

Silver Palms at Chickasaw Investment Opportunity



Approved 72-unit 55+ multifamily development
in East Orlando

Why This Project Wins



Shovel-ready, approved plan set

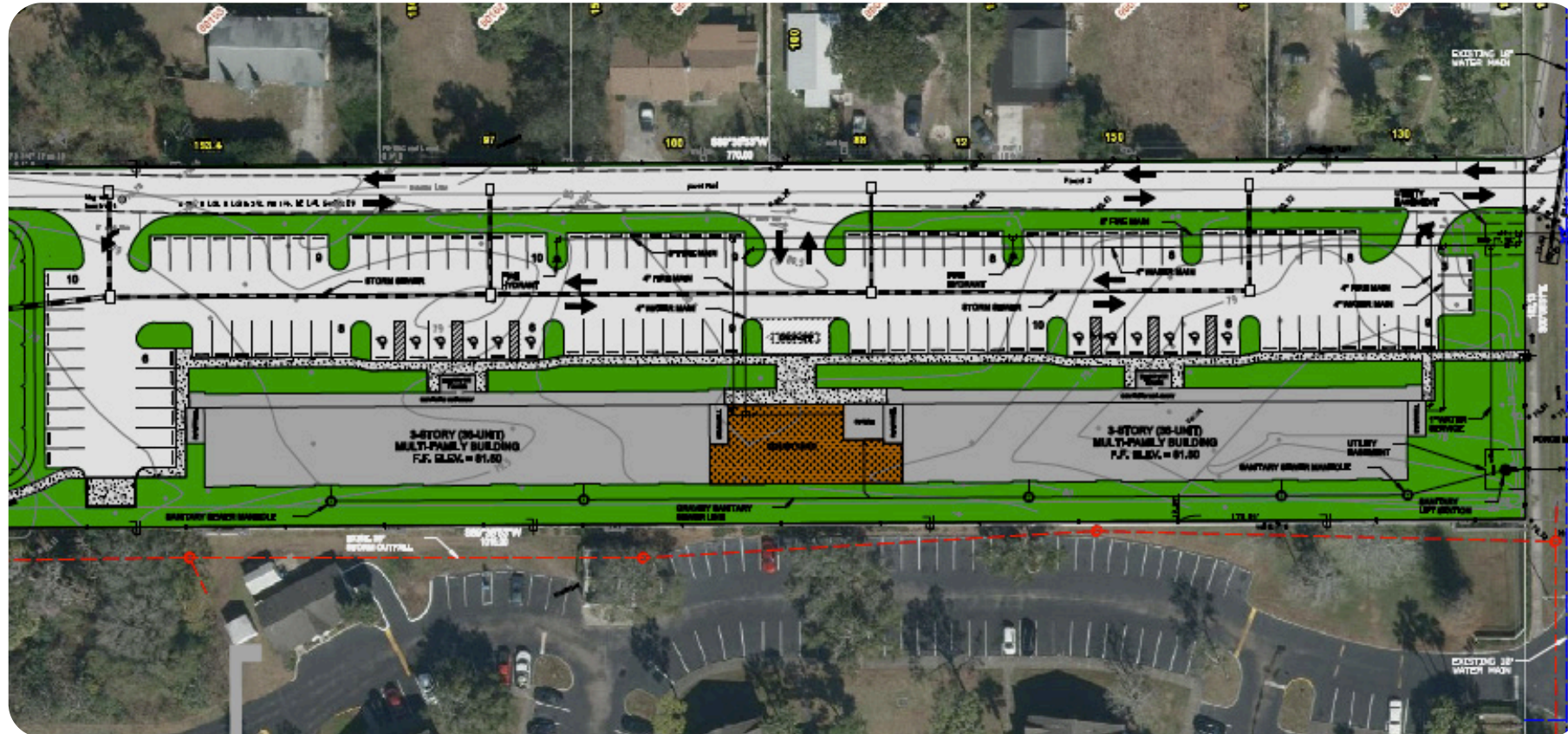
- Approved 72-unit, 55+ R-2 community in Orange County (Orlando), ZIP 32825.
- Entitlement/permitting process began on march 2022 saving developers more than 4 years in the processing time
- Proposed site-work plans are fully approved by orange county utilities
- land clearing was completed june 2026. currently in-review with orange county building dept for vertical arch.



