



# PRINCESS VILLAGE

VACATIONAL SHORT TERM RENTAL HOMES

by:

A stylized, handwritten-style logo consisting of the letters 'M' and 'B' intertwined. Below the initials, the words 'SIGNATURE' and 'PROPERTIES' are written in a clean, sans-serif font, separated by a vertical line.







*Mirror, Mirror on the wall,  
who's the fairest of them all?*







# Orlando

FLORIDA







## Where dreams come true...

Orlando is a city that has evolved into a mecca for tourism in the United States and a world reference.

Added to these remarkable developments in the industry of medicine and health, sports, science, and technology, In addition to sizeable local government investments in infrastructure, they have placed Orlando at the forefront, occupying the first places in the cities of growth and development in the country.

Being the "happiest place on Earth," it has an annual growth in visitors that is highly attractive to local and international investors seeking returns through short-rental properties.







# 5 Reasons To Invest in Short-Term Rentals in Orlando







# Reason #1

*According to the State Tourist Office,  
Orlando officially received 104.5 MILLION visitors in  
2022.*

*Statistically with an annual growth of visitors of  
4.2%*

*\* Source: [visitflorida.com](https://www.visitflorida.com)*





## Reason #2

Orlando was the LARGEST TRAVEL AND TOURISM CITY DESTINATION IN THE UNITED STATES IN 2022.

Economic contribution of more than \$31 billion, representing 20 percent of the city's total GDP.

*According to the World Travel and Tourism Council (WTTC)*







# Reason #3

The Orlando International Airport received an Investment of 3.1 Billion dollars for a NEW TERMINAL and increased its reception capacity from 75 to 100 million passengers.

With an Investment of \$6.4 billion the new HIGH SPEED TRAIN that will connect MIAMI - ORLANDO - TAMPA

Source: [ustoday.com](http://ustoday.com)







# Reason #4

**Not everything is entertainment!**

- ✓ The Orange County Convention Center is the second largest convention center in the United States after Las Vegas. It receives 14 million visitors annually.

*Source: Orange County Convention Center*

- ✓ Medical tourism with the development of the medical city of LAKE NONA,
- ✓ Sports tourism around golf courses and complexes such as ESPN WILD WORLD OF SPORTS.
- ✓ NEOCITY: a city that is attracting capital for technological development.







# Reason #5

Theme parks are the great center of attraction for tourists year after year, with an annual average of more than 64 MILLION visitors.

Source: *statista.com*







# 2025

Universal Studios opened a new amusement park called EPIC UNIVERSE, with new franchises like MARIO BROS - SUPER NINTENDO and millions of fans and followers.

DISNEY WORLD is also renovating its parks and facilities with new technology, attractions and the expansion of all its theme parks.







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# YOUR ASSET FOR SHORT TERM RENTALS



