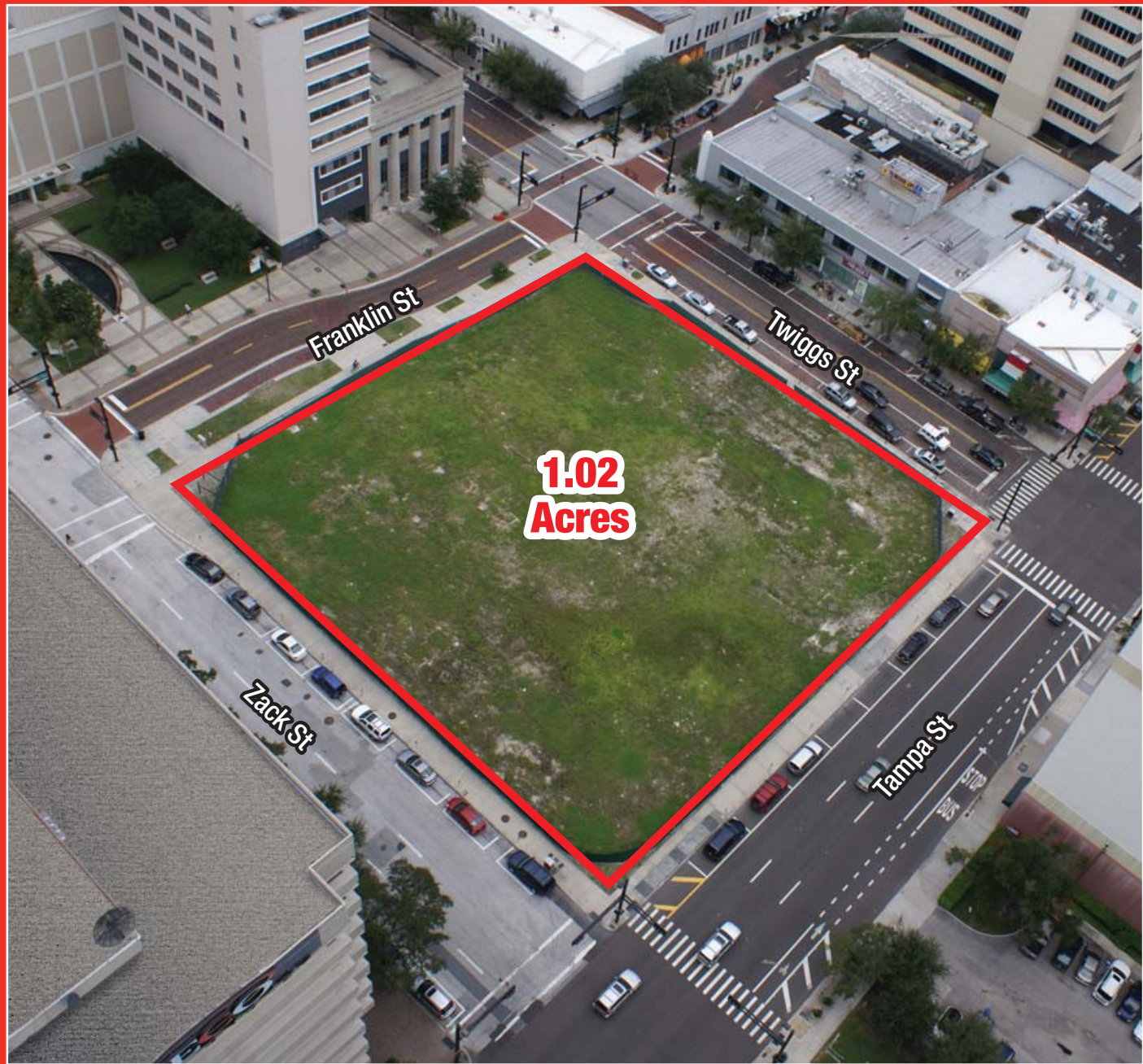


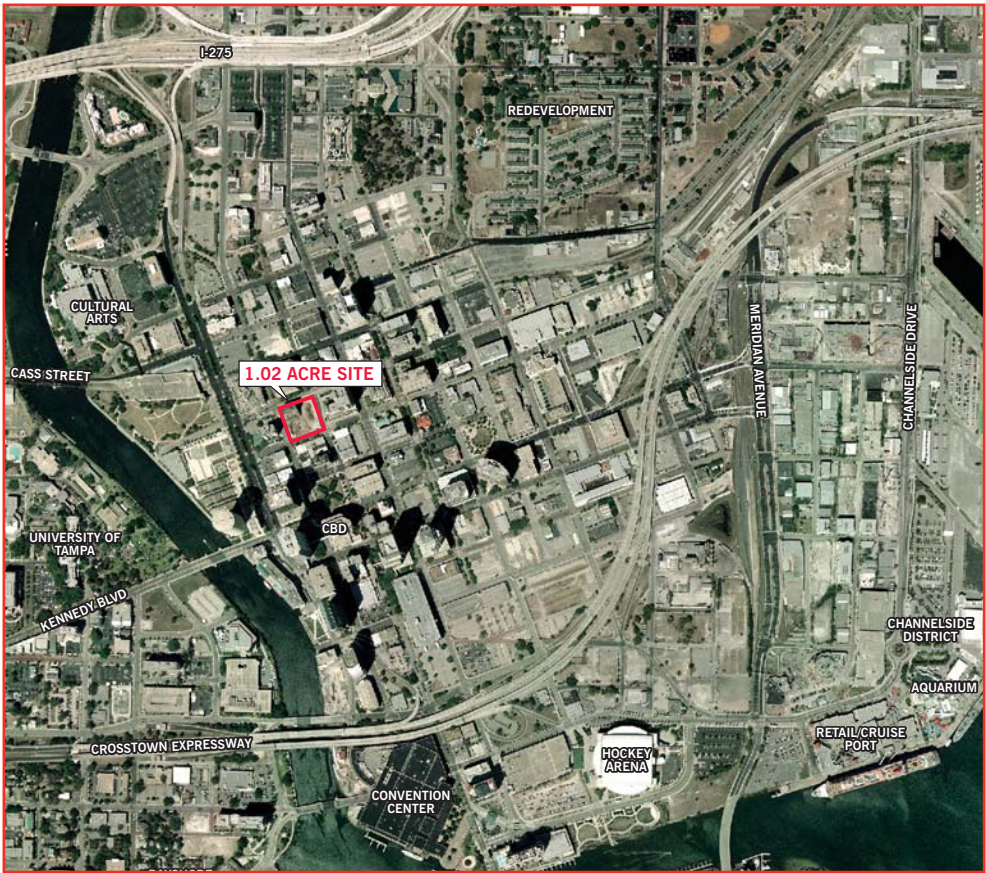
AERIAL OVERVIEW



DOWNTOWN TAMPA
CENTRAL BUSINESS DISTRICT
DEVELOPMENT OPPORTUNITY

1.02 ACRES

zoned CBD-2



PRIME DOWNTOWN LOCATION,
AN ENTIRE CITY BLOCK
APPROVED FOR RETAIL AND
MULTIFAMILY RESIDENTIAL

FOR MORE INFORMATION, PLEASE CONTACT:

BRUCE K. ERHARDT, ALC
bruce.erhardt@cushwake.com
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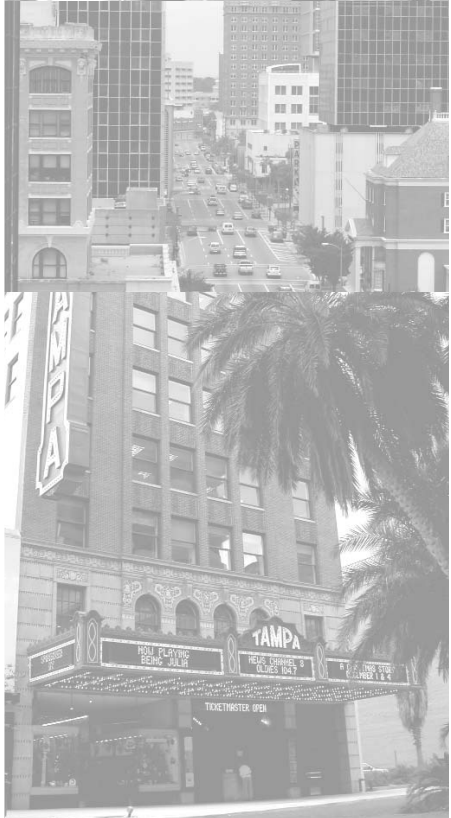
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PROPERTY OVERVIEW

SITE SIZE

1.02 Acres (44,480 square feet)

LOCATION

An entire city block in the heart of Tampa's CBD. The property is bordered by the following streets: East Zack Street (North), East Twiggs Street (South), North Tampa Street (West), and North Franklin Street (East).

ZONING

CBD-2 (Central Business District 2)

SITE PLAN APPROVAL

502 multifamily residential units, 14,500sf retail, and 460 feet of height.
Temporary parking lot approved for 111 spaces.

PRICE

\$65.00/sf or \$2,891,200

(Closing must occur on or before December 31, 2009)

MARKET INFORMATION / COMMENTS

- Development opportunities include rentals, condo, hotel, office, and downtown parking.
- Downtown Tampa is home to the St. Pete Times Forum. The 20,000 seat capacity Forum is ranked #8 nationwide and hosts over 150 events per year.
