

Sycamore Resort

Orlando

FLORIDA

RESORT STYLE POOL

SYCAMORE CLUB

PET HOTEL

GATED COMMUNITY

ACCESSIBLE ROADS & PARKING





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AN EXCITING LOCATION





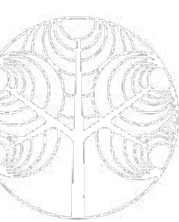
THE LOCATION

Orlando, Florida

Nearly *70 Million people visit Orlando* each year, drawn by the area's world class theme parks like Disney World and Universal Orlando, dozens of golf courses, and premium shopping outlets.

As the pandemic is brought under control and the economy begins to recover, these *iconic resorts* will benefit from *pent up demand from visitors* around the globe.

While tourism and conventions are big business in Orlando, the city is about a lot more than just fun and games. Orlando is a *major industrial* and high-tech center with one of the largest research parks in the country.





Investment Value of — *Orlando, Florida*



Increased Property Appreciation:

12.5%

Data From 2019.

Booming Real Estate Market

38% Growth

In Home Value over the past year.

\$125 Billion

Dollar volume of single family homes sold.

7.9%

Median Home value growth

ORLANDO

A City with *Vibrant Tourism*

\$70 Billion

In annual Economic
Impact

\$5.2. Billion

In Local & State Tax
Revenue.

437,000 Jobs
are supported

\$18.9 Billion

In compensation



**MAGIC
KINGDOM**

**ANIMAL
KINGDOM**

**HOLLYWOOD
STUDIOS**

**SALES
CENTER**

EPCOT

SUPER WALMART

U.S 192

**DISTANCE TO
ANIMAL KINGDOM:
3.4 MILES**



**SYCAMORE
RESORT**



An aerial night view of a city, likely Orlando, Florida, showing a large residential or commercial development in the foreground. The city lights are visible, and several large, colorful fireworks are exploding in the dark sky above. The scene is illuminated by the city lights and the bright colors of the fireworks.

DISNEY WORLD

We are so close to *Disney*
that you can see daily *fireworks!*



ONLY 3.5 MILES FROM SYCAMORE RESORT

DISNEY WORLD, ORLANDO

Sycamore Resort is located only 3.4 miles from Animal Kingdom and just 5 miles from Walt Disney Attractions.
The premier location creates a unique advantage for future rentals and a constant property appreciation.

There is no place more magical than Walt Disney World.





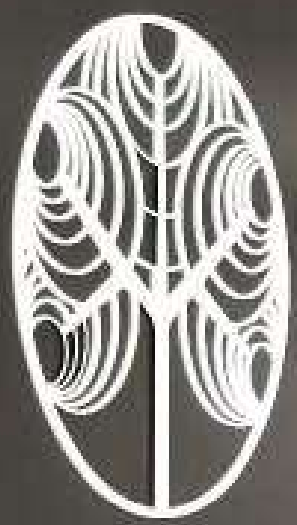
SYCAMORE RESORT





Connect _____
with something *new.*





SYCAMORE
RESORT



SYCAMORE
RESORT

WELCOME CENTER, SYCAMORE

The *first impression* is always the *best impression*.





