



**STILTSVILLE**  
CAPITAL LLC

## Orange Blossom Trail Development 414-Unit Modular Multifamily | Apopka, FL

### Invest in Orange Blossom Trail

A Premier Modular Multifamily  
Development in Florida's Fastest-Growing  
Market



### Build Faster. Smarter. Greener.

Trinity and partners present Orange Blossom Trail—a 414-unit Class-A modular multifamily - Workforce housing development in Apopka, FL. Delivered with Vantem's advanced factory-built technology, the project offers faster delivery, lower maintenance costs, and high-quality construction the project delivers Class-A housing with:

**20%** reduction in hard costs

**50%** faster construction timeline

Designed to **LEED certification** standards



Positioned on a 35.17-acre site in a rapidly expanding corridor of Northwest Orlando, Orange Blossom Trail sits near major employment hubs and transit access points—making it ideally located within one of Florida's most competitive rental markets. This Class-A modular community is designed to meet strong demand for attainable, energy efficient housing. For investors, the project offers a compelling opportunity to capture near-term cash flow and long-term value by leveraging speed, scale, and sustainability in a high-growth market.

#### DISCLAIMER

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Information provided, including financials, projections, and rent rolls, is based on sources deemed reliable but is not guaranteed. An independent third-party appraisal is pending, and all information is subject to change or withdrawal without notice.

Investor capital will be used exclusively for the acquisition of the property and related costs, including due diligence and capital improvements. Projected returns are estimates only and may vary due to financing terms, property performance, occupancy, and market conditions. There is no guarantee the transaction will close or that distributions will be made on a set schedule.

DEAL SNAPSHOT & MARKET INSIGHT

Development Summary

Metric	Detail
Total Units	414 Class-A Apartments
Unit Mix	360 (1–2BR), 54 (3BR/2BA)
Construction	Modular via Vantem
Build Time	50% faster than traditional
Hard Cost Save	20% via modular tech
Site Area	35.17 Acres
Amenities	Clubhouse, Pool, 750+ Parking Spaces
Sustainability	LEED-targeted, all-electric systems, drought-tolerant landscape

MARKET OPPORTUNITY & GROWTH

- 12.2% population growth forecasted (vs. 10.4% Orlando MSA)
- 131% population increase in a 3-mile radius since 2010
- \$76K median HH income in local radius
- Nearby Employers: Amazon, Coca-Cola, Goya, Universal Studios
- 2.3 M+ sq ft Mid-Florida Logistics Hub nearby
- 3,750 hospital beds within a short drive (AdventHealth, Orlando Health)



Apopka is among the fastest-growing cities in Florida, with a projected population increase of 12.2% over the next five years, outpacing the broader Orlando metropolitan area’s expected growth of 10.4%.

TIMELINE, BUILD STRATEGY & CAPITAL STRUCTURE

Development Phases & Capital:

Phase	Description	Scope
Phase 1	We are seeking 4.3M for 23% equity of the project.	Land + Pre-Development
Phase 2	Vantem is bringing the capital needed for the construction loan.	Full Construction Financing

Debt Assumptions:

Senior Construction Loan:

SOFR + 4%

Structured Capital:

12.5% Pref Equity

## Timeline:

Permits:

July 2025

Construction (Site) Work:

August 2025

## EXECUTION TEAM & STRATEGY: MODULAR EFFICIENCY

### Execution Team Member



**Ryan McDowell**  
Co-Founder & CEO

Ryan McDowell is the Co-Founder and Managing Member of Stiltsville Capital, a visionary real estate private equity firm focused on high-growth investments across multifamily, industrial, retail, and digital infrastructure. Widely recognized for his deal-making acumen and bold investment instincts, Ryan has closed over 550 commercial real estate transactions across 22 states, primarily as principal. Before founding Stiltsville, he served as SVP of Real Estate Asset Management within the Wealth Management division of Wells Fargo, where he led strategic execution across the Southern U.S. Ryan holds a Master's in International Real Estate from Florida International University and a Bachelor's from the University of Florida. A creative strategist and influential force in the industry, Ryan partners with family offices, UHNWIs, and forward-thinking developers to unlock scalable value with entrepreneurial precision.

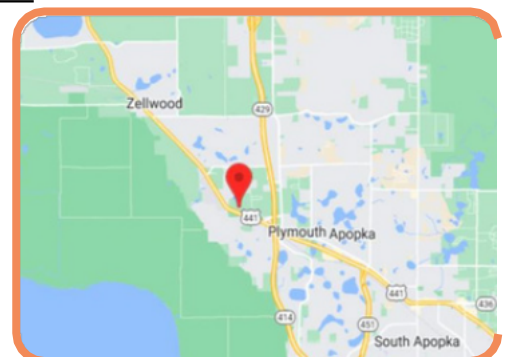
## Execution Phases

Phase 1, includes land acquisition, entitlements, and architectural and permitting work. Phase 2 involves full vertical construction to build five modern buildings—two with 72 units and three with 90 units—along with amenities and landscaping. CORE Construction will lead the on-site build and integration process in partnership with Vantem.

## LOCATION ADVANTAGE, PROJECTED RETURNS & SPONSORSHIP

### Strategic Location

- Frontage on **U.S. 441**, direct access to **SR 429 (67K VPD)**
- Close to **I-4**, Florida Turnpike, and **SunRail**
- **35 mins to Orlando International Airport**
- Nearby schools, hospitals, logistics hubs, and retail



Projected Returns

Seeking Total Equity	Equity Multiple	Hold Period	Equity Offered	IRR
\$4.3 million	2.25X	4 years	23%	24.4%

Development Sponsors

- ▶ **Trinity Development Partners:** A vertically integrated developer known for high-rise, mixed-use, and transit-oriented projects across North America. Trinity Development Partners (Boca Raton, FL) - Expertise in land acquisition and residential development. – with Total 23 Projects and 15 Exits.
- ▶ **Vantem:** A modular construction leader with over 3M sq ft of multifamily projects in the U.S. and 1,000+ homes built in Florida. Operated fully owned factories and managed 40+ active projects with expansion plans in Central Florida. Successfully installed 3 million sq. ft of structures globally.
- ▶ **Benge Developments Corporation:** Brings 30+ years of experience with 18 large-scale projects in Florida. Past developments include the 2,300-unit EastWood golf course community and the 65-acre Floridian Town Center.
- ▶ **CORE Construction:** A national firm founded in 1937 with 1,200+ professionals across 20 offices. Experienced in multifamily, municipal, education, and healthcare sectors.

Let’s Talk Investment

Orange Blossom Trail is currently raising \$4.3 million for Phase 1: Land and Pre-Development. Interested investors may contact Stiltsville Capital at the details below. This opportunity is open exclusively to accredited investors.



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