nickelodeon HOTELS & RESORTS ORLANDO

INVEST IN F.U.N.



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EVEREST PLACE

ORLANDO, FLORIDA, USA

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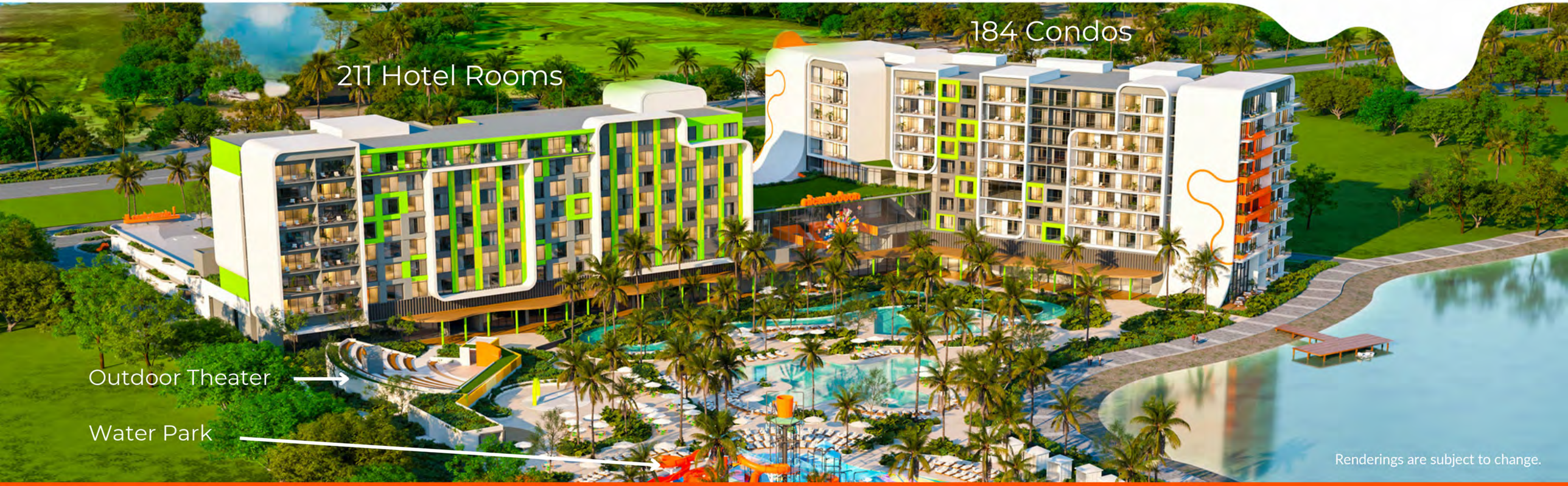
THERE ARE VARIOUS METHODS FOR CALCULATING THE TOTAL SQUARE FOOTAGE OF A CONDOMINIUM UNIT, AND DEPENDING ON THE METHOD OF CALCULATION, THE QUOTED SQUARE FOOTAGE OF A CONDOMINIUM UNIT MAY VARY BY MORE THAN A NOMINAL AMOUNT. THE DIMENSIONS STATED IN THIS BROCHURE ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, ARE LARGER THAN THE DIMENSIONS OF THE "UNIT" AS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR EVEREST PLACE LOT L CONDOMINIUM, WHICH IS MEASURED USING INTERIOR MEASUREMENTS.

PURSUANT TO THE OSCEOLA COUNTY CODE OF ORDINANCES, CHAPTER 24, SECTION 24-42, PERMANENT OCCUPANCY OF A UNIT LOCATED WITHIN EVEREST PLACE LOT L CONDOMINIUM IS PROHIBITED.

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Click Here to See Florida Senate Statutes

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Kid-First & Family-Friendly

Nickelodeon Hotels & Resorts Orlando will be home to 211 hotel rooms and 184 upscale condo units. This will be a kid-first and family-friendly environment that has fun and excitement built into the design of the project.

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Explore Branded Real Estate

Nickelodeon Hotels & Resorts Orlando presents a unique opportunity in the Orlando market - the chance to own a branded real estate product. Unlike other renowned brands in the area that offer resorts, ownership of branded condos is typically not an option. Seize this opportunity to own a piece of history with Nickelodeon Hotels & Resorts Orlando.

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Estimated Completion: Q2-Q3 2026



Shred Prices With Pre-Construction!

Nickelodeon Hotels & Resorts Orlando is currently undergoing construction at Everest Place. Right now is the perfect time to reserve your condo purchase. When you invest early, you save on the prices and build equity for the future.

