

# SYCAMORE RESORT

*Luxury Vacation Condos in Orlando, Florida.*



RESORT STYLE POOL

SYCAMORE CLUB

PET HOTEL

GATED COMMUNITY

ACCESSIBLE ROADS & PARKING



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 complex with multiple buildings and parking lots. The city is illuminated by streetlights and building lights. In the background, several large, colorful fireworks are exploding in the dark sky. The overall scene is vibrant and festive.

# DISNEY WORLD

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



# SYCAMORE RESORT





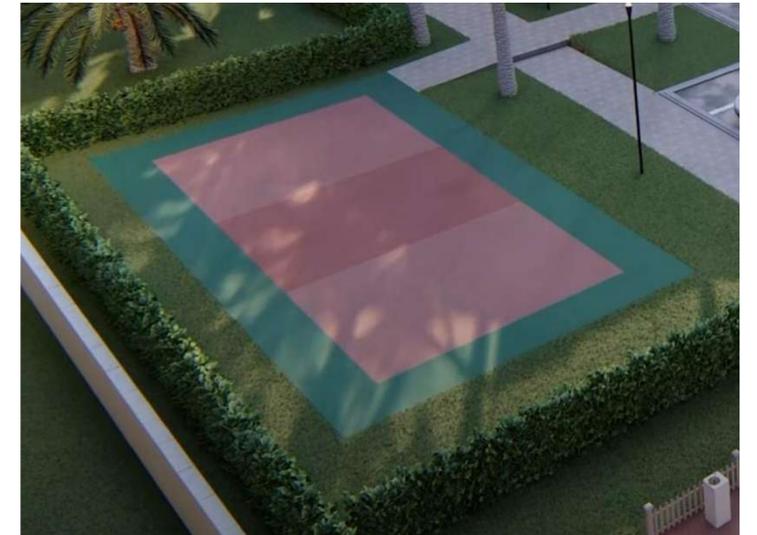
*Pet Hotel*



*Kids Pool Area*



*Playground*



*Pickleball Court*



# SYCAMORE RESORT

Offers *incredible* amenities in over 9.8 acres of entertainment and leisure.





*Pet Hotel* | We're Pet Friendly!