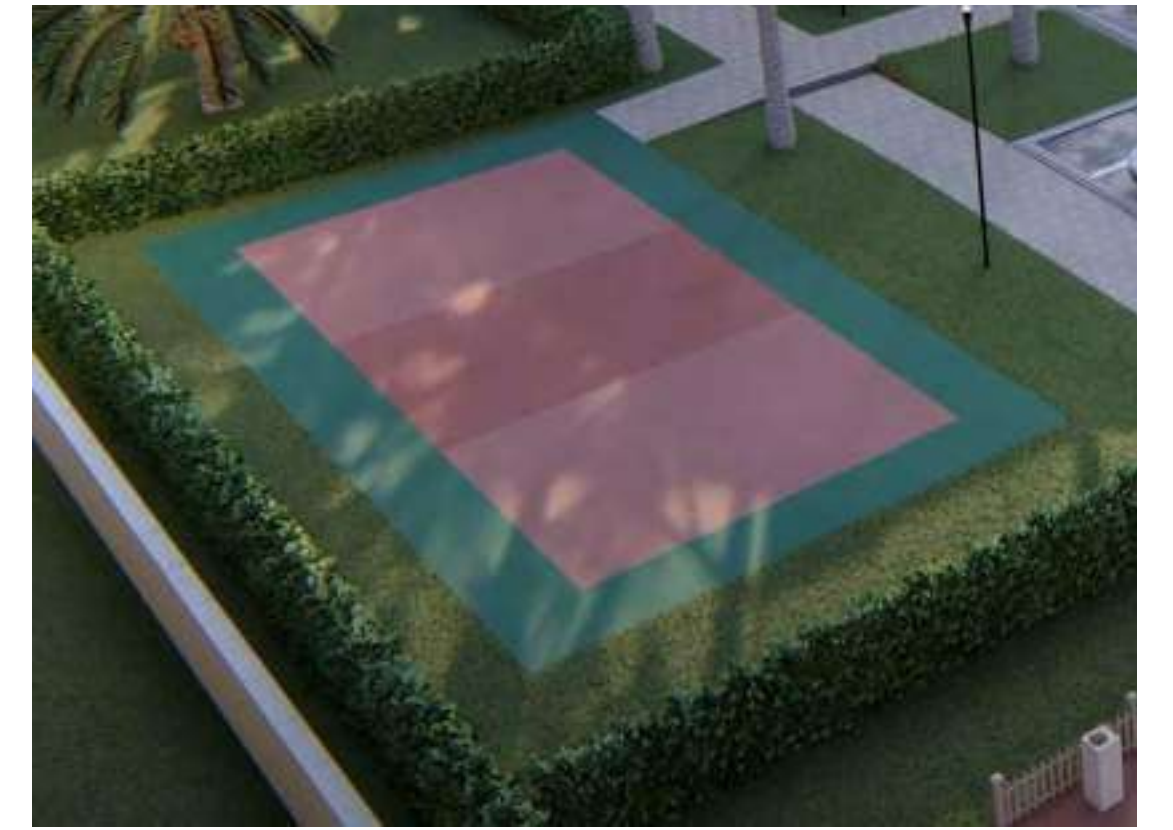
Pet Hotel



Kids Pool Area



Playground



Pickleball Court



SYCAMORE RESORT

Offers *incredible* amenities in over 25,000 square feet of entertainment and leisure.





Pet Hotel | We're Pet Friendly!

