

Embassy Suites by Hilton Orlando Sunset Walk

30/317 Condo Hotel Units | Kissimmee, FL

OFFERING MEMORANDUM



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Activity ID #



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Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus and Millichap is pleased to present the Embassy Suites by Hilton Orlando Sunset Walk, a premier asset at Kissimmee, FL. This offering consists of 30 brand-new condo-hotel units completed in 2024, totaling 25,027 rentable square feet of upscale accommodation. The property features studio, one-bedroom, and two-bedroom layouts integrated into a resort ecosystem with Island H2O Live! Waterpark and exclusive amenities like complimentary made-to-order breakfast.

Strategically located as the Western Gateway to Walt Disney World, the property benefits from high visibility and walkability within the Sunset Walk district. Guests enjoy immediate access to over 30 retail and dining concepts at The Promenade, just 3.9 miles from Disney’s Animal Kingdom. This location capitalizes on the Orlando tourism market, which welcomed 74 million visitors in 2022, driving consistent demand for experiential resort stays in the Four Corners region.

Situated near US-192 and State Road 429, the property offers streamlined access to major roadways and is roughly 30 minutes from Orlando International Airport. This turnkey investment is offered at market price, with a two-year rent concession. Brand-new construction, premium affiliation, and robust infrastructure make this an ideal acquisition for investors seeking stability in a high-growth hospitality corridor.



Acquisition Price
Market Price



Hotel/Condo Units
30/317 Units



Year Built
2024



Total Area SF
25,027



Rent
2 Year Rent
Concession

Property Overview

Marcus & Millichap presents the Embassy Suites by Hilton Orlando Sunset Walk at 8070 Unwind Way in Kissimmee, Florida. This portfolio of 30 brand-new condo-hotel units anchors the Sunset Walk entertainment district, positioned as the "Western Gateway" to Walt Disney World. The asset benefits from immediate adjacency to Margaritaville Resort Orlando and Island H2O Water Park, creating a high-density resort ecosystem in the expanding Four Corners region.

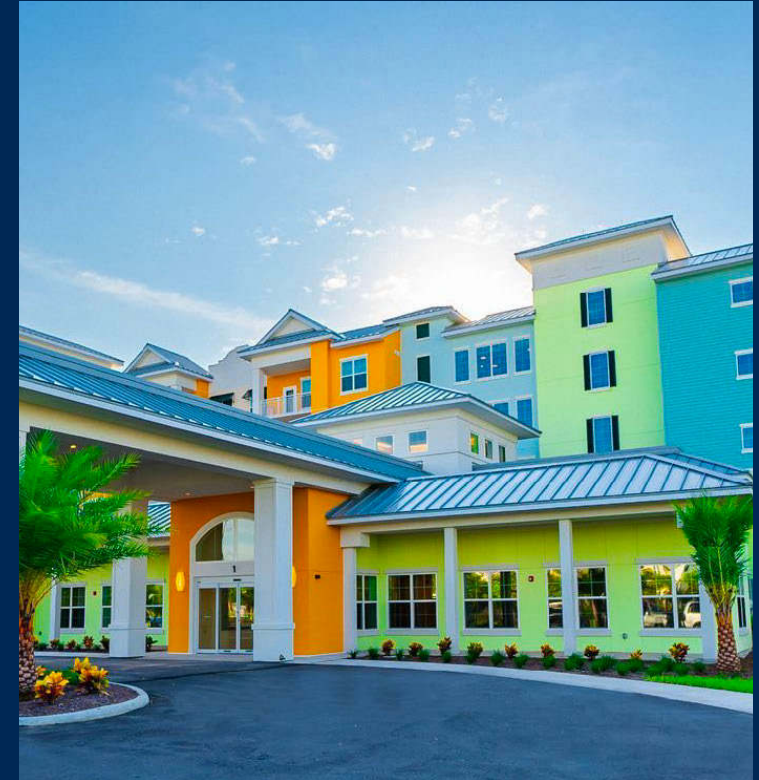
Comprising 25,027 rentable square feet, the property features Solstice, Illumination, and Inspiration floor plans ranging from 514 to 1,347 square feet. Delivered in 2024, these turnkey units offer fully furnished interiors with upscale finishes, connecting suites, and ADA-compliant features. The facility distinguishes itself with exclusive Embassy Suites perks like complimentary made-to-order breakfast and evening receptions, plus access to the Oasis Beach Club and integrated resort amenities.

The Orlando tourism market exhibits robust fundamentals, welcoming 74 million visitors in 2022 and providing a constant base supplementing local growth. Osceola County projects record Tourist Development Tax collections exceeding \$64 million for Fiscal Year 2025, underscoring the sector's strength. The surrounding Four Corners area is experiencing significant expansion, with local population growth projected to significantly outpace the national average.

Future demand is supported by the opening of Universal's Epic Universe in May 2025, expected to generate an \$11 billion economic impact and drive spillover demand. Additionally, the property's location just 3.9 miles from Disney's Animal Kingdom and integration into The Promenade at Sunset Walk—featuring over 30 retail and dining concepts—ensure sustained occupancy driven by world-class theme parks and walkable entertainment.

The asset benefits from significant infrastructure investment nearby, including the \$1 billion Everest Place master-planned community. Situated less than half a mile from the State Road 429 interchange, the property offers streamlined access to the wider Orlando market while avoiding I-4 congestion. This strategic positioning allows the asset to command premium rates by offering rare walkable urbanism within a traditionally car-dependent market.

For investors seeking a turnkey, income-generating asset in a top tourism destination, the Embassy Suites by Hilton Orlando Sunset Walk represents an exceptional opportunity. With brand-new construction, a six percent capitalization rate, and a two-year rent guarantee, this offering combines global brand stability with the high-growth potential of the thriving Sunset Walk ecosystem.



PROPERTY OVERVIEW	DETAILS
Property Name	Embassy Sunset Walk
Property Type	Condo-Hotel
Year Built	2024
Total Units	30/317
Total Rentable SF	25,027 SF
Acquisition Price	Market Price
2-Year Rent Concession Cap Rate	6%

INVESTMENT HIGHLIGHTS

- Embassy Suites by Hilton Orlando Sunset Walk is strategically positioned in Kissimmee's high-growth Four Corners region, serving as a Western Gateway just 3.9 miles from Walt Disney World.
- The portfolio consists of 30 brand-new condo-hotel units completed in 2024, offering turnkey studio, one-bedroom, and two-bedroom layouts with fully furnished vacation interiors.
- Guests benefit from integrated resort amenities including access to the Island H2O Live! Waterpark, the Oasis Beach Club, and exclusive Embassy Suites perks like complimentary breakfast.
- The property features direct walkability to The Promenade at Sunset Walk, a vibrant entertainment district with over 15 dining concepts, retail options, and a luxury movie theater.
- This investment opportunity offers a two-year rent concession on all units.
- With the upcoming opening of Universal's Epic Universe and its location along the high-traffic US-192 corridor, the asset is primed for long-term appreciation and robust demand.



