



Offered by:



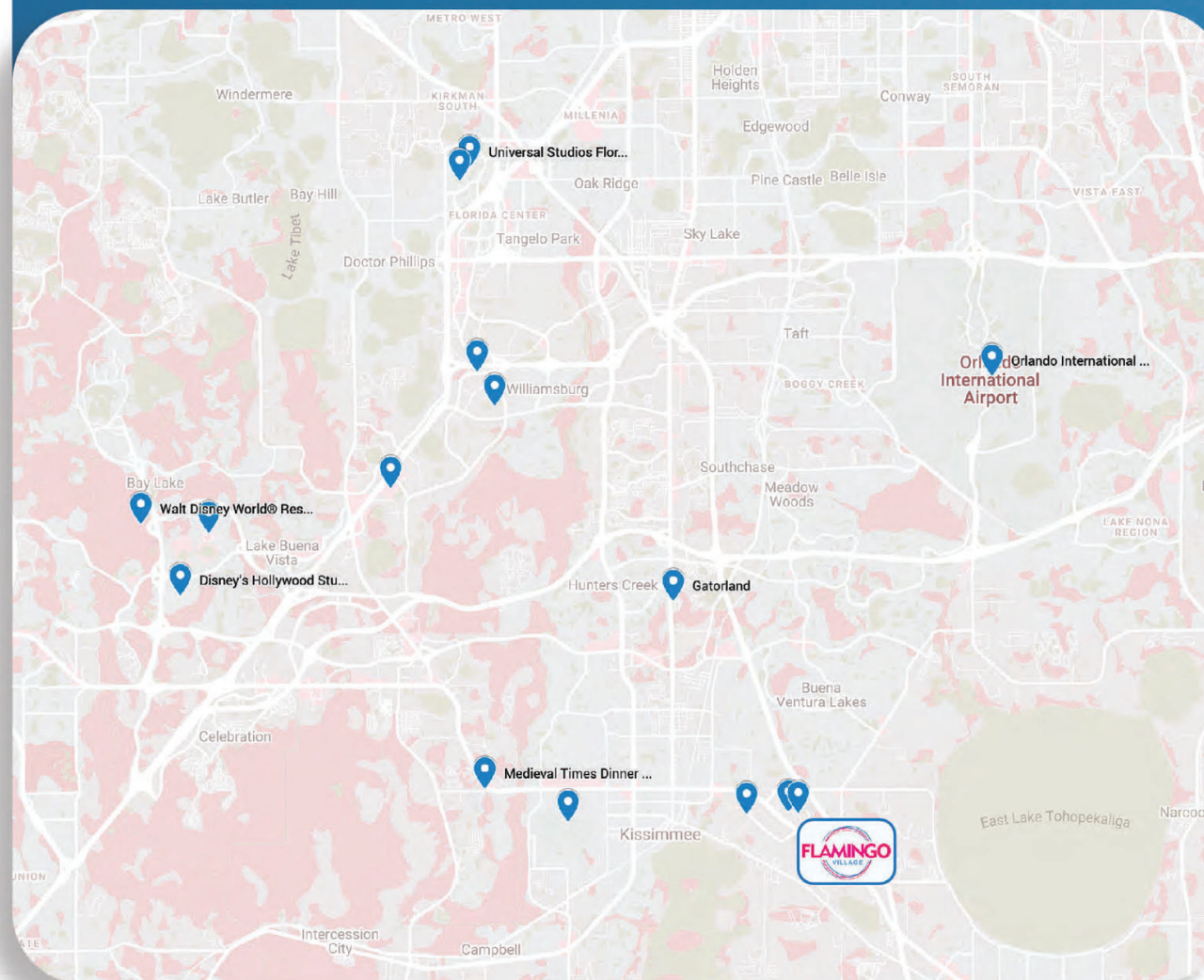
contact **Marwan Iskandar** +1 305 799 9900 (WhatsApp, SMS, VoiceCall and Email)