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Nickelodeon is a Global Brand

Nickelodeon is a global brand and its characters and TV shows have inspired video games, movies, merchandise, and destinations like Nickelodeon Hotels & Resorts Orlando. This global appeal drives demand, making branded real estate products highly sought-after more than conventional vacation homes.

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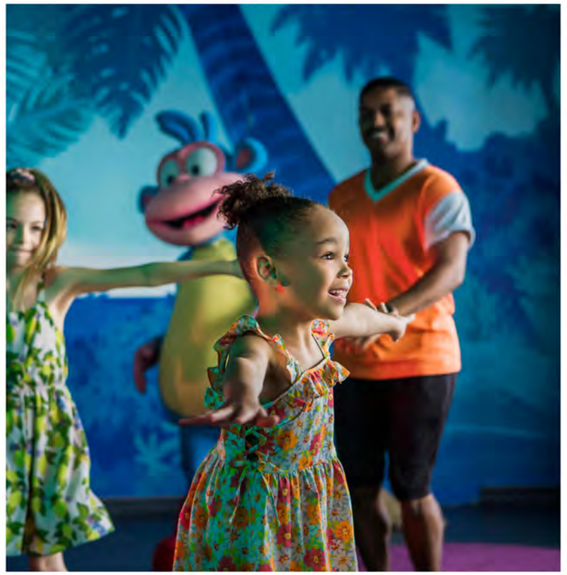
RESORT HIGHLIGHTS

- Aqua Nick
- Mikey's Pizzeria & Le Spatula
- Character Meet & Greet
- Immersive Nick-Themed Activities
- Snick Lounge
- Much, much more!!













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Chase Your Dream Vacation Condo!

Experience luxury condo living with full access to world-class resort amenities and the unique Nickelodeon experience. Enjoy hassle-free ownership. Welcome to a lifestyle where comfort, convenience, and excitement converge.

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Cowabunga! Studios, 1 Bedroom & 2 Bedroom Lockoffs

Nickelodeon Hotels & Resorts Orlando will feature 184 luxurious condos inspired by Nickelodeon themes, available in various sizes. There will be a studio condo, a 1 Bedroom + Kids Den, and a 2 Bedroom Lockoff. Each condo will be equipped with standard vacation amenities, including a washer and dryer, as well as a kitchenette.

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Studio Condo

$391K - $443K

1 Bath

Sleeps up to 4

(Max. 3 Adults)





Pet Friendly Too!

(1 Animal only, some restrictions may apply)

Patrol for good deals!

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1 Bedroom + Kids Den

$672K - $724K

2 Baths

Sleeps up to 8

(Max. 5 Adults)





Find your F.U.N. in every room!

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2 Bedroom Lockoff

$845K - $891K

3 Baths

Sleeps up to 12

(Max. 9 Adults)



Map out your next adventure!

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GARDENVIEW CONDO PRICING

Level	Studio	1 Bedroom	2 Bedroom
1	$391,782	$672,302	N.A.
2	$396,882	$677,402	N.A.
3	$401,982	$682,502	N.A.
4	$407,082	$687,602	N.A.
5	$412,182	$692,702	$859,921
6	$417,282	$697,802	$865,021
7	$422,382	$702,902	$870,121
8	$427,482	$708,002	$875,221
9	$432,582	$713,102	$880,321
10	$437,682	$718,202	$885,421

LAKE VIEW CONDO PRICING

Level	Studio	1 Bedroom	2 Bedroom
1	N.A.	N.A.	$845,641
2	N.A.	N.A.	$850,741
3	$408,102	$688,622	$855,841
4	$413,202	$693,722	$860,941
5	$418,302	N.A.	$866,041
6	$423,402	$703,922	$871,141
7	$428,502	$709,022	$876,241
8	$433,602	$714,122	$881,341
9	$438,702	$719,222	$886,441
10	$443,802	$724,322	$891,541

Market - Branded Condo Hotels

COMPARABLES



*As units sell, our prices will rise competively

*Prices found through online searches and estimates based on average price of area

Property Name	Avg Sales Price	Avg. Price/Sqft	Location
Nickelodeon Hotel & Resorts Orlando	$860,000 1,550 Sqft 2 Bedroom Lockoff 1,000 Sqft 1 Bedroom + Kids Den	$650	Orlando - 10 min. to Local Attractions
Ora Hotel & Residences	$900,000+ 900 Sqft 2 Bedroom	$1,000+	Downtown Tampa
Four Seasons Residences	$5,000,000+ 3500 Sqft 3 Bedroom	$2,000+	Disney Orlando
Kempinski Residences Miami	$5,500,000+ 2,750 Sqft 2 Bedroom	$2000+	Downtown Miami
JW Marriott Residences Orlando	$2,950,000+ 2550 Sqft 2 Bedroom	$1200+	Downtown Orlando

WHO IS HVS? WHY DOES THAT MATTER?

