

28.333526°
-81.476601°

THE FLATS

ORLANDO



The Flats Orlando is a pioneering project in Orlando that will build a more sophisticated vision for the community. With contemporary architecture and elements that express form and design, The Flats seeks to embrace an innovative concept that evokes a superior lifestyle that blends the 'exciting' and the peaceful. Its interior design alludes to modernity; more organic and honest materials, fit for our concept of well-being. It is developing in this unique moment, an era of understanding and social awareness, where a new collective responsibility for personal care and safety is emerging.

The Flats Orlando represents the ideal place to unwind amidst the hustle and bustle of the parks and shopping centers in the city. It is a place designed for people to find tranquility, while still partaking in all Orlando's magic has to offer. At The Flats Orlando we understand and value fun, enjoyment, relaxation and special moments. That is why we are creating a wellness ecosystem, paying special attention to the details in order to create spaces that forge truly memorable experiences.

The Flats Orlando looks to offer the best accommodation experience, where the balance between luxury, fun and relaxation are the guiding principles of its architecture, interior space and amenities in a modern environment.

With common areas such as the spa, restaurant, rooftop and our yoga room, we offer parents the opportunity to find the balance between joy and fun with their children and the tranquility they need to fully indulge in that same happiness. With our guests in mind, we are creating a safe place that has state-of-the-art technology to breathe germ-free air, enriched water showers, and smart lighting for added serenity.

We firmly believe that if visitors have a little time and find their center in this place created and designed especially for them, family or friends will enjoy their holidays much more. This Flats Orlando creates this possibility as you contemplate your Orlando vacation.

We care about the community, and thus, do not conceive carrying out any project without taking into account its environment. Promoting the local economy and being an emblem of social responsibility is an intrinsic part of our philosophy.

