

WATERFORD
at Bridgewater Crossing



CAVACHE
PROPERTIES

Waterford at Bridgewater Crossing

A LUXURY TOWNHOUSE COMMUNITY
IN THE DISNEY CORRIDOR

LUXURY TOWNHOUSES

- ▶ Waterford at Bridgewater Crossing is the premier, “resort style” townhouse project located within the Disney Corridor in magical Greater Orlando, Central Florida.
- ▶ This exclusive community (currently in the development stage) consists of 27 brand new, fee simple, luxury, townhouses.
- ▶ It is located in Greater Orlando’s suburb of Davenport, just 10 minutes away from the gates of Disney World.



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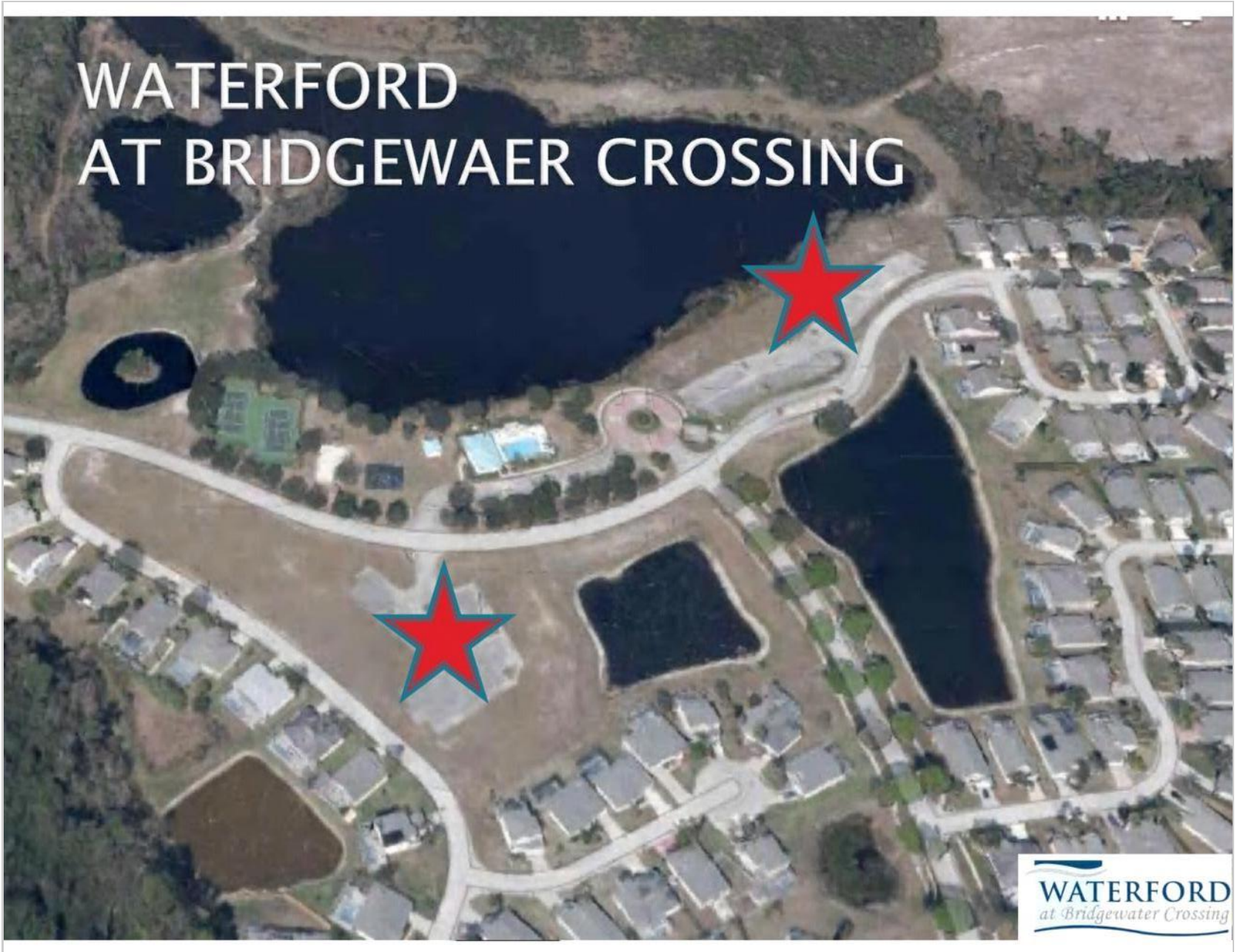
LUXURY TOWNHOUSES