Age-restricted economics

- A 55+ residential concept offers an opportunity to maximize the site's development potential while serving a growing and highly desirable demographic.
- The age-restricted format supports efficient density, thoughtful community planning, and a lifestyle-oriented design that can enhance both marketability and long-term value.

Compelling Orlando Location



Designed for smooth access

- Three access points on Carolina Lane simplify arrivals and site circulation.
- Full-access plus dedicated ingress and right-out reduce on-site friction.



Demand drivers nearby

- Large local employment base supports rental demand in the sub-market.
- Growing population and rising incomes strengthen long-term absorption.

BUILT FOR SENIOR DEMAND

Right-sized unit program

- Total mix is **72 units**: 48 two-bedrooms and 24 one-bedrooms.
- Two-building layout supports efficient leasing and operational consistency.



Designed for active 55+ age group

- Three-story buildings with full elevator service improve daily accessibility.
- Larger plans prioritize comfort, mobility, and long-term resident retention.

Clear market positioning

- Targets a gap between conventional apartments and higher-cost senior housing.
- Product aligns with seniors wanting independence without assisted-living pricing.



Efficient Site Economics

Well-Planned Parking Capacity

- 119 total parking spaces provide approximately 1.65 spaces per unit, exceeding the traffic consultant's recommended parking requirement.

Professionally Supported Parking Plan

Parking capacity is backed by the project's traffic analysis and thoughtfully designed around the anticipated needs of the 55+ community.

Efficient Site Design

- The parking layout supports convenient resident and guest access while maintaining an attractive balance of residences, amenities, landscaping, and open space.

Optimized Development Potential

- Thoughtful site planning supports strong residential density while maintaining accessibility, amenities, and overall functionality.