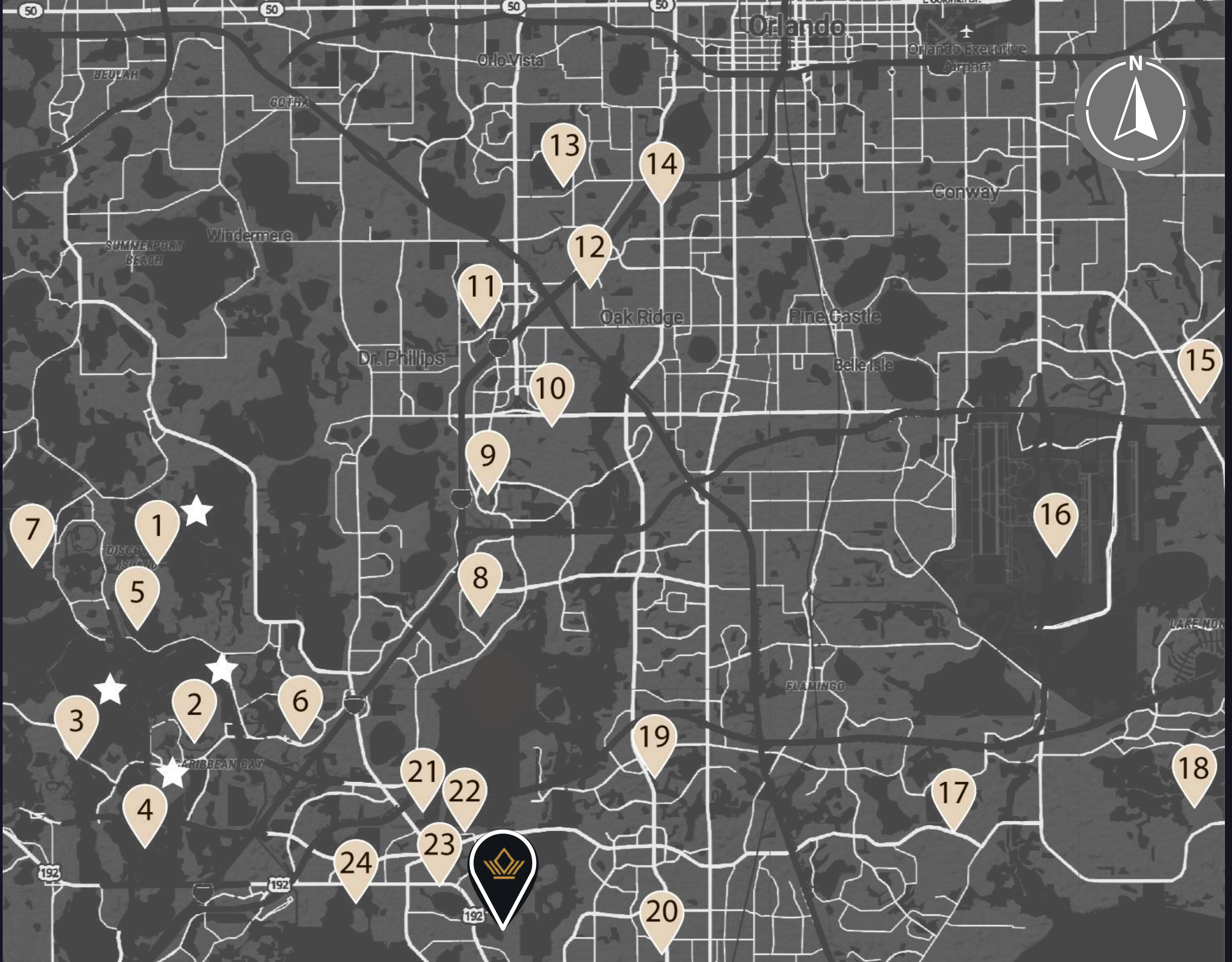




12 minutes  
from WALT DISNEY  
WORLD







# LOCATION

- 1.Magic Kingdom 1.2 M
- 2.Epcot 8.1 M
- 3.Disney Studios 7.9 M
- 4.Disney Animal kingdom 11.2 M
- 5.Disney World Resort 6.3 M
- 6.Disney Springs 7.8 M
- 7.Orange County National Golf Center
- 8.Vineland Premiun Outlet
- 9.Seaworld
- 10.Orange County Convention Center. 9.7 M
- 11.Universal Volcano Bay
- 12.Universal. 13.3 M
- 13.Millenia Mall
- 14.Costco
- 15.North Shore Golf Club
- 16.Orlando International Airport 18 M
- 17.Walmart
- 18.Eagle Creek Golf Club
- 19.The Loop Kissimmee
- 20.HCA Florida Ocala Hospital
- 21.Publix 2.4 M
- 22.Target 1.1 M
- 23.Sams Club
- 24.Old town







# 64

## TOWNHOUSES

in an EXCLUSIVE community











9.06 ACRES

Designed for a **high-return on  
your investment**





# COMPLEX MAP

Common areas include:

Walks on the lake.

Pool.

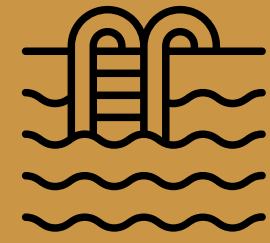
Game area.







## FEATURED AMENITIES



- Pool
- BBQ Grill area.
- Playground
- 1/2 Basketball Court











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# TOWNHOUSES

- 64 Units with Premium corners and Lake Views.
- Pet Friendly
- 1,315 SQF (122m2) units distributed over two floors.
- Units fully furnished, standardized and ready to produce
- Exclusive for SHORT RENT.



































1st Floor

Living room - Dining room - Kitchen - Bathroom  
Terrace - 2 Parking

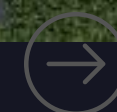






## 2nd Floor

Master with Bathroom  
2 Rooms with Bathroom





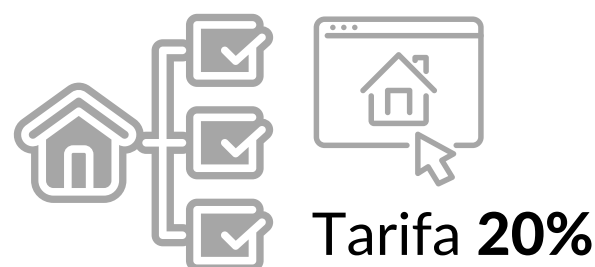


# PROPERTY MANAGEMENT

**IHM Vacations Hospitality Management** has been providing hospitality services to clients in the Orlando metropolitan area for over 22 years to over 7,500 short-term vacation rentals, exceeding all expectations in property management and maintenance and the financial goals of their owners.

The technological platform they leverage guarantees the rotation and promotion of each of the properties they manage and the presence in all marketing channels of short-rental properties.

IHM is in charge of all the management and administration of the property, as well as the preventive maintenance of the unit as well as the entrance and exit of the guests.



Tarifa **20%**







- ✓ 12 MINUTES FROM DISNEY
- ✓ EXCLUSIVE COMMUNITY - 64 TOWNHOUSES
- ✓ LAKE VIEWS
- ✓ 3 BEDS + 3 BATHS - **1315 sqf**
- ✓ FULLY FURNISHED AND EQUIPPE
- ✓ COMPETITIVE PROPERTY MANAGEMENT



## PAYMENT STRUCTURE

20% upon signing the contract

30% in installments until GROUND BREAKING  
(MAY - JUNE 2024)

50% At Closing (Financial with the Bank)  
(FROM JUNE 2025 -According to project stages)





**MB Signature Properties** is a developer based in Mexico with more than ten years of experience.

Its portfolio focuses on productive properties for investors seeking to generate attractive returns through monthly rental income.

The company is capitalized with a private investment fund explicitly created to support its developments, guaranteeing the execution of its projects without the need for external financing.

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by:

  
SIGNATURE PROPERTIES