- ▶ Each villa consists of a spacious 4 bedroom, 3½ bathroom floor plan with open kitchen, attached garage, small private backyard, terrace and optional splash pool.
- ▶ As part of the Bridgewater Crossing community, Waterford residents and guests will enjoy a swimming pool, basketball, tennis and volleyball courts, fishing lake, incredible scenic views, gazebo, barbeque and picnic areas, children playground and a clubhouse (still in the development phase).



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WATERFORD AT BRIDGEWAER CROSSING

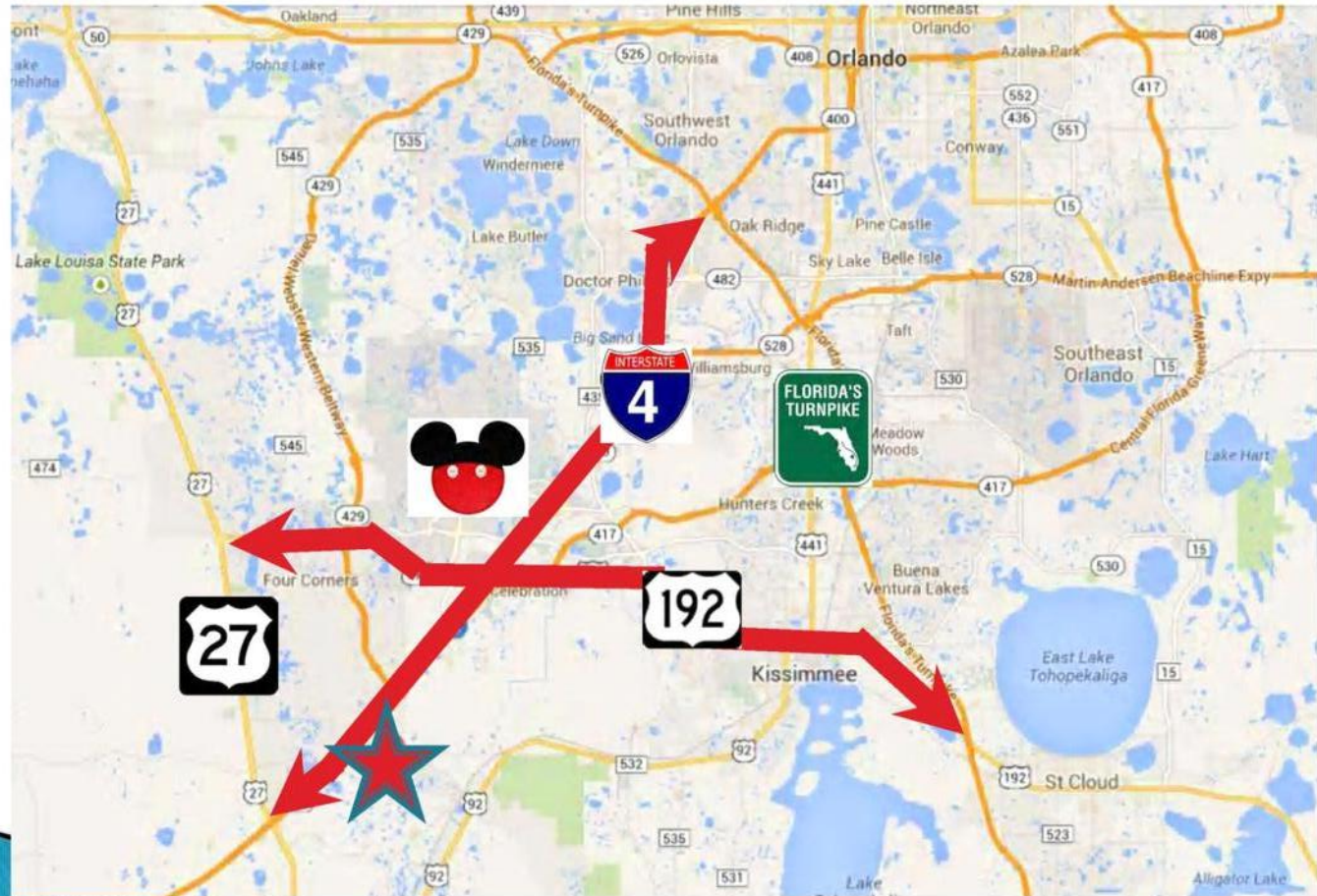


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THE DISNEY CORRIDOR

- ▶ Waterford at Bridgewater Crossings is located within the boundaries of the world famous Disney Corridor.
