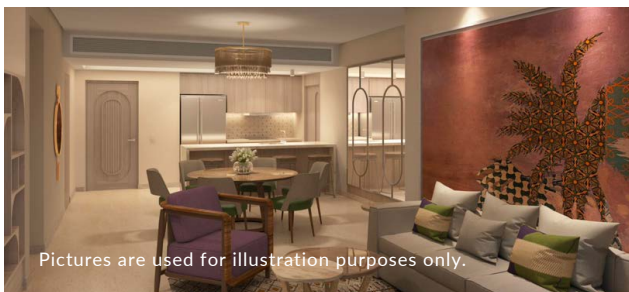




EVEREST
PLACE

MYSK CONDOS - SALES & INVESTMENT OPPORTUNITY



Pictures are used for illustration purposes only.

MYSK OVERVIEW

Known as an upscale lifestyle hotel brand The Mysk will have a distinct and noticeable personality inspired by the culture and values of the ever-evolving conservative lifestyle. Mysk is born out of the Middle Eastern culture, awakening the senses with its enchanting aroma, and creating a theatrical experience that is closely tied to its rich and ever evolving culture. Experience how The Mysk signature personality and distinct identity come to life through its one of a kind amenities and services. The facilities will include a Ladies' Spa, International Cuisine Restaurants, Fitness Center, Kids' Club, Prayer Room, multiple Swimming Pools, and many other resort amenities.



Forward-looking statements are based on current expectations and may be identified by words such as believes, anticipates, expects, may, will, continues, could, targeted and terms of similar substance, and speak only as of the date made. Actual results could differ materially due to risks and uncertainties that are beyond the offering's ability to control or accurately predict. Investors and financial professionals should not place undue reliance on any forward-looking statements. The Fund undertakes no obligation to update or revise any forward-looking statements.

MYSK HOTEL & RESORT

Mysk by Shaza is an invitation to experience the modern theatre of life in a convivial atmosphere. Design intrigues. Services embrace “Karaam” (generosity) and “Ehtiraam” (respect), where people are the heart and soul of the story. Authentic moments meet contemporary conveniences. A sense of belonging abounds.

Mysk by Shaza is an upscale lifestyle hotel brand with a different design, people, and services that define its essence. Mysk Hotels have a distinct and noticeable personality. The guest is at the center of the stage. Always.



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MYSK RESIDENCES

The Everest Fund intends to develop and sell 272 Condominium Units, including sales of Condominium Units to Class B, Class C, and Class D Limited Partners. The Condominium Units shall be branded as Mysk which is an affiliated brand of Shaza Hotels. Shaza Hotels is an independent five-star hotel operator, supported by an affiliation with a number of prestigious partners. These include Kempinski, a financial partner Shaza hotel Investment Company as well as a member of the Global Hotel Alliance. Shaza hotels currently operate a diverse mix of properties, including city hotels, resorts, retreats, and hotel apartments.



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OFFERING SUMMARY

The Mysk Hotel & Residences will consist of 272 Residential Units & 191 Hotel Rooms, and is expected to be ready for occupancy by early 2025. It will truly be the pinnacle of luxury hospitality and will provide exceptional service, beautiful design, amazing in-house restaurants & cafes, plus an alcohol-free environment.

The unit mix shall consist of studios, one, two and three bedrooms along with penthouse suites .Many of the units will have the ability to interconnect as well to form larger suites.

PROJECT OVERVIEW:

Project Location	Orlando, Florida
Project Type	Condo-Hotel
Project Size	272 Units

MYSK RESIDENCES OPPORTUNITY:

Minimum Investment	\$150,000
Limited Partnership Classes	Purchase Discount
Class B	15%
Class C	10%
Class D	5%

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PURCHASE BENEFITS

Our Limited Partners will take advantage of the following benefits:

- First Right to Choose Condo Unit of their preference
- Option to Assign Contract- approval and right to transfer will be required by the developer
- Hotel Rental Program - ensures unit is professionally managed through hotel & rental management company
- Ability to Use Condo for Personal Use and Vacations

*If Limited Partner decides not to proceed with the purchase of Condo Unit the following options are available:

- Redemption request -Principal plus 8% Annual Return (non compounding)
- Option to convert into Class A partnership (only at option of GP)



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MYSK AMENITIES

This conservative lifestyle property will truly be the pinnacle of luxury hospitality. Now you have the opportunity to Invest Where You Vacation. Purchase your Mysk Residence today and enjoy these incredible amenities...

