

SYCAMORE RESORT

Luxury *Vacation Condos* in Orlando, Florida.





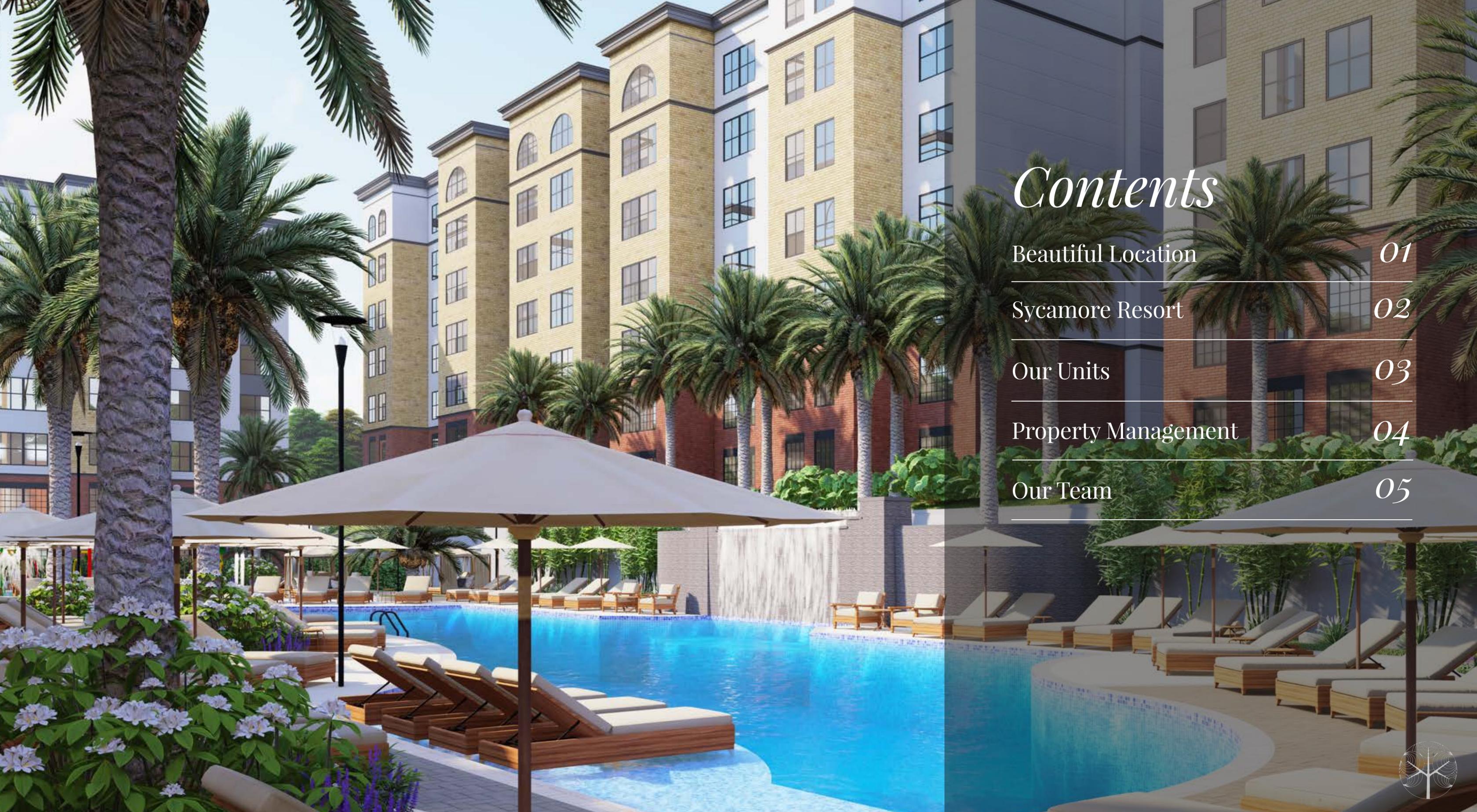
RESORT STYLE POOL

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





DISNEY WORLD

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





WELCOME CENTER, SYCAMORE

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



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.





