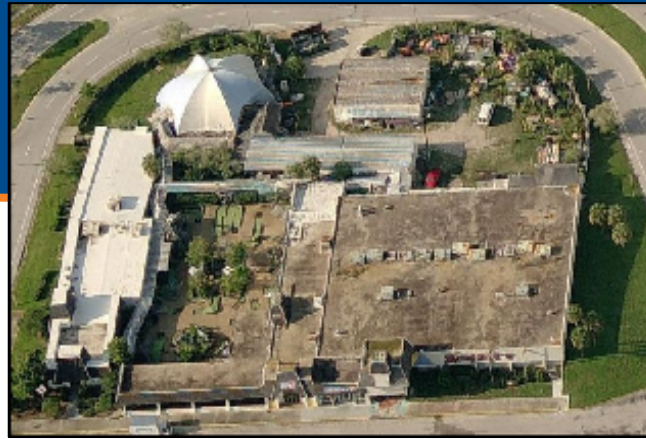


Marcus & Millichap

Real Estate Investment Services

Up To 1,100 Rooms
FLORIDA VISITORS BUREAU
5767 Major Boulevard
Orlando, FL 32819



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- ◆ 5.8 Acres of Prime Real Estate Next to Universal Studios Entrance
- ◆ Six Buildings Totaling Over 44,000 Gross Square Feet
- ◆ Zoned AC-3 Allowing up to 1,100 Luxury Hotel Rooms
- ◆ Zoning Allows 190,000 Square Feet of Commercial / Retail / Office
- ◆ 261 Parking Spaces
- ◆ One Minute to I-4 or Kirkman Road
- ◆ Adjoins The Double Tree Hilton and Holiday Inn Hotels
- ◆ Buildings Can be Leased Immediately

| | |
|--------------------------|-----------|
| Price | |
| Number of Rooms (Zoning) | 1,100 |
| Year Built | 1974 |
| Lot Size | 5.8 Acres |



Listed by:

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INVESTMENT OVERVIEW

This parcel is one of the most strategically located sites in the heart of the tourist corridor of Orlando, the tourist capital of the world. The site is immediately next to the entrance of Universal Studios, The Double Tree Hotel, Holiday Inn and I - 4. The property is an excellent site for an upscale restaurant, hotel, time share, convention center or showroom. The site consists of 5.8 acres and includes six existing buildings totaling 44,247 gross square footage and 35,734 square feet of net usable space. The buildings were completed in 1974, 1977, 1980, 1984, 1986 and 2007 and have been used since 1976 as the home of one of Orlando's most favored attractions, The Mystery Fun House. The buildings are being used today as a training facility for the Westgate Resorts employees. The space could be leased or demolished. There are 261 parking spaces included. The zoning is AC-3 allowing up to 1,100 hotel rooms, (200 units per acre) or 190,000 square feet of any prime commercial space. Land use code is "Recreational/Meeting" (3400). The most attractive feature of this property is the fact that the existing buildings can be leased, generating a positive cash flow should the investor elect not to demolish the structures immediately.

5767 MAJOR BOULEVARD • ORLANDO, FL 32819

OPERATING DATA

| INCOME | Current | Pro Forma |
|----------------------|---------|-----------|
| Gross Revenue | | 428,808 |
| Total Expenses | 232,929 | 232,929 |
| Net Operating Income | | \$195,879 |

EXPENSES

| Fixed Expenses | | |
|-----------------------|----------|----------|
| FF&E Reserve | \$10,000 | \$10,000 |
| Property Taxes | 74,965 | 74,965 |
| Property Insurance | 9,787 | 9,787 |
| Repairs & Maintenance | 58,329 | 58,329 |
| Utilities | 79,848 | 79,848 |



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