- ▶ The property is located just 10 minutes from the gates of Disney, housing all their theme parks, Downtown Disney, Cirque du Soleil, Wide World of Sports, etc.
- ▶ The Disney corridor includes the segments of Interstate 4 and Highway 192 that stretch from the intersections of the Florida Turnpike on the North East to US27 on the South and West.

THE DISNEY CORRIDOR

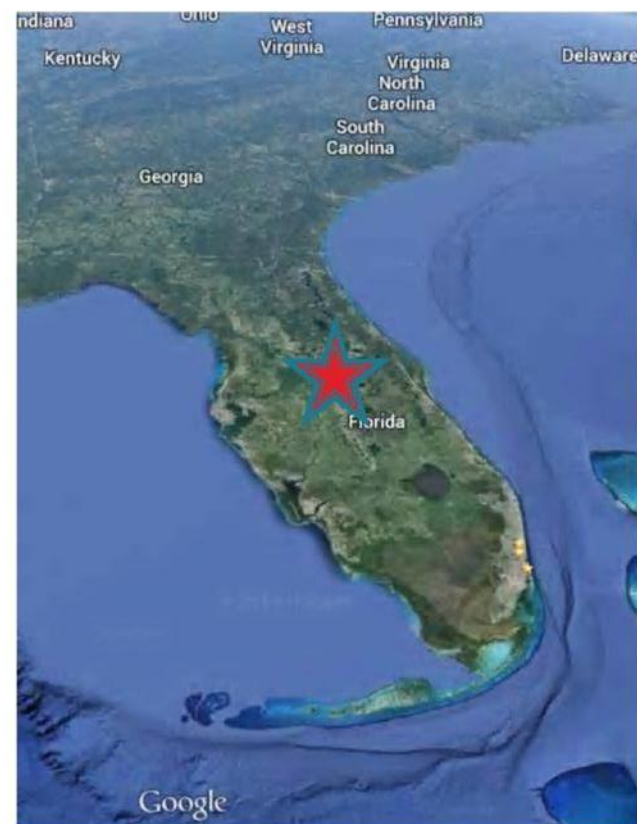


REUNION RESORT

- ▶ Located just 3 miles North from the property, the world famous Resort & Club Wyndham Grand Resort features golf, spa, tennis, 10 pools, water park featuring lazy river and water slides, fitness center and dining
- ▶ Golf courses golf courses were designed by golf's greatest legends, Jack Nicklaus, Arnold Palmer and Tom Watson.
- ▶ Membership packages may be purchased to enjoy the amenities.