invest@arki.com



Location

2261 E. Irlo Bronson Memorial Hwy. Kissimmee, FL 34744



NeoCity – 5 minutes

**Osceola County Stadium and Silver
Spurs Arena** – 5 minutes

Osceola Heritage Park – 5 minutes

Gatorland Orlando – 10 minutes

Kissimmee Airport (ISM) – 10 minutes

Orlando International Airport (MCO)
– 15 minutes

**Medieval Times Dinner Show &
Tournament** – 15 minutes

Arabian Nights Dinner Show – 17 minutes

Sea World and Aquatica – 17 minutes

Islands of Adventure – 17 minutes

Universal Studios – 17 minutes

Epcot Orlando – 20 minutes

Disney's Hollywood Studios – 20 minutes

Walt Disney World® Resort – 20 minutes

Orlando Premium Outlets – 20 minutes

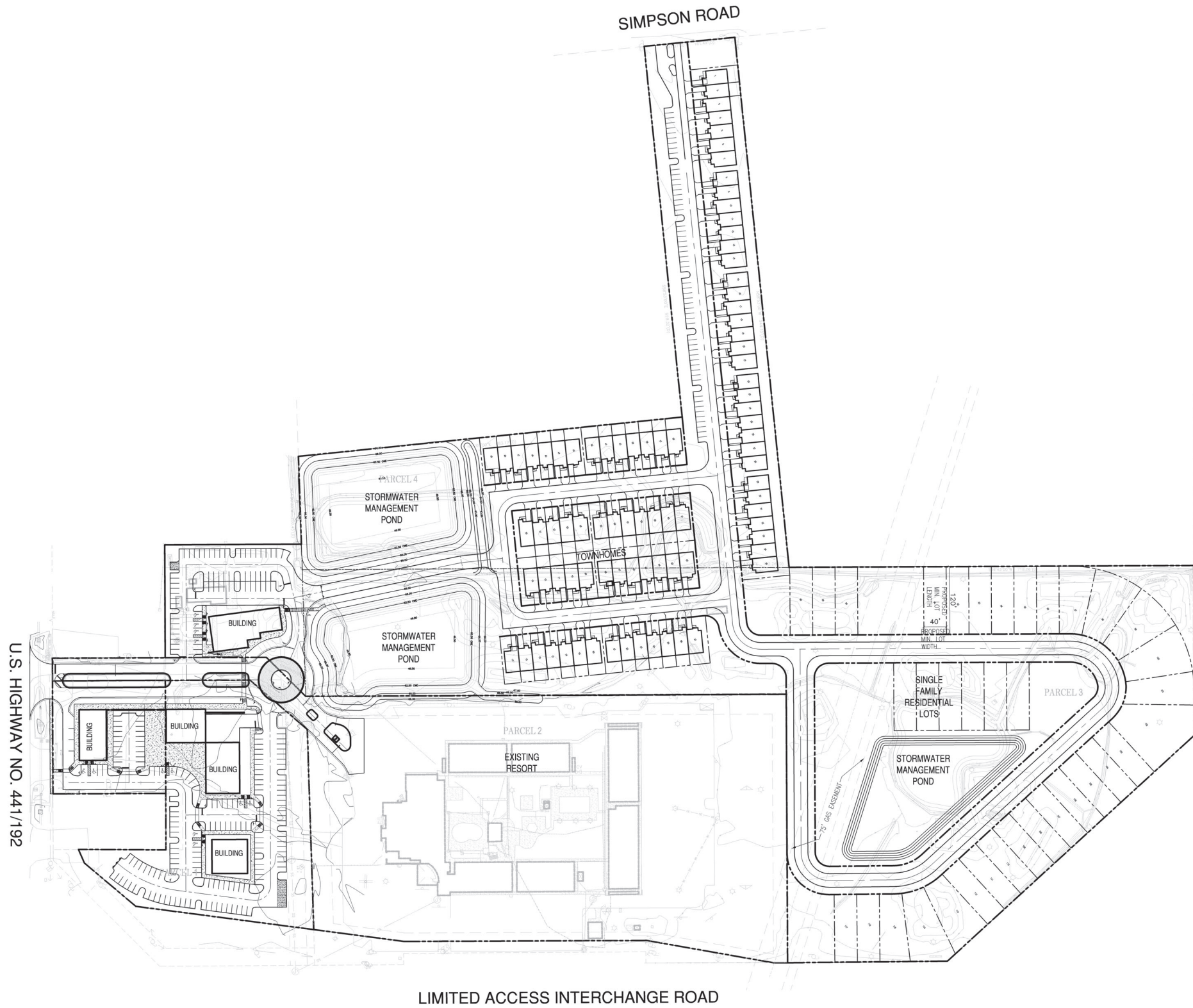


This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Scale: 1 in = 283 ft



Katrina S. Scarborough



SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE)