HVS is widely regarded as one of the top appraisal companies in North America and beyond. Their appraisals are often considered a benchmark in the industry. They tend to provide estimates that are conservatively cautious, ensuring a margin of safety. This approach benefits both buyers and developers: buyers receive a reliable estimate, while developers gain credible data to present to potential clients. In Orlando, even these conservative figures reflect strong market value, likely underestimating the true potential. Given the year-round demand driven by numerous events at major attractions, the actual numbers could be significantly higher, frequently reaching triple digits.



A CONSERVATIVE YET **STRONG** ESTIMATE

76% OCCUPANCY

MAJOR KEY

ADVANTAGES/DIFFERENCES

- Entertainment Element
- Water Park & Lazy River
- Characters & Unique Experience
- Back by Global Media Company & Experienced Management Co.
- Prime Location Assists with High Appreciation

With other luxury condo hotel projects, the experience is different. While they offer nice amenities as a standard feature, they lack kid-centric and family-friendly attractions like character dining, slime-filled water parks, and prime locations next to Orlando's theme parks. Additionally, they often come at nearly double the price. Our prices will remain competitive once the project is completed, but now is the time to act to ensure growth on your equity. Not only that, we have a partnership with Lion Star Hospitality to keep your unit in amazing condition as well as being filled. We also have licensing agreements with Paramount & Viacom, a global media company that allows us to help market your unit with the backing of commercial IPs such as SpongeBob SquarePants and others.





Our Partner Impact

We have strategic partnerships and licensing agreements with Karisma/Lion Star Hospitality and Paramount, providing unique advantages. Paramount, a global media powerhouse, offers our units unparalleled exposure through high-profile events like the Kid's Choice Awards—an advantage you won't find with other luxury brands. Celebrities, social media stars, and influencers from around the world consistently promote the brand your unit represents. This global recognition ensures that your investment stands out, offering unmatched potential and visibility compared to other branded real estate products.

Lion Star Hospitality Inc. stands as a beacon of innovation, reshaping the hospitality industry across the United States with its visionary approach to experiential stays. Through exclusive partnerships, the company brings iconic brands like Nickelodeon Hotels & Resorts Orlando to life, setting new benchmarks for operating results. From meticulous planning to supporting developers at each and every step, Lion Star offers comprehensive services that ensure every aspect of a project, from conceptualization to flawless operation, is nothing short of exceptional and experiential.

REACH & IMPACT OF

NICKELODEON

- #1 Paramount Channel on YouTube
- #1 Kids Network Since 2013 (U.S.)
- #1 Most-viewed kids and Family Content Providers
- #1 Network for Kids & Top 5 Among Adults
- #1 Most-Streamed Genre (Kids & Family)
- #1 Most-Social Kids & Family Content Provider
- #1 Paramount brand on social media
- #1 Kids Content Provider vs. All Streaming
- 378M Households
- 179 Countries
- 36 languages
- 18M Monthly Active Users on Nick Digital
- Over 43M Households Watch Nickelodeon
- Almost 2B Video Views and Almost 600M Replays
- 5M Subscribers
- 46M Engaged Users
- 2 New Feature Films Annually
- $400M+ Annual Global Product Sales
- $4B Annual Global Product Sales
- 49M Lifetime Podcast Streams