Ladies' Spa

The Shaza Hammam & Spa finds its inspiration in the yet poorly exploited world of the East, by offering the well-being traditions and experience from the Maghreb to the Ottoman. Shaza is bringing an ancient way of life to the 21st century, combining an authentic Hammam experience and a modern Spa experience under the same roof. It is a unique convivial and socializing experience where tradition meets modernity.



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MYSK AMENITIES

Wellness & Luxury

Mysk goes the extra mile. Our fitness spaces are well-equipped with the latest state of the art machines and technology to enjoy a good workout.

Dining Experiences

The Mysk Resort will cater to the conservative lifestyle crowd, and intends on featuring halal, vegan and international cuisine.

Kids' Club

At Mysk by Shaza, Marah (fun) and Farah (joy) define our Kids' Club. In this safe and entertaining oasis, our trained team will take great care of all kids in a world of amusing choice and educational values.



EVEREST PLACE

The site is strategically located in the heart of Orlando's tourist district, which will make the location more appealing to other developers and hotel operators. The hotel and condo units will be developed under three different renowned global brands. The developer pre-sold 32 acres of land for \$50M; these lands will be part of the phase 1 development. The demand for multi-family units will also be high due to the site's location and the growth in population and jobs.

PROJECT COMPONENTS:

1. **Mysk Resort & Spa By Shaza**



2. **Nickelodeon Hotel & Resort**



3. **Kempinski Luxury Hotel**



4. **Multi-Family & Commercial**



5. **Medical Centre**



MASTER DEVELOPMENT OVERVIEW:



Master Development Video: <https://youtu.be/ReFNGXsLNBI>

OVERVIEW

The development of 224 Acres of Land will include the construction of roadways, storm and drainage systems, sanitary, water, and other municipal services. The Sponsor has achieved approvals allowing for the development of the Lands. Approvals include the Site Development Permit (SDP) and a Preliminary Subdivision Plan (PSP) which is consistent with the intended uses and zoning of each parcel outlined below. The project is under construction already. The Sponsor intends to develop the site as a mixed-use community with multiple hotels, rental apartments, villas, and retail and commercial spaces.