Market Price
LIST PRICE



25,027
RENTABLE SF



2024
YEAR BUILT



RENT
2 Year Rent Concession



Hotel/Condo Units
30 Units

Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL



PROPERTY DESCRIPTION

BUILDING DESCRIPTION

2024

BUILT

25,027

RENTABLE SQFT

30

TOTAL HOTEL/CONDO UNITS

3.9 Miles

PROXIMITY TO DISNEY

25 Miles

ORLANDO INTERNATIONAL AIRPORT

Buildings 3 & 5

UNIT LOCATION



BUILDING & LIFESTYLE AMENITIES

EMBASSY SUITES BY HILTON ORLANDO SUNSET WALK



Non-Smoking Condo Hotel



Connecting Suites



On-Site Restaurant & Lounge



Free Made to Order Breakfast



Complimentary Evening Reception



High Speed Internet



Pet-friendly rooms



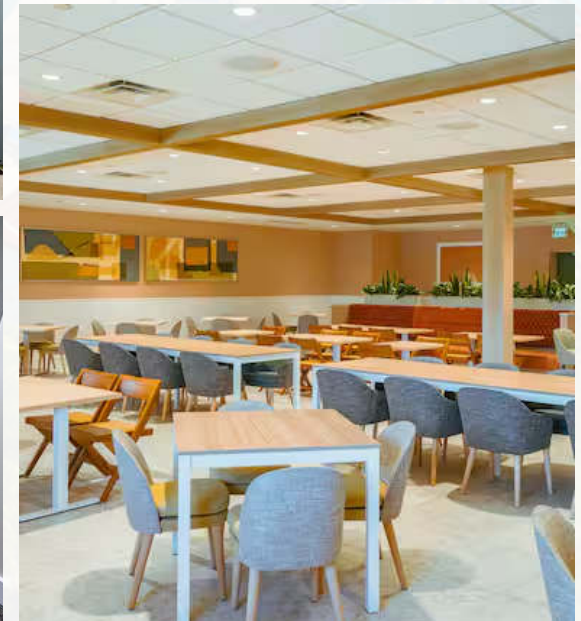
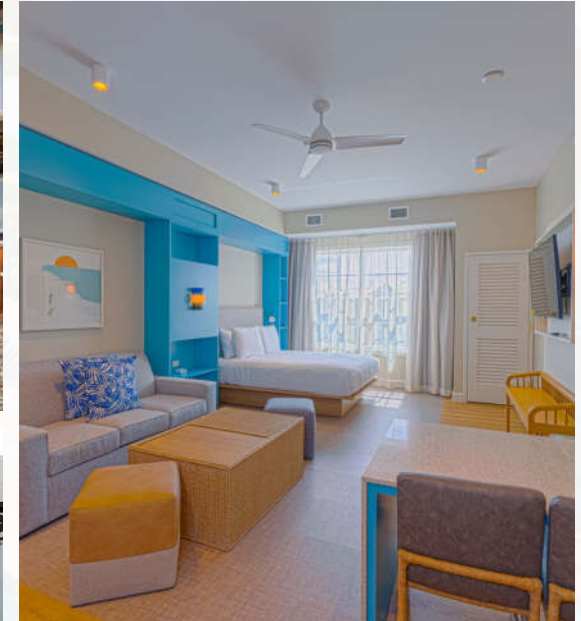
Fitness Center



Grocery Mart



Business Center



BUILDING & LIFESTYLE AMENITIES

SUNSET WALK



Live Bands & DJs Nightly



Car & Truck Shows Monthly



Street Performers



Artisan & Craft Markets / Weekly



Estefan Kitchen Orlando



Yeoman's Cask & Lion Pub



El Jefe Tequilas Taco Cantina



The Wharf



BUILDING & LIFESTYLE AMENITIES MARGARITAVILLE HOTEL



Access to Margaritaville Hotel
Entertainment & Events



The Margaritaville Store



Margaritaville Dog Park (Barkaritaville)



Bonkers Comedy Club in Margaritaville
Hotel



Provisions – Convenience Store at
Margaritaville



St. Somewhere Spa



Car Rental on Site



BUILDING & LIFESTYLE AMENITIES PROMENADE AT SUNSET WALK



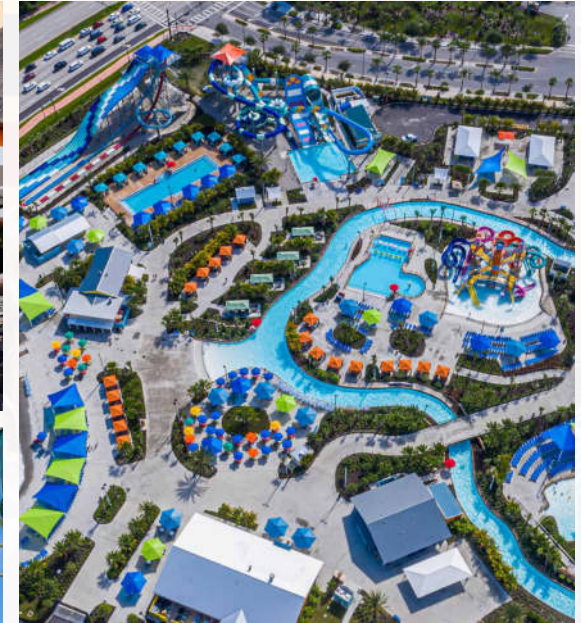
15 Amazing Restaurants



Nine Unique Retail Stores



12 Screen Movie Theaters





DOMAIN CIR

ROLLING OAKS BLVD

UNWIND WY

FINS UP CIR

EMBASSY SUITES BY HILTON

8070 UNWIND WAY
KISSIMMEE, FL



1. Hotel Entrance
2. Hotel Lobby
3. Hotel Restaurants
4. Hotel Pools
5. Fins Up Fitness Center
6. St. Somewhere Spa
7. Parakeets Kid's & Teen's Club
8. Barkaritaville Dog Park
9. Cottages
10. Villas
11. Residences
12. Embassy Sales & Model Center
13. H2O Live!
14. Sky Drop
15. Promenade at Sunset Walk
16. Oasis Beach Club
17. Embassy Suites by Hilton™ Orlando Sunset Walk





