



San Marino is a unique opportunity of a quasi-commercial nature investment property that would normally be built as a Multifamily, a figure in which large investment funds own the entire property displacing small, medium or large buyers of properties that thanks to the condominiums model will now have access to a high-quality product in Steel and Concrete construction with an extraordinary added engineering value that will make it truly an investment jewel. San Marino is a project designed for investors looking for rental income properties in emerging markets such as the heart of Orlando with high demand for rentals. The project will allow investors to generate an incredible return on the investment combining cash flow, appreciation and tax advantages. San Marino is without a doubt the door to a stable cash flow, with great appreciation and a low tax impact.

WWW.SANMARINOORLANDO.COM

INFO@SANMARINOORLANDO.COM

[@SANMARINOORLANDO](https://www.instagram.com/SANMARINOORLANDO)

[CONSTRUCTION PHOTOS AND VIDEOS](#)

Buyers' Incentives:

\$6,000 credit for closing costs
1 year of HOA free

For clients buying multiple units:

Silver: \$10,000 discount for 2 units or more.

Gold: \$30,000 discount for 5 units or more.

Platinum: \$70,000 discount for 10 units or more.

Please see attached:

- 1.** Brochures in English and Spanish (Map with distances included).
- 2.** Price Lists with future projection, proforma of the return on investment (Not including Appreciation, only cash flow).
- 3.** Floorplans & Renders.
- 4.** Contract model and Condo docs proposal.



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Update San Marino:

Address: 4400 s texas ave, Orlando, FL 32839 y 4374 s texas ave, Orlando, FL 32839.

Amenities: kid's playground will be in Tower I; pool, gym and multi-purpose room will be located in Tower 2 except. Both Towers will share access to all the amenities.

Construction:

(Tower 1): Roof, windows, exterior painting Completed & interior paint, drywall, kitchens, and floors in progress.

(Tower 2): Underground & foundations Finished. 1st Floor in progress.

Payment Plans:

(Tower 1): First Payment: 70% at contract, 30% at Closing.

(Tower 2): First Payment: 50% at Contract, 20% at top off of Roof, 30% at Closing.

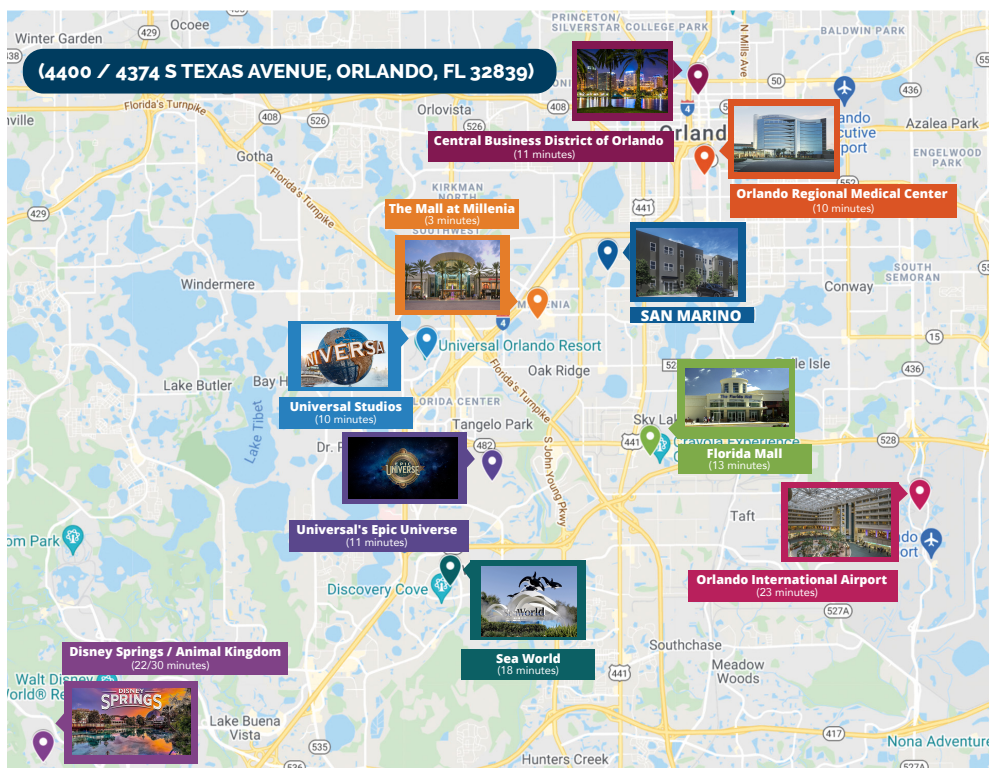
Financing: There's no financing available from us nor financing contingency, only a payment plan. However, we have a preferred partner who can get your clients up to 70% LTV Financing only at Closing meaning the Buyer still needs to put payments totaling 70% up to the Roof as per the payment plan in the price list before Closing. At Closing, assuming you qualify you may cash out part of the money already invested for up to 70%. Your client is free to use any Lender he wants to. If you want more information on ours, please let us know.

Estimated Delivery: (Tower 1) beg 2025 & (Tower 2) end 2025.

Only Long Term Rentals, no short term rentals allowed, no AirBnb.

Units are delivered: ready to rent (long term) including: Italian kitchen, granitecountertops, floors in all areas (no carpets), all cabinets, all stainless steel appliances, washer and dryer in-closet, water heater, central A/C.

PRIVILEGED LOCATION



SEES THE PROGRESS OF CONSTRUCTION

If you have any more questions, **please don't hesitate to contact us.**

Sincerely, the **San Marino & EverRealty Investments Team.**



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