



CITY CENTER

WEST ORANGE



Under Construction

P/03

Developer Letter

P/05

Site Plan

P/06

City Center West Orange

TABLE OF CONTENTS

P/10

29 Palms at City Center

P/20

Renderings

P/24

EB-5 Investor Visa Program

Ocoee, FL

Hello!



David Townsend

City Center West Orange is an environmentally friendly, self-contained community consisting of sophisticated retail, elegant dining, Class-A office space, upscale apartments, a hotel and convention center.

Currently under construction, this unique and dynamic Lifestyle Center is located in the fastest-growing metropolitan area in the USA: Orlando, Florida. It's livable, walkable and only 20 minutes from downtown Orlando and the theme parks. Situated on 150 acres, CCWO will provide a popular, captivating neighborhood destination for residents and visitors with main-street, waterfront charm, and classic Mediterranean design.

Best Regards,

David Townsend

Under Construction

A dark blue horizontal banner with white text. The banner has a slight 3D effect with a lighter blue shadow on the left side.

A WORLD-CLASS DEVELOPMENT IN A WORLD-CLASS LOCATION



Under Construction

At the Intersection of Luxury & Convenience

Shop, Dine, and Work

CCWO is West Orange County's newest Luxury Community, located in Orlando's Tourist Corridor. You can stay local and shop, dine, and work in City Center West Orange, while having everything you need at your fingertips.

Everything from apartments and condo to retail stores and Restaurants. Vacation homes and a hotel to medical and professional business offices. A convention center and outdoor recreational trails to savory culinary experiences and exciting nightlife. All with 4,000 free & convenient parking spaces.

Just imagine all of the cultural, culinary, and sporting events you'll be able to take part in just a few steps outside of your door!