Location of Available Units - Building 3 & 5

INSPIRATION DRIVE

FINS UP CIRCLE

BUILDING 1

BUILDING 2

BUILDING 5

BUILDING 3

BUILDING 1

BUILDING 2

SAND BAR DRIVE

PIRATE WAY

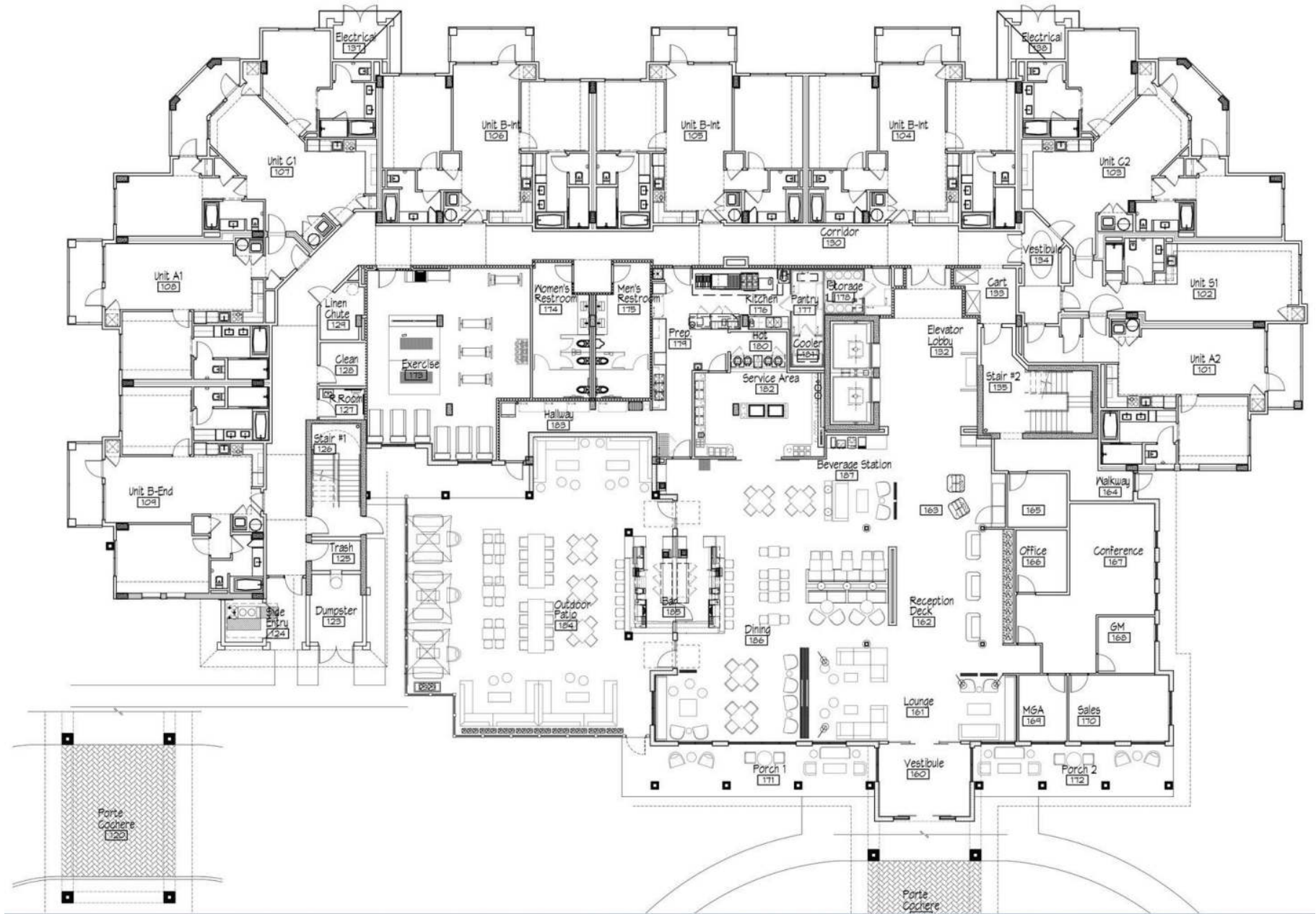
KEY TIME LOOP

PARROT HEAD PLACE

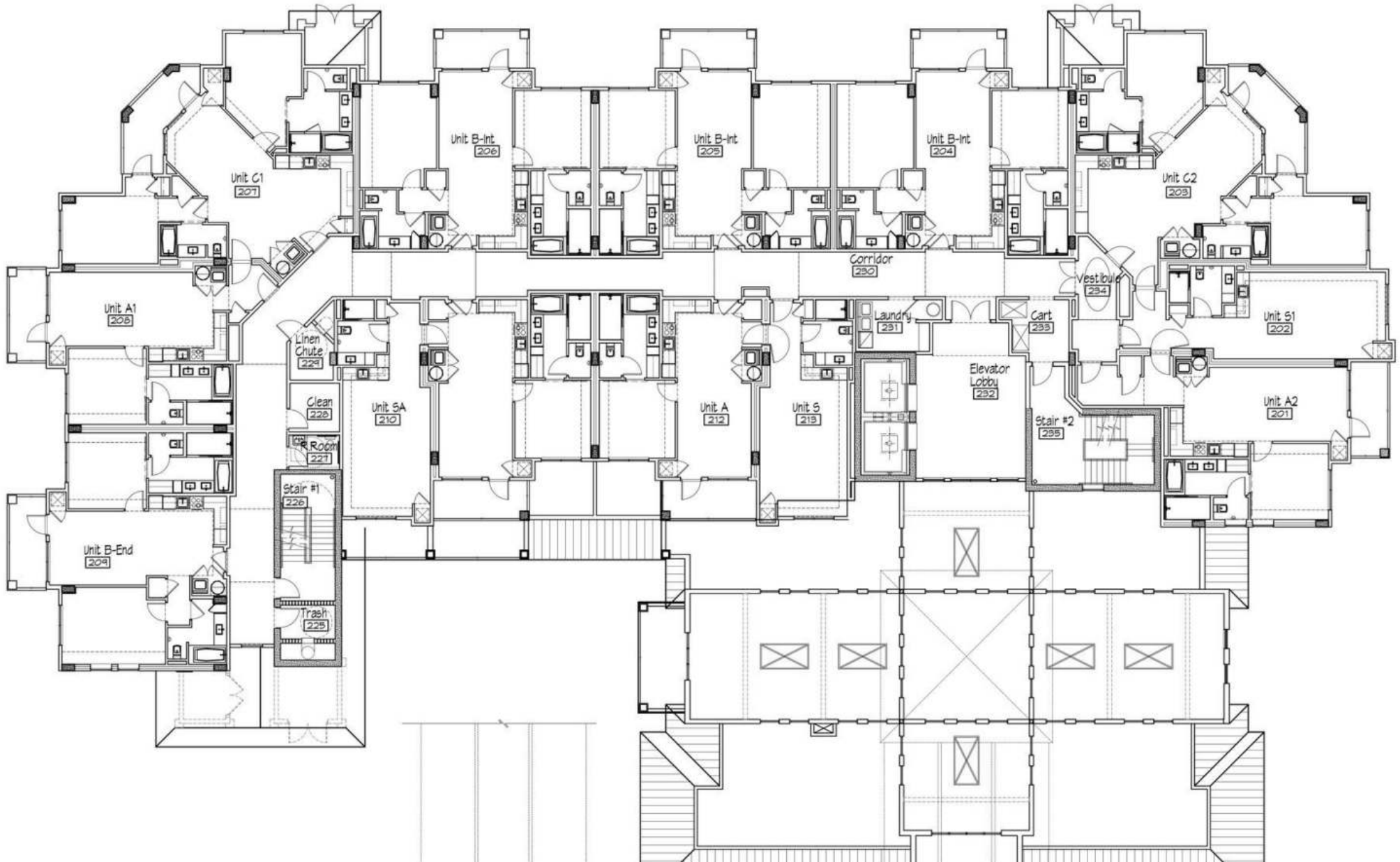
FLIP FLOP WAY

SHAKER STREET

BUILDING 1ST FLOOR



TYPICAL BUILDING 2nd FLOOR AND UP



THE SOLSTICE FLOOR PLANS

STUDIO (S)

1 BEDROOM • 1 BATH
514 AC SQ. FT.



STUDIO (S1)

1 BEDROOM • 1 BATH
600 AC SQ. FT.



THE ILLUMINATION FLOOR PLANS

1 BEDROOM (A)

1 BEDROOM • 1 BATH
738 AC SQ. FT.



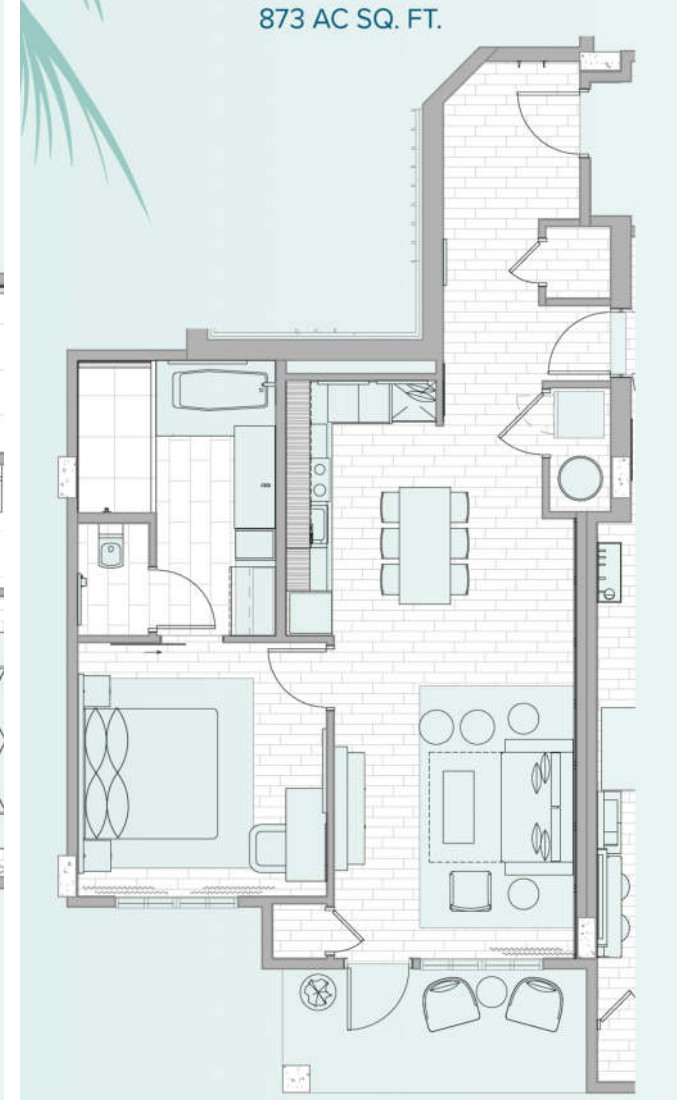
1 BEDROOM (A1)