LOCATION, LOCATION, LOCATION

LANDMARK	Miles	Min
Closest Supermarket (Publix)	1.7	4
Reunion Resort & Club Wyndham	3.0	5
ChampionsGate Golf Resort	3.1	7
Closest pharmacy (Walgreens)	3.5	7
Orange Lake Resorts (Golf)	9.9	14
Gates of Disney	10.1	10
Celebration Golf Club	11.0	17
Falcon's Fire Golf Course	12.6	17
Downtown Disney	14.7	20
Orlando Premium Outlets (Vineland)	14.7	21
Disney's Lake Buena Vista Golf Course	15.1	22
Ridgewood Lakes Golf & Country Club	16.0	9
Sea World	16.9	20
Willowbrook Golf Course	19.4	28
Universal Studios	21.2	27
Orlando Premium Outlets (International Dr.)	21.7	31
The Mall at Millennia	23.7	30
Melbourne Beach (Atlantic Coast beaches)	70.1	1:32
Clearwater (Gulf Coast beaches)	83.8	1:38
Daytona Beach (Atlantic Coast beaches)	83.8	1:36
St. Petersburg Beach (Gulf Coast beaches)	98.4	1:59



SITE PLAN



PROPERTY RENDERING



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FLOORPLANS

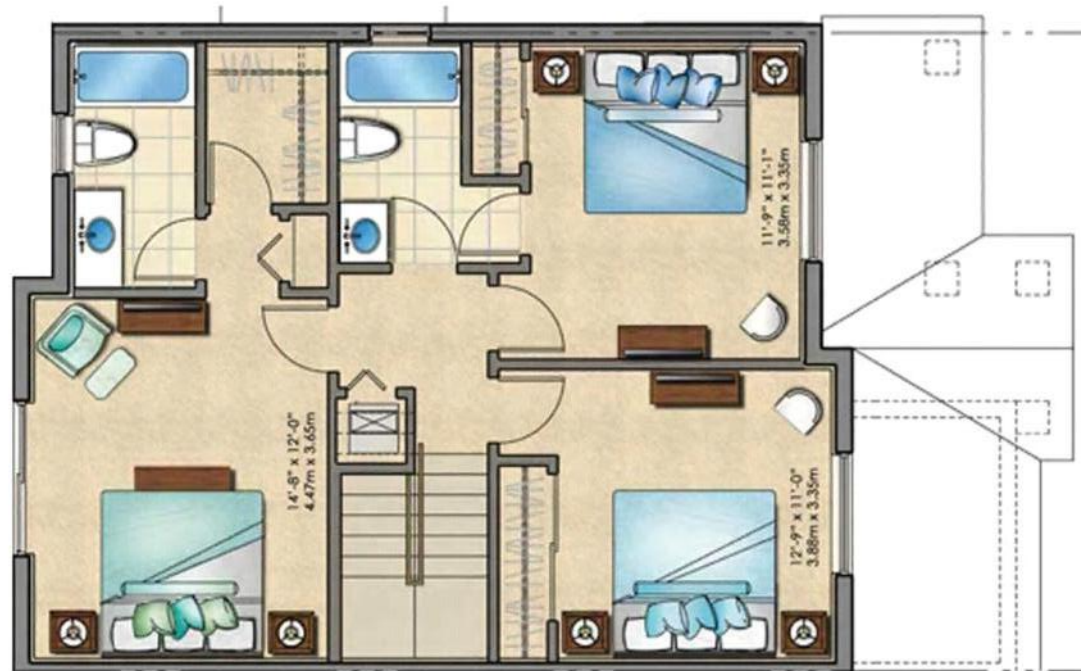


Ground Floor

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Townhouse A	SF	M ²
Ground Floor	968	90.13
Second Floor	781	72.71
Total AC	1,749	162.84
Garage	200	18.62
Total	1,949	181.46

FLOORPLANS



2nd Floor



All dimensions, floor plans, features and specifications are from the architect's preliminary drawings and are subject to change without notice. Furniture is not included and some floor plans may be reversed. Dimensions and area calculations are measured using the BOMA standards of measurement. The developer expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

INTERIOR RENDERING



Artist renderings and floor plans shown herein show potential interior style and indicates scale, but furniture, fixtures, finishes and accessories are not included in the basic offering price unless specifically listed in the Features Section.

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AMENITIES NEARBY

- ▶ **Shopping** – The world renowned Mall at Millennia is located within a 30-minute drive towards Downtown Orlando while the Orlando Premium Outlets at International Drive are just a 20 minute drive via the I-4 Highway.
- ▶ **Beaches** – Waterford at Bridgewater Crossing boasts the luxury of quick access to the pristine beaches in both sides of the Florida Peninsula. Round trips to either side are a great option for a family outing. Great Atlantic Ocean beaches can be found in Melbourne or Daytona Beach or on the Gulf Coast side in Clearwater or St. Petersburg Beach. These destinations can be reached by car in 60-90 minutes.