- NOTES:**
- FUTURE LAND USE= COMMERCIAL
ZONING= CT COMMERCIAL TOURIST
1. DENSITY STATEMENT
PSP LOT3 = 7.19 AC.
PSP LOT 4= 14.00 AC.
TOTAL AREA= 21.19 AC.
MIN. DENSITY IS 5 UNITS/ACRE @ 21.19 AC= 106 UNITS
MAX. DENSITY IS 40 UNITS/ACRE @ 21.19 AC= 847 UNITS
PROPOSED DENSITY IS 5.52 UNITS/ ACRE
2. PROVIDED LOTS:
ATTACHED SINGLE FAMILY = 87
DETACHED SINGLE FAMILY= 30
TOTAL= 117
3. POND AREAS SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE AS WILL LIKELY INCREASE IN SIZE.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF HANSON, WALTER & ASSOCIATES, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTION, STORAGE OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF HANSON, WALTER & ASSOCIATES, INC. IS PROHIBITED BY LAW.

DESIGN	—	F.B. NO.	—	SEC.	14				
DRAWN	—	PAGE	—	TWP.	30 S				
CHECKED	—	SCALE	AS SHOWN	RANGE	26 E				
CAD# (see stamp)		DATE	3/6/18			DATE	BY	REVISIONS	



8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

FLAMINGO RESIDENTIAL

OVERALL SITE PLAN
EXHIBIT

SHEET No
1 of 1
JOB No 4461-10

I:\4461-10\ENGINEERING\CADD\PLANS\EXHIBITS\03-1-18 SITE PLAN- CONCEPT.dwg * Mar 06, 2018--9:18am * plotted by dmsaini



Project Summary

The **project** consists of a **residential community** in Kissimmee / Orlando, Florida. Located next to the existing **Flamingo Waterpark Resort** offering **accommodation and entertainment options** for the **whole family** and minutes away from **Orlando's major attractions**.

Location

project is located in the same area, which consists of a **shopping and office center** distributed in five buildings, which has **permits and is already under development**.



This location is **privileged for long & short term rentals**. Together, the **three projects will combine their offerings and suppliers to make business more prosperous**.



Sale Per SqFt	1 Unit Sale Price	Profit	Return
\$305	\$488,000 High Possibilities	\$ 14,583,771	91%

Flamingo Village

Updated 12-18-23

Line Item	Memo / Comments				Values	%age			
Project Costs									
Land Costs					Amount	%			
Property Acquisition	. Acres	SF		\$	8,000,000	17%			
Closing Costs	2.00%			\$	160,000	0%			
Property Taxes	3 YR	\$68,000 /YR		\$	204,000	0%			
Carrying Cost	0 MO	\$/MO							
Total Land Costs					\$	8,364,000	18%		
Hard Costs					Under A/C	Under A/C	\$/SF	Amount	%
Townhomes	135	1,600 Avg SF/Unit	216000	130	\$	28,080,000	59%		
Site Work & Infrastructure					\$	2,160,000	5%		
Hard Contingency	2.00%				\$	604,800	1%		
Total Hard Costs					\$	30,844,800	65%		
Soft Costs					Amount				
Architects & Engineers	3.00%			\$	925,344	2%			
Professional Fees				\$	250,000	1%			
Marketing				\$	250,000	1%			
Impact & Permit Fees	7.00%			\$	2,159,136	5%			
Project Management	24 MO	\$9,375/MO		\$	225,000	0%			
Developer Fee	3.00%			\$	925,344	2%			
Financing Costs	0.00%	2 YR		\$	-	0%			
Financing Costs EB5	3.00%			\$	940,303	2%			
Insurances				\$	150,000	0%			
Land Loan				\$	2,000,000	4%			
Closing Cost				\$	150,000	0%			
Soft Contingency	2.00%			\$	159,503	0%			
Total Soft Costs					\$	8,134,629	17%		
Total Project Costs					\$	47,343,429	100%		
Sources					Amount				
Equity Partner 1				\$	8,000,000	17%			
Equity Partner 2				\$	8,000,000	17%			
EB5 Loan				\$	31,343,429	66%			
Construction Loan				\$	-	0%			
Total Sources					\$	47,343,429	100%		
Project Return					Sale \$/SqFt	HIGH END			
Sales - TH				\$305	\$	65,880,000			
Sales Commisions	6.00%				\$	(3,952,800)			
NET SALES					\$	61,927,200			
Profit					\$	14,583,771			
Success Fee	10.00%				\$	1,458,377			
Return on Equity					91.15%				

\$488,000
1 Unit Sale