1 BEDROOM • 1 BATH
791 AC SQ. FT.

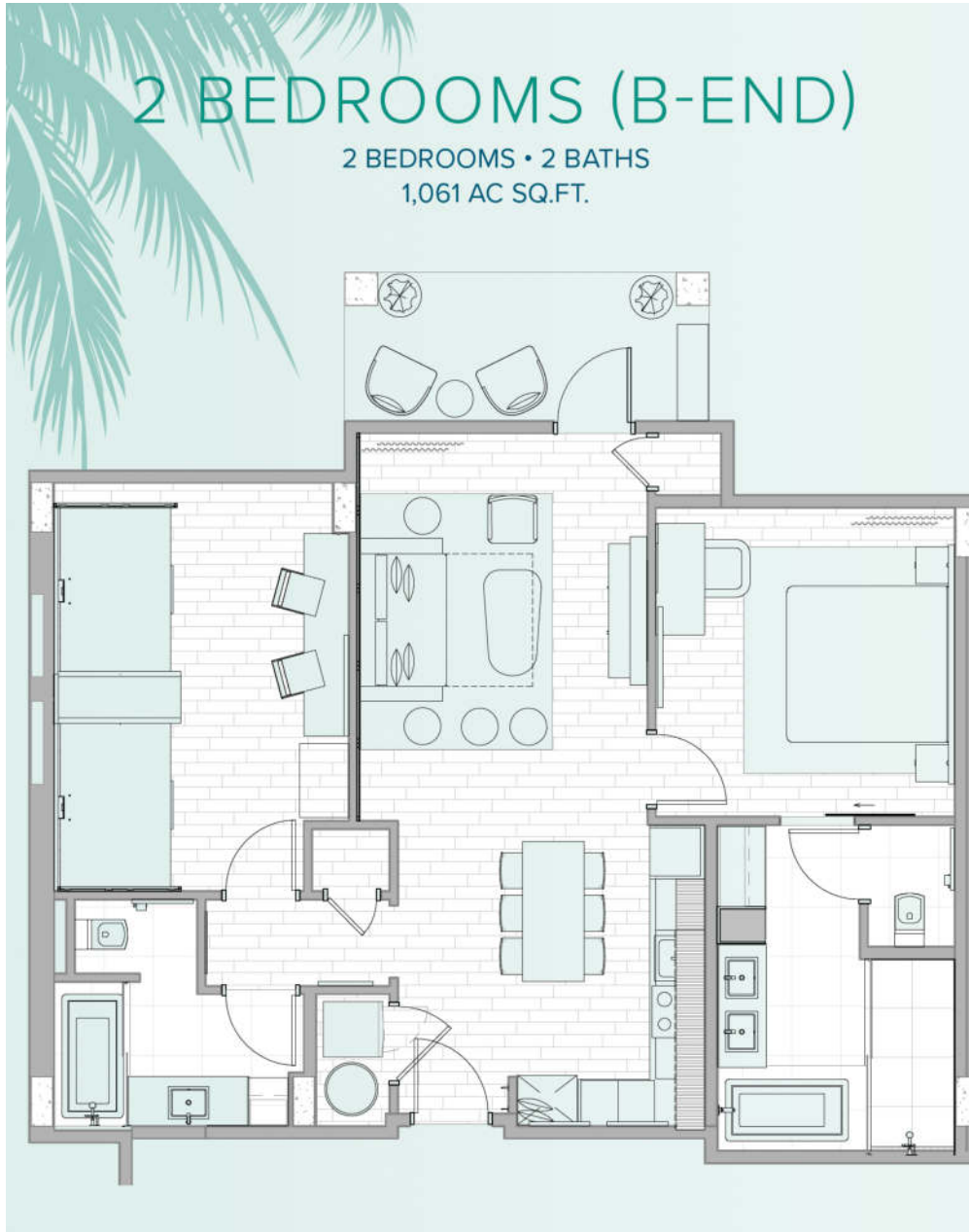


1 BEDROOM (A2)

1 BEDROOM • 1 BATH
873 AC SQ. FT.



THE INSPIRATION FLOOR PLANS



EXTERIOR PHOTOS

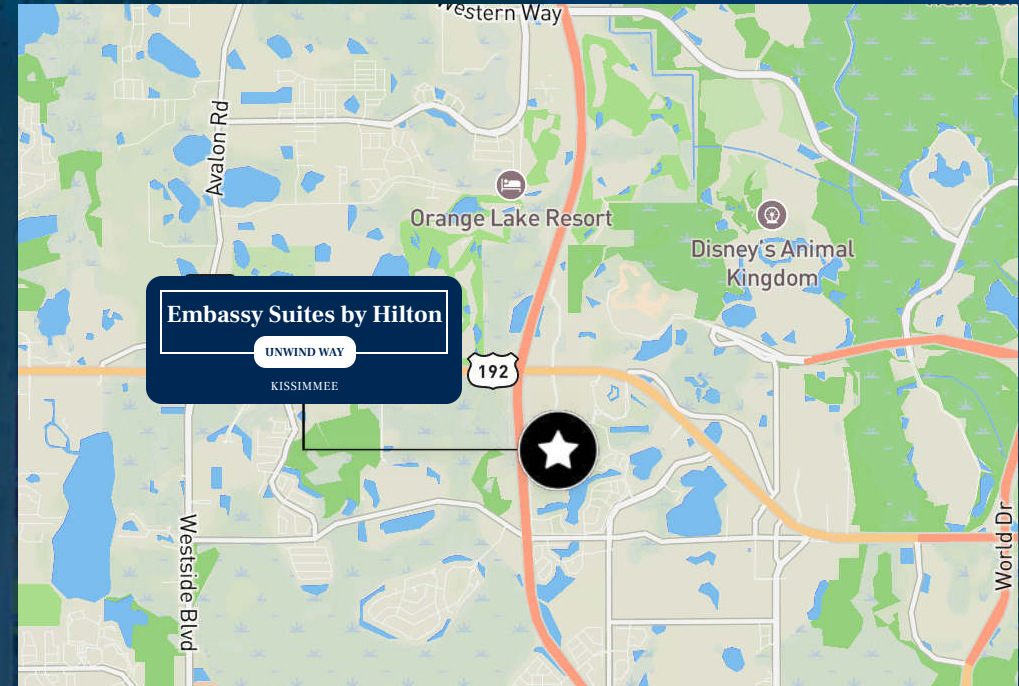


INTERIOR PHOTOS



LOCATION OVERVIEW

The Orlando real estate market, particularly in the Kissimmee area, is a thriving and dynamic hub for both residential and vacation home investments. The property at 8070 Unwind Way, Kissimmee, FL, enjoys a prime location with convenient access to major highways, including US-192, which connects the property to popular attractions and key areas throughout Central Florida. Just minutes from world-renowned theme parks like Walt Disney World and Universal Studios, this property offers exceptional appeal to vacation homebuyers and investors alike. The surrounding area is home to vibrant entertainment destinations such as the Promenade at Sunset Walk, which features numerous dining options, shopping boutiques, and lively entertainment. With over 70 million annual visitors, Orlando's robust tourism industry ensures a steady demand for vacation accommodations, while the growing population and high median household income in the region create long-term growth potential. This property presents an excellent opportunity to capitalize on the region's booming tourism market, offering guaranteed rental income and unparalleled access to the best of Orlando's attractions.



