

**SAN MARINO**

<https://www.sanmarinoorlando.com/>

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Pre-construction Condominiums

# PROJECT INFO

San Marino is strategically located just minutes away from major points of interest within the city, such the Central Business District of Orlando (huge employment generator), The Mall at Millenia, Orlando International Airport, Universal Studios and the future Universal new theme park "Epic" to be ready by 2024, among others.

The community will offer the following amenities: pool, gym and multi-purpose room.

San Marino is bringing the Miami living style to Orlando with small details that creates a significant difference.

## More Details

Number of Units	142
Size	From 762 - 1,168 sq. feet.
Total Floors/Stories	3
Parking Spaces	1 to 2 per unit
Elevator	Yes
Amenities	Pool, gym and more.
SS Appliances	Yes, included
Water Heater	Yes, included
Central A/C	Yes
Year Built	2023

**(4400 / 4374 S TEXAS AVENUE,  
ORLANDO, FL 32839)**



**Central Business District of Orlando**  
(11 minutes)



**Orlando Regional Medical Center**  
(11 minutes)

**The Mall at Millenia**  
(7 minutes)



**SAN MARINO**



**Universal Studios**  
(16 minutes)



**Universal's Epic Universe**  
(16 minutes)



**Florida Mall**  
(13 minutes)



**Orlando International Airport**  
(23 minutes)



**Sea World**  
(22 minutes)

**Disney Springs / Animal Kingdom**  
(22/30 minutes)



# CONDOMINIUMS IN SAN MARINO

142  
UNITS

## Demand generators

- 📍 Central Business District of Orlando
- 📍 The Mall at Millenia
- 📍 Orlando Regional Medical Center
- 📍 Universal Studios
- 📍 Orlando International Airport
- 📍 Florida Mall
- 📍 Sea World
- 📍 Disney Springs / Animal Kingdom



# Unit Types

## Unit A



 1 bed + den

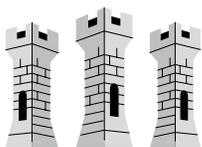
 1 bath

 762 Sf

 1 parking

## Unit B

-  2 beds
-  2 baths
-  1027 Sf
-  2 parkings



**SAN MARINO**



## Unit C

-  3 beds
-  2 baths
-  1168 Sf
-  2 parkings

# Renders



FOR ILLUSTRATION PURPOSES ONLY.



FOR ILLUSTRATION PURPOSES ONLY.