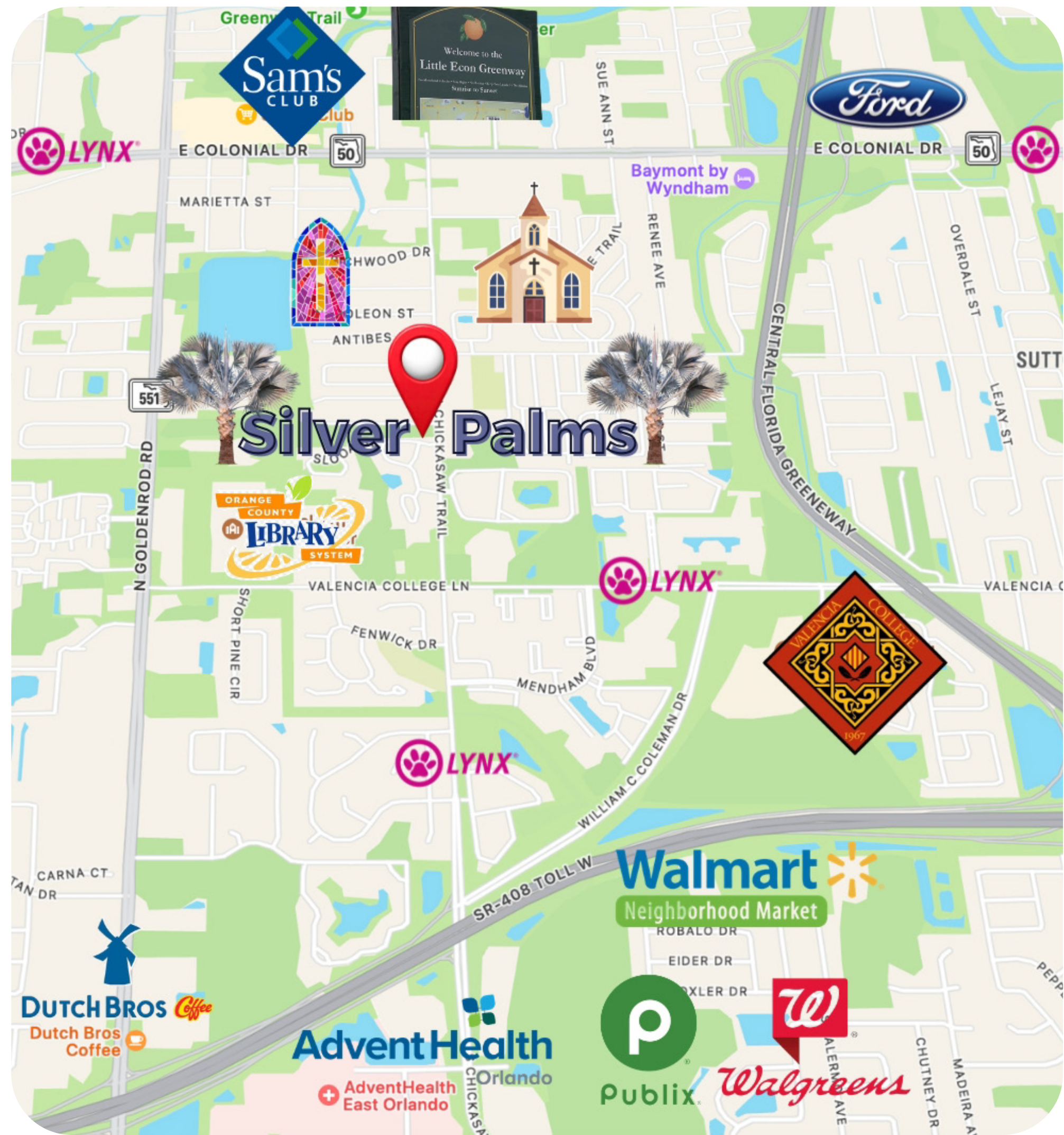


Access to Essential Amenities

Designed for the 55+ demographic

This highly connected location places residents at the center of a vibrant neighborhood, providing immediate access to lifestyle and wellness essentials:

- Healthcare: Minutes from the AdventHealth, Urgent care, and 24-hour Pharmacy
- Retail & Groceries: Around the corner from Publix , Walmart Neighborhood market and Sam's Club.
- Daily Needs & Community: Close proximity to everyday gas stations and local churches.
- Public Services: Close proximity to Lynx bus stations and Orange County Pubic Library



Low Traffic Impact, Manageable Offsite Costs

Predictable transportation profile

- Traffic study projects just 233 daily trips and 18 PM peak-hour trips.
- Low trip generation supports a streamlined development path.

Limited Roadway Impact

- Projected roadway impact is only 0.57%, well below the 3% threshold.
- Minimal roadway impact helps reduce offsite improvement requirements.

- **Manageable Offsite Costs**

- Proportionate share estimated at approximately \$230 per unit, plus a turn lane.
 - Defined obligations provide greater cost certainty for underwriting.



Daily Trips

233



PM-Peak Trips

18



Roadway Impact

Below **3%** Trigger



\$230/unit



Turn-Lane

Product Quality Supports Rent

Category	What's Included	Investor Benefit
Accessibility	Elevator; ADA-adaptable interiors	Broader senior appeal; easier leasing
Private outdoor space	Balconies and patios	Premium feel; stronger retention
In-unit convenience	Dedicated laundry closets	Higher satisfaction; lower turnover
Durable interiors	Level 5 walls; tile; quartz sills	Lower make-ready and repairs
Quiet + efficient systems	Rated assemblies; 20.5 SEER HVAC	Fewer complaints; controlled utilities