31,900+
Projected
Population
(2025)



74 Million
Orlando Visitors
(2022)



50,000+
US-192 Daily
Traffic



\$64 Million
TDT FY25

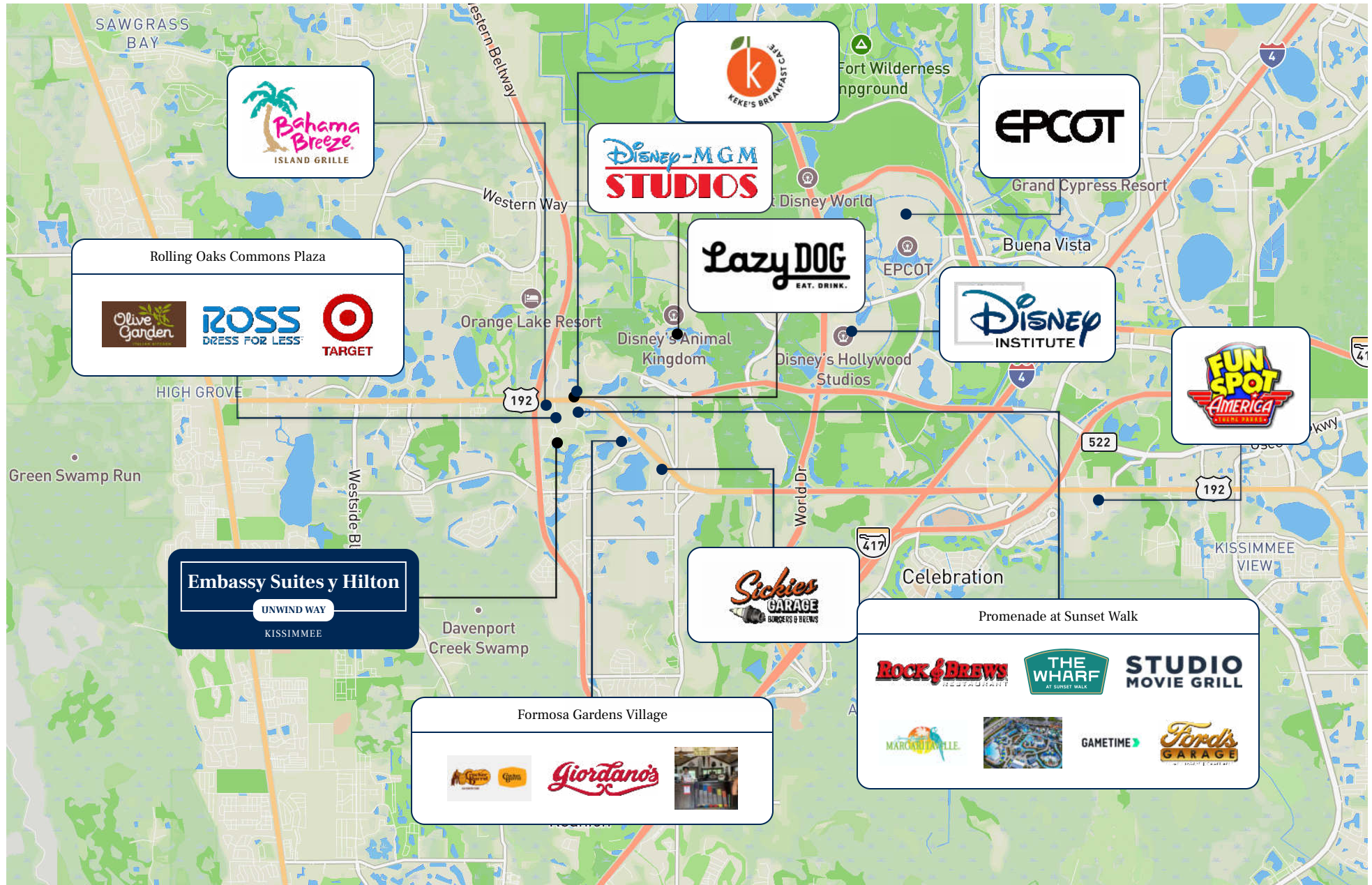


27,422
Zip Code
Population

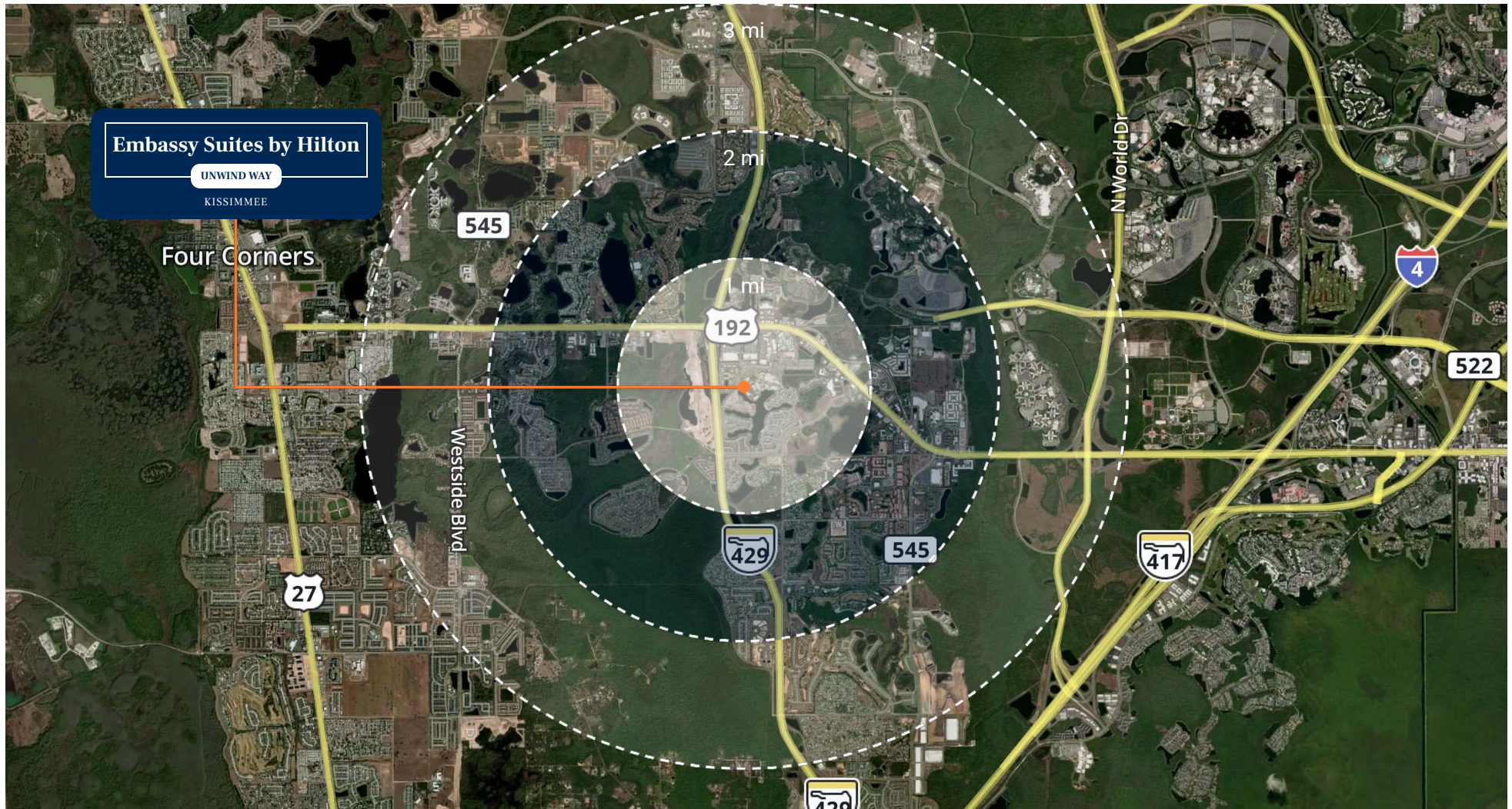


\$83,141
Median
Household Income

AREA MAP

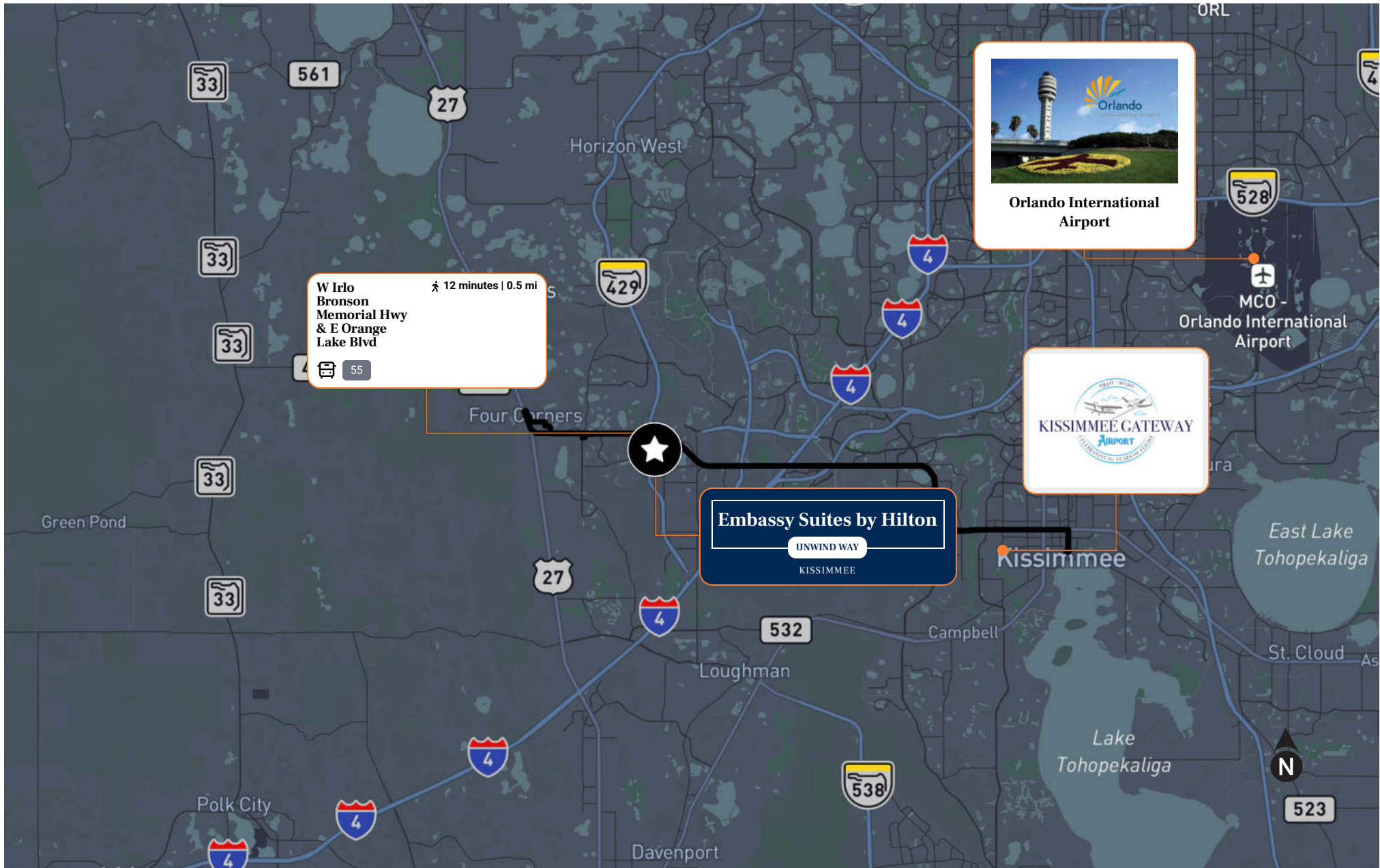


LOCATION OVERVIEW



Collection Street	Cross Street	Traffic Vol	Distance
Margaritaville Blvd	US-192	50,000+	Adjacent
US-192	SR-429	50,000+	0.5 miles
SR-429	I-4	-	0.5 miles
Unwind Way	Margaritaville Blvd	-	Direct Access
US-192	Rolling Oaks Blvd	50,000+	1.2 miles

TRANSPORTATION MAP



Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL



FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PROPERTY DETAILS

Price	Market Price
Number of Units	30
Rentable Built Area (RBA)	25,027 SF
Year Built	2024

Market Price

PRICE

30

NUMBER OF UNITS

25,027

RENTABLE SQFT

2024

YEAR BUILT

Returns

CAP Rate	6%
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# Of Units	Unit Type	SqFt/Unit	Current Rents
9	The Solstice	562	\$2,159
10	The Illumination	808	\$2,779
11	The Inspiration	1081	\$3,861

INCOME & EXPENSES

Income	Year - 1 & 2
Gross Scheduled Rent	\$1,076,268
Effective Gross Income	\$1,076,268
Less: Expenses	\$434,876
Net Operating Income	\$641,392

Expenses	Year - 1 & 2
Real Estate Taxes	\$88,379
Owner's Condo Association	\$5,310
Oasis Beach CLUB	\$36,000
Hotel Shared Expenses	\$240,447
Owner Condo Electric	\$39,300
Water	\$25,440
Total Expenses	\$434,876
Expenses/Unit	\$14,496
Expenses/SF	\$17.38

OPERATING STATEMENT

Income	Year - 1 & 2	Per Unit	Per SF
Gross Current Rent	1,076,268	35,876	43.00