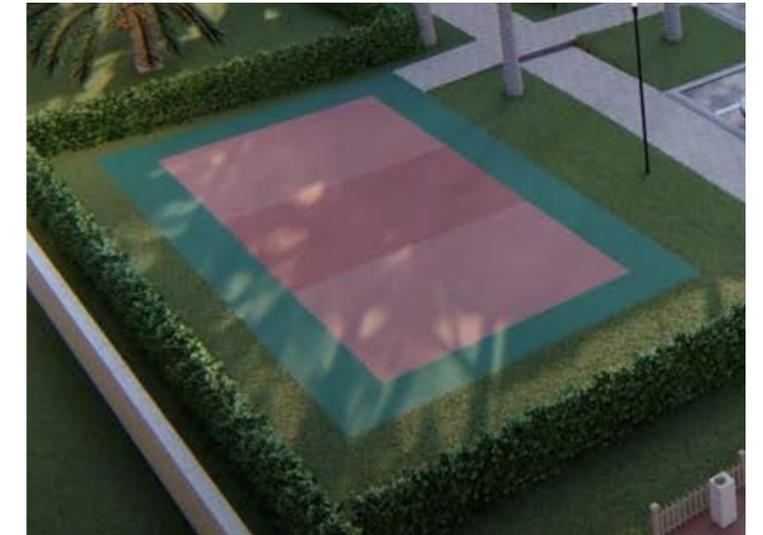
Pet Hotel



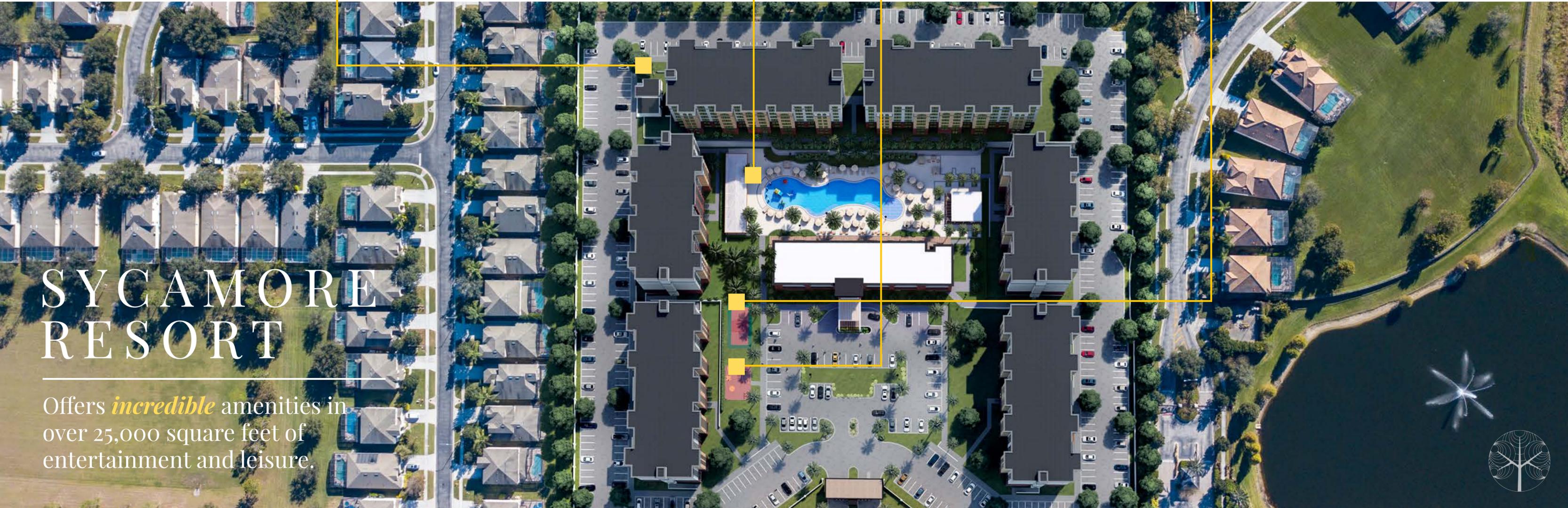
Kids Pool Area



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: 1ST FLOOR

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



Grab & Go Cafe



Lounge Area



Welcome Center



Fitness Center



American Restaurant



2ND FLOOR



Events Center



Conference Center





Convention Center

2ND FLOOR - 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*

*Low Operating
Costs*

*Sustainable
Lifestyle*





PALM MODEL

1 Bedroom & 1 Bathroom

SOLD OUT

*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

SOLD OUT

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

*The apartments can accommodate
8-10 people.*

1481 Sf/ 137m²





PROPERTY MANAGEMENT

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

Property *Maintenance*

- 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*

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

- 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

- 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



RENTAL ESTIMATE SYCAMORE RESORT ORLANDO

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



2 BEDROOMS SUITE

OAKTREE FLOOR PLAN

PRICE	\$513,625
Total:	\$513,625

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	\$500	\$535	\$60	\$85	\$3,430	\$5,190
Feb	28	81%	25	302	\$7,550	\$500	\$535	\$60	\$85	\$2,643	\$3,728
Mar	31	82%	26	350	\$9,100	\$500	\$535	\$60	\$85	\$3,185	\$4,735
Apr	30	70%	24	280	\$6,720	\$500	\$535	\$60	\$85	\$2,352	\$3,188
May	31	75%	25	275	\$6,875	\$500	\$535	\$60	\$85	\$2,406	\$3,289
Jun	30	75%	25	315	\$7,875	\$500	\$535	\$60	\$85	\$2,756	\$3,939
Jul	31	85%	27	335	\$9,045	\$500	\$535	\$60	\$85	\$3,166	\$4,699
Aug	31	85%	27	280	\$7,560	\$500	\$535	\$60	\$85	\$2,646	\$3,734
Sep	30	75%	24	275	\$6,600	\$500	\$535	\$60	\$85	\$2,310	\$3,110
Oct	31	74%	25	275	\$6,875	\$500	\$535	\$60	\$85	\$2,406	\$3,289
Nov	30	75%	25	275	\$6,875	\$500	\$535	\$60	\$85	\$2,406	\$3,289
Dec	31	95%	29	350	\$10,150	\$500	\$535	\$60	\$85	\$3,553	\$5,418
Total	365	85%	310	305	\$95,025	\$6,000	\$6,420	\$720	\$1,020	\$33,259	\$47,606