SYCAMORE RESORT

CLUBHOUSE

Everything needed for an outstanding vacation is right *here.*



Rooftop Bar



Restaurants



Kids Club



Fitness Center





Rooftop Bar

SYCAMORE CLUBHOUSE



Kids Club

SYCAMORE CLUBHOUSE

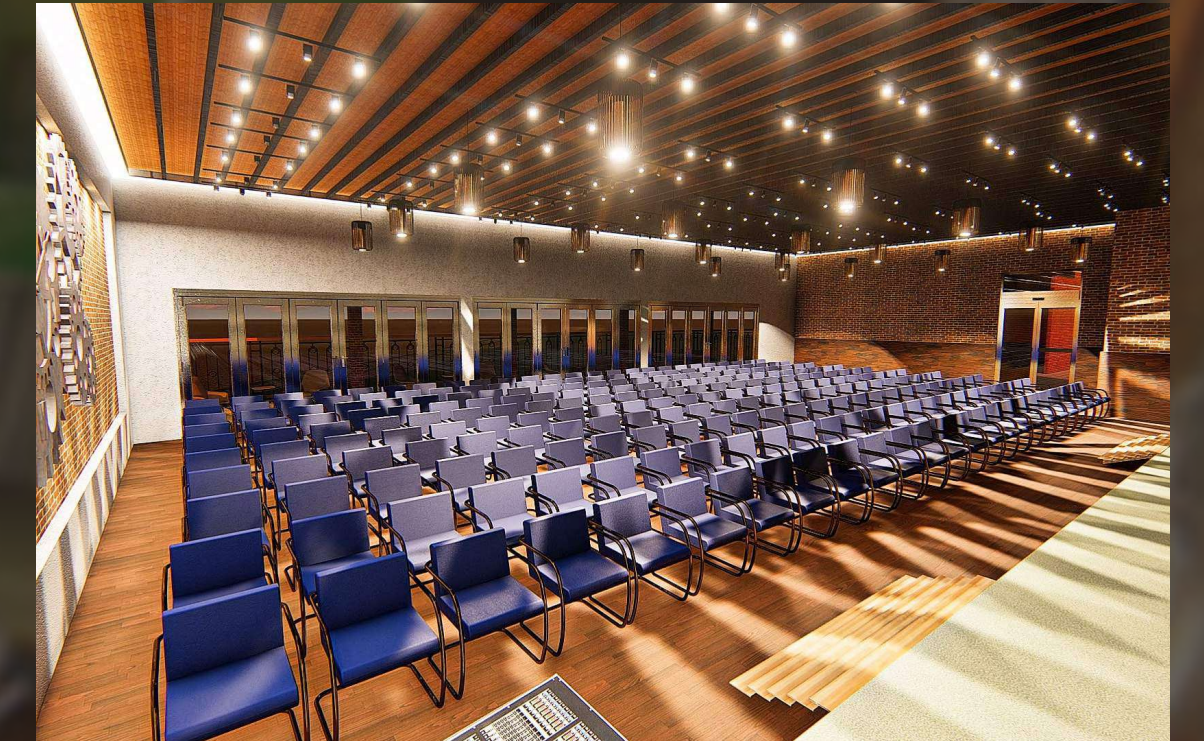


CLUBHOUSE

Outdoor *leisure*, indoor *luxury*.



Spa



Convention Center



American Restaurant



Bakery





American Restaurant

SYCAMORE CLUBHOUSE



Convention Center

SYCAMORE CLUBHOUSE





LEISURE & LUXURY.

Our Stylish Pool Resort is the perfect place for you to enjoy a full vacation experience.





Pool Bar

SYCAMORE POOL



RESIDENCIES

Designed for *luxury*, built for *inclusion*.

S I T E P L A N

Sycamore Resort offers three options for the floor plans. The units are designed to offer maximum comfort for both owners and guests.

NO. OF BUILDINGS:

6 Total

NO. OF UNITS:

378 Total



FEATURES

Created with *high quality* materials.

Beautiful Interior

Designed with open floor & comfortable living areas.

Safe & Secure

In a gated community with a 24hr surveillance security team.

Furnished

Luxury appliances, wood plank vinyl flooring, quartz countertops, with tub & shower bathrooms.



NATIONAL GREEN BUILDING CERTIFICATE

Sycamore Resort was awarded the National Green Building Standard™. We are proud to announce we met their rigorous requirements for the condominium certification.

Healthy Homes

- *Fresh Air Ventilation*
- *Limited Pollutants and Contaminants*
- *Moisture Prevention*

Low Operating Costs

- *Reduced Utility Costs by Cost-Effective Practices*
- *Controlled Maintenance Costs*
- *Technical and Educational Support*

Sustainable Lifestyle

- *Walkability Is Promoted*
- *Home Maintenance Is Reduced Via Enhanced Durability*
- *Natural Resources Are Preserved*





PALM MODEL

1 Bedroom & 1 Bathroom

*This model is perfect for **first time investors**. The apartments have facilities designed to comfortably accommodate 4-6 people!*

684 Sf / 65m²



OAKTREE MODEL

2 Bedrooms & 2 Bathrooms

The Oaktree model offers plenty of space with enhanced privacy.

The apartments have facilities designed to comfortably accommodate 6-8 people & are family inclusive!