Effective Gross Income	\$1,076,268	\$35,876	\$43.00
Operating Expenses	Year - 1 & 2	Per Unit	Per SF
Real Estate Taxes	88,379	2,946	3.53
Owner's Condo Association	5,310	177	0.21
Oasis Beach CLUB	36,000	1,200	1.44
Hotel Shared Expenses	240,447	8,015	9.61
Owner Condo Electric	39,300	1,310	1.57
Water	25,440	848	1.02
Total Expenses	\$434,876	\$14,496	\$17.38
Net Operating Income	\$641,392	\$21,380	\$25.63

BUILDINGS 3 & 5 PRICING

Unit Count	Building	Unit Type	Square Feet	Floor	Price
1	B5	Studio (S)	514	2	\$249,900
2	B5	Studio (S)	514	3	\$251,900
3	B5	Studio (S)	514	4	\$253,900
4	B5	Studio (S)	514	5	\$255,900
5	B5	Studio (S1)	600	1	\$259,900
6	B5	Studio (S1)	600	2	\$261,900
7	B5	Studio (S1)	600	3	\$263,900
8	B5	Studio (S1)	600	4	\$265,900
9	B5	Studio (S1)	600	5	\$267,900
10	B5	One Bedroom (A)	738	1	\$299,900
11	B5	One Bedroom (A)	738	2	\$301,900
12	B5	One Bedroom (A)	738	5	\$305,900
13	B5	One Bedroom (A1)	791	3	\$329,900
14	B5	One Bedroom (A1)	791	4	\$321,900
15	B5	One Bedroom (A1)	791	5	\$323,900
16	B5	One Bedroom (A2)	873	1	\$359,900
17	B5	One Bedroom (A2)	873	2	\$361,900
18	B5	One Bedroom (A2)	873	3	\$363,900
19	B5	One Bedroom (A2)	873	5	\$365,900
20	B3	Two Bedroom (B-Interior)	1,048	1	\$469,900
21	B3	Two Bedroom (B-Interior)	1,048	4	\$477,900
22	B5	Two Bedroom (B-Interior)	1,048	1	\$439,900
23	B5	Two Bedroom (B-Interior)	1,048	2	\$441,900
24	B5	Two Bedroom (B-Interior)	1,048	2	\$442,900
25	B5	Two Bedroom (B-End)	1,061	1	\$447,900
26	B5	Two Bedroom (B-End)	1,061	2	\$449,900
27	B5	Two Bedroom (B-End)	1,061	3	\$451,900
28	B5	Two Bedroom (B-End)	1,061	4	\$453,900
29	B5	Two Bedroom (B-End)	1,061	5	\$469,900