MANIFESTO

THE FLATS

01

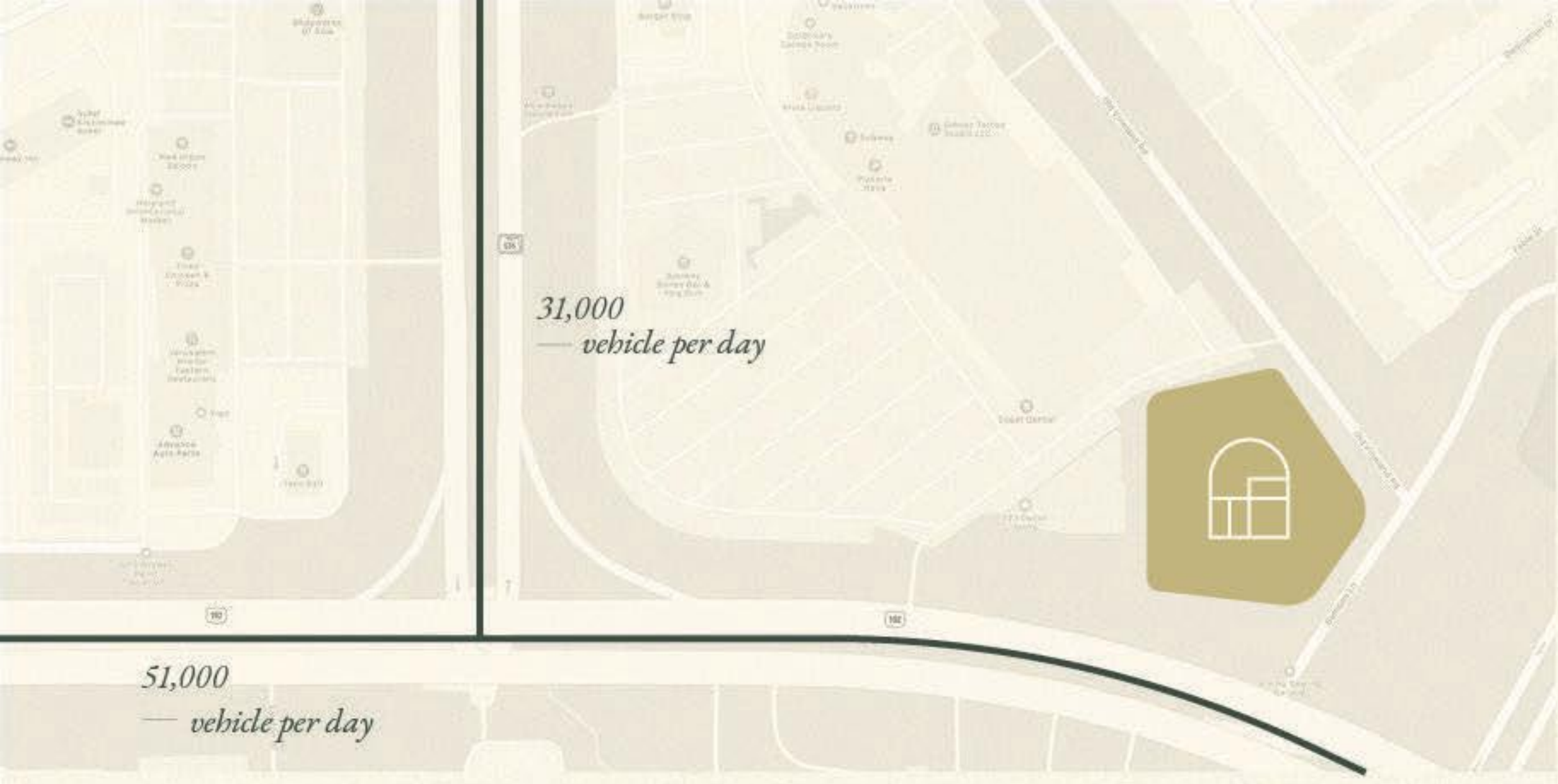
EXECUTIVE SUMMARY

ZKC, UNCG and Tivoli Cove Capital proudly present the opportunity to invest in The Flats Orlando — a whole new wellness concept for short term rentals, with the potential for attractive returns.

The project consists of a Condo Hotel Resort with 160 units, first class amenities , services and features; the offer includes Studios, 1, 2 and 3 bedrooms in a 7 level complex, from 440 sqf a 1485 sqf.

The Flats Orlando is just 15 minutes driving to Walt Disney World. Strategically located in the heart of Kissimmee, in Osceola County, Florida; in an Urban Center located along the Irlo Bronson Memorial Highway (HWY 192 on US 4 East). It s surrounded by supermarkets, restaurants, retail, shopping centers and hotels.

The Orlando Metropolitan demographic data demonstrates solid numbers in terms of population growth, a strong tourism industry and a dynamic real estate market; which makes the perfect timing for the investment.



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LOCATION DEMOGRAPHICS & REAL STATE

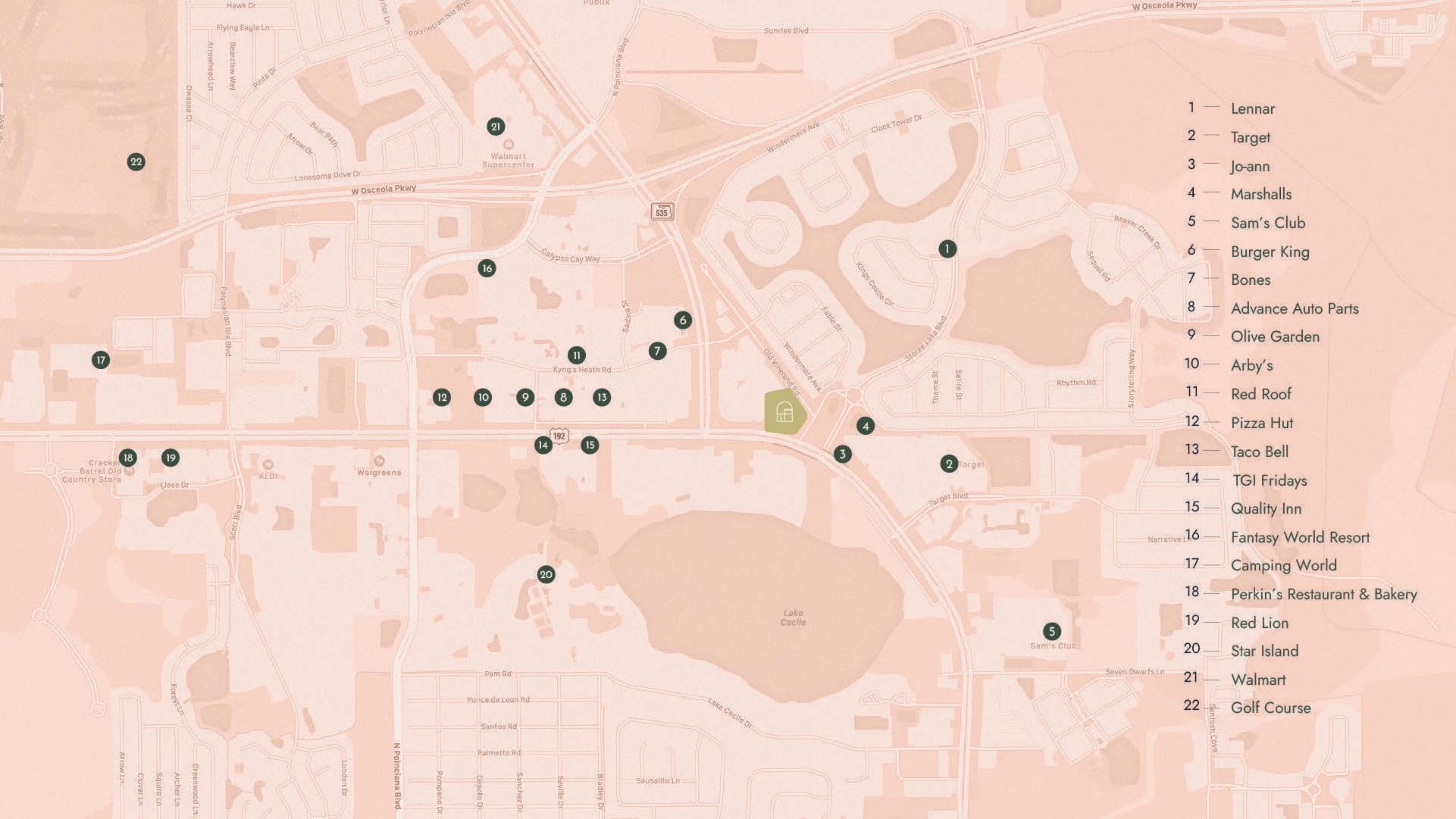
Just off the corner of highly travelled Irlo Bronson Memorial Hwy 192 and Hwy 535 which boasts 51,000 and 31,000 vehicle per day respectively.

