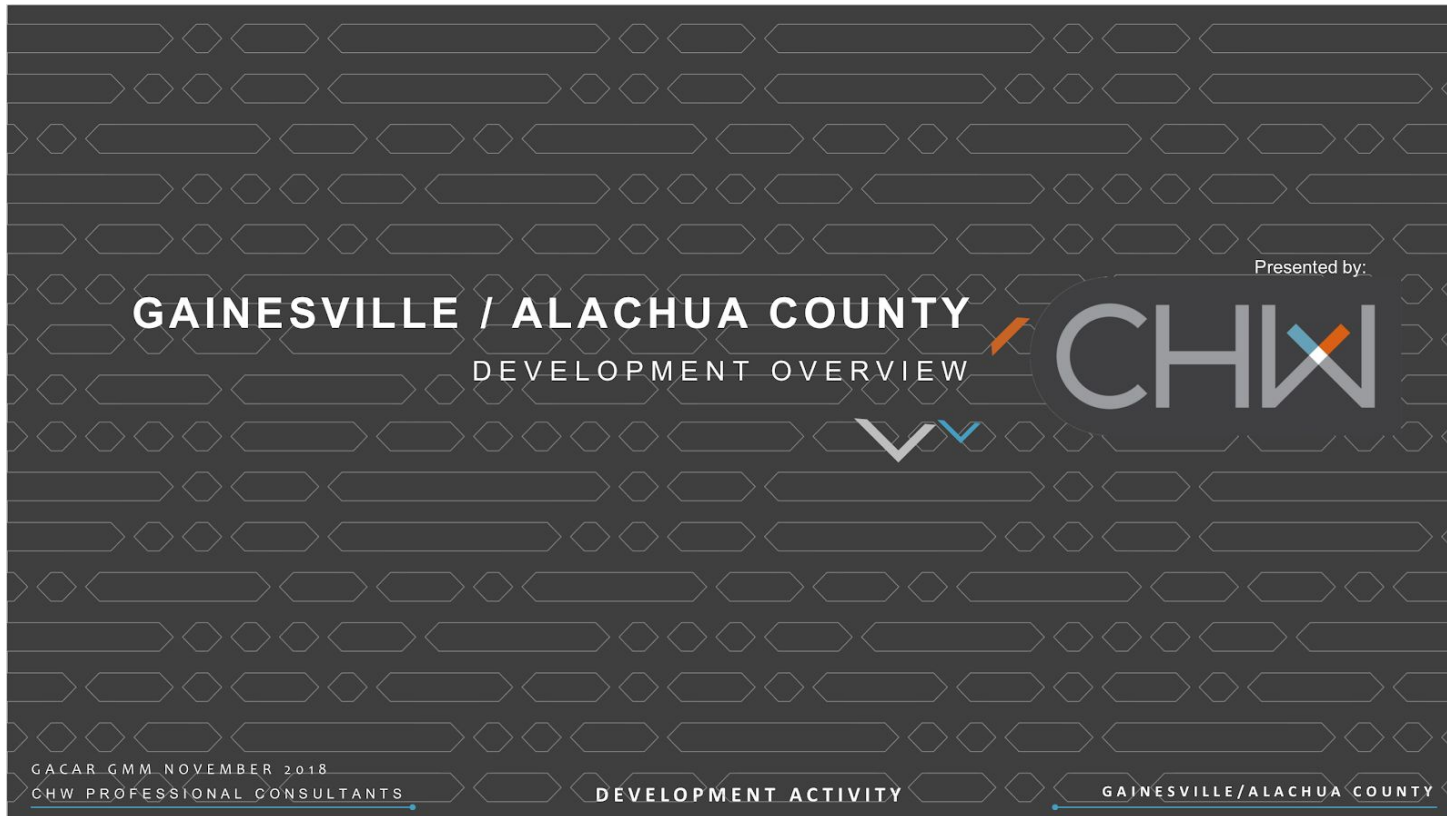


Gainesville and Alachua County Real Estate Development Update 2018

Recently, CHW Professional Consultants provided the members of Gainesville-Alachua County Association of Realtors with a presentation overview of the development activity in Gainesville and Alachua County areas.



Gainesville/Alachua County Development Overview.

Have you been wondering when all this construction in Gainesville is going to come to an end? Well according to CHW Consultants that won't be anytime soon.

