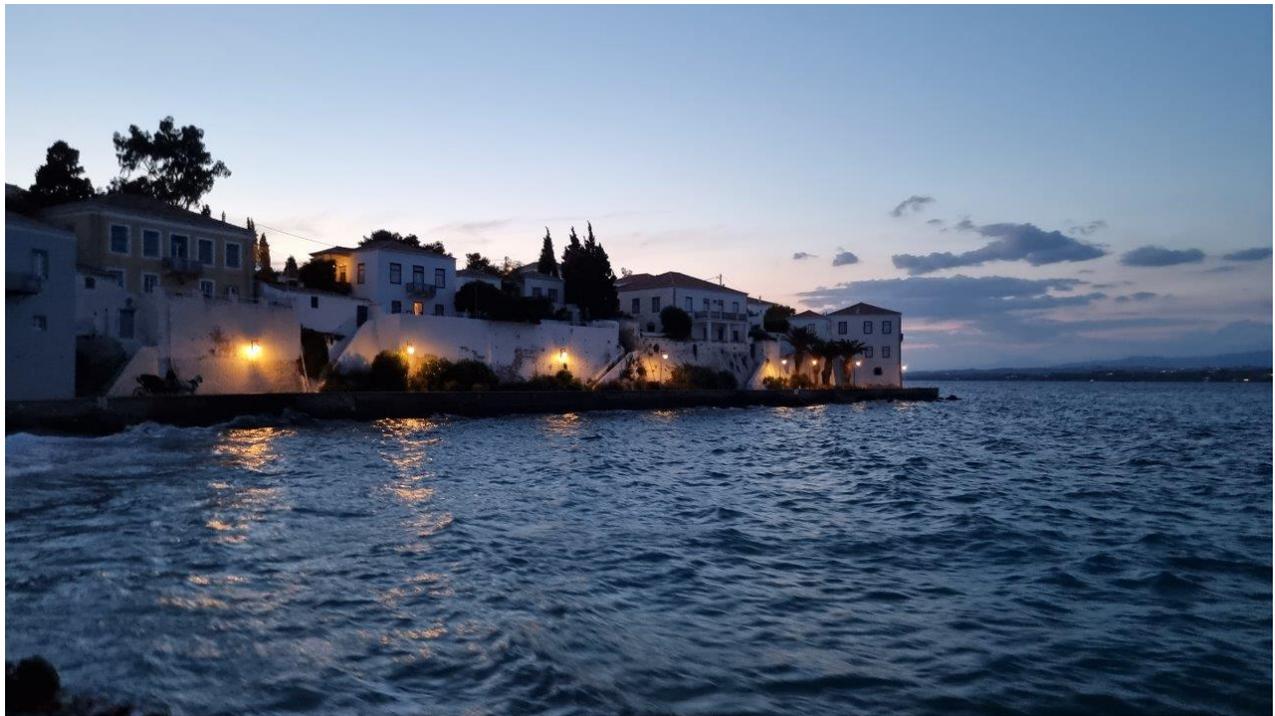




Preliminary Property Development Business Plan & Risk Assessment for Spetses Property, Davenport Florida



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EXECUTIVE SUMMARY

Introduction

DAZ Development LLC is seeking additional construction funding on a new project named Spetses development with 200 units approx. to be built. We have recently completed our review of the project. The market in the area for Single family Homes has rebounded and has become one the strongest new residential and vacation or second home markets in the country.

Story

Spetses is all about building 200 units of 3, 4 and 5 bedrooms units with all extras included. Our goal is to sell these units to investors or home buyers who like the area close the major business of Disneyworld and have Golf and other amenities and access. Our major market is out of towners or retires as well as overseas.

The subject property is being held free and clear. Today's estimates should have the land at around \$75,000 per unit making it \$15,000,000 when site is finished.

Land Cost Evaluation

Units Sales Price:	\$400,000
Land Value at 20% of sales Price:	\$80,000
Discount:	(\$5,000)
Final Land Price per Unit:	\$75,000
Total Land Price:	\$15,000,000

Providence

The Lot is landlocked by Providence Resort which we aim to be a part of.