Zoning : High density development

Lot Size: 1.99 acres

- 10 - 15 minutes to Disney World Theme Parks
- 10 minutes to the Orlando Premium Outlets
- 10 minutes to Grand Cypress Golf Club
- 15 minutes to Sea World
- 25 minutes to Universal Orlando Park

THE FLATS



- 1 — Lennar
- 2 — Target
- 3 — Jo-ann
- 4 — Marshalls
- 5 — Sam's Club
- 6 — Burger King
- 7 — Bones
- 8 — Advance Auto Parts
- 9 — Olive Garden
- 10 — Arby's
- 11 — Red Roof
- 12 — Pizza Hut
- 13 — Taco Bell
- 14 — TGI Fridays
- 15 — Quality Inn
- 16 — Fantasy World Resort
- 17 — Camping World
- 18 — Perkin's Restaurant & Bakery
- 19 — Red Lion
- 20 — Star Island
- 21 — Walmart
- 22 — Golf Course



160 Condos

7 Floors

Studios and 1-3 bedrooms

CONDO—HOTEL

The Flats Orlando is a new concept brand especially created for families and individuals desiring a more pleasant atmosphere to lodge during their stay in Orlando, while enjoying the amusement parks and fantastic outlet shopping.

Our concept is a condo-hotel setting where we offer studios, one, two and three bedroom condos in a hotel setting with a host of amenities: spa, gym, and unit room service of light food, pool with cabanas, and a rooftop restaurant and terrace overlooking the parks at a distance and their nightly fireworks shows. Our hotel is the first Sanctuous Wellness Facility in the world of its kind.

03

THE FLATS



CERTIFIED WELLNESS — RESIDENCES

Every unit has purified air, nontoxic wall covering, filtered water, aromatherapeutic diffusers, Vitamin C diffusion therapy showers, non-allergic bedding, circadian lighting to relax and balance your mind and probiotic eco sanitizing diffusion to eliminate bacteria and viruses that may exist in the atmosphere or on any surfaces.

— *All units go through an extensive eco sanitization in between guests to ensure a pleasant healthy setting.*

Now you can breathe deeply. The experience begins as you drive up to our brand new contemporary building with valet parking and with driveway. A pleasant attendant for you to immediately escort you and your family to your condo. No time or wait at the front desk, a personal assistant will welcome you and your family and introduce you to our personal attention experience concept, one that transforms your life into a pampering experience.



WELLNESS INTERIOR SPACES

- UV Air Purified Systems
- Probiotic eco sanitizing diffusion
- Nontoxic wall covering
- Vitamin C diffusion therapy showers
- Aromatherapeutic sent diffusers

BUILDING — KEYLESS

A concierge waits for you or if you would rather have more privacy or no contact, we provide a keyless system and through your cellphone you can manage your complete stay from check in and check out, dining reservations at any restaurant, reserving at any park, and at the same time being able and having the freedom to check in at the time of your preference without having to be worried to getting at a facility at a specific time.



THE FLATS



AMENITIES

Ground floor



Pool Zone

Pool, jacuzzi, cabanas, sundeck and pool bar.



Kid's & Teen's

Pool game, video games and playroom.



Spa

Masage, manicure and pedicure. 100% Wellness Facility.



Community Room

Coworking, wine room, sharing lounge, dinning hall.



24 Hour Fitness Center

Digital interactive classes.



Yoga Room



Waiting Lounge



Coffee & Bar



The Great Hall

04

Level 7



Scenic Terrace

Restaurant, bar, fire pit, hammocks, asana room, living room, solarium.



RECEPCIÓN Y
SERVICIOS AL CLIENTE



COWORKING



KIDS & TEENS

05

SERVICES

- Concierge
- Daily Breakfast buffet
- In-Room dining service
- Transportation service
- Daily Housekeeping
- Property Management
- Rental Program
- Valet Parking
- The Experience Club Membership
- Amusement park tickets