Gerry Dedenbach, Vice President of CHW, a professional Consulting firm gave a very informative presentation at the Board of Realtors, November General Membership Meeting.

Dig into this report to see the number of permits to date for the City of Gainesville, University of Florida and Alachua County



ACTIVITY

CITY OF GAINESVILLE
ALACHUA COUNTY
UNIVERSITY OF FLORIDA



CHW PROFESSIONAL CONSULTANT

DEVELOPMENT ACTIVITY

GAINESVILLE/ALACHUA COUNTY

291 Permits pulled between July 2016 and July 2018 for Major Commercial Development Projects.

DEVELOPMENT ACTIVITY

A Prelude to Construction

Alachua County

2016-July 2018 = 106

University of Florida Major Projects

2016-July 2018 = 28

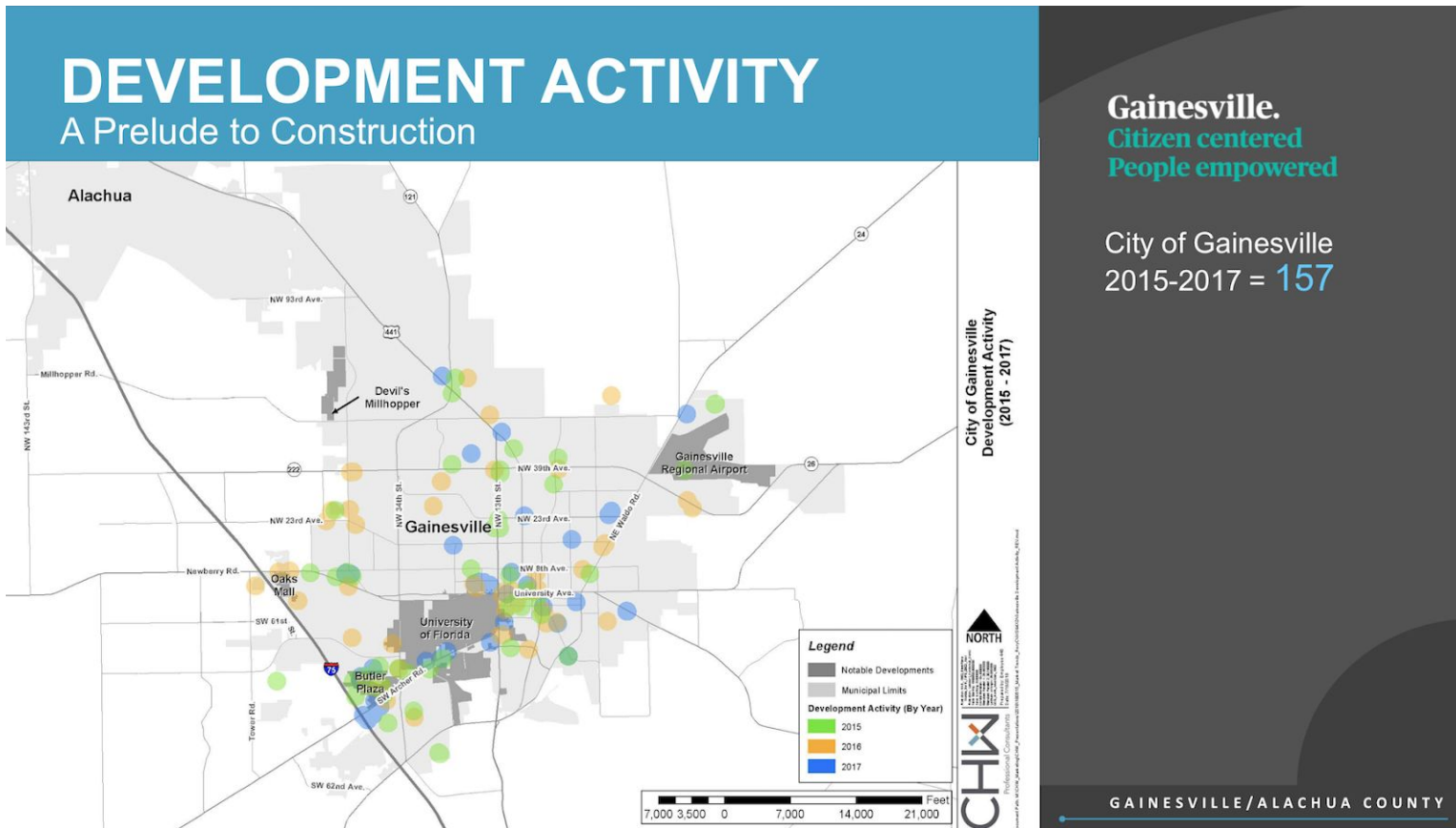
City of Gainesville

2015-2017 = 157



Gainesville.
Citizen centered
People empowered

This map shows the concentration of where the development is happening color coded by the year the permit was pulled