1237 Sf / 115m²





CEDAR MODEL

3 Bedrooms & 3 Bathrooms

Our most premium model offers vast space through the spacious bedrooms and open floor living area.

The apartments have facilities designed to comfortably accommodate 8-10 people.

1481 Sf/ 137m²





PROPERTY MANAGEMENT

Here to provide the *best customer service* to Guests and Owners.

Property Maintenance

- Work with booking departments to provide *all services and requests for your guests.*
- Housekeepers will be hired for you.
- There will be daily checks and maintenance if needed
- We will maintain the building common areas

All Included HOA

Owners have a fixed cost of \$480 p/m. This will cover:

- Water/sewer
- Condominium Maintenance
- Garbage Collection
- Cable Internet
- Electricity

Leaseback Program

- You will be *guaranteed* 10% rental income for *1 year*
- Owners will receive a monthly income deposited *directly* into a designated checking account
- The unit can be used up to *15 days* per year.

Regular Program

- Owners will receive *monthly income* directly into a designated checking account
- The unit can be used up to *60 days* a year
- There are *NO block out* dates
- Property management will take care of all *check-in & check-out* services!



Hassle Free

The Property Management team has only *one goal*, to provide *the best customer service* to Guests and Owners



RENTAL ESTIMATE SYCAMORE RESORT ORLANDO

Daily rates and occupancy are estimated based on market record hotels information.



2 BEDROOM SUITE

OAKTREE FLOOR PLAN

PRICE	401,817
Total:	401,817

MONTH	DAYS	RENTAL RATE	RENTAL DAYS	DAILY RENTAL	GROSS INCOME	FIXED COSTS				VAR. COSTS	NET INCOME
						HOA	PROP TAXES	INSURANCE	ANNUAL ASSESSMENTS	ADMINISTRATIVE COSTS	
Jan	31	88%	27	330	9,002	\$480	\$418	\$60	\$80	\$3,151	4,814
Feb	28	81%	23	275	6,237	\$480	\$418	\$60	\$80	\$2,183	3,016
Mar	31	82%	25	330	8,389	\$480	\$418	\$60	\$80	\$2,936	4,415
Apr	30	70%	21	260	5,460	\$480	\$418	\$60	\$80	\$1,911	2,511
May	31	75%	23	255	5,929	\$480	\$418	\$60	\$80	\$2,075	2,816
Jun	30	75%	23	285	6,413	\$480	\$418	\$60	\$80	\$2,244	3,130
Jul	31	85%	26	260	6,851	\$480	\$418	\$60	\$80	\$2,398	3,415
Aug	31	85%	26	260	6,851	\$480	\$418	\$60	\$80	\$2,398	3,415
Sep	30	75%	23	255	5,738	\$480	\$418	\$60	\$80	\$2,008	2,691
Oct	31	74%	23	255	5,850	\$480	\$418	\$60	\$80	\$2,047	2,764
Nov	30	75%	23	265	5,963	\$480	\$418	\$60	\$80	\$2,087	2,838
Dec	31	95%	29	330	9,719	\$480	\$418	\$60	\$80	\$3,401	5,279
Total	365	80%	292	280	\$81,822	\$5,760	\$5,016	\$720	\$960	\$28,840	\$41,104

NET ROI: **10.2%**

HIGHER FEES ON JANUARY - MARCH - DECEMBER

MONTHLY FIXED COSTS

\$418	PROPERTY TAXES 1.25%
\$480	HOA INCLUDED ALL UTILITIES
\$80	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
\$1,038	TOTAL FIX COSTS

BOOKING AND MANAGEMENT - VARIABLE COSTS

\$8,182	PROPERTY MANAGEMENT - 10%
\$14,728	BOOKING FEES - 18%
\$3,273	FF&E - 4%
\$2,455	MARKETING - 3%
\$28,638	ESTIMATED ANNUAL FEE

RENTAL ESTIMATES

Daily rates and occupancy are estimated based on market record hotels information.