- Located on the waterfront, the Tampa Convention Center is one of the top 25 in the country with over 600,000sf of meeting space and an annual draw of over 300,000 attendees.
- Downtown Tampa office market has 6.425 million square feet.
- 60,000 people work in downtown Tampa and 80,000 people live within a 3-mile radius.
- The Port of Tampa houses four vessels from three cruise lines: Carnival Cruise Line, Holland America and Royal Caribbean. Over 767,000 passengers departed from Tampa in 2008.
- The Port of Tampa is Florida's largest port handling 43 million tons of cargo in Fiscal Year 2008.
- 2.8 million people attend downtown events annually.
- Subject property has recently been approved for an Interim Parking Lot Special Use Permit. The site will accomodate 111 spaces.
- One block east of the Tampa River Walk, the Glazer Children's Museum, and the Tampa Museum of Art (currently under construction).

COMPLETED RESIDENTIAL PROJECTS

- 1 The Meridian
37 Units
- 2 Parkside at One Bayshore
104 Units
- 3 Victory Lofts
89 Units
- 4 The Arlington
21 Units
- 5 Residences on Franklin St.
40 Units
- 6 Spain Lofts
6 Units
- 7 1000 Channelside
15 Units
- 8 Grand Central at Kennedy
392 Units
- 9 Ventana
84 Units
- 10 Towers at Channelside
257 Units
- 11 SkyPoint
380 Units
- 12 The Place at Channelside I
245 Units
- 13 The Plaza at Harbour Island
138 Units
- 14 Franklin Street City Lofts
4 Units
- 15 Element
395 Units
- 16 Seaport at Channelside
422 Units (rentals)
- 17 Slade
280 Units

