 08/11/11 |
| 3 | ISSUED FOR PERMIT | 08/11/11 |
| 4 | ISSUED FOR PERMIT | 08/11/11 |
| 5 | ISSUED FOR PERMIT | 08/11/11 |
| 6 | ISSUED FOR PERMIT | 08/11/11 |
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| 8 | ISSUED FOR PERMIT | 08/11/11 |
| 9 | ISSUED FOR PERMIT | 08/11/11 |
| 10 | ISSUED FOR PERMIT | 08/11/11 |



Wal-Mart

Publix

Southport Plaza I & II

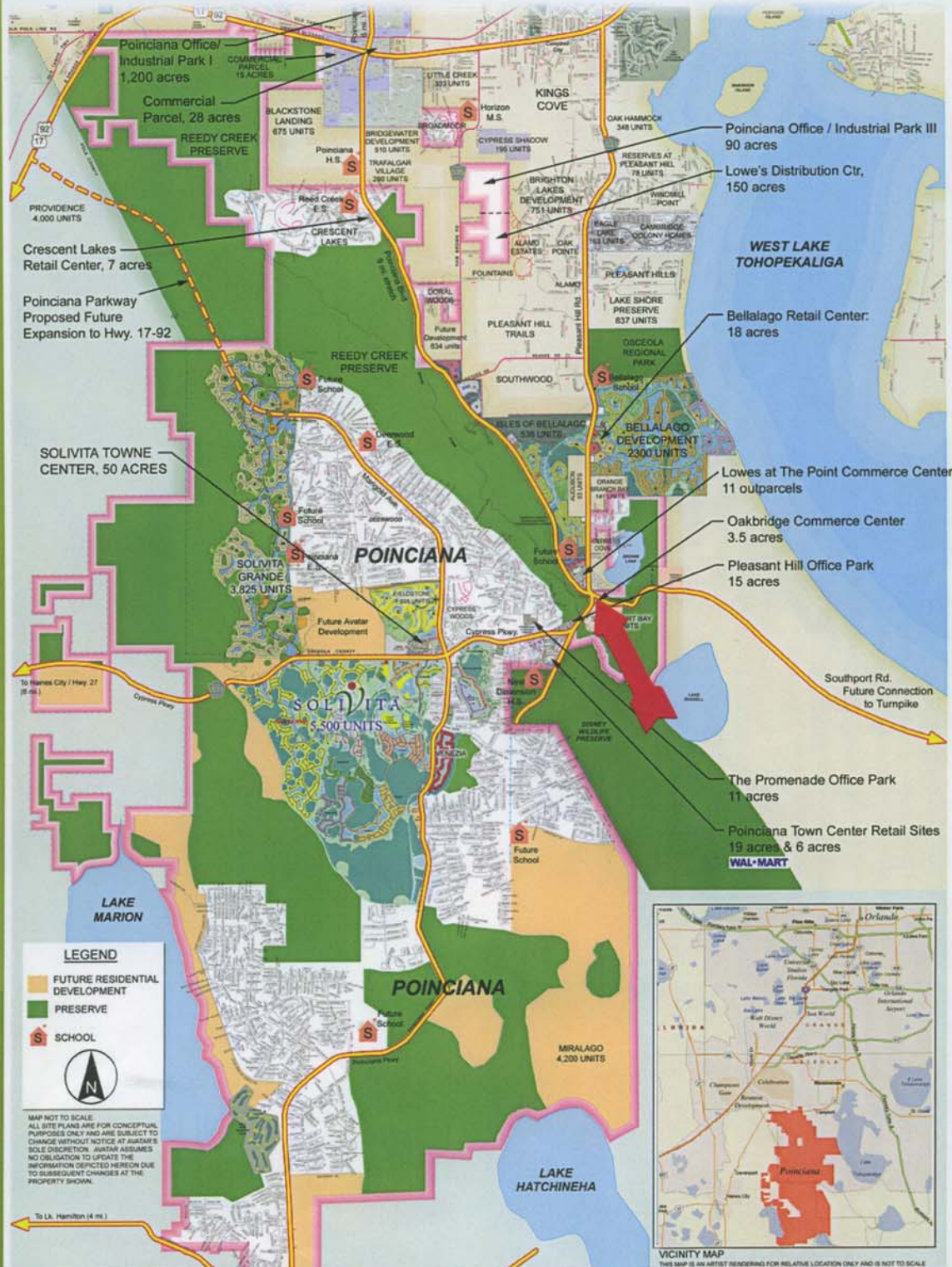
CVS Drugs Site

Poinciana Blvd.

Lowe's

Liberty High School

Pleasant Hill Rd.



LEGEND

- FUTURE RESIDENTIAL DEVELOPMENT
- PRESERVE
- S SCHOOL

MAP NOT TO SCALE. ALL SITE PLANS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AT AVATAR'S SOLE DISCRETION. AVATAR ASSUMES NO OBLIGATION TO UPDATE THE INFORMATION DEPICTED HEREON DUE TO SUBSEQUENT CHANGES AT THE PROPERTY SHOWN.