AMENITIES NEARBY

- ▶ **Golf** – The location is ideal for golf enthusiasts with several courses located within 5–10 minutes drive, including the Greg Norman course at Champions Gate and the courses at Reunion designed by Tom Watson.
- ▶ **Sports** – Fans have multiple options within a short drive. The Orlando Magic’s Amway Center and the new soccer stadium to open in 2016 to house the city’s new MLS expansion team are just 30 minutes away, in Downtown Orlando. Disney’s Wide World of Sports complex, which hosts the Atlanta Braves spring training among many world class events, is located just 15 minutes away.



VACATION RENTAL OPPORTUNITY

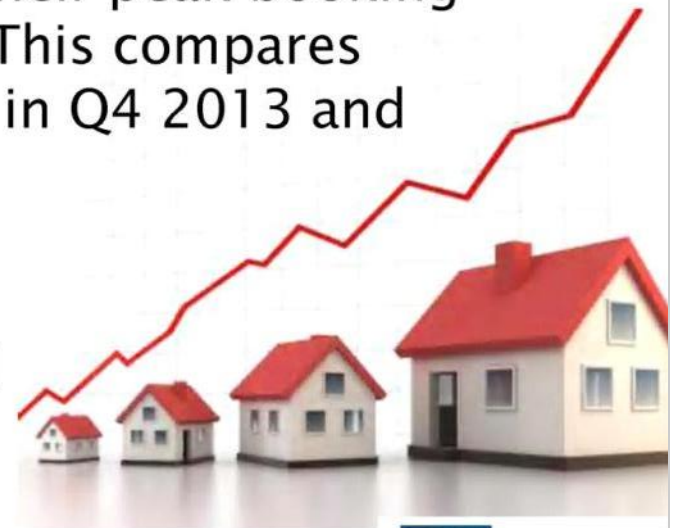
- ▶ Waterford at Bridgewater Crossing offers an attractive opportunity for buyers and investors that do not plan to occupy their unit on a full time basis.
- ▶ Use your unit when you want and generate income by renting it when you are not.
 - The condo association allows multiple short term rentals throughout the year.
 - Long term rental is also available through professional management companies.



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VACATION RENTAL OPPORTUNITY

- ▶ According to Homeaway.com, in the vacation market in Orlando:
 - 84% of owners report bookings are at the same or higher level than last year.
 - Owners who advise the winter is their peak booking season report occupancy of 70%. This compares with US hotel occupancy of 57.5% in Q4 2013 and 60.2% YTD in 2014.
 - Vacation owners charge on average \$1,520 per week (\$217 per night) and generate an annual income of \$27,360 per year.



VACATION HOMES IN DAVENPORT

- ▶ According to an article published in June 2014 by the specialized real estate website www.housingwire.com, international buyers have started diversifying when it comes to areas for vacation properties and are shifting their search from traditional urban areas.
- ▶ Davenport is currently the 8th most searched area in the country when it comes to international buyers looking for a vacation property, ahead of Aspen, Colorado and Palm Springs, California, among others.

ORLANDO, CENTRAL FLORIDA

- ▶ Orlando is the heart of Central Florida and in 2014 became most visited place in the world, surpassing New York City. Close to 60 million stopped by last year alone.



ORLANDO, CENTRAL FLORIDA

- ▶ The list of entertainment options and things to do in Orlando and it's surrounding areas is endless. It include theme parks, sports, beaches, concerts, arts, dining, shopping, etc.



ORLANDO, CENTRAL FLORIDA



- ▶ Orlando is mostly known for its various theme parks such as Disney World, which includes Magic Kingdom, EPCOT, MGM Studios and Animal Kingdom; as well as Universal Studios, Sea World, LegoLand, and more than 50 additional local attractions.
- ▶ However, Central Florida and the surrounding areas are much more than theme parks.