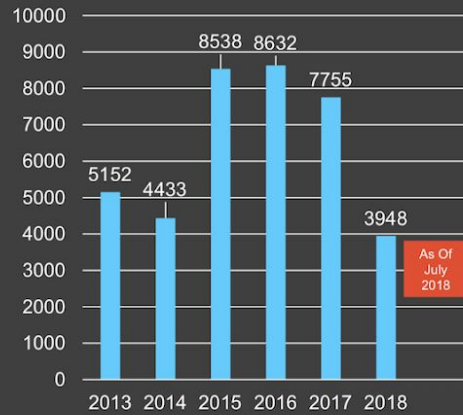


This slide is showing the total amount of permits for all construction since 2013. Notice that the 2018 permits is as only through July 2018. Only half way through the year 2018. This is showing we are on track to eclipse previous years in almost all areas.

CONSTRUCTION MARKET TRENDING TOTAL PERMITTING - 2013-2018

Gainesville.
Citizen centered
People empowered

TOTAL # of Permits
CITY OF GAINESVILLE



TOTAL # of Permits
ALACHUA COUNTY

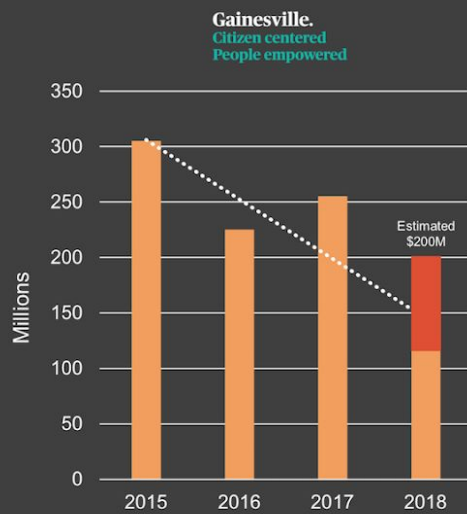


TOTAL # of Permits
UNIVERSITY OF FLORIDA

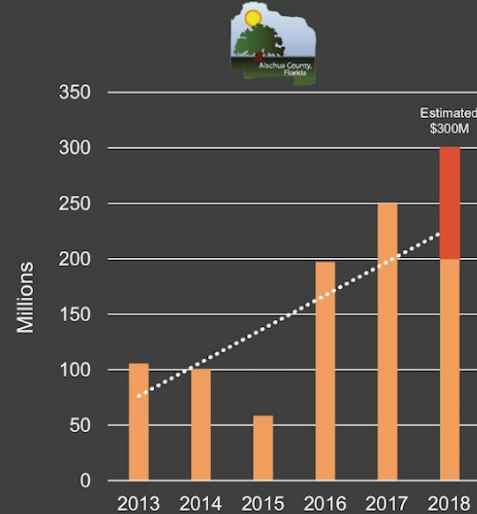


The value of permits for Major projects shown in dollar value by the Millions. Keep in mind this is only halfway through the current year. WOW! 2018 is on track to be a record breaking year.

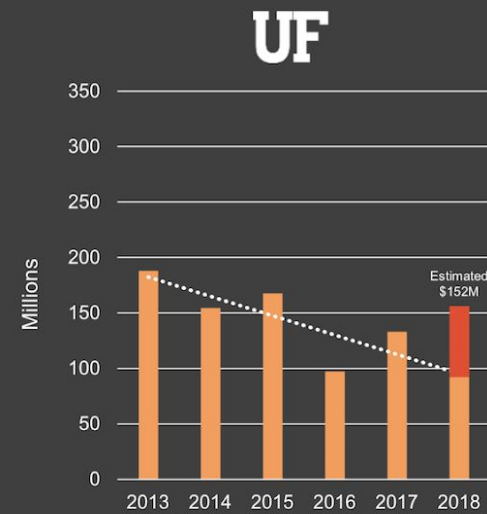
CONSTRUCTION MARKET TRENDING TOTAL VALUE OF CONSTRUCTION – 2013-2018



- Major Projects:**
- The Standard
 - Butler Plaza
 - UF Health



- Major Projects:**
- Celebration Pointe
 - Oakmont
 - Town of Tioga
 - Arbor Greens
 - Finley Woods