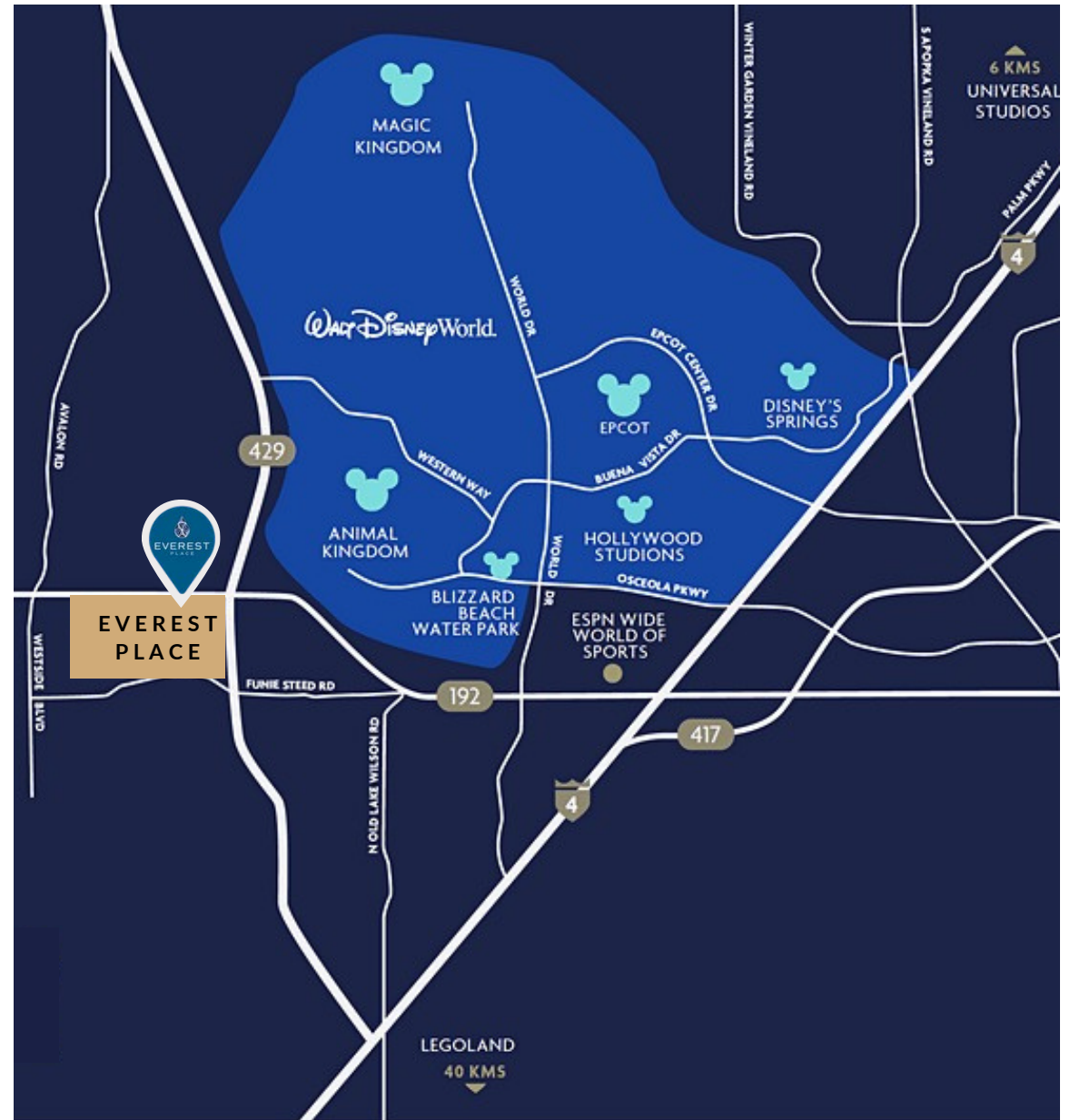
LOCATION

The site is conveniently located at the intersection of US Route 192 highway and State Road 429 highway in Orlando, Florida.

The location is a global tourist destination with major hotels, resorts, golf courses and amusement parks. The site is less than a 10-minute drive to all the Disney theme parks and resorts.

Orlando International Airport (MCO) and Universal Studios Florida are only a 25-minute drive from the site.

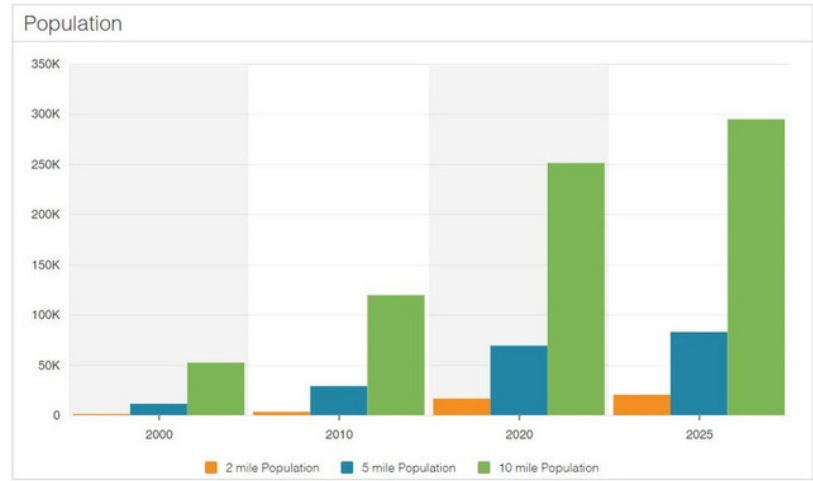
- 1 MINUTE TO MAJOR HIGHWAYS
- 5 MINUTES FROM DISNEY WORLD
- 25 MINUTES FROM THE AIRPORT AND UNIVERSAL STUDIO