RENT ROLL

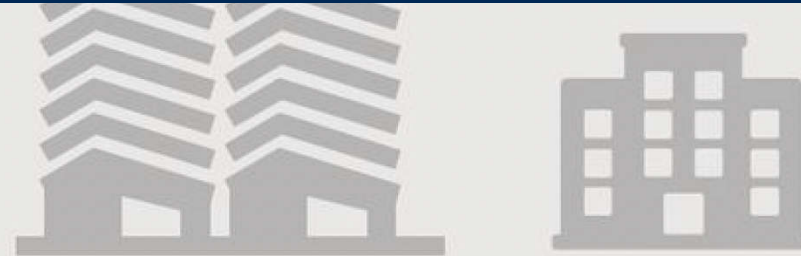
Unit	Unit Type	SquareFeet	Current Rent / Month	Current Rent / SF/ Month
8070 Unwind Way #211	Studio (S) ADA	514	\$2,083	\$4.05
8070 Unwind Way #311	Studio (S)	514	\$2,099	\$4.08
8070 Unwind Way #411	Studio (S)	514	\$2,116	\$4.12
8070 Unwind Way #511	Studio (S)	514	\$2,133	\$4.15
8070 Unwind Way #202	Studio (S1)	600	\$2,183	\$3.64
8070 Unwind Way #302	Studio (S1)	600	\$2,199	\$3.67
8070 Unwind Way #402	Studio (S1)	600	\$2,216	\$3.69
8070 Unwind Way #502	Studio (S1)	600	\$2,233	\$3.72
8070 Unwind Way #102	Studio (S1)	600	\$2,166	\$3.61
8070 Unwind Way #109	One Bedroom (A)	738	\$2,499	\$3.39
8070 Unwind Way #209	One Bedroom (A) ADA	738	\$2,516	\$3.41
8070 Unwind Way #509	One Bedroom (A)	738	\$2,549	\$3.45
8070 Unwind Way #314	One Bedroom (A1)	791	\$2,749	\$3.48
8070 Unwind Way #414	One Bedroom (A1)	791	\$2,683	\$3.39
8070 Unwind Way #514	One Bedroom (A1)	791	\$2,699	\$3.41
8070 Unwind Way #100	One Bedroom (A2)	873	\$2,999	\$3.44
8070 Unwind Way #200	One Bedroom (A2)	873	\$3,016	\$3.45
8070 Unwind Way #300	One Bedroom (A2)	873	\$3,033	\$3.47
8070 Unwind Way #500	One Bedroom (A2)	873	\$3,049	\$3.49
8070 Unwind Way #116	Two Bedroom (B-End)	1,061	\$3,733	\$3.52
8070 Unwind Way #216	Two Bedroom (B-End)	1,061	\$3,749	\$3.53
8070 Unwind Way #316	Two Bedroom (B-End)	1,061	\$3,766	\$3.55
8070 Unwind Way #416	Two Bedroom (B-End)	1,061	\$3,783	\$3.57
8070 Unwind Way #516	Two Bedroom (B-End)	1,061	\$3,916	\$3.69
8050 Vacation Ave #106	Two Bedroom (B-Interior)	1,048	\$3,916	\$3.74
8050 Vacation Ave #410	Two Bedroom (B-Interior)	1,048	\$3,983	\$3.80
8070 Unwind Way #110	Two Bedroom (B-Interior)	1,048	\$3,666	\$3.50
8070 Unwind Way #206	Two Bedroom (B-Interior)	1,048	\$3,683	\$3.51
8070 Unwind Way #210	Two Bedroom (B-Interior)	1,048	\$3,691	\$3.52
8070 Unwind Way #407	Two Bedroom (SA)	1,347	\$4,583	\$3.40
Total		25,027	\$89,689	\$3.58

RENT ROLL SUMMARY

Unit Type	# of Units	Avg Sq Feet	Rental Range	Average Rent	Current Average Rent / SF	Monthly Income
Studio (S)	3	514	\$2,099 - \$2,133	\$2,116	\$4.12	\$6,348
Studio (S1)	5	600	\$2,166 - \$2,233	\$2,199	\$3.67	\$10,997
Studio (S) ADA	1	514	\$2,083 - \$2,083	\$2,083	\$4.05	\$2,083
One Bedroom (A)	2	738	\$2,499 - \$2,549	\$2,524	\$3.42	\$5,048
One Bedroom (A) ADA	1	738	\$2,516 - \$2,516	\$2,516	\$3.41	\$2,516
One Bedroom (A1)	3	791	\$2,683 - \$2,749	\$2,710	\$3.43	\$8,131
One Bedroom (A2)	4	873	\$2,999 - \$3,049	\$3,024	\$3.46	\$12,097
Two Bedroom (B-End)	5	1,061	\$3,733 - \$3,916	\$3,789	\$3.57	\$18,947
Two Bedroom (B-Interior)	5	1,048	\$3,666 - \$3,983	\$3,788	\$3.61	\$18,939
Two Bedroom (SA)	1	1,347	\$4,583 - \$4,583	\$4,583	\$3.40	\$4,583
Totals	30	834		\$2,990	\$3.58	\$89,689
Gross Annualized Rents				\$1,076,268		

Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL



WHAT IS A CONDO- HOTEL?



HOTEL/CONDO 101

WHAT IS A HOTEL CONDO?

WHY BUY A HOTEL/CONDO?

1 It's legally a condominium wholly owned with a deed but operated as a hotel.

Single Management Entity

2 Typically, the condo hotel concept is employed in destination resort locations.

Consistent High Standards And Maintenance

3 Enhanced Customer Experience & Operational Efficiencies

Marketing Power vs. A Single Condo Owner On Their Own.

“Turnkey and Hassle-Free 2nd Home Ownership”!

HOTEL/CONDO 101



**EMBASSY
SUITES**
by Hilton™

Orlando Sunset Walk

Embassy Suites by Hilton, one of Hilton's 18 market-leading brands, is dedicated to delivering what matters most to travelers. The full-service, upscale brand offers leisure and business travelers an approachable, upscale experience with best in class customer service. Each property features a relaxed, yet sophisticated experience with two-room or Studio suites, free breakfast, inviting atriums and complimentary 24-hour business and fitness centers.

HOTEL/CONDO 101

HILTON HONORS BENEFITS

Two (2) Hilton Honors Gold Memberships With Your Purchase*

*Condo-hotel must be participating in Hilton's preferred rental management company program



- Guaranteed Discount
- Digital Check-In: choose your room and customize your stay from your mobile device up to 24 hours in advance



- Complimentary in-room and lobby Standard Internet access during stays at most Hilton properties
- Late check-out
- 2nd Guest stays free



- Two complimentary bottles of water per stay
- Contactless check-in
- Digital Key
- Connected Room



- 6 Continents
- Website Visitors
- Website Exposure



Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL



Miami

MARKET OVERVIEW

KISSIMMEE HIGHLIGHTS



Proximity to Major Attractions

Kissimmee is just minutes from Walt Disney World, Universal Studios, and other top attractions, driving strong demand for vacation rentals and providing excellent opportunities for short-term rental income.



Excellent Accessibility

Kissimmee is well-connected by major highways like I-4 and US-192. It's only 20 miles from Orlando International Airport and offers access to Kissimmee Gateway Airport and public transportation, making it easily accessible for residents and tourists.



Vibrant Dining and Entertainment Scene

The city features diverse dining options, including popular spots like Old Town, and a variety of entertainment venues, making it a lively destination for both tourists and residents.



Strong Real Estate Market

Kissimmee offers an affordable real estate market with strong growth potential. The demand for both vacation rentals and long-term housing creates opportunities for investors seeking property appreciation and rental income.



Tourism-Driven Economy

With the Orlando-Kissimmee-Sanford metro area generating over \$75 billion in annual tourism revenue, Kissimmee benefits from its proximity to theme parks, creating consistent demand for lodging, retail, and services.



Growing Economy and Infrastructure

Kissimmee's economy is expanding, with investments in infrastructure and commercial development. Its strategic location near Orlando attracts diverse industries, ensuring long-term growth and stability for investors.