Ocoee, FL



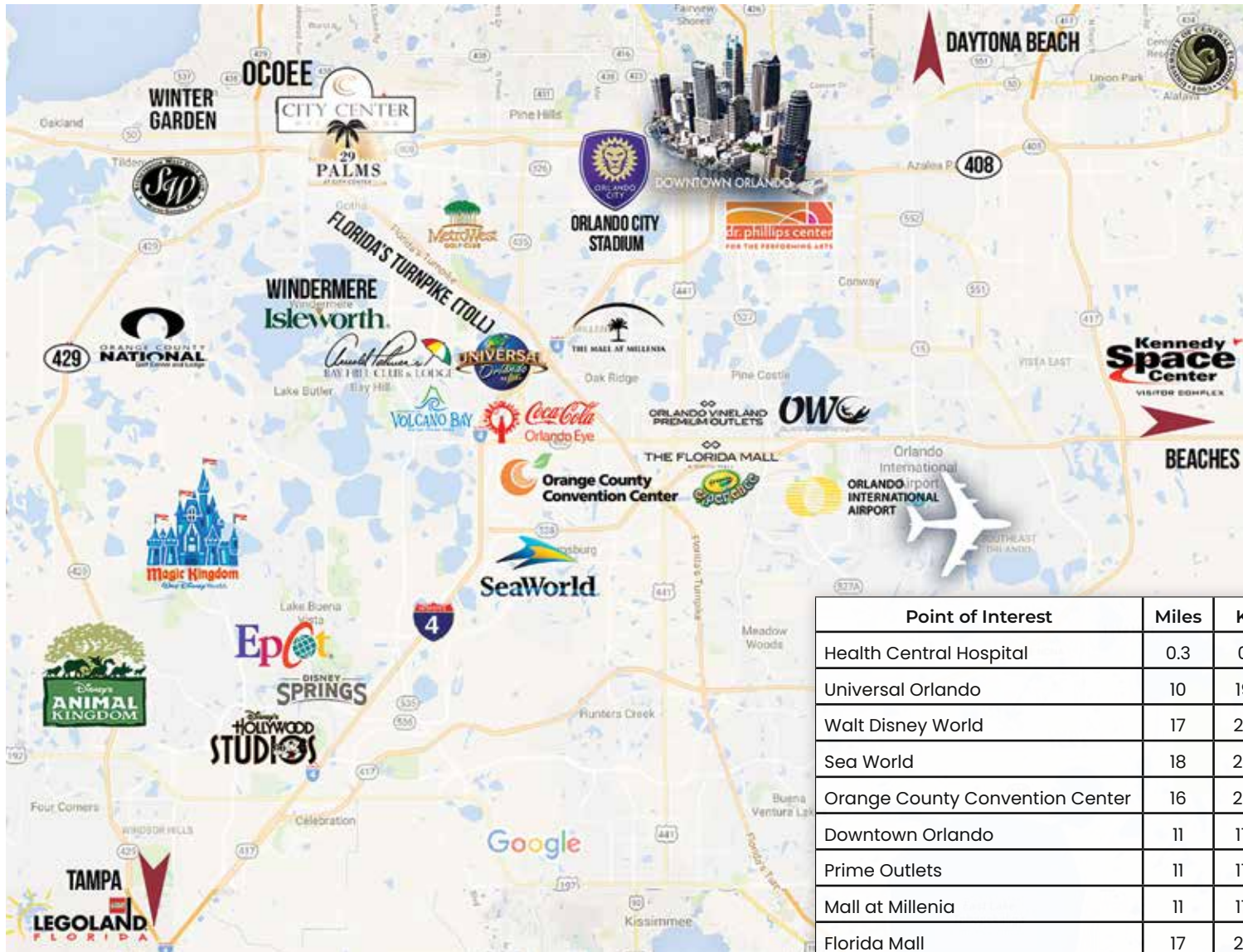
Under Construction

About Our Location

*CREATE MEMORIES • SERVE APPETIZERS AL FRESCO • OFFER THE BEST
SUNDAY BRUNCH • BE THE NEIGHBORHOOD BARISTA • OFFER THE BEST
ORGANIC FOOD • SCULPT THE PERFECT BODY • TEACH YOGA CLASSES
• INSTRUCT MARTIAL ARTS • BEAUTIFY NAILS AND HAIR • GIVE THE BEST
FACIAL • MAKE THAT NIGHT SPECIAL • BE THE PLACE WITH THE BEST GIFTS
• DISPLAY THE LATEST GADGETS • SHOW THE LATEST MOVIE • BE THE GO-
TO DRY CLEANER • GROOM PETS • TREAT PATIENTS • SHAPE LITTLE MINDS*

- Across from a Major Hospital in the Growing West Orange County
- Located 1/2 mile between S.R. 408, the Florida Turnpike and S.R. 429
- On State Road 50 (Colonial Drive)
- Only 20 minutes from Disney, Downtown Orlando, and the Orange County Convention Center
- Over 75 Million Visitors in 2018
- Over 90,000 Drivers Daily
- Projected Population of 85,000 within 3 mi.
- 98% Apartment Occupancy
- 97% Retail Occupancy

Ocoee, FL



Under Construction

29 Palms: A Dynamic City Center Lifestyle

LONG-AWAITED CONSTRUCTION BEGAN ON 29 PALMS, THE FIRST PHASE AND MAJOR RESIDENTIAL COMPONENT OF THIS MIXED-USE LIFESTYLE DESTINATION. GROUNDBREAKING IN JANUARY 2017. WE ARE VERY EXCITED ABOUT THE PROGRESS BEING MADE ON THE 150 ACRES BEING DEVELOPED. 4.2 MILES (6.7 KM) OF ROADS, WATER, SEWER, ELECTRICITY, CABLE, AND GAS HAVE ALREADY BEEN INSTALLED IN CITY CENTER WEST ORANGE!



29 Palms at City Center evokes a tropical paradise that offers an attractive, contemporary, open design with indulgent finishes ranging from custom cabinetry and solid surface countertops to stainless steel appliances and spacious private patio terraces. Owning a home at 29 Palms means everything is at your fingertips!

Phase I of City Center West Orange will offer approximately 500 luxury apartments and 200,000 SF (18,581 m²) of restaurant, retail, entertainment, hotel, and professional office space, allowing its residents to relax and enjoy an urban lifestyle without having to drive.