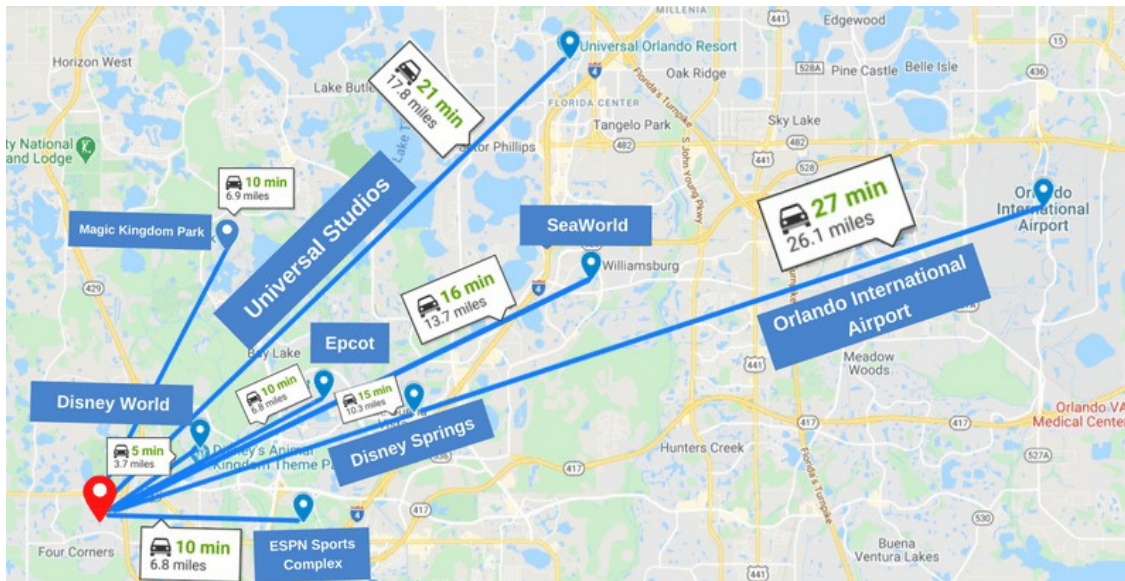
LOCATION

DEMOGRAPHICS

Population growth over the last 10 years has been incredible for the immediate neighbourhood. The population has grown almost 40% annually. The population growth trend is expected to continue growing at 4.00% annually for the next 5 years.