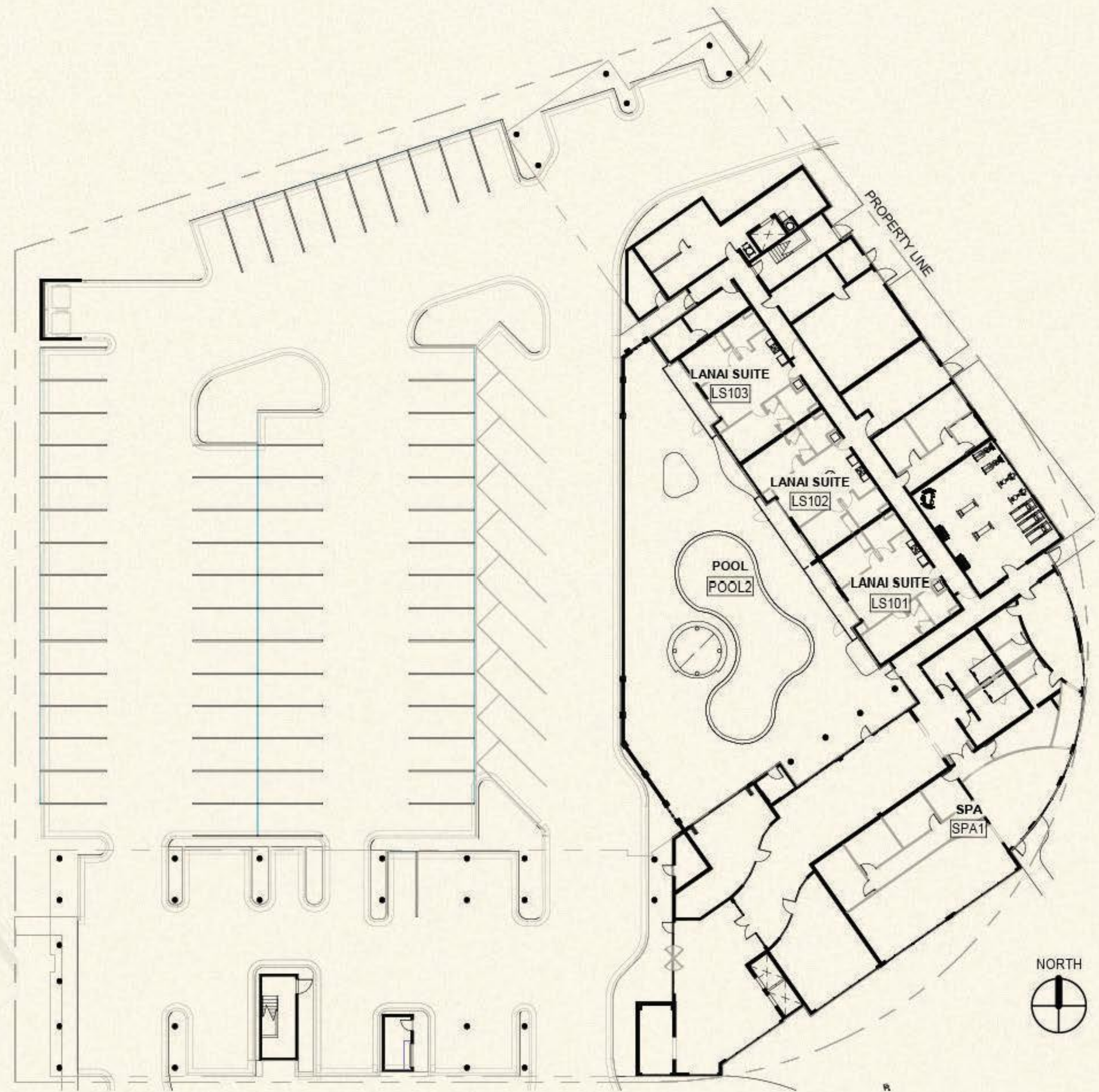
06

FLOOR PLANS

- Ground Floor
- 2nd & 3rd Level
- 4th to 6th Level
- 7th Level
- Studio
- Junior 1 Bedroom
- 1 Bedroom Alt
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lanai