ROI: **9.3%**

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

MONTHLY FIXED COSTS

\$535	PROPERTY TAXES
\$500	HOA INCLUDED ALL UTILITIES
\$85	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
\$1,180	TOTAL FIX COSTS

BOOKING AND MANAGEMENT - VARIABLE COSTS

\$9,503	PROPERTY MANAGEMENT - 10%
\$17,105	BOOKING FEES - 18%
\$3,801	FF&E - 4%
\$2,851	MARKETING - 3%
\$33,259	ESTIMATED ANNUAL FEE

RENTAL ESTIMATES

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

85%

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	\$513,625
Total:	\$513,625

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	\$500	\$535	\$60	\$85	\$3,228	\$4,815
Feb	28	63%	19	302	\$5,738	\$500	\$535	\$60	\$85	\$2,008	\$2,550
Mar	31	63%	21	350	\$7,350	\$500	\$535	\$60	\$85	\$2,573	\$3,598
Apr	30	55%	19	280	\$5,320	\$500	\$535	\$60	\$85	\$1,862	\$2,278
May	31	55%	19	275	\$5,225	\$500	\$535	\$60	\$85	\$1,829	\$2,216
Jun	30	62%	21	315	\$6,615	\$500	\$535	\$60	\$85	\$2,315	\$3,120
Jul	31	83%	27	335	\$9,045	\$500	\$535	\$60	\$85	\$3,166	\$4,699
Aug	31	55%	18	280	\$5,040	\$500	\$535	\$60	\$85	\$1,764	\$2,096
Sep	30	54%	17	275	\$4,675	\$500	\$535	\$60	\$85	\$1,636	\$1,859
Oct	31	62%	20	275	\$5,500	\$500	\$535	\$60	\$85	\$1,925	\$2,395
Nov	30	57%	19	275	\$5,225	\$500	\$535	\$60	\$85	\$1,829	\$2,216
Dec	31	90%	29	350	\$10,150	\$500	\$535	\$60	\$85	\$3,553	\$5,418
Total	365	70%	255	305	\$79,106	\$6,000	\$6,420	\$720	\$1,020	\$27,687	\$37,259

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%
\$500	HOA INCLUDED ALL UTILITIES
\$85	HOA ANNUAL ASSESSMENTS
\$60	INSURANCE
\$1,180	TOTAL FIX COSTS

BOOKING AND MANAGEMENT - VARIABLE COSTS

\$7,911	PROPERTY MANAGEMENT - 10%
\$14,239	BOOKING FEES - 18%
\$3,164	FF&E - 4%
\$2,373	MARKETING - 3%
\$27,687	ESTIMATED ANNUAL FEE

RENTAL ESTIMATES

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

70%

OCCUPANCY

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.



Thank You

Contact us!



SYCAMORE
RESORT



Primeland
Development



WWW.PRIMELANDUSA.COM



INFO@PRIMELANDUSA.COM

 CALL US NOW

+1 (407) 602-1700

 VISIT US

2901 Parkway Blvd.
Suite B4
Kissimmee
FL 34747