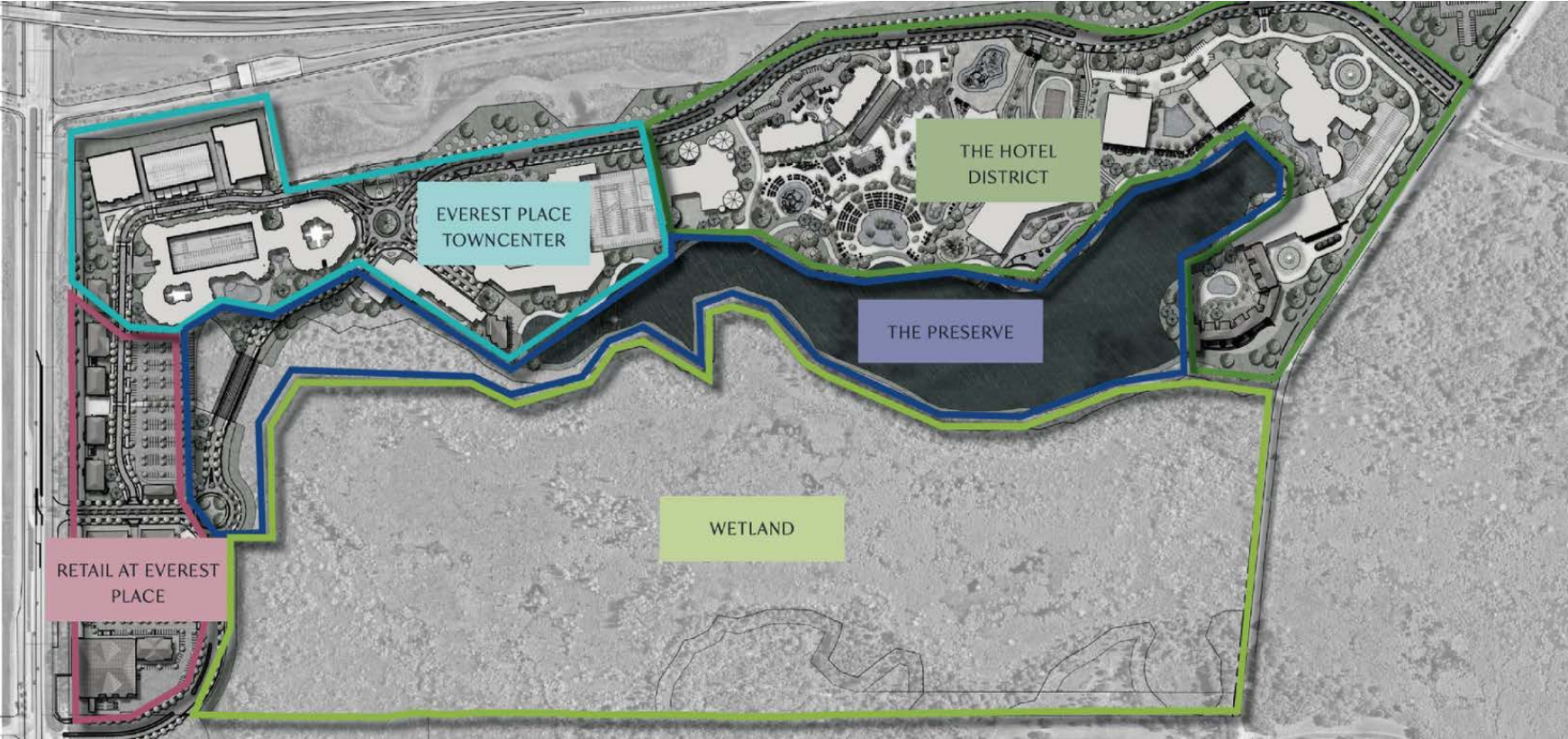
Source: CoStar.com (April 2021)



SITE PLAN



DISTRICT MAP



ECONOMY

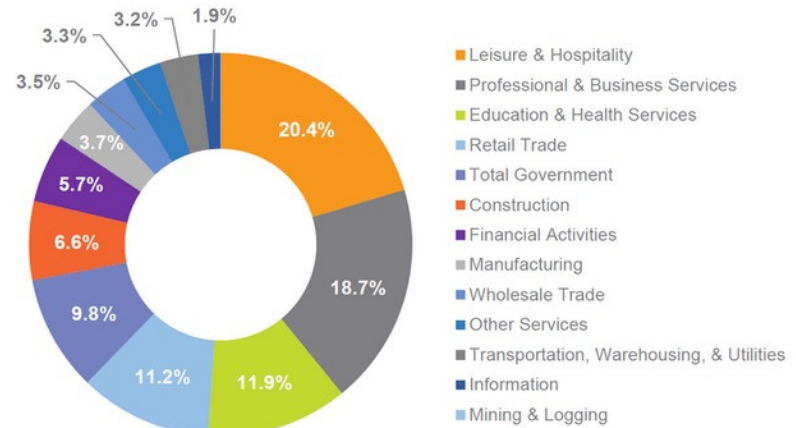
Orlando's \$75.2-billion tourism industry is the region's dominant economic engine; therefore, the majority of the employment is in tourism and hospitality. However, in recent years, Orlando's employment sector is shifting towards other industries, especially in the financial, technology, and healthcare industries.