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SYCAMORE RESORT

# CLUBHOUSE

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



*Grab & Go Cafe*



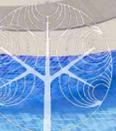
*Lounge Area*



*American Restaurant*



*Welcome Center*





# LEISURE & LUXURY.

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

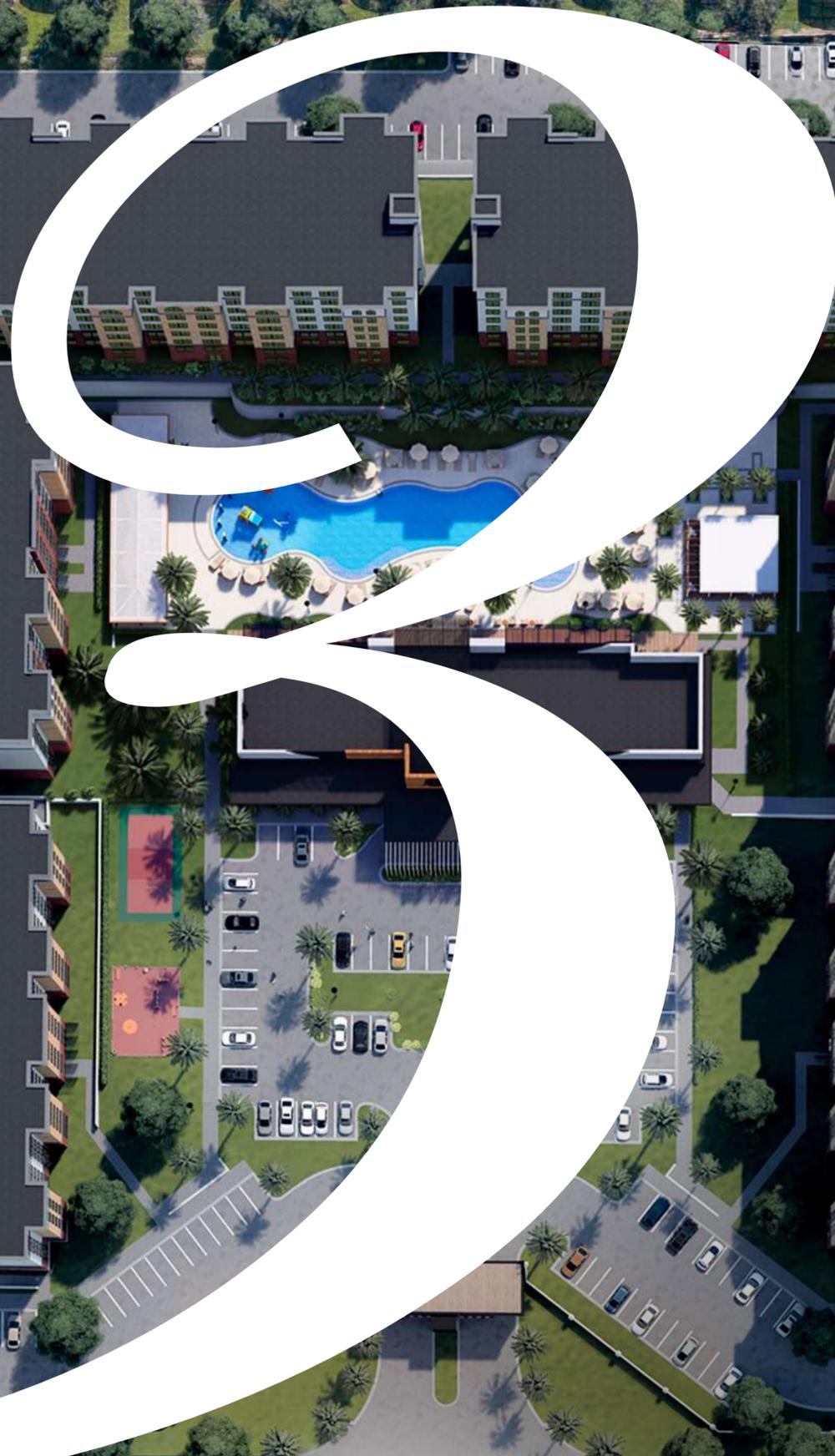




## *Pool Bar*

SYCAMORE POOL





# UNITS

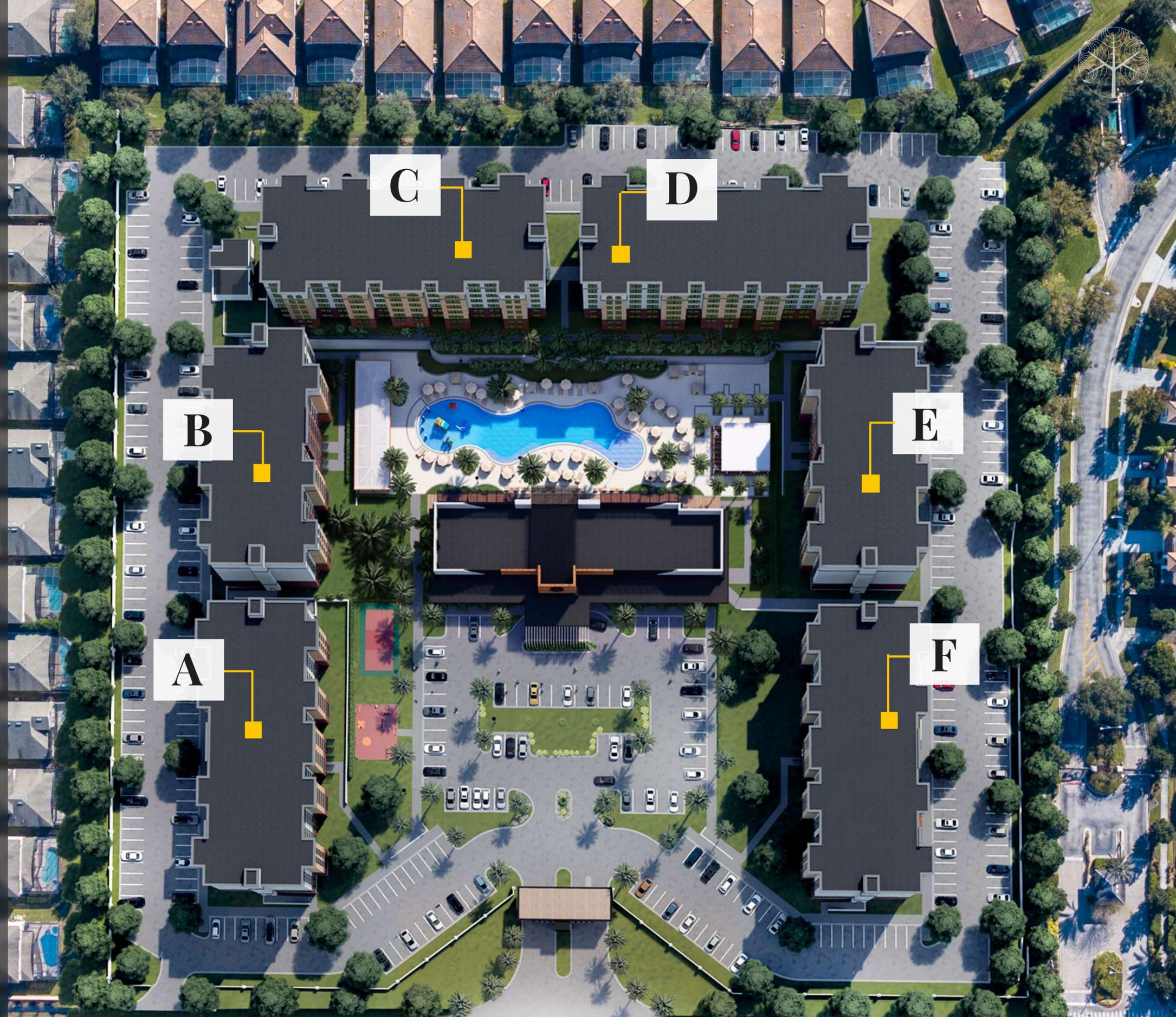
Designed for *luxury*, built for *inclusion*.