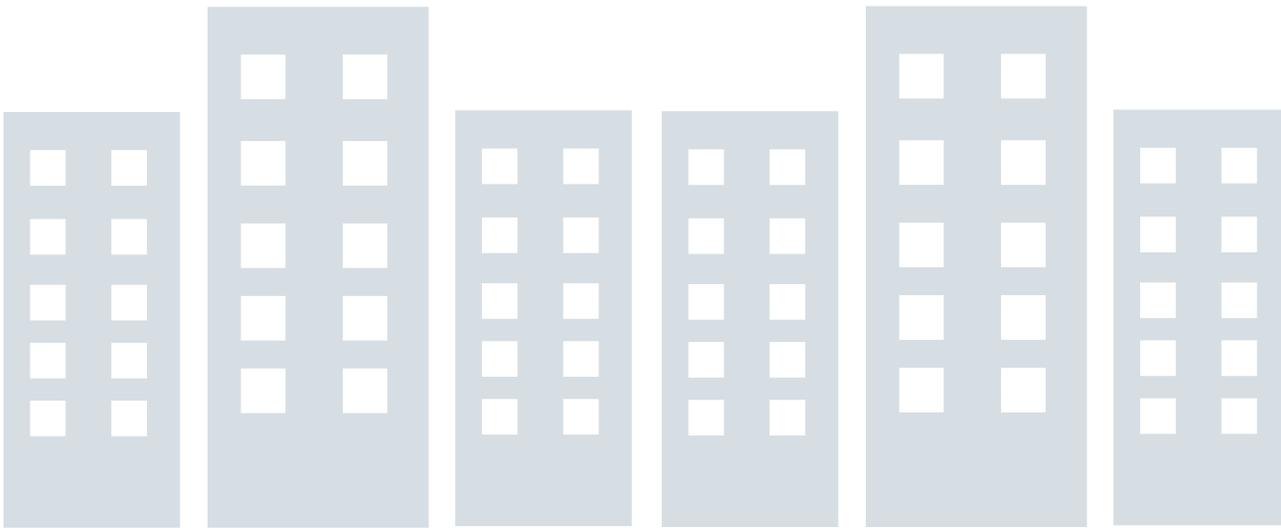


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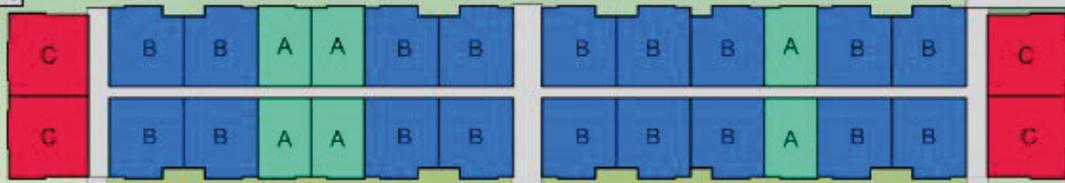
“In general, the area apartment market and the local submarket are exhibiting stabilized vacancy levels and moderate rent growth. As such, the local submarket should maintain a relatively stable occupancy position in the near term. The long-term projection for the subject submarket is for continued moderate growth in rental rates.

With respect to the subject property in particular, we believe the subject is well located for an apartment project. The site is conveniently located with respect to employment centers and major roadways, and surrounding apartment developments are experiencing good levels of demand. Based upon our analysis, the subject market and submarket should continue to experience good market acceptance.”

