



ZOM Living and Mattoni Group Break Ground on Azalea Lake Mary, a 55+ Active Adult Community, and Market at the Mary Retail Center in Central Florida

The active adult community will feature 178 apartments and over 7,500 square feet of amenities space, while the retail center will include 13,000 square feet of prime retail catering to residents and the surrounding community.

LAKE MARY, FL, (November 10, 2025) – ZOM Living, one of the nation's leading multifamily developers, in partnership with Miami-based Mattoni Investments and Orlando-based The Wideman Company, has officially commenced construction on Azalea Lake Mary, a 178-unit, active adult 55+ community located in Seminole County, Florida. Designed for residents aged 55 and over, Azalea Lake Mary will deliver a modern, amenity-rich lifestyle experience in Lake Mary, one of Central Florida's most desirable suburban markets. Berkadia advised on the capitalization of the project which consisted of \$47.8M in financing. Verdex Construction will be the general contractor and the community is slated to deliver in early 2027.

"Positioned within one of Seminole County's fastest-growing suburban markets, Azalea Lake Mary will offer residents a thoughtfully designed and curated living experience for today's active adults defined by convenience, connection and comfort," said Greg West, CEO of ZOM Living. "The community's robust outdoor and indoor amenity offerings will create the perfect setting for residents to enjoy active and healthy lifestyles." Ricardo Capital, CEO of Mattoni Group, added "We are thrilled to partner with ZOM and The Wideman Company to offer this new 55-plus community, which will be a welcoming haven where residents can build lasting friendships and enjoy a true sense of belonging."

Designed by MSA Architects and interior designer One Line Design Studio, Azalea Lake Mary is a four-story, garden-style community comprised of a single residential building surrounded by lush landscaping and anchored by a private courtyard. The property will include 110 one-bedroom and 68 two-bedroom apartments, with an average unit size of 935 square feet. Stylish apartments will feature kitchens with quartz counter tops with tile backsplash, stainless steel appliances, designer lighting, full-size washer and dryer, walk-in closets, and private balconies and patios.

Specifically designed for residents aged 55 and over, Azalea Lake Mary will feature over 7,500 square feet of indoor amenities including a fitness center, movement studio, sports lounge, game room, arts and crafts room, and an open multipurpose room for social events. Outdoors, the community boasts numerous amenities including a resort-style, heated pool, event lawn, covered pergola with BBQ grills and a pizza oven for resident enjoyment. Additional conveniences will include Amazon Lockers, electric vehicle charging stations, rentable storage units, detached garages, and bike racks.

Azalea Lake Mary will offer active adult residents the convenience of a maintenance-free lifestyle within a vibrant and connected community. The project combines high-quality apartment living with curated amenities, wellness-focused spaces, and built-in opportunities for social engagement,

responding to the growing demand for age-restricted housing that prioritizes independence, comfort, socialization and accessibility.

Located directly south of the residential building, Market at the Mary will add a 13,086-square-foot neighborhood retail center that will complement the residential development. The freestanding, single-story retail building will include six suites ranging from approximately 1,600 to 3,600 square feet each and designed with brick-paved outdoor dining space, painted stucco and brick finishes, and expansive storefront windows. Retail spaces are slated to host a curated mix of tenants, with a focus on food and beverage and health and wellness services that will cater to the community residents and the surrounding neighborhood.

Azalea Lake Mary and Market at the Mary will be situated along International Parkway, a prominent and vibrant commercial corridor that connects State Road 46 with Lake Mary Boulevard. The location provides excellent visibility for both residents and retail tenants given the convenient access to nearby shopping, dining, along with direct access to the Seminole-Wekiva recreational trail.

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About ZOM Living

ZOM Living is a recognized leader in the development of multifamily communities across the United States. Over its 48-year history, ZOM has developed over 25,000 apartment units nationwide with total capitalization of over \$7.5 billion. With a longstanding commitment to quality, innovation, and impactful designs, ZOM Living has gained a reputation for excellence through award-winning projects. The company has garnered more than 215 industry awards, including the Development Firm of the Year award by both Multi-Housing News and NAHB. ZOM Living operates regional development offices in Boston, Dallas, Fort Lauderdale, Nashville, Orlando, Phoenix, and Raleigh, and continues to actively expand its pipeline of visionary developments. To explore more about ZOM Living's portfolio and initiatives, visit www.zomliving.com.

About Mattoni Investments

Mattoni Group, led by Ricardo Caporal, has invested in over 7,000 multifamily units in the Southeast United States, plus tens of thousands of square feet of commercial space. Founded in 2008, Mattoni Group is a private equity real estate investment firm that specializes in placing equity with experienced operating and development partners working on transformative projects. Caporal has over 15 years of private equity real estate investment and management experience. Under his direction, Mattoni Group has amassed an impressive, diversified portfolio, with multifamily assets comprising the bulk of the portfolio. To date, Caporal has taken leadership roles in over \$3 billion in capitalized transactions and currently manages several funds. For more information, visit www.mattonigroup.com.

About The Wideman Company

The Wideman Company is a cash flow driven, high-touch real estate investment company that identifies opportunity through tenant relationship building, strategic market selection, and operational precision, to deliver exceptional returns for its investors. The Wideman Company employs a unique set of skills to work through complex or distressed situations to align financial, operational, and physical components of assets to generate outsized returns. For over 50 years, The Wideman Company has carefully refined its relationships and asset management infrastructure. This attention to process improvement and tactical relationship management allows The Wideman Company to achieve a value that other sponsors and operators are unlikely to replicate. The Wideman Company has a storied track record of maximizing financial freedom for investors and extracting extraordinary outcomes. The Wideman Company has built a portfolio spanning 6 million square feet of space. Based in Orlando, Florida, The Wideman Company efficiently manages approximately \$1.2 billion of commercial real estate throughout the Southeast and Sunbelt states.

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