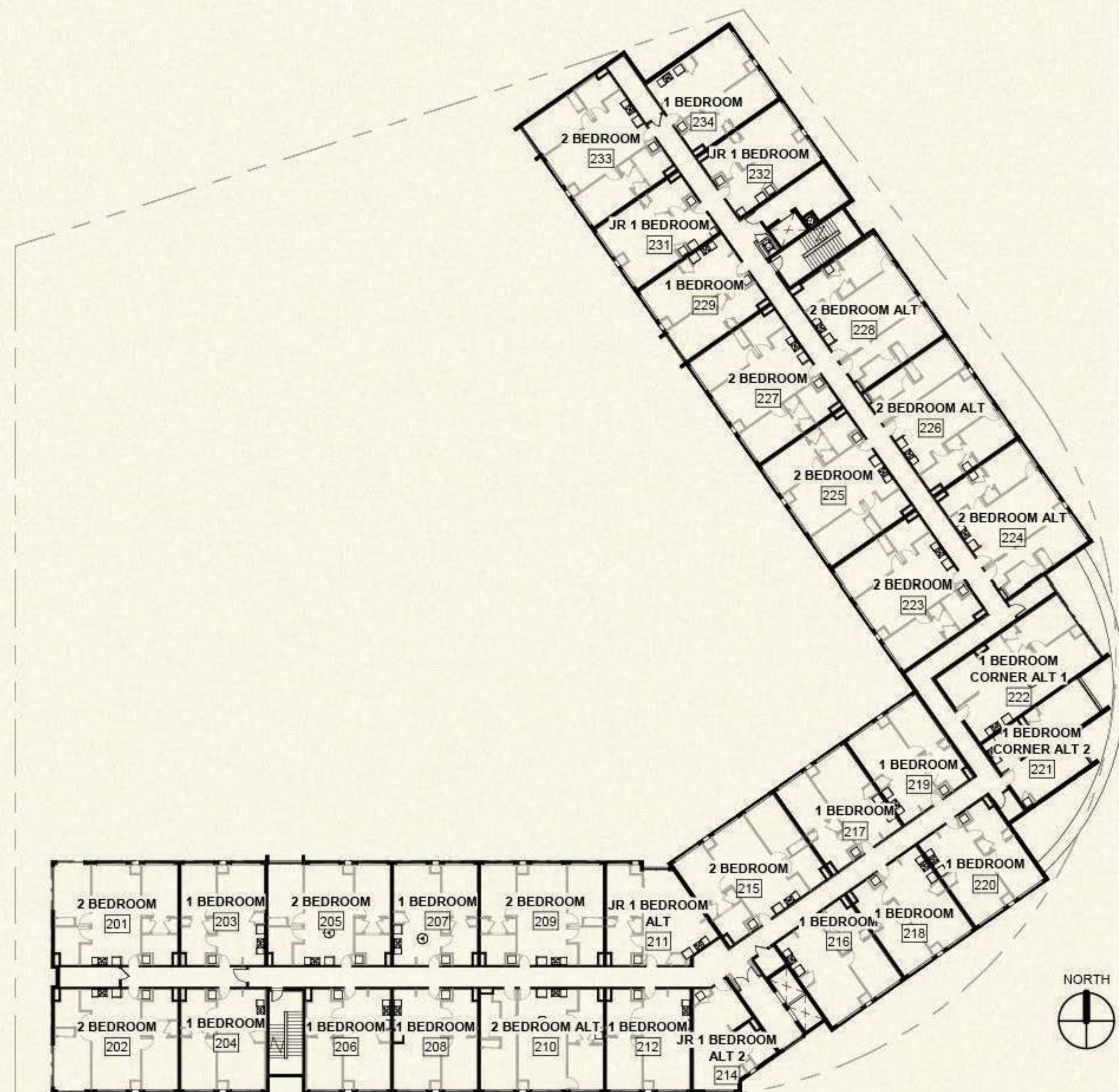
THE FLATS

GROUND —FLOOR



THE FLATS

2ND & 3RD — LEVEL





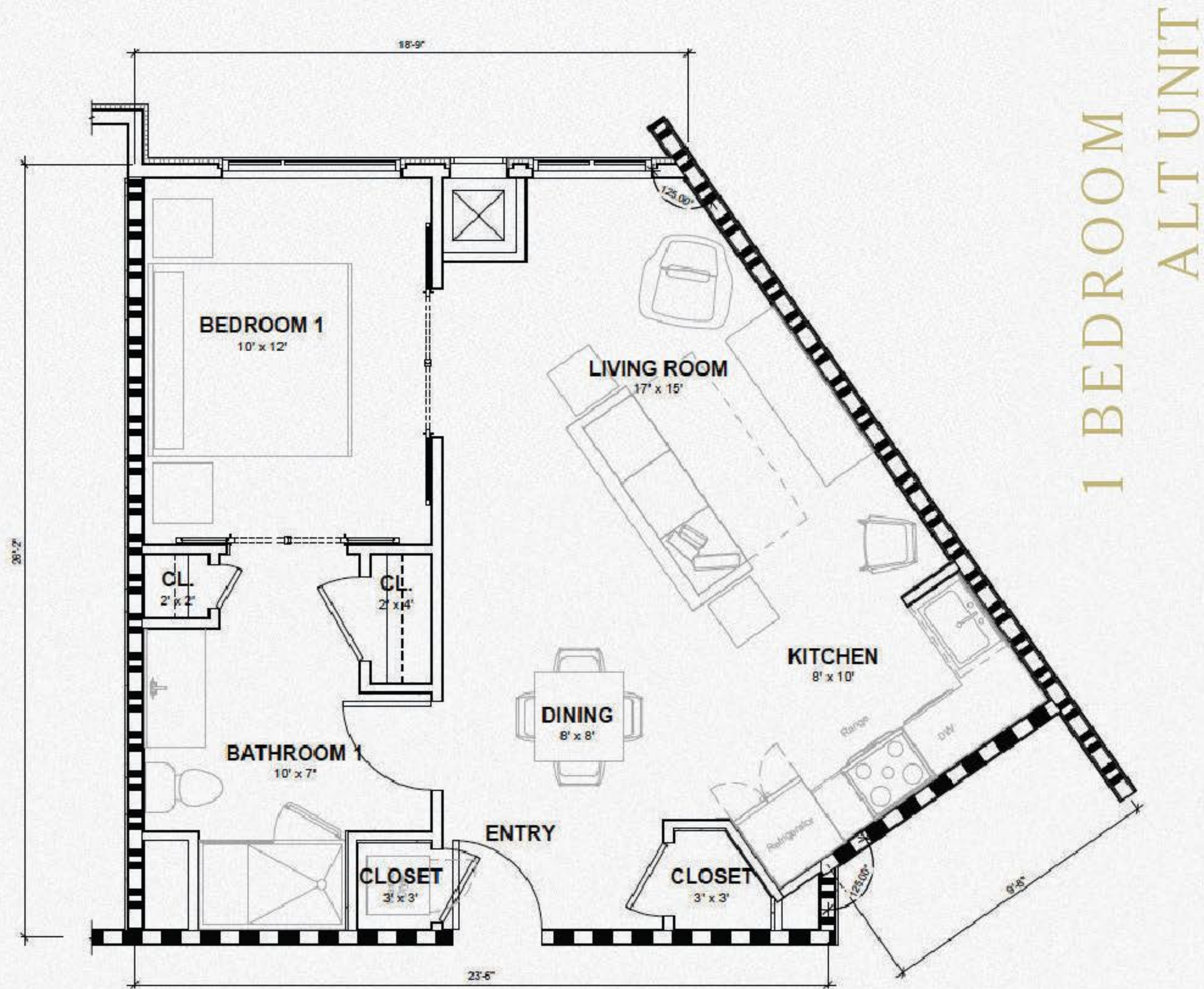
LOBBY ROOFTOP



ROOFTOP



ROOF LOUNGE



Total Units

4

Total Sqft

665 SF

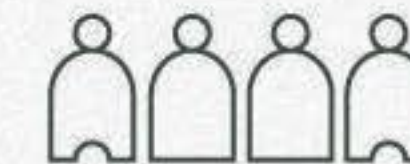
Bedrooms

1

Bathrooms

1

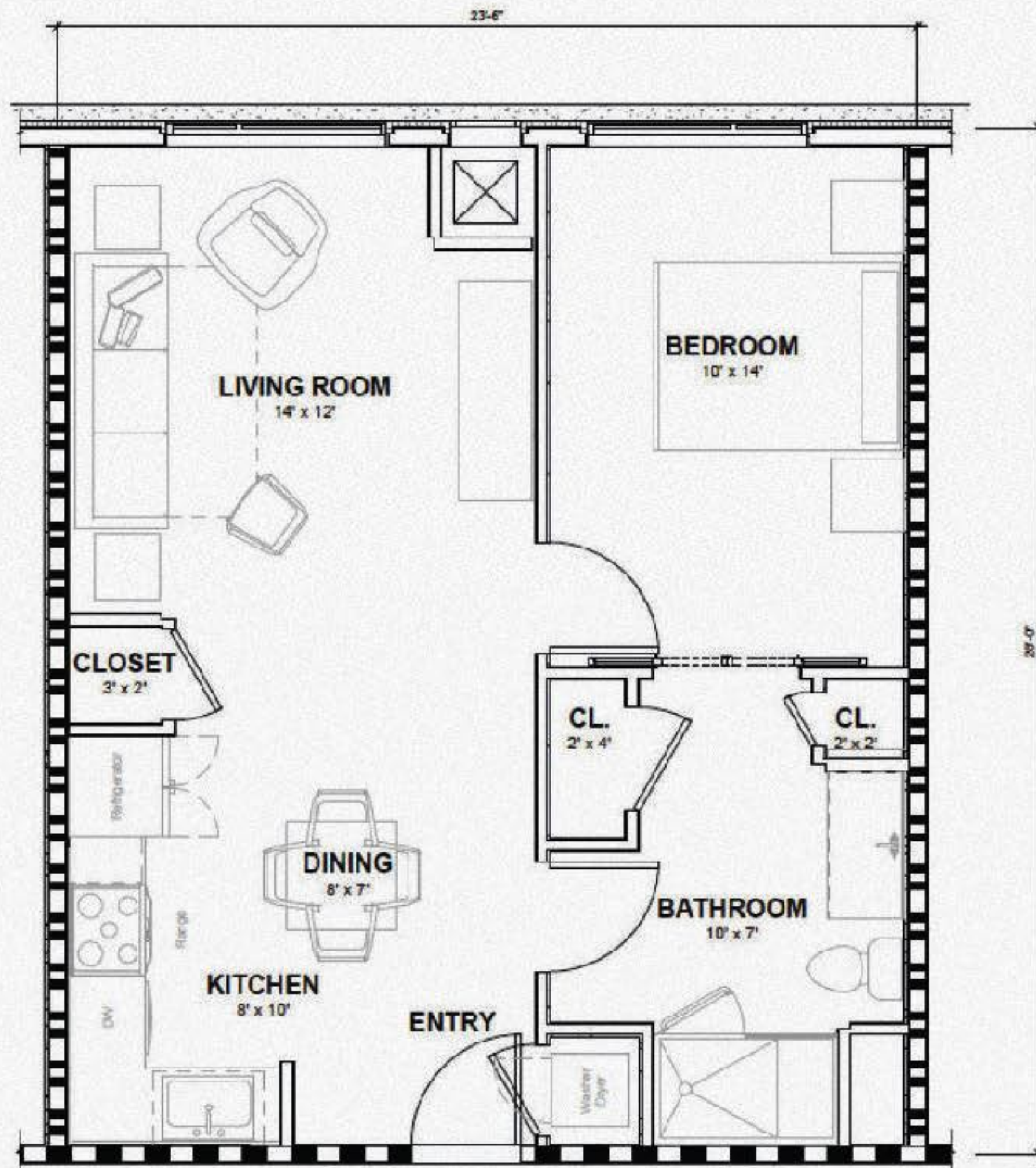
Sleeping Capacity



Floor	Units
2	2
3	2

*Price includes furniture.

THE FLATS



1 BEDROOM UNIT