- Major Projects:**
- Addition & Renovation of Katie Seashole Pressly Stadium
 - Football Operations
 - Data Science and Information Technology (DSIT)

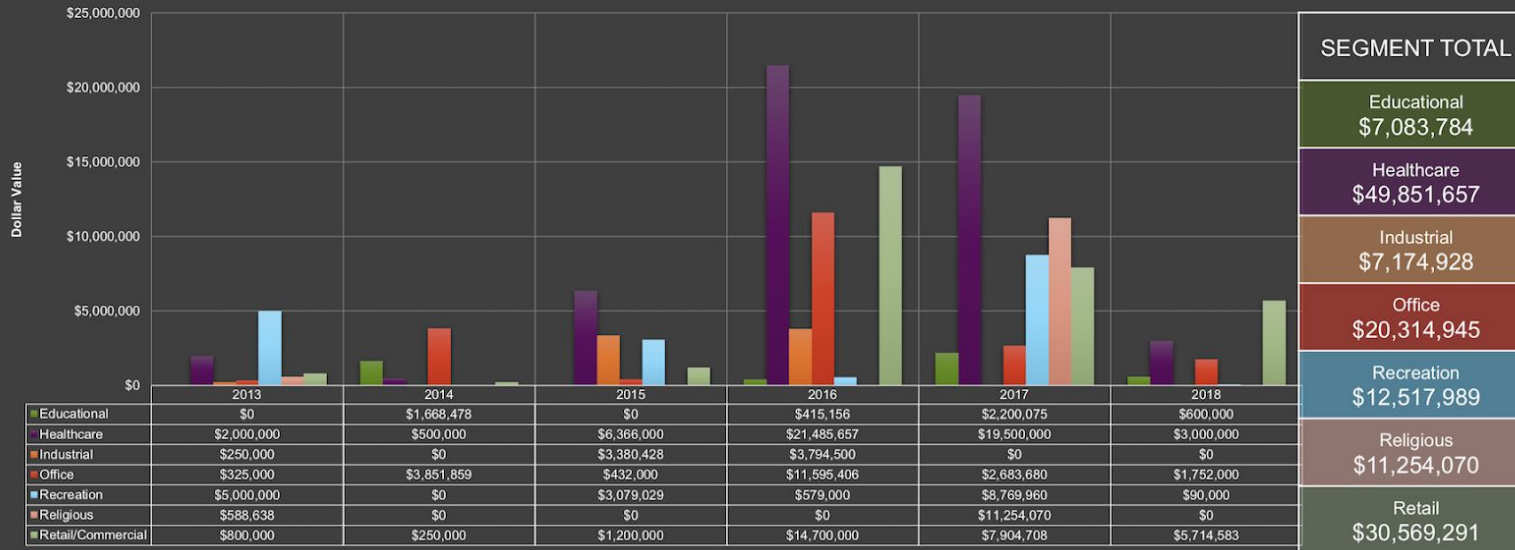
It's probably not surprising to see Health Care and Education making the list but what is note-able is the retail and office comeback.