80%

OCCUPANCY

RENTAL ESTIMATE SYCAMORE RESORT ORLANDO

Daily rates and occupancy are estimated based on market record hotels information.



2 BEDROOM SUITE

OAKTREE FLOOR PLAN

PRICE	401,817
Total:	401,817

MONTH	DAYS	RENTAL RATE	RENTAL DAYS	DAILY RENTAL	GROSS INCOME	FIXED COSTS				VAR. COSTS	NET INCOME
						HOA	PROP TAXES	INSURANCE	ANNUAL ASSESSMENTS	ADMINISTRATIVE COSTS	
Jan	31	88%	27	\$ 330	\$ 8,910	\$480	\$418	\$60	\$80	\$3,119	4,754
Feb	28	63%	17	\$ 275	\$ 4,675	\$480	\$418	\$60	\$80	\$1,636	2,001
Mar	31	63%	19	\$ 330	\$ 6,270	\$480	\$418	\$60	\$80	\$2,195	3,038
Apr	30	55%	18	\$ 260	\$ 4,680	\$480	\$418	\$60	\$80	\$1,638	2,004
May	31	58%	18	\$ 255	\$ 4,590	\$480	\$418	\$60	\$80	\$1,607	1,946
Jun	30	62%	18	\$ 285	\$ 5,130	\$480	\$418	\$60	\$80	\$1,796	2,297
Jul	31	85%	26	\$ 260	\$ 6,760	\$480	\$418	\$60	\$80	\$2,366	3,356
Aug	31	55%	17	\$ 260	\$ 4,420	\$480	\$418	\$60	\$80	\$1,547	1,835
Sep	30	54%	15	\$ 255	\$ 3,825	\$480	\$418	\$60	\$80	\$1,339	1,448
Oct	31	62%	19	\$ 255	\$ 4,845	\$480	\$418	\$60	\$80	\$1,696	2,111
Nov	30	57%	18	\$ 265	\$ 4,770	\$480	\$418	\$60	\$80	\$1,670	2,063
Dec	31	95%	27	\$ 330	\$ 8,910	\$480	\$418	\$60	\$80	\$3,119	4,754
Total	365	65%	239	\$ 280	\$ 66,920	\$5,760	\$5,016	\$720	\$960	\$23,725	\$31,604

ROI: **7.9%**

HIGHER FEES ON JANUARY - MARCH - DECEMBER

MONTHLY FIXED COSTS

\$418	PROPERTY TAXES
\$480	HOA INCLUDED ALL UTILITIES
\$80	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
\$1,038	TOTAL FIX COSTS

BOOKING AND MANAGEMENT - VARIABLE COSTS

\$6,692	PROPERTY MANAGEMENT - 10%
\$12,046	BOOKING FEES - 18%
\$2,677	FF&E - 4%
\$2,008	MARKETING - 3%
\$23,422	ESTIMATED ANNUAL FEE

RENTAL ESTIMATES

Daily rates and occupancy are estimated based on market record hotels information.

65%

OCCUPANCY



B R A N D

Inspired By Nature

SYCAMORE RESORT'S CONCEPT

The natural world is an incredible wonder that inspires us all. It underpins our economy, our society, indeed our very existence. Our forests, rivers, oceans, and soils provide us with the food we eat, the air we breathe, and the water we irrigate our crops with.



World Class Design

Alluringly Natural Design That Values *Form & Function*.

Sustainable design is at the *heart* of our entire resort. That's what makes us *special*.