Orlando has consistently posted some of the strongest population and job growth figures in the United States over the past decade. Job growth has been especially strong in the last five years, growing at more than double the United States national rate.

All the factors that drove Orlando's economic success over the past decade will still be present once the Global Pandemic reaches some containment. The job growth is expected to further grow at about 2.50% annually in the next 5 years, which will create more demand for housing, office, and retail space.

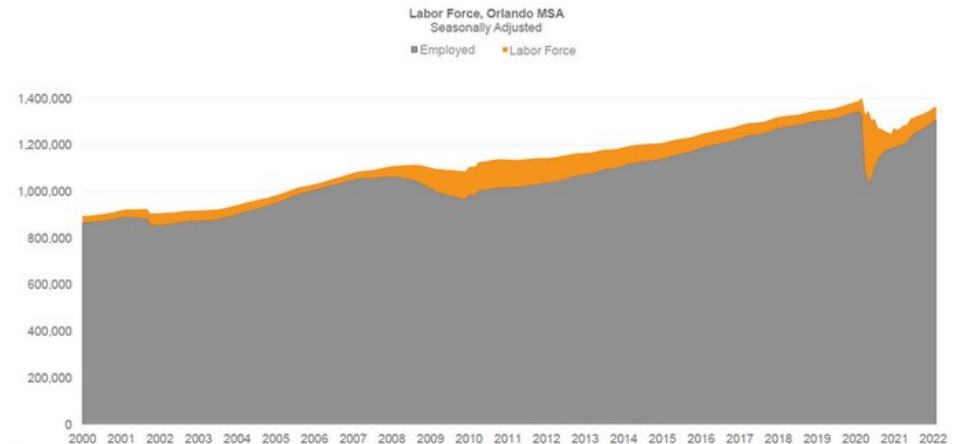


Employment by Industry



Source: Orlando.org (March 2021)

Labor Market



Source: U.S. Department of Labor, Bureau of Labor Statistics, LAUS Seasonally Adjusted

TOURISM INDUSTRY

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.

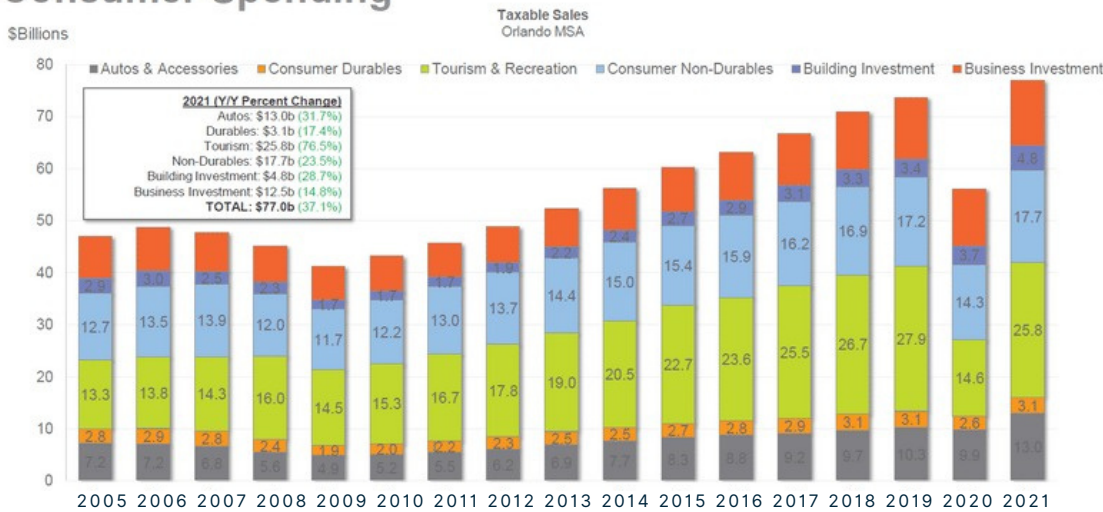


TOURISM INDUSTRY

- Annual growth of 5.5 % in total passenger over the last five years.
- Annual growth of 6 % in Tourism and Recreational Spending over the last 10 years.