CONSTRUCTION MARKET TRENDING

NON-RESIDENTIAL INDUSTRY MARKETS

Achua County

Value of Construction 2013 - July 2018



CONSTRUCTION MARKET TRENDING

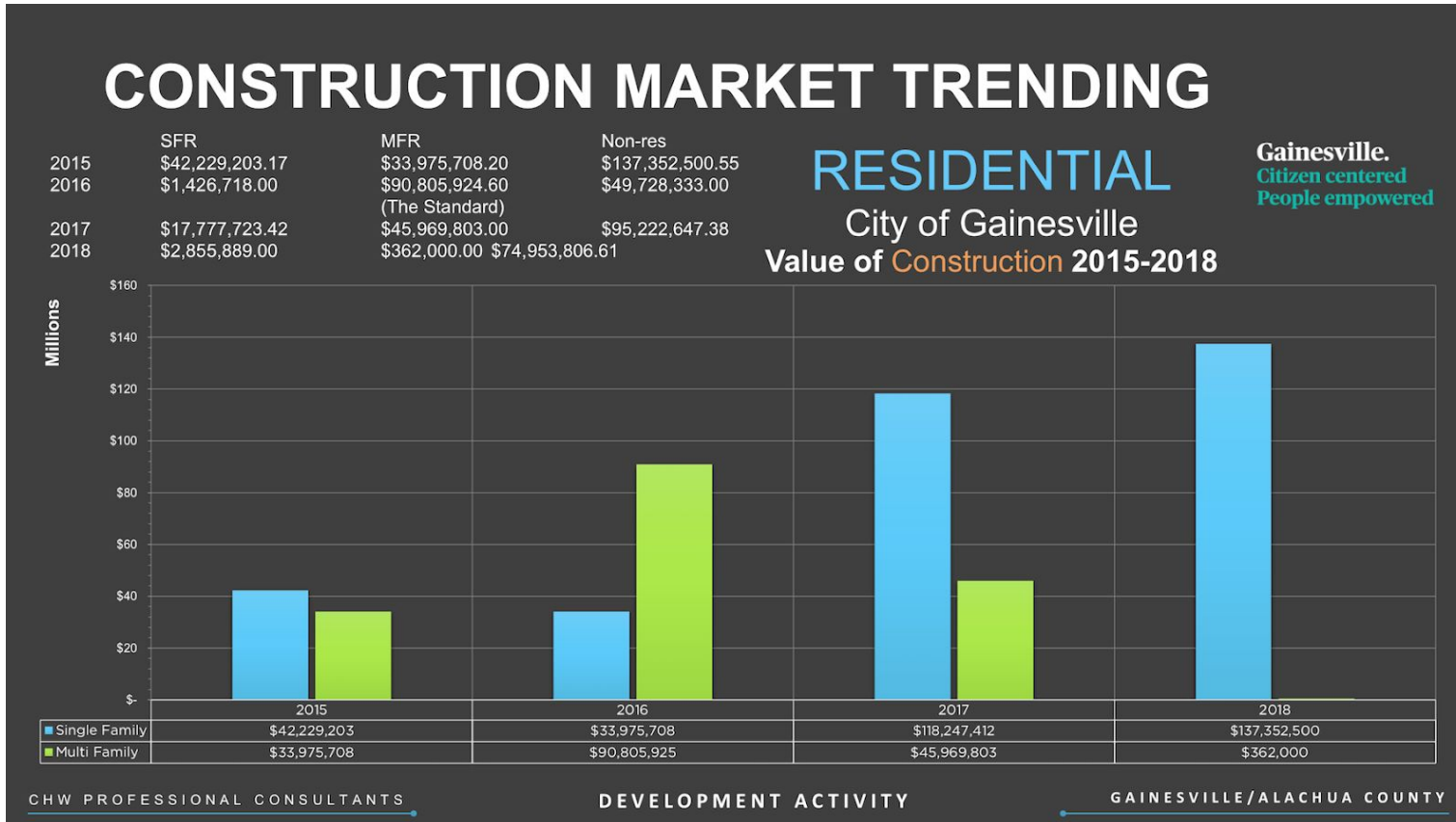
NON-RESIDENTIAL INDUSTRY MARKETS

University of Florida

Value of Construction 2015-July 2018



Single family residential construction has already surpassed the previous three years.



Notice the attached Single Family homes and Multi family homes in the last few years. This is a direct result of the comprehensive plan to require mixed use projects. The "Live Work Play" concept that we love so much like Town of Tioga and Haile Plantation.