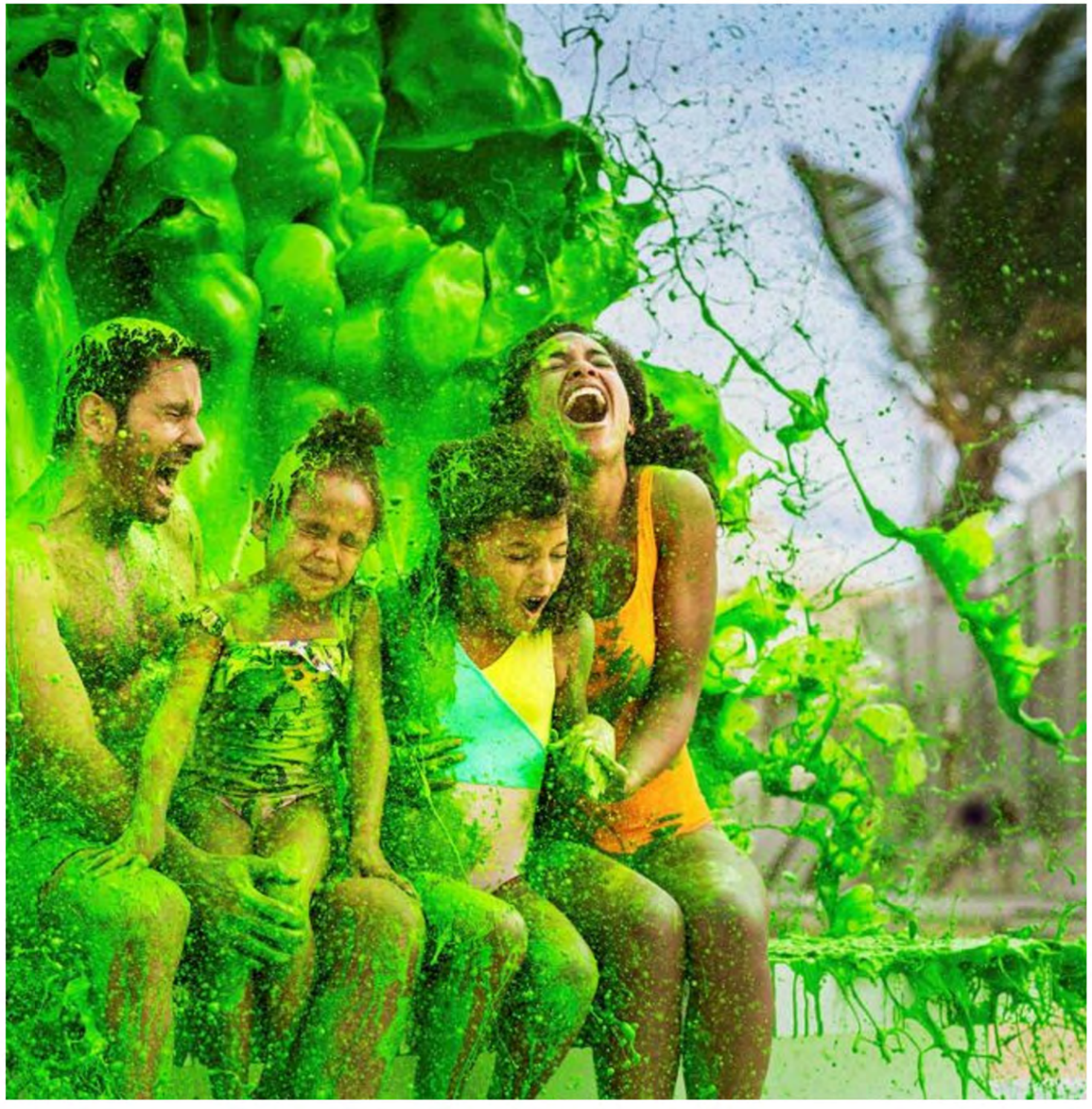


THE LARGEST REACH VEHICLE WITH THE MOST PREMIUM KIDS & FAMILY CONTENT IN MEDIA

In other words... Nickelodeon is

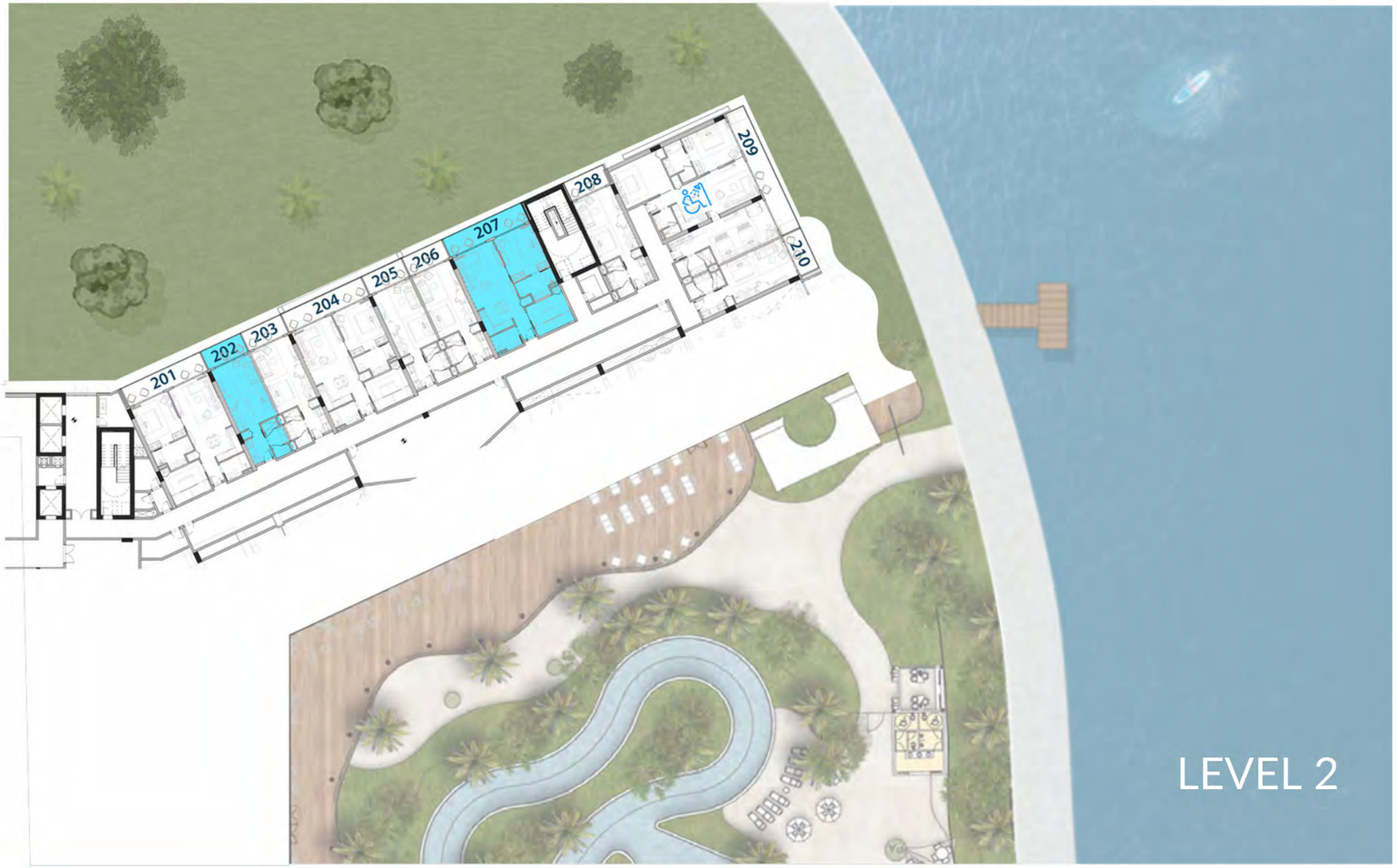
GLOBAL


Lake Medina
Lazy River
Pool
Nick Theater
Water Park




101
102
103
104
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LEVEL 1

Fully Accessible Units with Roll-In Showers



Special Accessibility Units (Grab Bar or Reinforcing, Accessible Bed, Toilet Height)

Fully Accessible Units without Roll-In Showers



Fully Accessible Units without Roll-In Showers



Special Accessibility Units (Grab Bar or Reinforcing, Accessible Bed, Toilet Height)





LEVEL 6

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LEVEL 7


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LEVEL 8

Special Accessibility Units (Grab Bar or Reinforcing, Accessible Bed, Toilet Height)



Special Accessibility Units (Grab Bar or Reinforcing, Accessible Bed, Toilet Height)



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Aqua Nick, Lazy River, & Pools

Whenever you stay at Nickelodeon Hotels & Resorts Orlando, Aqua Nick is the perfect place to get Slimed after a long day at the local attractions. If you get hungry, you can snag a bite at Aqua Bite, where guests can grab urban food favorites for lunch, snacks, or even treats without leaving or sacrificing the view and action of Aqua Nick. There are four venues serving favorites. When you are full, relax it all away in the lazy river before heading back to your luxury condo.

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Mikey's Pizzeria & Le Spatula

Come kick it with your favourite turtle friends at Mikey's Pizza, a New York-style pizzeria that will get your taste buds kicking. This is not your average pizza joint. You may run into some familiar faces or shells while dining. Alternatively, you can dine at Le Spatula, this playful, family-oriented spot showcases oversized, sculptural elements and food-themed show art to give guests a tantalizing taste of Bikini Bottom.



*Renderings subject to change.