Urban Living

STEP OUT YOUR FRONT DOOR AMONG TREE-LINED STREETS, PASS THROUGH SHOPS, STORES, CAFES, AND RESTAURANTS AS YOU COME UPON PLEASANT OPEN SITTING AREAS AND PARKS, ALONG WITH ENDLESS ENTERTAINMENT AND AMENITIES IN THE INSPIRING, CHIC, CITY CENTER WITH ITS TOP-RATED RESTAURANTS, UPSCALE SHOPPING, AND WELCOMING AREAS TO GET TOGETHER AND INTERACT.



Under Construction



Ocoee, FL



**CENTRAL FLORIDA'S MAJOR TRANSPORTATION
NETWORK IS WITHIN MINUTES OF CCWO,
MAKING 29 PALMS CLOSE TO EVERYTHING THAT
MATTERS.**

Living at 29 Palms offers you many standard features such as an impressive lobby, concierge services, building security, and a 2-acre amenity deck, including a rooftop pool.

Under Construction



Everything at Your Fingertips

*RESTAURANTS • SIDEWALK CAFES • SUPERMARKET • UPSCALE SHOPPING •
ENTERTAINMENT • HOTEL*

A vibrant urban lifestyle center, 29 Palms at City Center will feature approximately 200,000 square feet of restaurant, retail, entertainment, hotel, and professional office space.

Featuring a waterfront promenade that will be an entertainment venue lined with vibrant shops, cafes, restaurants, bistros, and places to relax and meet with family and friends.

The waterfront promenade area offers high visibility, covered and open walkways with beautiful lake views, prime scape remains available. Contact us for real leasing information.

Under Construction

Amenities

24hr Fitness Room with iPod docks, WiFi & Touch Screen
TVs • 2 Air Conditioned • Racquetball Courts • Group
Exercise Room • Meeting & Event Rooms





2 Acre Roof-Top Resort Style Amenity Center • Resort Style Pool & Cabana with Food/Drink Service • Lushly Landscaped Paths • Building Security • All Garage Parking • Club Room with Billiards, Yoga Room & Service Kitchen • Wine Storage • City Provided 5K Linear Trail with Children's Play Area • Nearby Cafes and Restaurants • Upscale Shopping • Grocery Store and Movie Theater • Easy Access to Downtown Orlando • Minutes to Disney, Universal, Sea World, Water Parks • Convenient to the 408, 417, Turnpike and I-4

Under Construction



Ocoee, FL



Under Construction





EB-5 Investor Visas

CITY CENTER WEST ORANGE IS A UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES APPROVED EB-5 PROJECT WITHIN THE EB-5 FLORIDA REAL ESTATE REGIONAL CENTER IN CENTRAL FLORIDA.



The EB-5 Program grants Green Cards to foreign nationals who make an investment that meets certain requirements set forth by the U.S.C.I.S., giving investors and their immediate families the opportunity to LIVE in the United States of America and apply for citizenship after holding a Green Card for only five years.

EB-5 Investments must be made where the funds are at risk of loss, create 10 new American jobs for 24 months, and be from legal sources. The United States Department of Immigration requires that EB-5 investment be at least \$1 million, except for in approved TEAs where the minimum amount except for in approved TEAs where the minimum amount is \$500,000. This does NOT include administration and legal fees.

Act Now!

American Lawyers International recommends submitting all EB-5 application materials and payments as soon as possible for the best chance to file and process your immigration paperwork.

File your application ***immediately*** before the minimum investment amount increases on ***November 21, 2019***.





CITY CENTER

WEST ORANGE



Plan materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or law may request as. The information provided, including pricing, square footage, features, and specifications is solely for informational purposes and is subject to change without notice. All dimensions are approximate and all floor plans and development plans are subject to change. Oral representations cannot be relied upon to correctly state the representations of the developer. All real estate shown herein is subject to the US Federal Fair Housing Act of 1998. For correct representations, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the developer to a buyer or lessee. Obtain the property report required by federal law and read it before signing anything. This is not an offer or contract to sell, or solicitation of offers to buy the condominium units where prohibited by state law.