



A VISION FOR COMMUNITY.



THE KNOWLEDGE TO SEE IT THROUGH.





VALON PARK GROUP



DIVERSIFIED ASSET GROUP OWNERSHIP AND MANAGEMENT

Avalon Park Group is a uniquely diversified group of companies with experience ranging from concrete manufacturing to master-planned community development. With over \$300 million in total assets, Avalon Park Group combines its exceptional reputation, sound business experience and significant financial resources to invest in extraordinary opportunities. While open to a wide range of investment types, Avalon Park Group concentrates on real estate development and related supplies and services sectors.



Avalon Park Group was founded in 1995 by Beat Kahli, a Swiss-national investment banker with over 19 years of international finance and business experience. As President and CEO of the Company, Mr. Kahli insists that Avalon Park Group focus on investing in companies led by individuals that share his entrepreneurial vision. As such, the Company replaces corporate bureaucracy with efficient and unrestricted decision making.





VALON PARK COMMUNITIES



VISION, SKILL AND EXPERIENCE THAT CREATE SUSTAINABLE COMMUNITIES

Building sustainable mixed-use communities requires an understanding of the past and a vision for the future. Avalon Park Group's real estate development division is developing some of the most desirable mixed-use projects. We combine this vision with exceptional skill and an unwavering dedication to detail. These qualities are evident in Avalon Park Communities' award winning new urbanist inspired towns - towns that carefully blend residential, retail, office, park, recreation and school components in a form that establishes a sense of place for its residents.



Since starting its flagship project, Avalon Park, the company has since expanded to develop a myriad of projects from mixed-use buildings to entire towns. Our in-house team of real estate experts have demonstrated exceptional skill in site selection, zoning and entitlement, financing, planning, land development, vertical construction, property management, sales and leasing. These skills allow our team to take a project from the pre-purchase evaluation stage, through master planning to completion of town centers and walkable neighborhoods.





MASTER PLANNING

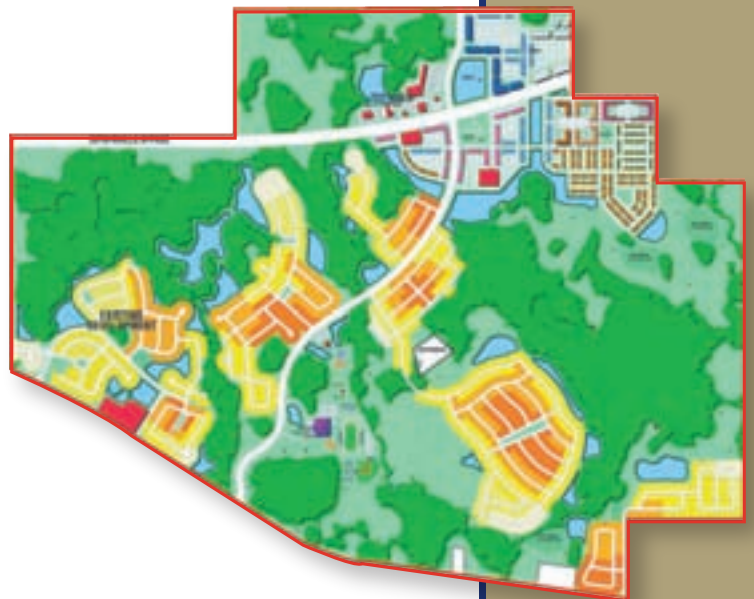


NEW URBAN PRINCIPLES TIME-HONORED COMMUNITIES



Avalon Park Group understands that creating great communities requires a proper mixture and placement of key development components. Single-use projects, while appropriate in some circumstances, often impose unnecessary impacts on local infrastructure and the environment. Therefore, at Avalon Park Group we master

plan projects so as to harmoniously combine residential, commercial, civic and recreational spaces. This combination of uses encourages social interaction, minimizes impacts on roads and preserves the environment.





OWN CENTER DEVELOPMENT



THE SOCIAL AND COMMERCIAL EPICENTER OF A COMMUNITY



A vibrant community requires a thriving town center. At Avalon Park Group, we design town centers to be the social and commercial epicenter of the town, encompassing everything that is appealing about small-town life. Lively restaurants, convenience shopping, and eclectic shops are all situated within walking distance to residences, offices, churches and parks.

These town centers are often populated with Avalon Park Group's own mixed-use buildings that combine a functional mix of retail, office and residential uses with stunning urban architecture. Mixed-use buildings are complemented by more conventional life-style retail space and single-tenant buildings. Civic and public spaces are also included within each town center to promote community interaction and a small

town feeling. Avalon Park Group fosters the nostalgic feeling created by its town center design and architecture by regularly hosting community events such as monthly concert series and 4th of July fireworks.





RESIDENTIAL DEVELOPMENT



RESIDENTIAL DEVELOPMENT THAT PRODUCES VIBRANT NEIGHBORHOODS

The heart of every community is the homes that shelter its residents. Our communities strive to provide a place for all potential homeowners by interweaving an array of product and pricing types throughout each neighborhood. Careful design and construction standards ensure that all residences complement one another while maintaining the community standard. Typical residential neighborhoods developed by Avalon Park Group have garages accessible from private rear lanes and front



porches. These homes are built on tree lined streets and situated within walking or biking distance to parks, shopping, restaurants and schools.

Our experienced team at Avalon Park Group has entitled and developed tens of thousands of attached and detached residential units. We have

partnered with national, regional and local builders to deliver thousands of homes of all product types and prices within our communities. Our exceptional ability to design and develop residential land in a mixed-use setting, coupled with our long-standing relationships with many of the nation's premier builders ensures the success of our projects.





PUBLIC SPACES



PUBLIC SPACES THAT COMPLETE THE COMMUNITY



Building great communities requires exceptional roads, schools, parks and other public infrastructure. At Avalon Park Group, we believe it is our responsibility to ensure that these key infrastructure components are in place to serve development as it occurs. Therefore, we have implemented pioneering solutions to infrastructure shortfalls by partnering with various government agencies.

These partnerships with governmental agencies have taken numerous forms. We have protected the environment by preserving for conservation purposes more than 8,000 acres of land. We have ensured that children in our communities will get a premier education by donating numerous school sites and constructing more than 2,000 student stations at a cost in excess of \$45 Million. We have eased the burden on local roads by constructing or designing more than 50 lane miles of major roads. In total, we conservatively estimate that Avalon Park Group has participated in more than 50 unique and unprecedented partnerships with government agencies.



At Avalon Park Group, building public spaces means more than just building roads and schools. We believe that incorporating open spaces where people can gather and play is equally important. Therefore, all of our communities carefully intertwine parks and gathering spaces into both the residential areas and town center. From ball fields to community centers to

town squares, these places inevitably become the heart of the community.



CONVENTIONAL DEVELOPMENT



RESIDENTIAL, RETAIL AND INDUSTRIAL DEVELOPMENT




Although the core business of Avalon Park Group is to develop vibrant mixed-use projects, we also have extensive expertise in developing traditional projects such as conventional housing subdivisions, live/work units, urban infill townhomes, life-style shopping centers and industrial parks. Every project undertaken by Avalon Park Group is completed with the same care, vision and values that make our signature projects unique and successful. Therefore, the resulting product is of the highest quality and an exceptional value to the end user.







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