VICINITY MAP
THIS MAP IS AN ARTIST RENDERING FOR RELATIVE LOCATION ONLY AND IS NOT TO SCALE

Cuhaci & Peterson
Architects Engineers Planners
P.O. Box 10000, Orlando, FL 32816

For information contact:
Hank Yunes
 Avatar Properties, Inc.
 Phone: (305) 442-7000
 Fax: (305) 448-2449
 E-mail: hyunes@avatarholdings.com

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AVATAR

SOUTHPORT PLAZA II

EXECUTIVE SUMMARY

Southport Plaza II will be the second phase of an unanchored retail/office project located in Poinciana, Osceola County, Florida. Southport Plaza's first phase, completed in May 2006, is substantially-leased, and this planned second phase offers the opportunity for the best frontage exposure at the most prominent signalized corner in the market area, with a daily traffic count exceeding 51,000 cars. The project is located in the Greater Orlando Area at the southeast corner of Pleasant Hill and Southport Roads in Poinciana, Florida, 15 miles south equi-distant from Disney's Celebration and Kissimmee, and in close proximity to Champions Gate Golf Club and the Ginn Company's Reunion Resort areas. The project will be developed and operated by Realcap Associates, LLC of Boca Raton, Florida whose principals have more than 50 years of combined real estate experience.



Southport Plaza II will be developed on a 1.67-acre pad situated adjacent to the "hard corner" with approximately 12,100 sf of in-line retail/office space situated on an overall 3.71-acre site that is fully-zoned; RaceTrac Petroleum will be purchasing the "hard corner" site. *Southport Plaza II's* tenant mix will be made up of small space retail and office users, many of whom enjoy national affiliations, servicing the explosive growth of the southern Celebration, Kissimmee and Poinciana areas. Due to the excellent location, explosive area



growth, full market occupancy and lack of commercially-zoned land, Southport Plaza's first phase, completed in May 2006 (photo above), was leased to nationally-supported tenants such as CORA Health Services,

Domino's Pizza, Studio 5-6-7-8, House of China, My Angel's Dream Day Care, Quest Diagnostics and other prominent local tenants.

The phase II development will offer upscale medical/retail/office space that will serve a

wide range of medical, office and retail users in a new building architecturally similar to that of the existing Southport Plaza, offering 20' store fronts with 10' - 13' clear ceiling heights, covered walkways with glass façades, 55' bay depths, and optimal façade signage exposure. The project will be constructed featuring predominately 1,100 sf bays of premium air-conditioned space. A generous tenant finish allowance is available for pre-lease tenants.

The Southport Plaza II site location represents the premium “A” site in the market based on the following attributes:

- High average daily traffic count of 51,000 cars with signalized intersection.
- Premium frontage exposure and visibility at gateway to Poinciana.
- Direct access to and from both Pleasant Hill and Southport Roads.
- Lowe’s Hardware Store across the intersection and CVS is now open.
- Osceola County’s largest high school opened nearby in fall 2007, 1/4 mile north on Pleasant Hill Road.
- A 60-bed hospital is planned for Poinciana.
- Southport Road is planned for future widening to four lanes, connecting with Florida’s Turnpike and St. Cloud.
- Limited availability of commercially-zoned sites in market area.
- Six DRI’s (**D**evelopments of **R**egional **I**mpact) approved east of Southport Plaza II and planned for over 38,000 housing units, to be accessed from Southport Road, east of Lake Toho and West of Florida’s Turnpike.

Poinciana, some 15 miles south of Kissimmee, is home to Avatar Properties’ 47,000-acre master planned community and is approved for more than 100,000 residential units, making Poinciana the second largest PUD in the United States. With a trade area population of 65,000, Poinciana is located approximately 25 miles south of Orlando, Walt Disney World, and Orlando International Airport. *Southport Plaza II’s* direct frontage location on Pleasant Hill Road experienced a dramatic increase in daily traffic trips after the August 25, 2004 opening of a 204,000 sf Wal-Mart Superstore in Poinciana one mile south of the subject. Across the subject’s intersection of Pleasant Hill Road and Poinciana Boulevard/Southport Road, Lowe’s Hardware completed construction of a 170,000 sf retail home improvement and garden center retail outlet during early 2008, further attesting to the strength and future growth potential of the Poinciana retail market. Significantly, as Poinciana Boulevard crosses Pleasant Hill Road it becomes Southport Road and is planned, at some point, to provide direct access to Poinciana from Florida’s Turnpike some six miles east of the subject site and St Cloud, further to the north and east. Almost immediately adjacent to the new Lowe’s Hardware store, Osceola County opened its newest and largest high school in fall 2007 with a student population of some 2,400 students.

In addition, the nearby 1,200-acre Poinciana Industrial Park serves as home to large space users including Quaker Oats-Gatorade (1.2 Million sf), McLane/Suncoast Foods, American Multifoods, Cargill, Continental Pet, Progress Energy Corporation, AMTRAK, The Leroy Corporation, and JELD-WEN Door Company. Further attesting to the strength of this market’s growth, in March 2004, Lowe’s Corporation completed a 1,300,000 sf regional distribution facility serving the Southeastern U.S. The \$73 million facility was constructed nearby on a 150-acre site in Poinciana Industrial Park and employs more than 600 people, bringing employment in the park to almost 2,000.