CONSTRUCTION MARKET TRENDING

RESIDENTIAL Alachua County Building Permits 2008-2018

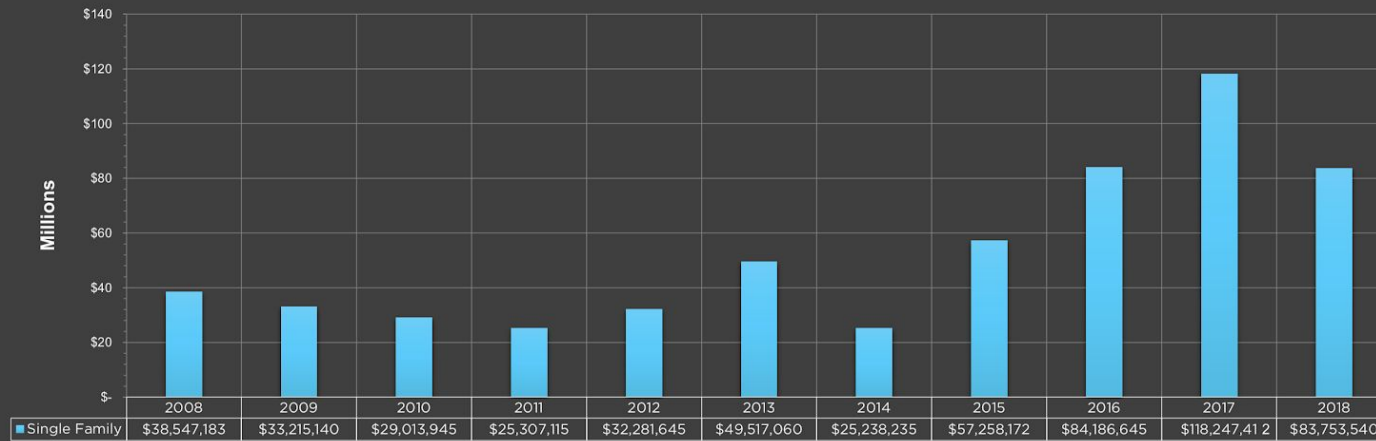


The value of Residential construction in Alachua County is on track to surpass the last 10 years.

CONSTRUCTION MARKET TRENDING

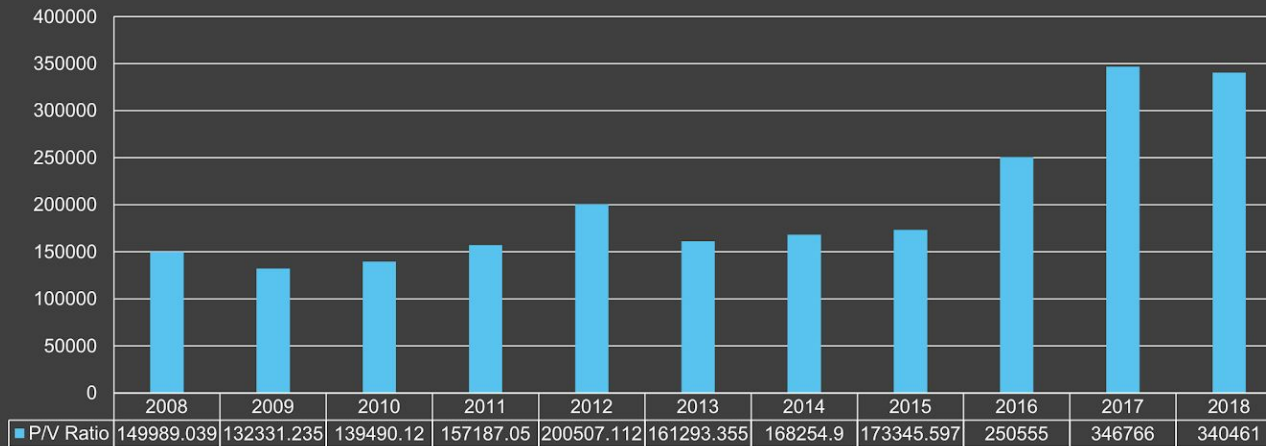
RESIDENTIAL

Alachua County
Value of Construction 2008-2018



CONSTRUCTION MARKET TRENDING

RESIDENTIAL Alachua County Permit to Value 2008-2018



Gainesville and Alachua County has become a very popular place to live and retire because of the many Cultural and Educational opportunities, Ease of access to Top Health Care, Beauty of the many Springs and Parks, Only an hour from either coast and the low cost of living. This trend will continue.

What's driving
these numbers?
OBSERVATIONS

CONTRIBUTING FACTORS

- Population shift
- Economy
- Quality of Life
- Cost of Living

What's the future of these
numbers?
PREDICTIONS

CONTRIBUTING FACTORS

- Aging population
- Health care
- Opportunity
- Geography