



DeBartolo Development sells new luxury multifamily community in Central Florida

The Jamison at the Settlement at Amber Pointe is the area's first new apartment construction since 2008

TAMPA – DeBartolo Development, LLC, in partnership with Orlando-based Upshot Capital Advisors, LLC, announced today the sale of The Jamison, a luxury multifamily community at the Settlement at Amber Pointe in Central Florida. Lexin Capital, a private investor based in New York, acquired the 315-unit property for approximately \$70.8M, \$224,000 per door, with plans for a long-term hold.

Located at 1040 Jamison Loop at the corner of US 192 and Partin Settlement Road near the turnpike, The Jamison marks the first new multifamily construction in the area since 2008. The community encompasses seven, 4-story buildings with studio, 1-, 2-, and 3-bedroom smart homes. There are 11 spacious floor plans with an average size of 1,061 square feet.

Construction began in April 2019 and was completed in November 2020.

“The success of The Jamison, which was 80 percent pre-leased in the first eight months, speaks to the strength of Central Florida’s multifamily market,” said Edward Kobel, President and Chief Operating Officer. “We began construction prior to the pandemic when Osceola County was one of the fastest growing counties in the country, recognizing the area’s population growth and lack of new residential options. Despite the economic impact of the current health crisis in the market, our successful lease-up affirms the demand for best-in-class apartment housing like The Jamison in this vibrant community.”

Upscale amenities feature a 7,000 SF clubhouse with private and collaborative work spaces, a state-of-the-art 24-hour fitness center with Peloton bikes, outdoor entertainment areas including zero entry pool with infinity edge, grilling stations, tot lot, fire pits, covered social pavilion, dog park and reserved garage parking.

DeBartolo Construction Services was the General Contractor and Forum Architecture was the architect.

Jay Ballard and Ken DeVillar, Managing Directors with JLL’s Orlando Multi-Housing Capital Markets team represented DeBartolo Development and Upshot Capital Advisors in the sale.



DeBartolo Development has a wide-range of experience in development, renovation, acquisition and operation of over 40,000 multifamily units in the United States. We are seeking additional opportunities to expand our Class A multifamily portfolio.

For more information, please contact Edward Kobel at ekobel@debartolodevelopment.com or 813.676.7677.