



Preliminary Property Development Business Plan & Risk Assessment for Olympic Green Village St. Cloud



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EXECUTIVE SUMMARY

Introduction

Olympic Group LLC is seeking additional construction funding on a new project named Olympic Green Village with 106 units approx. to be built. We have recently completed our review of the project. The market in the area for Town Homes has spiked and has become one of the strongest new residential home markets in the country.

Story

Olympic Green Village is all about building 106 units of 3 bedrooms units with. Our goal is to sell these units to investors or home buyers who like the area close to the major business of Lake Nona and the airport and major work providers. Our major market is workers in the area and new buyers. The project is highly suitable for Build To Rent as the desirability of the area is very high.

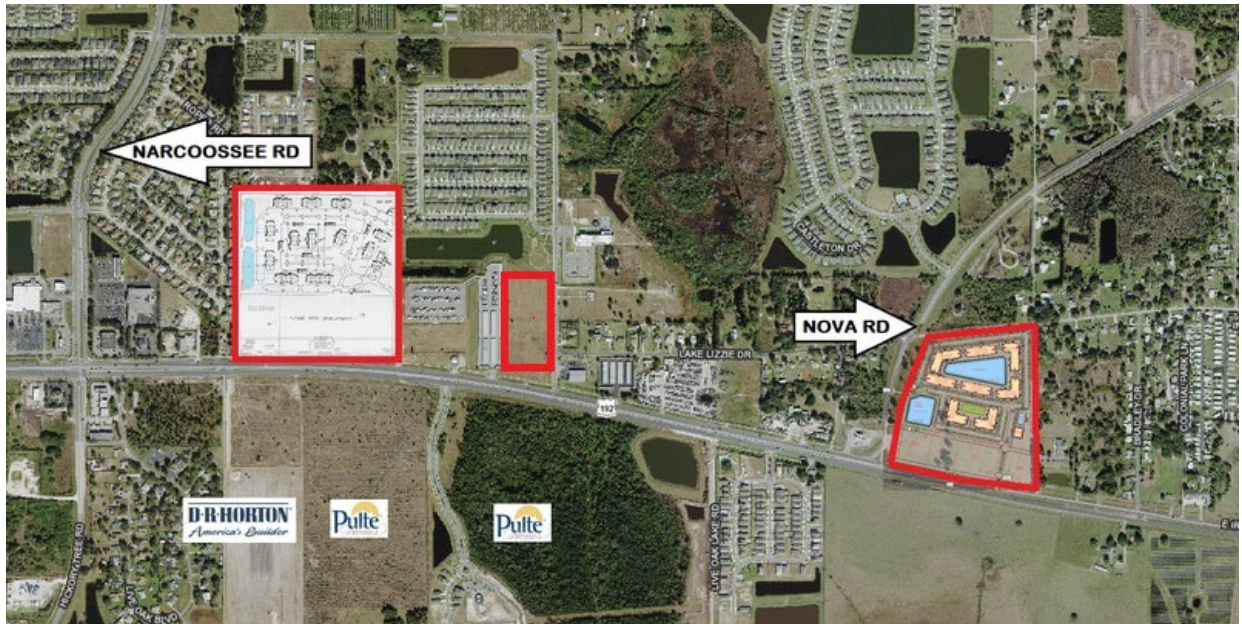
Today's estimates should have the land at around \$67,000 per unit making it \$7,102,000 when site is finished.

Land Cost Evaluation

Units Sales Price:	\$360,000
Land Value at 20% of sales Price:	\$72,000
Discount:	(\$5,000)
Final Land Price per Unit:	\$67,000
Total Land Price:	\$7,102,000

East Irlo Bronson Memorial Hwy, St. Cloud, FL 34771

Located on the Northern side of Irlo Bronson Highway (AADT 30,000) between Nora Tyson and Puffin Rd. Within 2 miles of Publix, Walgreens, Wawa, Winn Dixie, SunTrust bank, BB&T, 7-Eleven, Advanced Auto Parts and many more national retailers. Multiple Home Builders and multifamily units are currently being built in the area.



St. Cloud, Osceola County Florida

St. Cloud is a city in Central Florida in Northern Osceola County, about 25 miles SE of Orlando. The Economic base of Osceola County is dominated by tourism, acting as a “gateway” to Disney World and other attractions in Central Florida. Historical investments in ranching and citrus are still very high in the region, while light industry and service companies are increasing due to transportation benefits of Osceola and the proximity to the metropolitan area of Greater Orlando.

Osceola County is home to Tupperware Brands Corporation’s worldwide headquarters. Other businesses have also found profitable and active homes in the area of Osceola County, such as Gatorade (PepsiCo), Mercury Marine, McLane Suneast, Lowe’s, Omni Champions Gate Resort, Gaylord Palm Resort and Convention Center, and ESPN World of Sports (Disney). The Orlando-Kissimmee-Sanford Metro Statistical Area is part of St. Cloud and Osceola County.

