

Sunbridge

Fact Sheet

Sunbridge is a new, 24,000-acre master-planned community in Central Florida from Tavistock Development Company that will include a diverse range of neighborhoods, employment centers and commercial districts. Currently in planning, the community is anticipated to begin construction in 2018.

Vision

A community focused on preservation and innovation, with diverse residential neighborhoods and employment centers with miles of connected trails and surrounded by thousands of acres of preserved conservation network.

Sunbridge will feature vibrant employment centers throughout the community focused on innovation as an economic driver with a talent pool of residents that attracts leading companies, bright minds, and innovative ideas.

With a philosophy rooted in responsible, long-term sustainable development, conservation will play a central role in Tavistock's development.

While still in the early planning stages, Sunbridge will incorporate best practices and place-making principles from across Tavistock's award-winning portfolio, highlighted by the Lake Nona community, which ranks among the top-10, best-selling, master-designed communities in America and was heralded in *Fortune* magazine as "the future of cities."

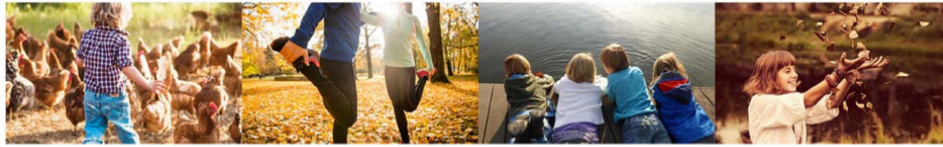
Size

Sunbridge spans 24,000 acres in both Orange and Osceola County.

- Total actual acreage: 23,898 acres
- Orange County acreage: 4,787 acres
- Osceola County acreage: 19,111 acres

Location

Sunbridge is located in the southeast quadrant of Central Florida in both Orange and Osceola County. The region is one of the fastest growing metropolitan areas in the state. Sunbridge is in close proximity to key economic drivers like Orlando International Airport, Port Canaveral, ICAMR, Lake Nona Medical City and the University of Central Florida. Multi-modal transportation runs throughout the development, including State Road 528 with future plans to accommodate growth. A key element of the proposed road system includes a new north south arterial roadway that will provide a new regional mobility corridor between Orange and Osceola County.



Sunbridge

Development Timeline

- Planning is currently underway with both Orange and Osceola County.
- On March 21, 2016, the developer filed a comprehensive plan amendment with Orange County to begin the first phase of development.
- Construction is anticipated to begin in 2018.
- The development is a long-term project.

Proposed Development Program

The first phase of development in Orange County would include:

- 5,720 homes
- 1,650 multi-family units
- 9 million square feet of commercial space
 - 5,470,000 sf Office
 - 2,900,000 sf Industrial
 - 880,000 sf Retail
- 490 hotel rooms

Conservation

Nearly 13,000 acres will comprise preserved conservation space that includes preserved wetlands and upland buffers.

- Total actual conservation acreage: 12,845 acres
- Orange County preserved acreage: 1,692 acres
- Osceola County preserved acreage: 11,153 acres
- Additionally, the development features: 1,100 acres of lakes

Ownership

Sunbridge is an independent development of the Tavistock Development Company. Tavistock has a development agreement with landowner Suburban Land Reserve (“SLR”) to serve as the master developer of the 24,000-acre project. SLR is a national land investment company with holdings in various regions of the U.S.

About Tavistock Development Company

Based in Orlando, Fla., Tavistock Development Company is an award-winning, full service real estate development company owned by Tavistock Group. Tavistock Development’s real estate portfolio is highlighted by the 11-square-mile master-designed community Lake Nona in Orlando. Incorporating the latest advances in technology, design and sustainability, Tavistock creates more than state-of-the-art homes and commercial spaces; Tavistock builds the cornerstones of enduring communities. For more information, visit tavistockdevelopment.com.