Total Units

70

Total Sqft

658 SF

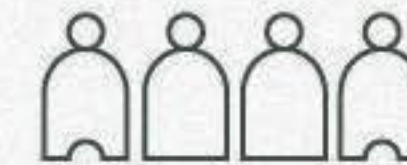
Bedrooms

1

Bathrooms

1

Sleeping Capacity



Floor	Units
2	14
3	14
4	14
5	14
6	14

*Price includes furniture.

THE FLATS

1 BEDROOM

Furniture package
— *detailed description*

LIVING ROOM

- 1 sofa bed
- 1 chairs
- 1 coffee table
- 1 area rug
- 1 55" TV
- 1 TV console for television
- 1 decorative pieces
- 1 floor lamp

ART

- 2 framed artwork — for living room and bedrooms

LAUNDRY

- 1 washer / dryer combo
- 1 ironing board
- 1 iron
- 1 broom
- 1 dustpan

KITCHEN

- 1 dining table with 4 chairs
- 2 decoration for the kitchen counter
- 1 electric range
- 1 refrigerator
- 1 microwave
- 1 dishwasher
- 1 range-hood

BATHROOM SUITE

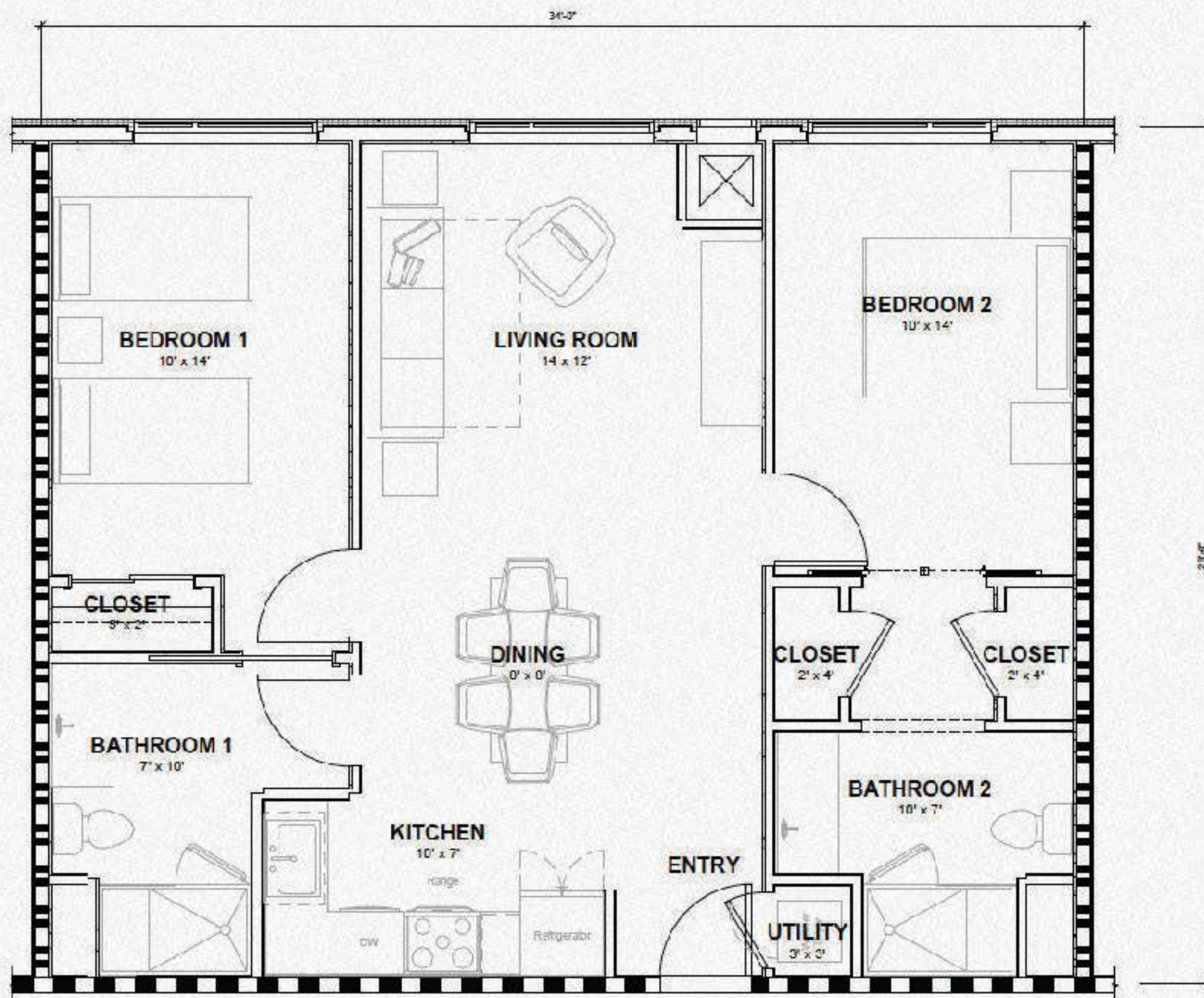
- 6 sets of towels
- 2 bathroom rug
- 1 soap dish
- 1 toothbrush holder
- 1 trash can
- 1 hair dryer