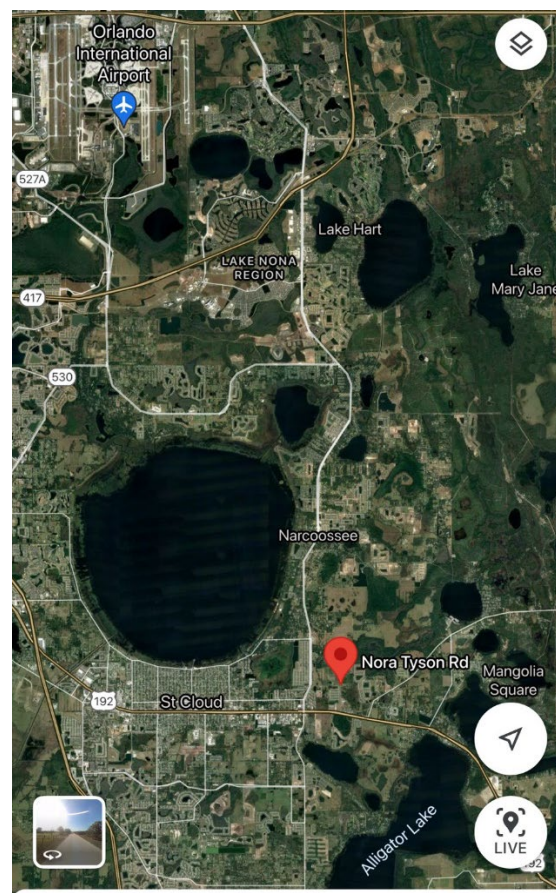


OPTIMUS

ALLIANCE

With a population of over 2.5 million, Greater Orlando is the third largest metropolitan area in Florida and the fifth largest in the SE United States. Greater Orlando, which draws millions of tourists each year, is best known for its tourism industry. SeaWorld, Disney World, and Universal are some of the most popular attractions.

Orlando's economy has diversified significantly from tourism in recent years, and the area is now considered a main hot spot for the Modeling, Simulation, and Training industry. As high-tech manufacturing center, Orlando has the Central Florida Research Park, Florida's Largest research park. With major new projects clustered in Lake Nona Medical City, a 650-acre health and sciences park, Orlando has been targeting the biotech and life sciences industries.



Nora Tyson Rd
St Cloud, FL 34771



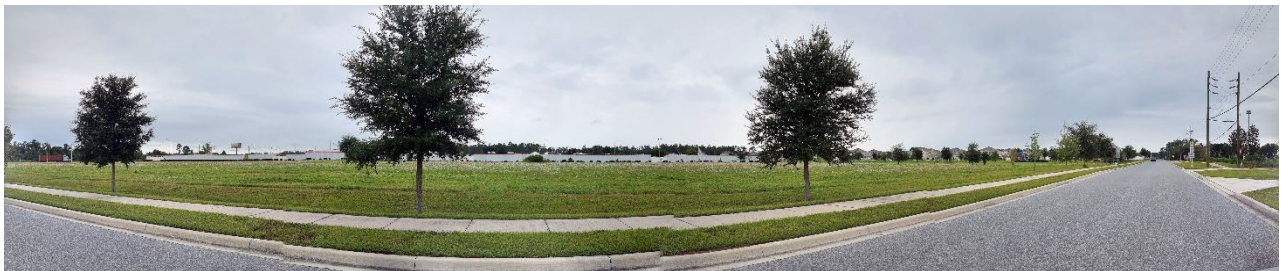
Major Employers in Orlando MSA	Employees
Walt Disney World Resort	75,000
Universal Orlando	26,000
AdventHealth	21,815
Orlando Health	20,500
University of Central Florida	13,500
Lockheed Martin	7,000
Westgate Resorts	6,500
Seaworld Parks & Entertainment	4,300

SITE DEVELOPMENT

The land is approx. 6.05 acres with all of it being usable. The zoning in the city of St. Cloud provides for high density construction allowing us 106 homes to be built.

The property is mainly flat lands over the floodplain. The site is generally level. The property has also access from East Irlo Bronson Memorial Hwy and Nora Tyson Road.

The subject has significant infrastructure to the subject site which includes electric, municipal water and sewer.





SWOT ANALYSIS

Strengths

- Agents continuously looking for more units in the area
- Amazing investment opportunity for rental yields for Buyers for Long term rentals.
- Buyers will enjoy the highest appreciation being close to Lake Nona area.
- Close to Major commercial facilities
- Proximity to Airport, Facilities and other residential areas.
- Location close to major highways and access.
- High Development in the Area of commercial and Multifamily properties. (See External Reports)
- Road access provides more car coverage and easier access.

Weaknesses

- Area is now being slowly developed.
- Other Developers in the property

Opportunities

- Extensive investment and units will be needed around the area.
- Create a Friendly neighbor association with all other associations.
- Build to Rent is highly desirable for the area.
- Rental Income proposal for investors should attract a variety of potential buyers
- Affiliation of owner with Optimus Alliance give the advantage of having marketing and agents already in place to promote project.

Threats

- Market shifts may make the market more volatile.
- Spaceport reduces the demand.
- New and other projects appearing.





