

# GUARANTEED PROFITABILITY PROGRAM

SYCAMORE ORLANDO  
RESORT

## WHAT IS IT?



LEASEBACK – is a term used in the Real Estate for a Seller that sell his property but do not want to leave the property at the day of closing.

**On investment properties this term is used when the Seller guaranteed return and profitability for the Prospective Buyer .**

# WHO CAN RECEIVE?

- **ALL investors** that purchase the condo at SYCAMORE ORLANDO RESORT will be able to receive **GUARANTEED PROFITABILITY** IN THE FOLLOWING SCHEDULE:
- **The calculation of return is based on the Property Value:**
- Example of 10% return:
- 1 bed - \$ 149,000 = \$ 14,900
- 2 bed - \$ 269,999 = \$ 26,999
- 3 bed - \$ 339,999 = \$ 33,999
- **Guaranteed and Paid by Sycamore Orlando Resort**


What is the  
terms of this  
proposal?

- **GUARANTEED PROFITABILITY**
- **10% APY**
- **2 YEARS – AFTER COMPLETION**
- **2020-2021**
- **2021-2022**

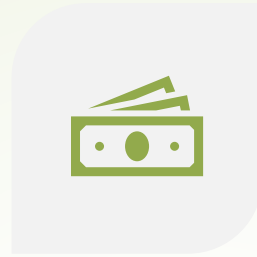


# TERMS AND CONDITIONS

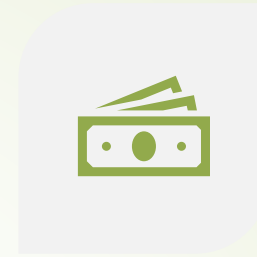
- Profitability in the guaranteed program owner **can use up to 30 days a year**, with months **January, July and December as blocked dates** for personal use.
- The calculation of profitability is based on the value of the investment made by the buyer.
- All Property expenses will be paid in the period. (HOA, property tax, insurance and rental fees (35%).
- Mortgage will not be paid by Sycamore Orlando Resort
- The investor - will only pay the amount of \$ 200 - a 30-day period for the use of common areas and amenities (pay proportionally to its use) .
- After 2 year warranty - The customer starts to use the property without any restrictions, and will continue its leasing process, with no guaranteed profitability.



## KEY POINTS OF THE PROGRAM



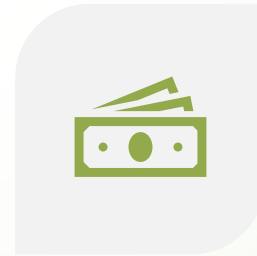
THE BUYER WILL BE FREE OF  
PAYING ANY PROPERTY  
BILLS FOR 2 YEARS



THE BUYER WILL NOT BE  
CONCERN ABOUT THE  
OCCUPANCY RATE OF THE  
PROPERTY




BUYER CAN STILL USE THE  
PROPERTY UP TO 30 DAYS  
PER YEAR



IF THE PROFITABILITY IS  
HIGHER THAN 10% THE  
PROFIT WILL BE FORWARD  
TO THE BUYER



BUYER STILL HAVE ROOM  
SERVICES FOR THE PERIOD  
OF HIS STAYING AT THE  
PROPERTY.



## WHAT HAPPENS AFTER 2 YEARS

- ▶ The owner is still in the lease plan, but without guaranteed rate of return.
- ▶ Sycamore will continue with full focus on marketing services and rental for the owner to keep his return.
- ▶ The client can use his property up to 60 days per year
- ▶ It Has no blocked out dates
- ▶ The buyer can use the property whenever he wants, you will never pay rental fee.
- ▶ The yield is proportional to the use



# EXCLUSIVE – OFFER

- **IMMEDIATE RETURN**
- INVESTOR BUYING A PROPERTY IN CASH- START TO RECEIVES INTEREST FROM HIS INVESTMENT AT THE MOMENT THE CONTRACT IS SIGNED.
- HE WILL RECEIVE- **0.5% APM** - DURING CONSTRUCTION FROM JUNE 2019 TO DECEMBER 2020 = **18 MONTHS = 9% TOTAL**
- AFTER THE COMPLETION - HE CONTINUES TO RECEIVE GUARANTEED PROFITABILITY WITH LEASEBACK = **10% GUARANTEED**
- THE INVESTOR CAN USE PROCEEDS TO PAY TURN KEY PACKAGE OR CLOSING COSTS.





SYCAMORE  
ORLANDO RESORT