# 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*





# PALM MODEL

*1 Bedroom & 1 Bathroom*

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**SOLD OUT**

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

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**684 Sf / 65m<sup>2</sup>**



# OAKTREE MODEL

*2 Bedrooms & 2 Bathrooms*

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*The Oaktree model offers plenty of space with enhanced privacy.*

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

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*1237 Sf / 115m<sup>2</sup>*





# CEDAR MODEL

*3 Bedrooms & 3 Bathrooms*

**SOLD OUT**

*Our most premium model offers vast space & an open floor living area.*

*The apartments can accommodate  
8-10 people.*

*1481 Sf/ 137m<sup>2</sup>*





# PROPERTY MANAGEMENT

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

## Property *Maintenance*

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- Work with reservations departments to provide all services and requests to your guests
- Housekeepers will be hired for you.
- There will be daily checks and maintenance if necessary
- Man we will have the common areas of the building

## All inclusive *HOA*

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

- water/sewer
- condominium maintenance
- Garbage collection
- wired internet
- Electricity

## *Lease Back* Program

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

## *Regular* Program

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- Homeowners will receive monthly income directly into a designated checking account
- Unit can be used up to 60 days a year
- NO blackout dates
- Property management will handle all check-in and check-out services.



# *Hassle Free*

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





## OUR RENTAL PROGRAM

# *Features & Benefits*

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Sycamore Resort is managed exclusively by a professional Property Management company. This means that you will have a dedicated onsite hospitality teamwork for your property 24hs per day, 7 days per week.

## *Top 3 Benefits of*

### THE PROPERTY MANAGEMENT

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#### STRESS FREE

You can live anywhere in the world your property will be under a professional care.

#### MAINTENANCE

Different from a vacation home, if your condo needs any maintenance, our on-site team will be there to solve the problem.

#### FULL HOTEL SERVICE

Marketing, booking, guests services and housekeepers will be daily provided to your condo.

Sycamore offers  
what *no other*  
Resort offers

#### ZERO LODGING TAXES

All fees are paid by the Guests

#### ZERO MASTER ASSOCIATION FEES

Guests will pay for Amenities  
expenses

#### ZERO CDD

Sycamore will not charge any fees for  
the common areas maintenance

## SYCAMOORE RESORT

# *Leaseback Program*

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Sycamore Resort is a vacation condo for short term rental guests, that means, the owners will seek guests to occupy the property while they are not using the unit. The income produced can pay for the fixed property expenses, and also other expenses such as mortgages.

The property Management is so confident that offers owners the opportunity to receive 10% rental guaranteed.

The amount is calculated based on the Purchase Price without furnishing. The owner will receive equal payments during the year, direct deposit in their bank account and still can use the property up to 15 days\* per year for free.

\*This promotion is valid for a limited period, please review your rental agreement for terms and conditions.