CONSUMER SPENDING

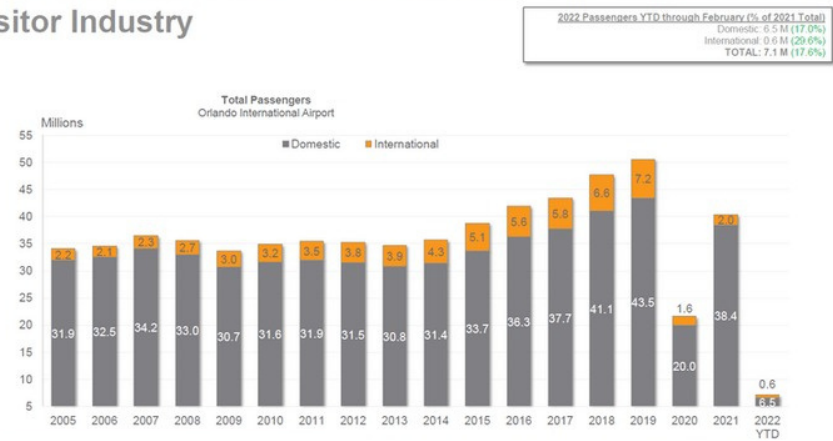
Consumer Spending



Source: Florida Legislature, Office of Economic and Demographic Research (June 2021)

TOTAL PASSENGERS

Visitor Industry



Source: Greater Orlando Aviation Authority (June 2021)

ABOUT EVEREST GROUP

20 YEARS OF EXPERIENCE

Established in 2002, Everest is a vertically integrated, international real estate developer and asset management group with operations in the United States and Canada.

SPECIALIZATIONS

- Land Development
- Construction Asset Management
- Property Management
- Project Management
- Mortgage Investment
- Construction Management



\$2 billion

of assets under management and in the pipeline

24%

Average Historical IRR from over 30 successful projects

3 million

SQ. FT of vertical construction & redevelopment completed

SELECTED PAST & CURRENT PROJECTS

The Everest Place Land Fund will not have interests in all of these projects. It is intended only to have an interest in the Orlando, Florida Everest Place project shown.



Vancouver, Canada
BW Hotel | Project Value: \$ 56 M
 Type: Hotel/ Student Housing
 Units: 143 Rooms

Edmonton, Canada
Secord Crossing
 Project Value: \$ 53 M
 Type: Hospitality & Mixed-used
 Size: 33.4 Acres

Edmonton, Canada
The Horizon
 Project Value: \$ 30 M
 Type: Student Residences
 Units: 120 Suites

Edmonton, Canada
Acheson Corner | Project Value: \$ 80 M
 Type: Hospitality & Mixed-used (light industrial, commercial, sports centre)
 Size: 37.34 Acres

Toronto, Canada
Scarborough Residential
 Project Value: \$ 104 M
 Type: High-rise Condominiums
 Units: 268 Suites

Vancouver, Canada
Centra | Project Value: \$ 85 M
 Type: High-rise Condominiums
 Units: 167 Suites

Modesto, California
Park Villa
 Project Value: \$ 42 M
 Type: Low-rise Apartments
 Units: 168 Units

Orlando, Florida
Everest Place
 Project Value: \$ 1 Billion
 Type: Residential, hospitality, commercial, medical
 Size: 223 Acres

Stockton, California
 Project Value: \$ 37 M
 Type: Apartments
 Units: 136 Units

Modesto, California
 Project Value: \$ 38 M
 Type: Medical, Commercial, Office

Punta Cana, Dominican Republic
 Project Value: \$ 119 M
 Type: All-inclusive Resort Hotel
 Size: 80 Acres



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Information is current as of July 2021

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