FURNISHING

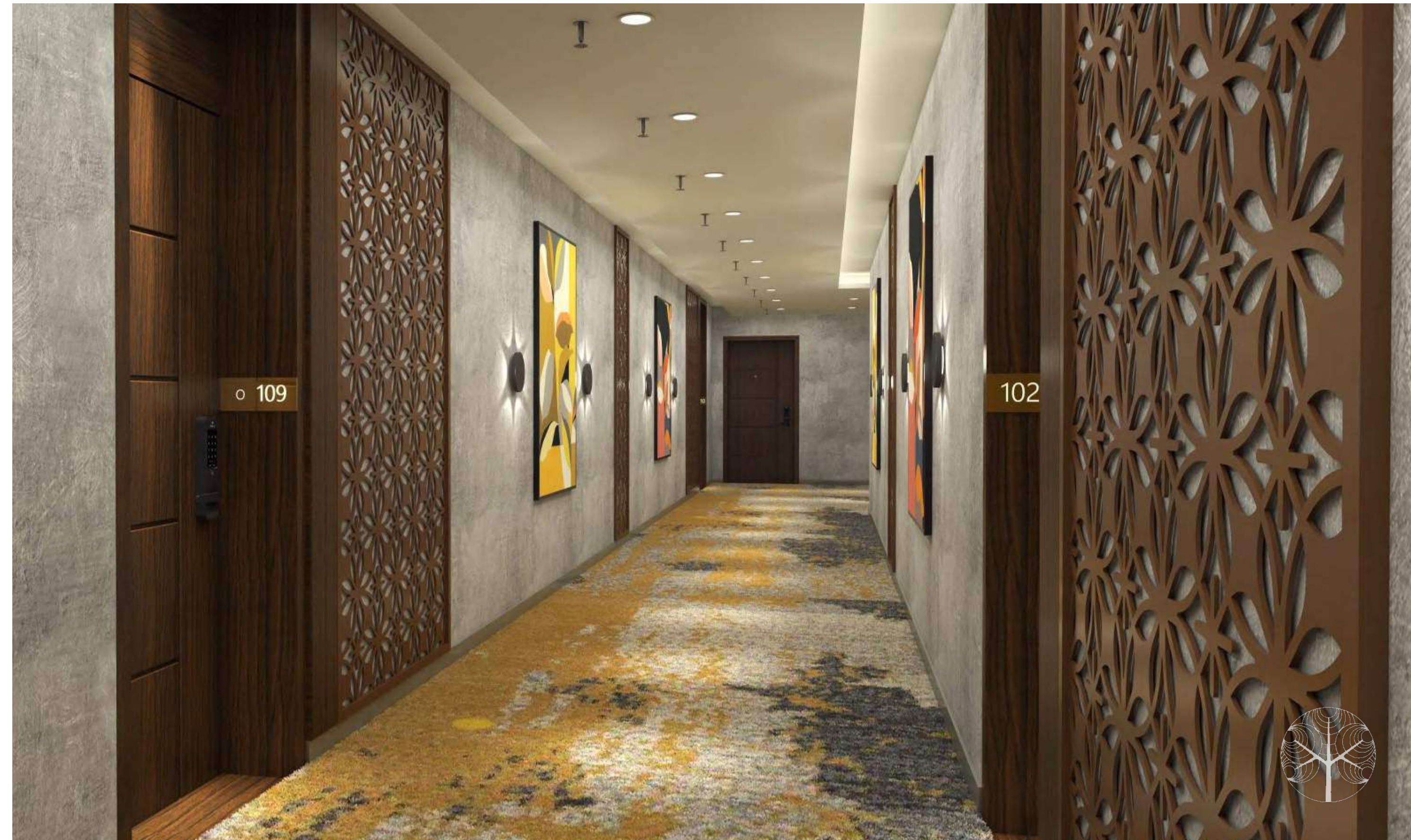
Bespoke Luxurious furnishings that merge *natural* elements with *affluent* design.

MATERIALS

From Quartz to Chamois Oak, we only use the *finest* materials & *luxury* appliances throughout Sycamore Resort.

COLORS

Our interior's *deep & rich* earth tones accentuate Sycamore's connection with nature.





Our Purpose

IS TO CREATE HIGH QUALITY &
INCLUSIVE EXPERIENCES

Sycamore Resort's environment has gone under extensive testing to ensure it is accessible, convenient, and relaxing to all. Our interior & exterior emulate nature's omnibus.

