



HIGHLAND PARK



ARA[®]
A Newmark Company

ALTIS AT HIGHLAND PARK
BRAND NEW 2015 CLASS A GARDEN PRODUCT

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A 239-UNIT ULTRA-LUXURY
MULTIHOUSING INVESTMENT OFFERING



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KEY SELLING POINTS

PREMIER GARDEN ASSET IN ALL OF TAMPA BAY

- Brand New 2015 Altman Product
- Unmatched Resident Experience with Resort Setting and Street Level Retail Amenities On Site
- The Most Luxurious Interiors in one of Tampa's Most Affluent Submarkets

RARE OPPORTUNITY TO BUY WITHIN WESTCHASE

- Award Winning Master Planned Community
- Affluent Demographics - \$100k Avg. HH Income, \$300k Avg. Housing Value, 80% White Collar Jobs
- Top-Rated Schools

CENTRAL LOCATION WITH EXCEPTIONAL ACCESS

- 20 minutes from Westshore Business District and Tampa International Airport
- Veterans Expressway expansion completed next year will cut drive to Westshore in half
- 30 minutes from Downtown Tampa, Clearwater Beach, and Gateway Office Market
- Surrounded by Premier Shopping Destinations – Westchase Town Center, West Park Village, Westfield Citrus Park Mall, Plaza Citrus Park Mall

TAMPA MARKET IN HIGH DEMAND

- 12:1 Jobs to New Units Delivered
- #2 metro area in the country for absorption and leasing velocity
- 4.5% Vacancy and 5% Effective Rent Growth

INVESTMENT DETAIL

PRICE/TERMS	Offered without an asking price /All cash
YEAR OF CONSTRUCTION	2015
TOTAL UNITS	239
RENTABLE SQUARE FEET	234,157
AVERAGE UNIT SIZE	980
MARKET RENT PER UNIT	\$1,442
MARKET RENT PER NSF	\$1.47
OCCUPANCY (as of 9.24.2015)	85% (93% Leased)
RETAIL SQUARE FEET	4,792

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BEST-IN CLASS PRODUCT

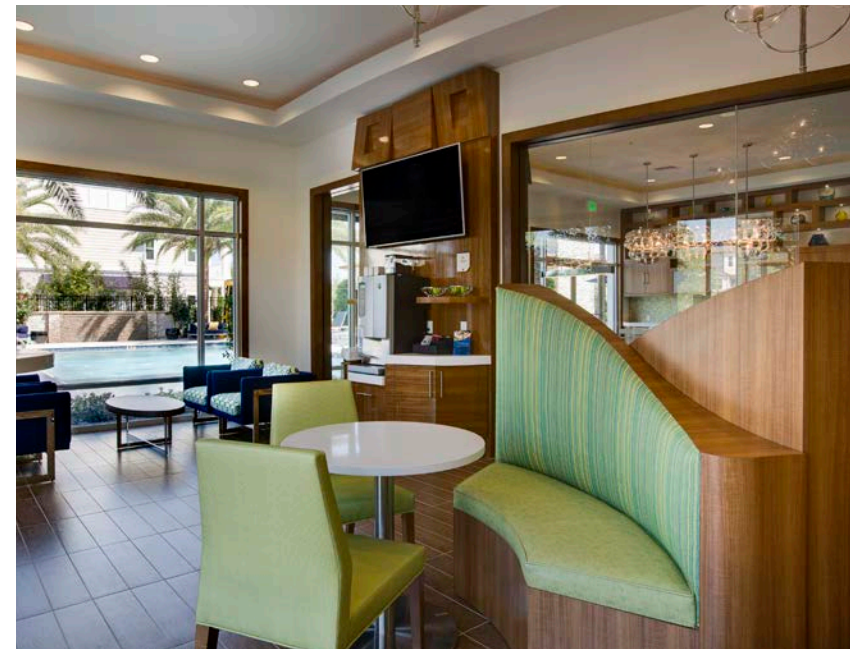




TROPHY ASSET WITH PREMIER AMENITY PACKAGE

Altis at Highland Park is a newly constructed, neo-traditionally designed community that offers a residential option unlike any other in the Westchase area. The property consists of chic one-, two-, and three-bedroom homes featuring the submarket's most luxurious finishes along with resort caliber amenities and modern indoor conveniences, all in a tree-lined street setting within Highland Park.

The property offers its residents a best-in-class amenity package including a resort-inspired pool with a poolside lounge with full demonstration kitchen and cabanas, state of the art fitness studio with a yoga and aerobics room offering on-demand virtual fitness programs, game center with shuffleboard, billiards, electronic gaming tables, big screen HDTVs and a social bar, Starbucks coffee bar and Internet café, virtual concierge service, kid's fun 'n' study retreat with computers, games and Wii®, conference room, children's playground, community garden, dog park with wash station, self-service auto detail facility and a valet trash service.



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