Demographics Support Absorption

Deep demand and job base

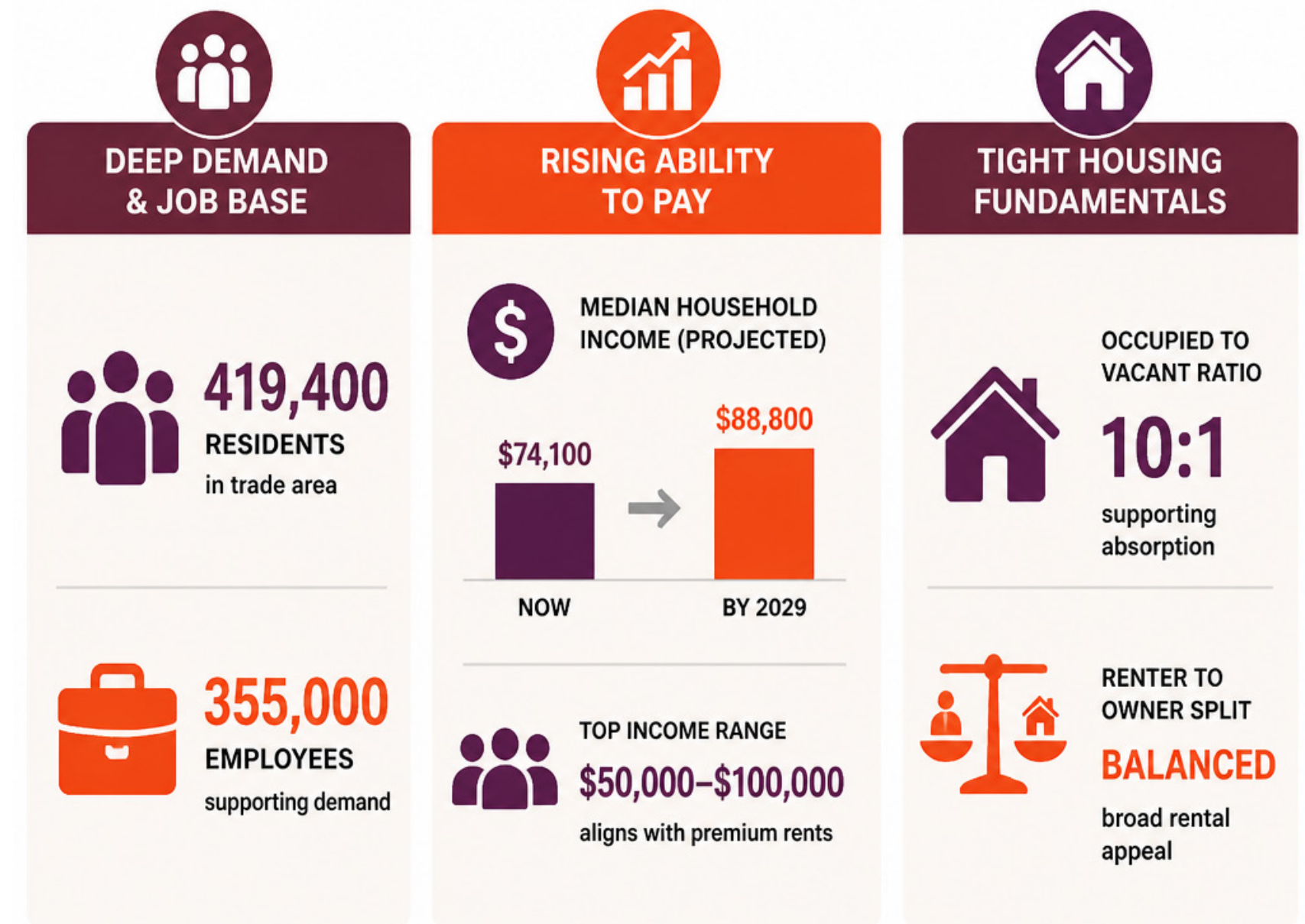
- **419,400** residents support long-term rental depth in the trade area.
- **355,000** employees provide steady household formation and leasing velocity.

Rising ability to pay

- Median household income is projected to grow from \$74,100 to **\$88,800** by 2029.
- Largest share of households earns between \$50,000 and \$100,000, aligning with premium rent bands.

Tight housing fundamentals

- Occupied-to-vacant housing runs about **10:1**, supporting stable absorption.
- Balanced renter-to-owner split reinforces broad acceptance of rental living.



Why Investors Should Act



01

Shovel-ready execution path

- Approved sitework set and construction documents reduce entitlement and design risk.
- Clear scope across two buildings supports faster bidding and mobilization.



02

Demand and durability drivers

- East Orlando incomes are projected to rise, supporting premium senior rents.
- Age-restricted housing typically delivers steadier turnover and operations.



03

Contained offsite obligations

- Traffic mitigation is defined and modest, helping protect project returns.





corcoran

PREMIER REALTY

PHONE

(407) 777- 7744

PHONE

(407) 443 - 5098

EMAIL & WEBSITE

Sina@Corcoranpremier.com
www.DreamSpaceBySina.com

EMAIL & WEBSITE

kim.diaz@corcoranpremier.com
corcoranpremier.com/agents/kim-diaz

ADDRESS

1921 Maguire Rd Ste 104,
Windermere, FL 34786



Sina Albekord

REAL ESTATE CONSULTANT

Kim Diaz

REAL ESTATE CONSULTANT