Sycamore Resort

Rich Experiences
For All.



OUR TEAM



PRIMELAND DEVELOPMENT

*We are **determined** to exceed our client's expectations.*

OUR MISSION

We believe in the *relentless pursuit* of high quality, transparent, conscious and profitable products. Our team ensures we make *outstanding* experiences for every project that we engage in.

OUR VISION

Efficiency is *essential* to our ventures, as we merge the convenience of the modern world with an *environmentally responsible* approach. This is paramount in our aims in create future proof developments in Orlando.



TECHNICAL TEAM



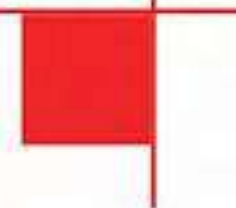
BUMPUS AND ASSOCIATES

SDC CONSTRUCTION

RLH CONSTRUCTION

bumpus and associates, inc.

Architecture Interior Design



EB-5 Benefits!



Low Requirements

The EB-5 VISA is a unique investment; it has some of the lowest requirements out of all US VISA'S

NO EDUCATION
REQUIREMENTS

NO WORK
EXPERIENCE
REQUIREMENTS

NO AGE
RESTRICTIONS

Multiple Green Cards

This VISA benefits *you* & your *family*. You are able to get VISA'S for:

YOU, THE INVESTOR

YOUR SPOUSE

YOUR CHILDREN*

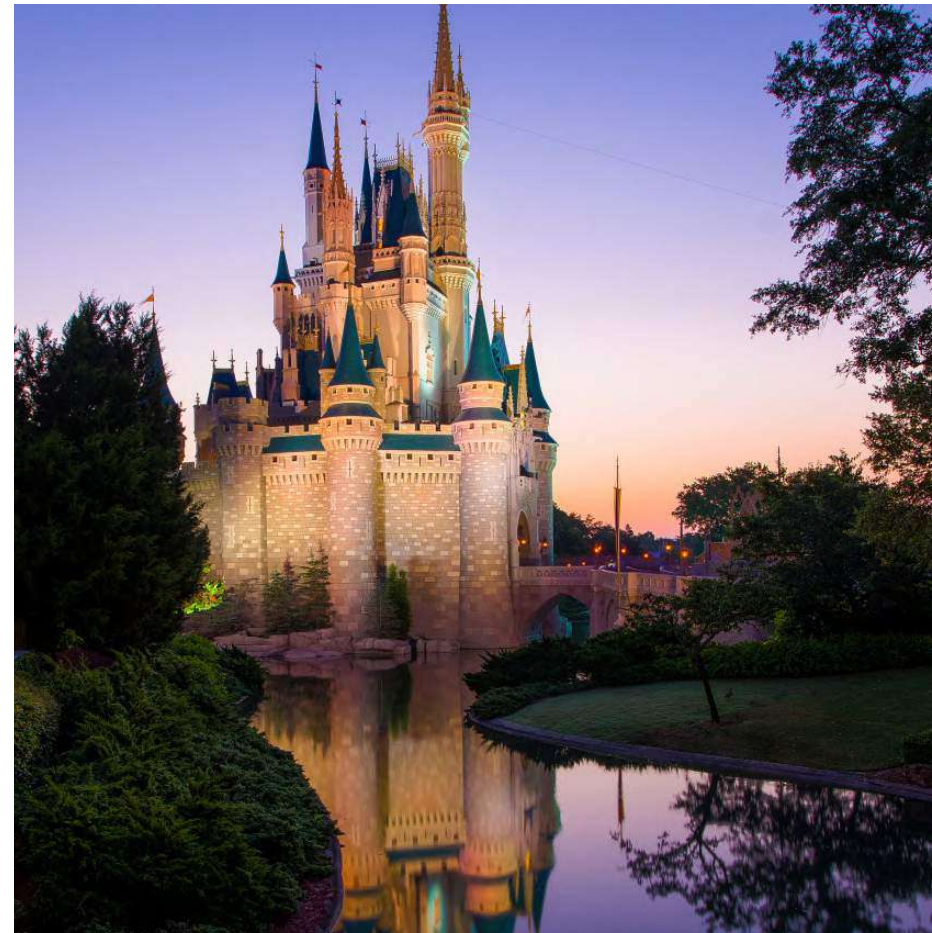
*If they are unmarried and under the age of 21 during the time of your application.