ORLANDO, CENTRAL FLORIDA



- ▶ While tourism accounts for around 30% of the local economy and Disney is one of the biggest employers in the United States, convention centres, financial services & technology are all major employers and industries in Orlando.
- ▶ The new Medical City, with a 600 acre site, will include two new hospitals, and a range of medical research facilities. It is expected to create over 16,000 jobs and \$5 billion in annual revenue.

ORLANDO, CENTRAL FLORIDA



- ▶ The Greater Orlando area has over 2000 fresh water lakes great for boating, fishing, exploring and water sports; 176 Golf courses, 800+ tennis courts and over 3,000 acres (1214 Ha) of public parks.
- ▶ The area is also located within driving distances from both the Atlantic Ocean and Gulf Coast beaches.

ORLANDO, CENTRAL FLORIDA



THE MENNELLO MUSEUM
OF AMERICAN ART



ORLANDO
SCIENCE
CENTER



- ▶ Main parks in Greater Orlando area include the World of Orchards, Central Florida Zoological Park, Harry P Leu Gardens, Arboretum of the University of Central Florida, Lake Eola Park, Loch Heaven Park and many more.

ORLANDO, CENTRAL FLORIDA



THE MENNELLO MUSEUM
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- ▶ There are also plenty of Great local museums such as the Orlando Museum of Art, Holocaust Memorial Resource & Education Center, Orlando Science Center, Menello Museum of American Art, International Trolley Museum.
- ▶ Several other interesting and educational local institutions are housed within the Greater Orlando area.

ORLANDO, CENTRAL FLORIDA



FULL SAIL
UNIVERSITY.



Multiple institutions of Higher Education are located in the Central Florida area, including some of the best the state has to offer, including:

- ▶ University of Central Florida
- ▶ Full Sail University
- ▶ Nova Southeastern University Orlando Campus
- ▶ Florida State University's Orlando Regional Medical School Campus
- ▶ Florida A&M College of Law
- ▶ Valencia State College
- ▶ Seminole State College
- ▶ International Academy of Design & Technology

ORLANDO METROPOLITAN AREA



ORLANDO METROPOLITAN AREA

- ▶ The Orlando–Kissimmee–Sanford Metropolitan Statistical area is the 26th biggest in the United States. It experienced a 4.18% population growth from 2010–2012, 25th in the nation during the period.
- ▶ According to Forbes.com and the Metro Orlando Economic Development Commission, the city and its suburbs have:
 - Climate: Average yearly temperature of 83.7°F (28.4°C)
 - Population as of 2013: 2,219,604
 - Population projection for 2018: 2,703,642
 - Major Industries: Aerospace & Defense, Tourism, Technology

ORLANDO METROPOLITAN AREA

- Gross Metro Product: \$108.5B
- Cost of living: Living in Orlando is 10.5% cheaper than Miami, 18.3% cheaper than Chicago, 31.5% cheaper than Boston, and 56.6% cheaper than New York City (as of Q3 2013).
- Job Growth: 2.4% (2012)
- Unemployment: 6.5% as of July 2013, 12.1% below the state average of 7.3%.
- Restaurants: 4,154, with a seating capacity of 599,405
- Hospitals: 29, with 6,098 beds

THE DEVELOPER

- ▶ Cavache Properties LLC is an integral part of the Adache Group of Companies, founded in 1969, which includes architecture, development, construction and real estate sales and marketing.
- ▶ The team consists of developers, architects, general contractors, land development contractors, real estate brokers and investment professionals.



CAVACHE
PROPERTIES

THE DEVELOPER

- ▶ For additional information please visit:
 - www.adaache.com
 - www.cavacheproperties.com



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TO PURCHASE YOUR TOWNHOUSE

The payment schedule of your future vacation townhome in magical Greater Orlando, Central Florida, is the following:

Waterford at Bridgewater Crossing	
\$10,000	at reservation
20%	at contract time (with reservation deposit credited towards it)
30%	at foundation (start of construction)
50%	due at closing (3 rd party financing available to qualified buyers)