KISSIMMEE BY THE NUMBERS

\$10B annually

Tourism Impact

10M/year

Overnight Visitors

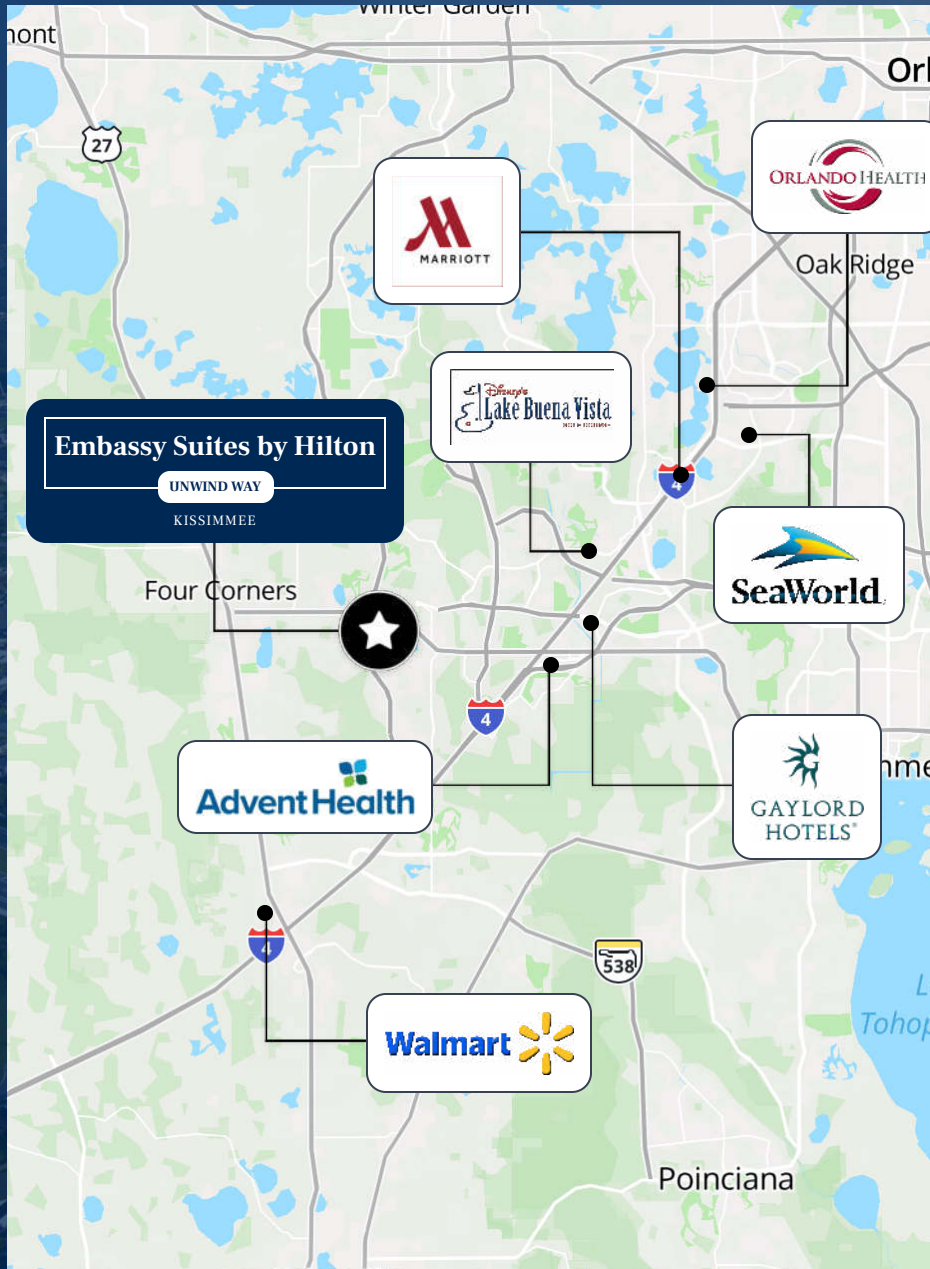
12 million

Annual Hotel Room Nights

\$6.5 billion

Visitor Spending

MAJOR EMPLOYERS



The property is strategically positioned within a dynamic employment node of the Orlando MSA, anchored by a formidable concentration of world-renowned hospitality and entertainment leaders. The immediate economic landscape is dominated by global tourism drivers such as the Walt Disney World resort area in Lake Buena Vista, and major operators including Marriott Vacations Worldwide, SeaWorld Orlando, and the Gaylord Palms Resort & Convention Center. This creates a vast and resilient employment base in the service and hospitality sectors, which provides over 40,000 jobs in Osceola County alone. Further diversifying the local economy and enhancing its stability are major healthcare institutions like AdventHealth Celebration and Orlando Health, which have recently added hundreds of employees. Significant logistics operations, exemplified by the Walmart Distribution Center, also contribute to a powerful mix of recession-resistant sectors, ensuring a deep and consistent pool of potential tenants and underpinning the asset's long-term value.

Employer	Industry	Employees	Distance
Walt Disney World	Entertainment	75,000	10.0 mi
Marriott Vacations Worldwide	Hospitality	5,000	11.3 mi
SeaWorld Orlando	Entertainment	4,000	12.9 mi
AdventHealth Celebration	Healthcare	3,500	6.8 mi
Orlando Health Dr. P. Phillips Hospital	Healthcare	2,500	13.6 mi
Gaylord Palms Resort & Convention	Hospitality	1,500	7.3 mi
Walmart	Retail	1,000	12.9 mi

KISSIMMEE ECONOMIC & LABOR MARKET HIGHLIGHTS

~4.7% UNEMPLOYMENT

MIAMI-DADE COUNTY'S UNEMPLOYMENT RATE REMAINED LOW AT 2.5% IN JUNE 2025, WELL BELOW THE NATIONAL AVERAGE.

~1.5M LABOR FORCE

THE ORLANDO-KISSIMMEE METRO AREA BOASTS A ROBUST LABOR FORCE OF ~1.5 MILLION WORKERS, SUPPORTING GROWTH IN KEY SECTORS LIKE HOSPITALITY AND HEALTHCARE.

~13,000 JOBS ADDED

OSCEOLA COUNTY IS PROJECTED TO ADD OVER 13,000 NEW JOBS BY 2025 ACROSS VARIOUS SECTORS, DRIVEN BY TOURISM, HEALTH SERVICES, AND LOCAL GOVERNMENT EXPANSION.

10M VISITORS & ~\$10B IMPACT

KISSIMMEE ATTRACTS ~10 MILLION VISITORS ANNUALLY, DRIVING \$10 BILLION IN ECONOMIC IMPACT FROM TOURISM AND THEME PARKS.

~\$6.5B+

ANNUAL TOURISM SPENDING IN KISSIMMEE, FUELING LOCAL HOSPITALITY, RETAIL, AND ENTERTAINMENT SECTORS.

~2M RESIDENTS

ACROSS THE ORLANDO METRO, WITH EASY ACCESS TO MAJOR HIGHWAYS, THEME PARKS, AND REGIONAL ATTRACTIONS.

KISSIMMEE POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

KISSIMMEE

79K

2021 Population

2.6%

Population Growth(2010 to 2021)

2.9%

Population Growth(2021 to 2026)

CENTRAL FLORIDA

2.6M

2021 Population

1.4%

Population Growth(2010 to 2021)

2.1%

Population Growth(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth(2010 to 2021)

1.31%

Population Growth(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth(2010 to 2021)

0.71%

Population Growth(2021 to 2026)

KISSIMMEE POPULATION EXPECTED TO OUTPACE NATIONAL AVERAGE



Kissimmee is home to 4 of the Top 500 public high schools

Source: U.S. NEWS 2021 Top Public Schools List



Kissimmee is home to 2 top 100 private high schools

Including schools such as:

- Osceola County School for the Arts
- Harmony High School



Osceola County Public Schools (OCPS) district serves over 70,000 students across more than 50 schools

Source: Osceola County Public Schools



Kissimmee is home to some of the best private schools in Florida

- The First Academy Kissimmee (Ranked among top private schools in the state)
- Holy Redeemer Catholic School (Recognized for academic excellence)



Embassy Suites by Hilton Orlando Sunset Walk

Kissimmee | FL

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