Pathway to Citizenship

The EB-5 VISA allows for entrance into the US and eventually, citizenship.

**AFTER 5 YEARS,
YOU CAN BECOME
AN US CITIZEN.**

Amazing *Location*



Luxury *Resort*



Beautiful *Residencies*



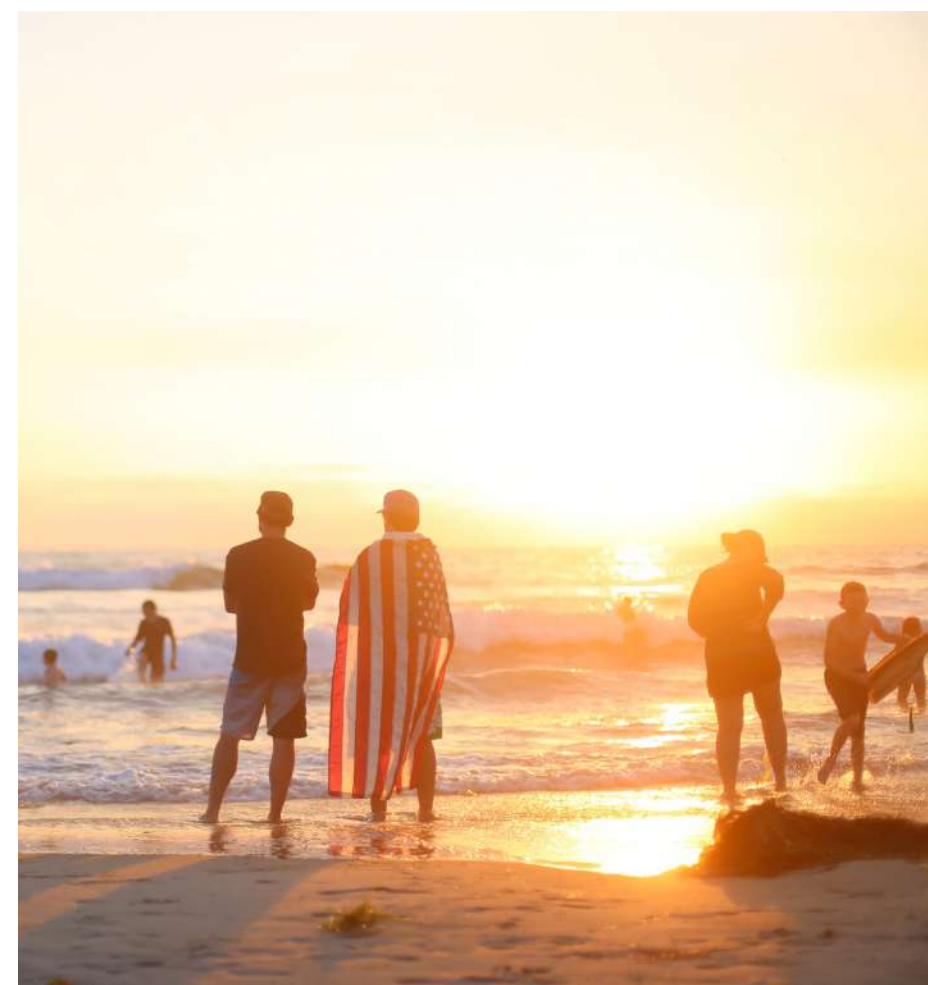
High Quality
Property Management



Purposeful
Brand & Team



Unique Investment
Opportunity



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