Market Study prepared by CBRE, Inc



82 CONDOMINIUMS



LEMON TREE LANE

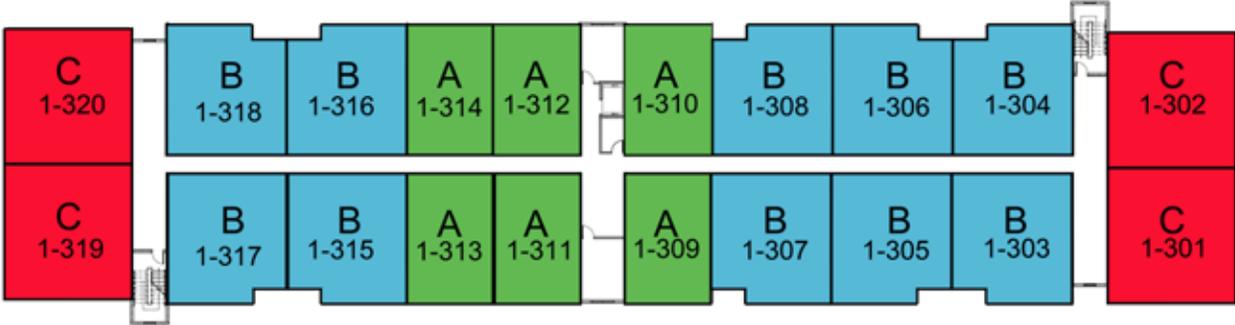


60 CONDOMINIUMS

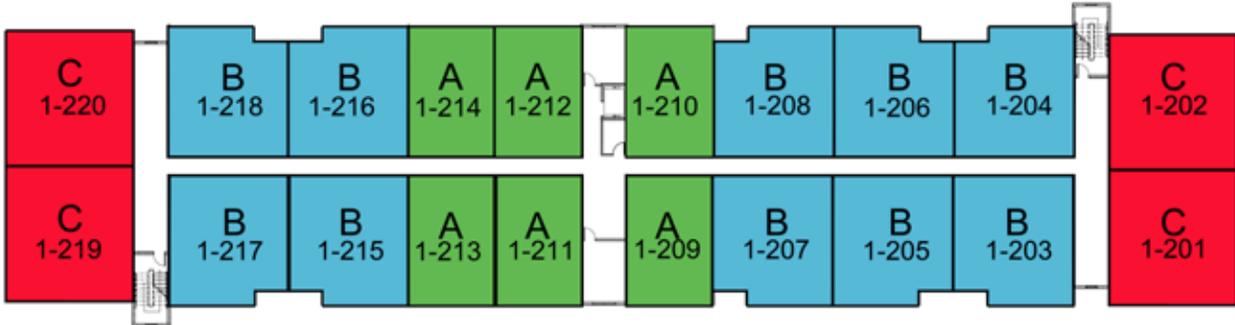


- A=1 
- B=2 
- C=3 

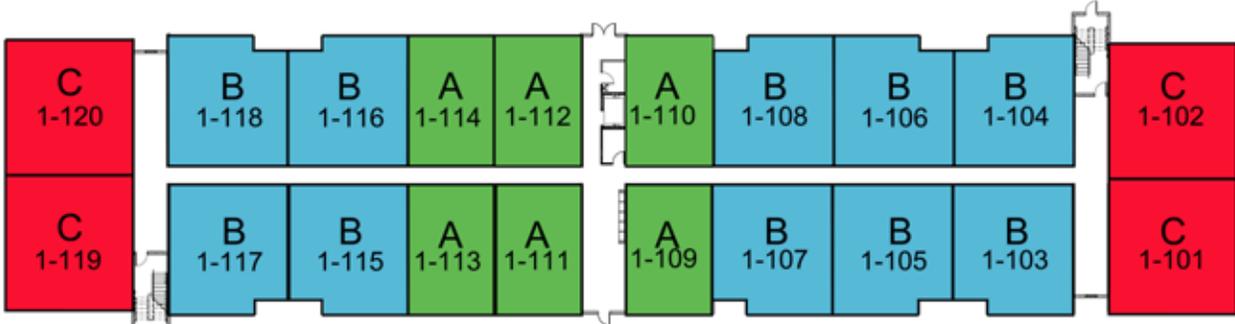
# SAN MARINO I



3RD FLOOR PLAN



2ND FLOOR PLAN

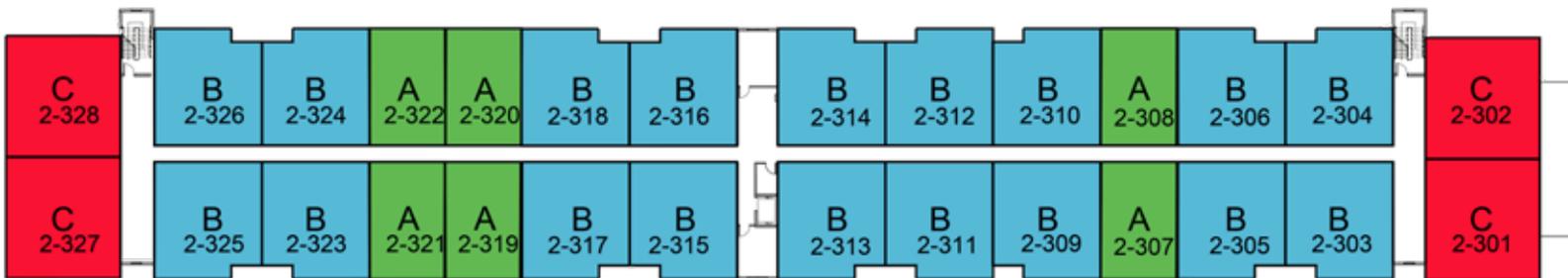


1ST FLOOR PLAN

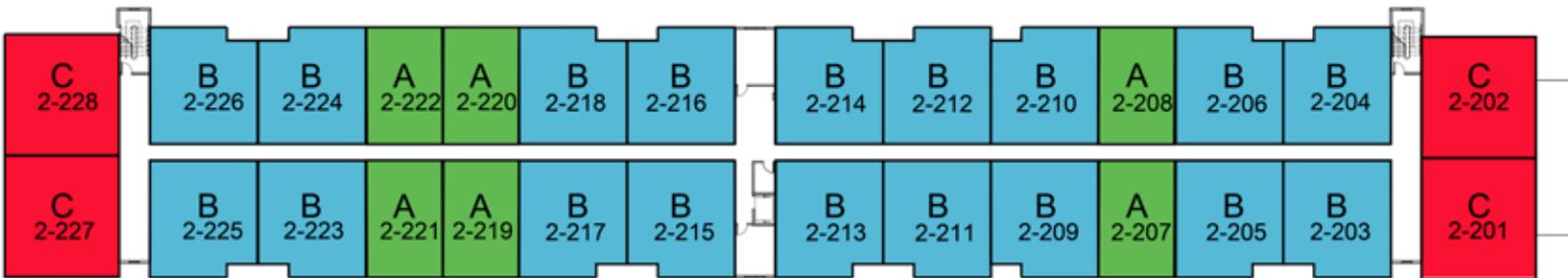


- A=1 
- B=2 
- C=3 

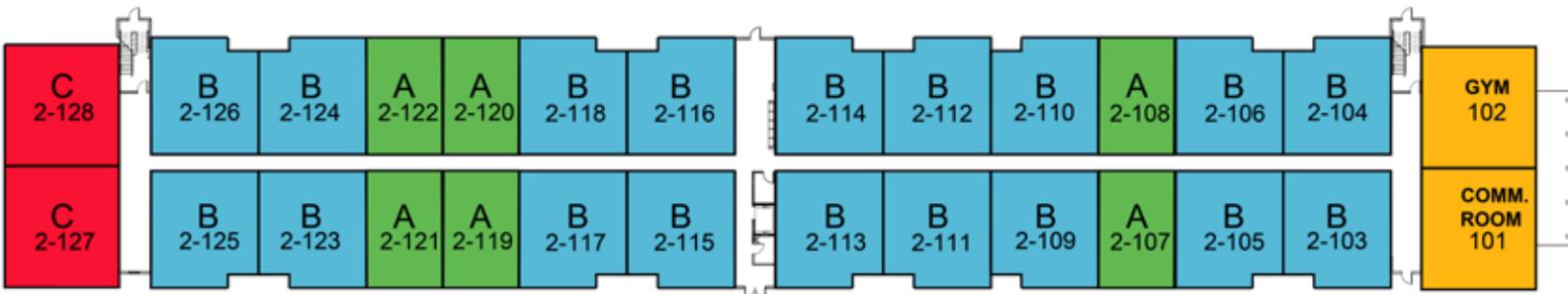
# SAN MARINO II



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



- A=1
- B=2
- C=3

# ORLANDO, FLORIDA INVEST IN THE #1 CITY



## High Demand

Orlando has a current housing deficit of about 56,000 units.



## #1 City in:

Job growth  
Population growth  
Tourist Destination  
Forbes Ranking Investment city



## Central Location

Perfect weather in the heart of Florida attracting over 75 million visitors each year.



## UCF & LAKE NONA

Orlando has the University of Central Florida with the major students population of the Country totaling over 69,000 students. Orlando also created the #1 medical city in the USA through a master plan generating over 30,000 new jobs.



## Infrastructure

Orlando leads in Public infrastructure including the expansion of the International Airport.



## Brightline

Brightline is finalizing the construction of the Virgin trains that will connect Orlando with Miami.



Universal



Sea World



Disney Springs / Animal Kingdom



Epic Universe, 2024!



The Mall at Millenia



The Florida Mall



Central Business District Orlando



Lake Nona Medical City



Train from Orlando of Miami



University of Central Florida



# EverGROUP

## DEVELOPMENT

With years of combined experience in acquisition, development and property management, the development team of San Marino have been in the Orlando area in the past 10 years. San Marino is the result of years of experience to create the Miami Living Style that Orlando was waiting for.

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