SUITE

- 2 Queen size headboard, mattress and box spring mirror
- 2 nightstands
- 2 lamps for beds
- 2 Queen size cover beds
- 8 pillows with covers
- 4 Queen size bed sets
- 1 55" LCD TV
- 1 alarm clock
- 4 Queen size mattress pillows
- 2 Queen size blanket
- 2 area rug
- 1 lounge chair
- 1 small computer table
- 1 floor lamp

KITCHEN UTENSILS

- 1 coffee maker
- 1 blender
- 2 baking tray
- 2 Pyrex casserole
- 1 can opener
- 1 toaster
- 1 ke`le
- 1 set of pots and pans
- 1 set of kitchen utensils
- 2 bowl and dish served
- 1 corkscrew set
- 1 colander
- 1 plastic containers set
- 1 set of knives with cueng scissors
- 1 silverware set 6 pieces
- 1 dishwasher set
- 1 glassware set
- 1 wine glasses set 8 pieces
- 1 cup holder set
- 1 set of sugar and cream
- 1 salt and pepper
- 4 dish cloths
- 2 oven mats
- 1 cutlery organizer
- 1 cueng board
- 1 kitchen trash can



2 BEDROOM
UNIT

Total Units

65

Total Sqft

952 SF

Bedrooms

2

Bathrooms

2

Sleeping Capacity



Floor	Units
2	13
3	13
4	13
5	13
6	13

*Price includes furniture.



ZKC

A Mexico City based private REIT and Real Estate Development firm, with 20 years of experience dedicated to the acquisition, development and Administration of residential, Commercial, Mixed Use and Industrial Real Estate. The company has developed more than 12 m sf on 134 projects, launching on 2017 in the Mexican Stock Exchange (ZKC-CB17).



Tivoli Cove Capital

Tivoli Cove Capital, based in Miami Beach, FL with offices in Malibu, CA, has over 15 years experience in the commercial real estate space. TCC has executed real estate transactions in excess of \$1 billion across multiple property types—including multi-family, hospitality, office, retail, and industrial.



Urban Network Capital Group

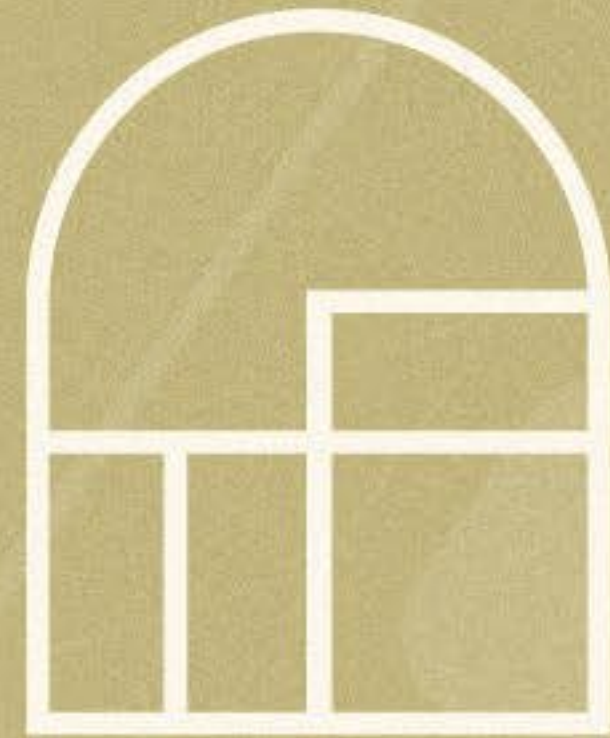
Based in Miami, FL and Mexico City, Mexico. 20 Years experience in the South Florida Market having built over 1 million square foot of residential and multifamily properties.



Overcash Demmitt Architects

35 years experience designing dazzling urban hotels, corporate office, restaurants and mixed-use projects to trendy cra/ breweries, lifestyle storage facilities, entertainment venues, and recreation venues.





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Any financial projections should not be included in the brochure, and should be given to prospective purchasers separately.

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property.

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Dimensions and square footage are approximate and may vary with actual construction

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