\* Block dates apply

### *Amazing Location*



### *Beautiful Residencies*



### *Unique Conveniences for guests*



# RENTAL ESTIMATE SYCAMORE RESORT ORLANDO

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



## 2 BEDROOM SUITE

OAKTREE FLOOR PLAN

PRICE	513,625
Total:	<b>513,625</b>

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%	28	350	9,800	\$480	\$535	\$60	\$80	\$3,430	5,215
Feb	28	81%	25	302	7,550	\$480	\$535	\$60	\$80	\$2,643	3,753
Mar	31	82%	26	350	9,100	\$480	\$535	\$60	\$80	\$3,185	4,760
Apr	30	70%	24	280	6,720	\$480	\$535	\$60	\$80	\$2,352	3,213
May	31	75%	25	275	6,875	\$480	\$535	\$60	\$80	\$2,406	3,314
Jun	30	75%	25	315	7,875	\$480	\$535	\$60	\$80	\$2,756	3,964
Jul	31	85%	27	335	9,045	\$480	\$535	\$60	\$80	\$3,166	4,724
Aug	31	85%	27	280	7,560	\$480	\$535	\$60	\$80	\$2,646	3,759
Sep	30	75%	24	275	6,600	\$480	\$535	\$60	\$80	\$2,310	3,135
Oct	31	74%	25	275	6,875	\$480	\$535	\$60	\$80	\$2,406	3,314
Nov	30	75%	25	275	6,875	\$480	\$535	\$60	\$80	\$2,406	3,314
Dec	31	95%	29	350	10,308	\$480	\$535	\$60	\$80	\$3,608	5,545
Total	365	85%	310	305	\$94,739	\$5,760	\$6,420	\$720	\$960	\$33,314	\$48,009

NET ROI: **9.3%**

HIGHER FEES ON JANUARY - MARCH - JUNE-JULY DECEMBER

BUILDING C AND D LOCATION

### MONTHLY FIXED COSTS

\$535	PROPERTY TAXES 1.25%
\$480	HOA INCLUDED ALL UTILITIES
\$80	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
<b>\$1,155</b>	<b>TOTAL FIX COSTS</b>

### BOOKING AND MANAGEMENT - VARIABLE COSTS

\$9,474	PROPERTY MANAGEMENT - 10%
\$17,053	BOOKING FEES - 18%
\$3,790	FF&E - 4%
\$2,842	MARKETING - 3%
<b>\$33,159</b>	<b>ESTIMATED ANNUAL FEE</b>

# RENTAL ESTIMATES

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

# 85%

OCCUPANCY

# RENTAL ESTIMATE SYCAMORE RESORT ORLANDO

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## 2 BEDROOM SUITE

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PRICE	513,625
Total:	<b>513,625</b>

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	85%	26	350	9,223	\$480	\$535	\$60	\$80	\$3,228	4,840
Feb	28	63%	19	302	5,738	\$480	\$535	\$60	\$80	\$2,008	2,575
Mar	31	63%	21	350	7,350	\$480	\$535	\$60	\$80	\$2,573	3,623
Apr	30	55%	19	280	5,320	\$480	\$535	\$60	\$80	\$1,862	2,303
May	31	55%	19	275	5,225	\$480	\$535	\$60	\$80	\$1,829	2,241
Jun	30	62%	21	315	6,615	\$480	\$535	\$60	\$80	\$2,315	3,145
Jul	31	83%	27	335	9,045	\$480	\$535	\$60	\$80	\$3,166	4,724
Aug	31	55%	18	280	5,040	\$480	\$535	\$60	\$80	\$1,764	2,121
Sep	30	54%	17	275	4,675	\$480	\$535	\$60	\$80	\$1,636	1,884
Oct	31	62%	20	275	5,500	\$480	\$535	\$60	\$80	\$1,925	2,420
Nov	30	57%	19	275	5,225	\$480	\$535	\$60	\$80	\$1,829	2,241
Dec	31	90%	29	350	10,150	\$480	\$535	\$60	\$80	\$3,553	5,443
<b>Total</b>	<b>365</b>	<b>70%</b>	<b>255</b>	<b>305</b>	<b>\$77,924</b>	<b>\$5,760</b>	<b>\$6,420</b>	<b>\$720</b>	<b>\$960</b>	<b>\$27,687</b>	<b>\$37,559</b>

NET ROI: **7.3%**

HIGHER FEES ON JANUARY - MARCH - JUNE-JULY DECEMBER  
BUILDING C AND D LOCATION

### MONTHLY FIXED COSTS

\$535	PROPERTY TAXES 1.25%
\$480	HOA INCLUDED ALL UTILITIES
\$80	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
<b>\$1,155</b>	<b>TOTAL FIX COSTS</b>

### BOOKING AND MANAGEMENT - VARIABLE COSTS

\$7,792	PROPERTY MANAGEMENT - 10%
\$14,026	BOOKING FEES - 18%
\$3,117	FF&E - 4%
\$2,338	MARKETING - 3%
<b>\$27,274</b>	<b>ESTIMATED ANNUAL FEE</b>

# RENTAL ESTIMATES

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

# 70%

## OCCUPANCY

# OUR TEAM



# PRIMELAND DEVELOPMENT

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

## OUR MISSION

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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

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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.



# *Thank You*

## Contact us!



SYCAMORE  
RESORT



Primeland  
Development



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