

THE PRIME

Orlando, Florida



KOBO
Development

2500 Weston Road, Weston, Florida, 33331
info@KoboDevelopment.com

We are pleased to present the following overview on 'The Prime' real estate project in Orlando Florida on behalf of **Kobo Development LLC**.

Kobo Development LLC is a privately-held real estate investment holding company founded in 2019 and headquartered in Florida. Led by O.D. Kobo and Dan Aylon, we specialize in real estate asset management, focusing on large-scale real estate developments in strategically centered locations throughout the United States.

Introducing **THE PRIME** in Orlando Florida, **the largest real estate development project zoned for residential and commercial use in the eastern United States.**

THE PRIME is an expansive 259-acre real estate development project located on International Drive in Shingle Creek, Orlando, Florida. Encompassing a diverse array of planned residential, commercial, and leisure facilities, solidifying its status as one of the more prominent real estate opportunities in the United States.

- 5-minute drive from **Disney World**, one of the world's most renowned tourist destinations, attracting 70+ million visitors per year.
- 5-minute drive from **Orlando International Premium Outlet**, which attracts 25+ million visitors per year.
- 10-minute drive from the **Four Seasons Hotel and Ritz Carlton Hotel and Residences.**

THE PRIME is surrounded by picturesque and unspoiled forests, commanding an enviable location. It has successfully obtained secure approval for a land use development plan encompassing 213 acres dedicated to residential purposes and 46 acres designated for commercial development.

The comprehensive development project comprises the following:

- **5,722 Residential Apartments** spanning 213.57 acres.
- **2,700 Hotel Rooms or Service Apartments** situated on 46 acres.
- **250,000 sqft of Commercial Use** facilities.

A vibrant and sustainable real estate project that seamlessly integrates residential, commercial, and recreational elements. As Kobo Development continues to expand its capabilities, it remains steadfast in its dedication to creating transformative real estate projects that have a positive impact on the communities they serve.



LEGEND:

- HOTEL (2,700 Units @1,500 sf Avg / 5 Sites / 12 Story Hotel + 2 Story Commercial + 4 Story Parking)**
- MULTI-FAMILY (5,722 Units @1,400 sf Avg / 31 Towers / 15 Story Residential + 3 Story Parking)**
- COMMERCIAL (200,000 SF / 2 Story / Located at Hotel Sites)**
- STRUCTURED PARKING (3-4 Stories / Located at Hotel + Residential Sites)**

For the purpose of background information, and how we got here.

In 2019, Kobo Development LLC took control of THE PRIME real estate project and had continued to collaborate diligently over the last four years with regulatory entities such as the State of Florida, the local municipality of Orange County, and the Shingle Creek Preserve, among other relevant land registries. These collective efforts were successful to secure the property for comprehensive land development, spanning residential, commercial, and leisure applications.

The South Florida Water Management District (SFWMD) and the Orange County municipality, had officially entered into a Land Swap Agreement with the project. This landmark agreement has resulted in the establishment and allocation of specific areas within the property, with a designated 'Development Area' and a 'Preservation Area' situated south of International Drive and adjacent to the SFWMD's Shingle Creek Preserve.

The primary objective of the development area is to streamline the consolidation of privately-owned individual land lots into a coherent and viable parcel of land, identified for development purposes. This consolidated area carries crucial land use designations as per the Orange County Comprehensive Plan, namely, Activity Center Mixed Use (ACMU) and Activity Center Residential (ACR). These designations hold the distinction of being two of the highest intensity land use categories recognized within Orange County.

The Development Area encompasses the following features and attributes:

- A. 5,722 Residence Apartments on 190 net developable acres
- B. 46 net acres for 2,700 Residence Service Apartments/Hotels
- C. 200,000 square feet of commercial floor area

As part of the Land Swap Agreement, the property owners were required to submit an Environmental Resource Permit to designate additional property to donate to the SFWMD within the Preservation Area to off-set anticipated wetland impacts in the Development Area. As part of the permit by the SFWMD 327 acres were agreed to be donated to the SFWMD (of 550 acres) as conservation/Preservation Area, resulting to 259-acre Development Area which we have labelled 'The Prime', in respect and consideration to its prime location.

Consideration and Opportunity

Presented exclusively to discerning institutional investors, this exceptional opportunity encompasses a discrete off-market proposition with the primary objective of uplifting and enhancing the community through development and investment.

Kobo Development LLC, over the span of the last four years, has executed substantial capital investments and assembled a proficient team comprising architects, land registry experts, real estate development managers, alongside an alliance of expert advisors, regulators, and legal compliance specialists. This collective effort has culminated in the inception of THE PRIME, recognized as the single largest development opportunity in the eastern United States.