SALES AND MARKETING MIX

Target buyers' market

Olympic Green village being located close to the Lake Nona corridor will attract the main revenue stream based on the existing market trend of buying Homes close to the employment centers. Our intended customer base will primarily be most probably a build to Rent fund. We must not underestimate the buying power of the local US middle-class market. Having said that we are aware that the main effort will be to sell the project to a single Build to Rent fund entity.

Parameters and Guidelines

Sales will begin with construction and building construction will align with sales. Presales will and reservations will be taken. Once construction is started, we expect to increase pricing by 5%-10%. We already have huge interest from Build to Rent funds, however.

Comparable

- We have researched the market and our sales prices are comparatively lower than the current market.
 - Weslyn Park at Sunbridge: 3/2/1/2 1,691 Sq.ft. \$485,090 \$287 Sq. Ft.
 - Towns at Narcoossee: 3/2/1/1 1,379 Sq.ft. \$358,800 \$253 Sq. Ft.
 - Thompson Grove: 3/2/1/1 1,758 Sq.ft. \$379,990 \$216 Sq. Ft.
 - Weslyn Park: 3/2/1/2 1,855 Sq.ft. \$457,321 \$247 Sq. Ft.
 - Towns at Narcoossee: 4/3/0/1 1,769 Sq.ft. \$389,660 \$220 Sq. Ft.
 - Bridgewalk PH 1A: 3/2/1/2 1,755 Sq.ft. \$410,000 \$234 Sq. Ft.



MARKETING STRATEGY

- Sales office with experienced marketing and sales force.
- Website and internet advertising.
- Contact Agents with funds for Build to Rent portfolios
- Fencing the project with Signs of photos internal and external.
- Attracting agents to the project with various incentives.

MARKETING MATERIALS

You can also see the website

www.optimusalliance.com

www.theazurreSORT.com





MANAGEMENT TEAM

Our development team, although new as a group, encompasses all aspects of the business from construction to marketing to sales and we feel we have collectively substantial talents and insights into this market, as well as each individually has extensive experience in our respective fields. We have also worked diligently over the last 8 months with our vacation management, architects, engineers, and realtors to design and develop the best use of our property and bring the best possible product to the market.





CHAIRMAN



Constantinos A. Zavos, has extensive knowledge and experience investing in growth, emerging growth and established operating companies. Moreover, he has invested in and developed real estate projects in Cyprus, Greece, Romania and the USA, focusing largely on projects involving raw land.

Constantinos has also held directorship roles within various commercial entities including FF&E companies supplying hotels and restaurants, commercial and residential real estate companies, and home automation companies.

He has also created a wholesale supply brokerage company in Cyprus, CAZ Estates Limited, which sells high-yielding tenanted property in the USA to investors around the world. The company has sold through its network over 450 properties in recent years.

Additionally, he has created Optimus Alliance which markets its own projects globally. Mr. Zavos is also the Chairman of DAZ Development LLC. The company currently owns and develops 126 town homes in the Disney area in Orlando Florida, USA.

Optimus Alliance has also bought and sold several other projects and is currently under contract to purchase several other land deals to construct residential and commercial units.

He has recently also constructed and sold 2 Starbucks in Central Florida.

He is also currently involved with other partners in various other projects in Florida, USA, relating to the development and subsequent leasing of commercial land to quality tenants, among which Starbucks, and a multiple-acre commercial project close to Disneyworld which will include 400 residential units and multiple commercial units and hotels.

Mr. Zavos holds an MBA degree from Webster University, a Master's degree in Management and Business Administration from Westminster University and a Bachelor's Degree in Management and Business Administration from the University of Reading, in England.



FUNDING REQUEST

Please review our financials for further information

EXIT STRATEGY

We hope to have a buyer from a fund before we begin construction. Our plans have in mind their specifications and terms. If that is not successful, we intend to pay off within twelve months which is achievable based on a conservative scenario of cash flow strategies we have made. Our NET positive Cashflow from sales will pay down the debt and we feel confident with our product and price range we can achieve this. Our competition is selling much higher prices than the prices we are currently selling so we are sure based on our experience on constructing and selling that the numbers are conservative on the above Cashflow. Selling prices are based on current prices and not on increasing prices later. Even if some of the units cannot be sold these can be re-financed as income producing properties as the returns from rentals are great and produce high ROI which should satisfy any lender to provide a re-finance thus repaying the original lender.

REFERENCES

- ▶ www.optimusalliance.com
- ▶ www.theazuresort.com
- ▶ www.cazestates.com
- ▶ Projects in Cyprus and Greece

ARCHITECTURAL CONCEPTS




OPTIMUS
ALLIANCE





OPTIMUS ALLIANCE

ARCHITECTURAL PLANS



OPTIONAL
BEDROOM PLAN

FIRST FLOOR

SECOND FLOOR

FIRST FLOOR AG AREA - 550.00 SF.
FINISH AREA - 209.56 SF.
GROSS AREA - 209.56 SF.

SECOND FLOOR AG AREA - 184.00 SF.

3 BEDROOM / 2.5 BATH



THANK YOU

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