- A championship golf course designed by Michael Dasher. The Providence golf staff offers instruction for men, women, and children of all skill levels, as well as tournament play.
- An elaborate golf clubhouse, with pro shop, lounge, and restaurant with seating for up to 200 people.
- Two swimming pools: a resort-style pool with slides and plenty of lounge chairs for easy socializing; and a lap pool for exercising.
- Lighted tennis courts – some of the best in Orlando!
- A family-oriented fitness and aquatic center, featuring state-of-the-art exercise equipment.
- An activities room within the fitness center for aerobics classes, karate, and other activities for children of all ages.
- 24-hour manned gatehouse and a license plate reader/recorder at the gate.
- Wide sidewalks for safe bicycling, jogging, and walking to the golf and recreation center.
- A brand new dog park for our furry friends.





Location

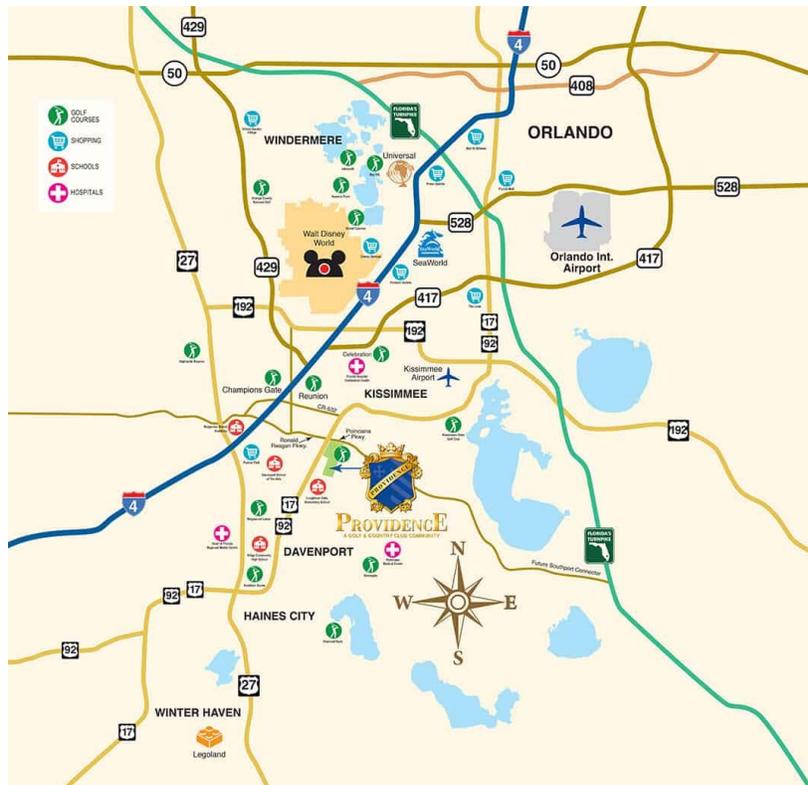
The subject providence is landlocked in Providence, a master-planned community of new homes in Orlando by nationally recognized builders. This gated community near Orlando has an inviting sense of style, charm, and appealing refinements.

The community was carefully planned as a warm, inviting place with friendly neighborhoods fostering a sense of togetherness. The beauty of nature has been preserved as well: more than half of Providence will be conservation and green areas.

Whether you prefer one story or two story, your own pool or a sweeping lake view, our gated community has your needs covered. See the map of Providence gated community in Orlando with builders specified here.

The Community has an abundance of family activities in Providence as well as other amenities for people of all ages. Providence has been recognized with the Grand Award for Community Development at the Orlando Parade of Homes for four years in a row.

Providence has also received many other awards in this annual event including Outstanding Feature for Clubhouse and Family Amenities. Click here for more information about our gated community amenities.





To visit Providence and the lot, follow these directions:

- Take Interstate 4 to Exit 58 (CR 532)
- Turn east on CR 532 and go to Lake Wilson Rd
- Turn south on Lake Wilson Rd. and go one mile to Ronald Reagan Pkwy
- Turn east on Ronald Reagan Pkwy. and go 2 miles to US 17-92
- Turn south on US 17-92, go 1 mile to the Providence entrance on the left.

There is a lot to enjoy such as the pools, tennis courts, golf course, fitness facilities, biking and walking trails, classes, and events, and so much more.

SITE DEVELOPMENT

The land is approx. 81 acres with 45-50 being usable and the rest as wetlands. The zoning in Polk County provides for 4 units to the acre (RL-4) allowing us a range of 190-200 homes to be built.