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Character Meet & Greets

During your stay at Nickelodeon Hotels & Resorts Orlando, you will have an opportunity to discover some of your favorite Nickelodeon characters such as SpongeBob SquarePants, Dora, PAW Patrol, TMNT, and more.

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Immersive Nick-Themed Activities

Get involved with the F.U.N. and dive deep into the activities planned at the resort.
Explore games and exciting adventures with loved ones all while at the resort.

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Snick Lounge

This sophisticated, ‘90s-inspired space is nostalgic without being retro. It serves as a family-friendly game room, sports lounge, and live music venue. Don’t miss the chance to hang out on the iconic Big Orange Couch!

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Make Memories With Nickelodeon

This is an opportunity to own branded real estate as well as use your own property to create your own fun memories. Owning a condo is more than just a good idea...it's about owning the experience.

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Start Enjoying Nickelodeon Hotels & Resorts Today!

When you put 40% or more down on your Nickelodeon condo, you will automatically be entered into a travel club that will allow you to enjoy Nick Resorts in Riviera Maya and Punta Cana for a discount so you can preview similar spaces before moving in.

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FLORIDA IS BOOMING!!



#1
Best State for Higher Education

Very Pro Business

No State Income Tax

#2
Best State for Business

#4
Best Business Tax Climate

#1
Most Visited City in America

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Orlando International Airport Saw Over

200,000 PPL IN ONE DAY

Orlando sees around 75,000,000 people annually and this year they set a new single day record. Orlando International Airport hosted over 200,000 travelers, setting a new milestone in its history.

Orlando is the top travel destination in the United States - drawing **75 million-plus visitors annually.** Visitation continued to grow annually before the pandemic. Orlando International Airport has experienced annual growth of **5.50%** in total passenger for the last 5 years. The growth was achieved by both domestic and international travelers visiting Orlando for mostly leisure and business purposes. According to the TEA Global Attractions Attendance Report, dated May 2019, Walt Disney's Orlando parks welcomed a total of 62.5 million visitors, up 4.3% over the prior year, accounting for nearly 66% of the 95 million theme-park visitor market shares owned by Disney, Universal, and SeaWorld parks.

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FLORIDA IS THE #1 STATE

for net In-Migration 2020-2021

Orlando Business Journal, August 2022

300K PEOPLE MOVED TO THE SUNSHINE STATE 2020-2021

CBS, May 2022

4X

Affluent Americans are moving to Florida at 4x the rate of other states

Smart Asset, August 2022

In 2020, Florida added a net 20,263 high-income filers ($200k/year)

Smart Asset, August 2022

Florida cities are on the Best U.S. cities for foreign business list:

#2 Orlando
#8 Jacksonville
#11 Tampa
#33 St. Petersburg

Financial Times, October 2022

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KEYS TO THE WORLD
BY KARISMA

www.prestigetravelers.com
www.karismahotels.com

Enjoy being a member of an exclusive travelers club, **Keys to the World** allows you to explore the high level of luxury traveling with family and friends

PRESTIGE TRAVELERS
BY KARISMA

Access to Exclusive Suites With Member-Only Discounts, Benefits and Amenities!

All benefits of ***Keys to the World*** membership will be immediately activated for you and your family as soon as you have formalized the acquisition of your Nickelodeon Condo at Everest Place and have made the required initial downpayment (40%)



Enjoy Destinations like these:

Dominican Republic
- Nickelodeon Resort Punta Cana
- Margaritaville Island Reserve Capcana Hammock
- Margaritaville Island Reserve Capcana Wave

Mexico
- Nickelodeon Resort Riviera Maya
- Margaritaville Island Reserve Riviera Maya.
- Margaritaville Island Reserve Riviera Cancun
- AZUL Beach Resort Cancún
- AZUL Villa Esmeralda
- AZUL Villa Casa del Mar

Jamaica
- Azul Beach Resort, Negril

Belize
- Margaritaville, Ambergris Caye

Roatan
- Margaritaville (Opening 2025)

Montenegro
- Azul Beach Resort

Serbia
- Bor Hotel

Benefits and inclusions may change without previous notice etc..



Nickelodeon Hotels & Resorts Riviera Maya, Mexico



Access to 6,000 Resorts & Cruises worldwide through **Interval International** exchange program, a Marriott Vacation Club owned company. www.intervalworld.com

- Personal vacation concierge to coordinate travel, resort stay, excursions, golf, attractions, and much more.
- Private airport-resort-airport transfers
- Exclusive suite categories
- On-site butler service
- Beach dinners
- Exclusive member discounts and promotions on hotel stays

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