In 2019, Kobo Development LLC allocated \$90 million in capital investment for THE PRIME real estate project and we are now currently considering a sale of THE PRIME, through two possible options.

The first option entails the sale of the entire project, based on a valuation analysis conducted by leading firms such as **Sotheby's, Ernst & Young**, and **BBG**. Access to the detailed valuation report is available upon request for eligible candidates.

Alternatively, we are contemplating the potential sale of 75% of the project to accredited or licensed financial institutions with an esteemed track record. Under this arrangement, we would retain a 25% shareholder stake, enabling us to actively participate and provide ongoing support in the unfolding development of this iconic project, strategically located in Orlando, Florida.

For any additional information you may require, we cordially invite you to contact our office to arrange a meeting at your convenience. Alternatively, you can directly reach out to Dan Aylon via email at Dan@KoboDevelopment.com. We look forward to connecting with you and addressing any inquiries you may have.

Kobo Development LLC is led by:

O.D. Kobo, Chairman and Owner

O.D. Kobo is an accomplished investor and entrepreneur, boasting an illustrious career that spans more than two decades in the financial and technology sector. His expertise in real estate investment and keen insight into emerging trends have solidified his position as a prominent figure in structuring complex capital and fostering impactful partnerships with distinguished business and political leaders.

Throughout his career, Kobo has forged strategic alliances with influential figures, including HH Al Thani, the former Prime Minister of Qatar, and organizations such as the Qatar Investment Authority (QIA) with over \$1.4 trillion AUM. Notable collaborations also include multi-billionaire Teddy Sagi of Playtech who purchased Camden Town Properties from Kobo in 2014 for \$680 million. Roman Abramovich of Millhouse Capital, and Elliott Bernerd of Chelsfield property group based in London. These partnerships, amounting to an impressive aggregate value of nearly \$3 billion, exemplify his exceptional ability to navigate high-stakes financial landscapes and foster connections that deliver significant value.

In a display of his forward-thinking approach, Kobo led a groundbreaking \$50 million investment in Bitcoin and Ethereum through London-based private equity firm PIR Equities in 2018. PIR Equities, with diversified holdings in real estate, technology, and financial services, became a pivotal platform for Kobo's entry into the digital asset space, positioning him as one of the United Kingdom's pioneering institutional investors in this emerging sector. This strategic move showcased his prowess in recognizing potential and making investment decisions that yield substantial returns for his partners.

Kobo's extensive experience and expertise in the financial, technology, and real estate industries make him an invaluable asset to Kobo Development LLC, his investment vehicle for investing in real estate in the United States. His impressive achievements are matched only by his progressive mindset, making him an influential figure in the investment and entrepreneurial communities. Kobo has been ranked for the last 5 years amongst the United Kingdom's top 500 wealthiest business people. His strategic vision, entrepreneurial spirit, and profound understanding of financial markets and technology serve as a beacon for those seeking to achieve success in real estate investment and related fields.

Dan Aylon, Partner and Chief Executive

Dan Aylon is a highly accomplished and seasoned executive, boasting a remarkable career spanning over four decades, during which he has consistently demonstrated his exceptional leadership abilities. As a co-founder of Kobo Development LLC, Dan Aylon brings a wealth of experience and expertise to the table.

Prior to his role at Kobo Development, Dan Aylon served as the Founder and CEO of the renowned Signature Glass Company, Europe's preeminent glass production company catering to the beverage industry. Under his visionary leadership, the company flourished, attaining the status of Europe's largest player in its field. During his tenure, Dan Aylon fostered invaluable partnerships with prestigious clients such as Anheuser-Busch, McDonald's, and Coca-Cola, among others. This strategic collaboration resulted in extraordinary achievements, propelling the company to attain a remarkable annual revenue of over \$700 million.

In addition to his notable success in the beverage industry, Dan Aylon displayed a keen eye for investment opportunities, venturing into the real estate market in late 2010. His investment endeavors extended to diverse geographical regions, including Israel, Greece, and the United States. Alongside his longtime friend and business associate, O.D. Kobo, Dan Aylon has consistently identified and capitalized on lucrative real estate opportunities, thereby cementing their positions as shrewd investors.

The collaboration between Dan Aylon and O.D. Kobo is marked by shared enthusiasm, a profound vision for growth, and a complementary skillset. Capitalizing on Dan Aylon's extensive track record of success, far-reaching network of industry contacts, and astute operational acumen, Kobo Development LLC has been positioned for substantial growth and achievement.

In conclusion, Dan Aylon's remarkable journey as a seasoned executive, successful entrepreneur, and visionary investor highlights his exceptional talent for driving market dominance and capitalizing on lucrative business opportunities. With a rich history of accomplishments and a commitment to excellence, Dan Aylon's presence at Kobo Development LLC promises to be instrumental in the company's continued success and ascension to new heights.



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