The property has a mix of uplands and low-lying areas. The site is generally level with an elevation of about 10 feet. Reedy Creek runs horizontal through the southern area of the property. The site appears to have a mix of well-draining sandy soil and poorly drained soil types. The west and northern portions of the parcel appear to be low lying areas.

The subject has significant infrastructure to the subject site which includes electric, municipal water and sewer. The lot is landlocked from the providence resort and will require negotiations for the access of the road and the utilities but under law they must provide this. Building height to 45 feet. All other requirements for construction of the site will need to be negotiated with Polk County



SWOT ANALYSIS

Strengths

- Retirement agents continuously looking for more Single-Family units.
- Amazing investment opportunity for rental yields for Buyers both long and short.
- Buyers will enjoy the highest appreciation being next to a gold club and close to Disney World and other attractions.
- Close to Major commercial facilities
- Proximity to Golf Resorts, Airport, Facilities
- Location close to I4 is attractive.
- High Development in the Area of Resort and Multifamily properties
- 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 retirement units will be needed around the Disney World area.
- Create a Friendly neighbor association with all other Providence associations.
- Lifestyle proposal is one of the advantages to be taken into consideration.
- 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

Spetses being located close to Disney World will attract the main revenue stream based on the existing market trend of buying Vacation Homes for Lifestyle with a touch of investment. Our intended customer base will primarily be Disney holiday makers and lifestyle buyers which could be either foreigners or locals. We must not underestimate the buying power of the local US middle-class market. Having said that we are aware that the main bulk of buyers will be Brazilians, Canadians, Chinese and Middle Eastern with a touch from Europe and Northern USA buyers.

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%

Comparable

- We have researched the market and our sales prices are comparatively lower than the current market.
 - The Grove Resort: 2 Bed Condo at \$399,000
 - Spectrum+ (Encore)
 - 3 Bed 1491Sq.ft. \$389,000
 - 4 bed \$499,000 no pool
 - Summerville Resort: 3 bed at \$415,000 (extra for hot tub \$7,500 and other extras not included)
 - Magic Village: 3 bed at \$569,000 (hot tub extra and other extras not included)

MARKETING STRATEGY

- Sales office with experienced marketing and sales force.
- Website and internet advertising.
- Participation in property exhibitions.
- 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 is also currently constructing Compass Pointe an 84-townhouse community in Apollo Beach, Hillsborough County Florida within the Master Planned community of Mirabay.

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 also 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

Our goal is 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
- ▶ www.cazmanage.com
- ▶ Projects in Cyprus and Greece

SOME IDEAS

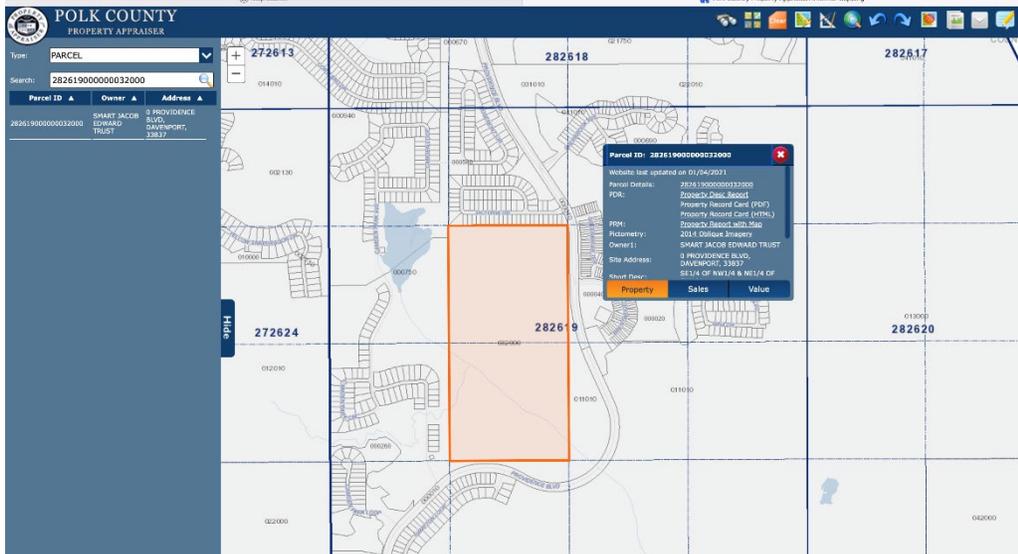




OPTIMUS
ALLIANCE



LOT IMAGES





THANK YOU

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