

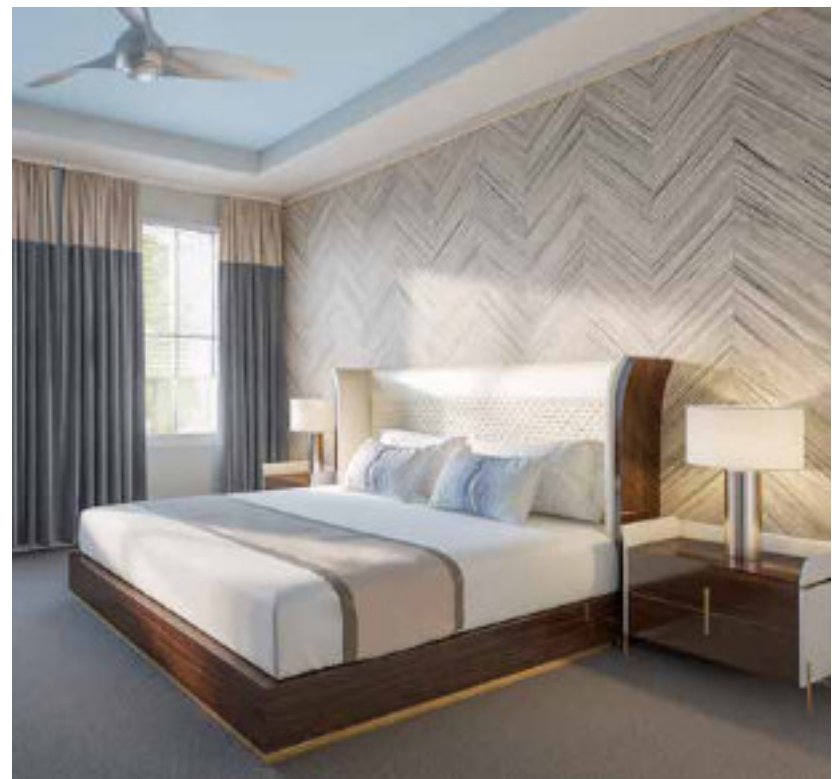
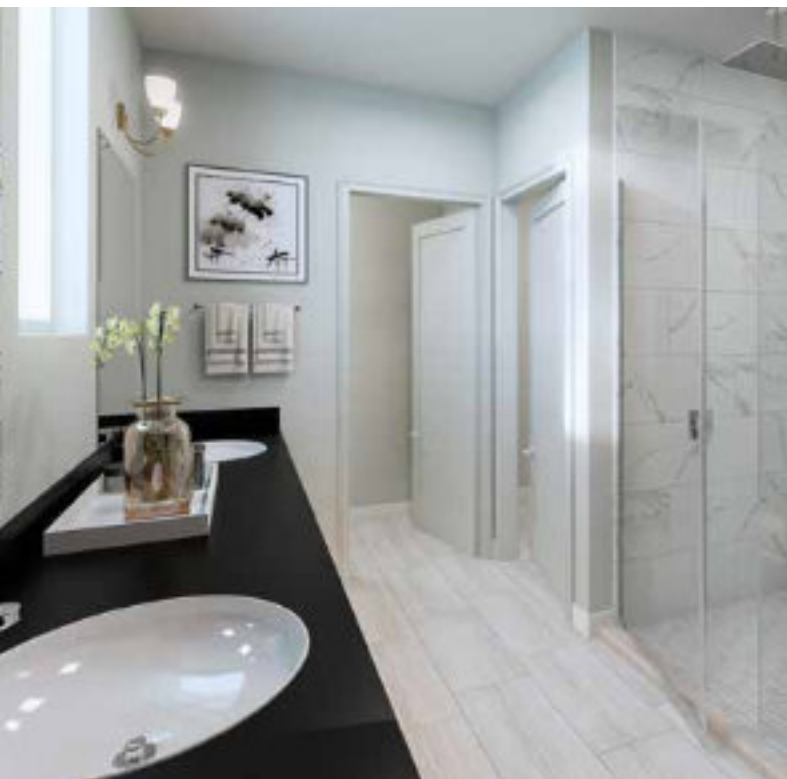
Villateel

VILLAGE



ORLANDO





A One-Of-a-Kind Vacation Home Buying Experience

Villatel, a premier vacation rental brand, has engineered a unique offering that lets buyers invest in year-round luxury vacations—and realize attractive returns in the process.

This is a fully turnkey vacation and investment opportunity. So you can forget about your architects and revenue managers, and let us do what we do best: design, build, furnish, manage, and rent your home (if you so choose).

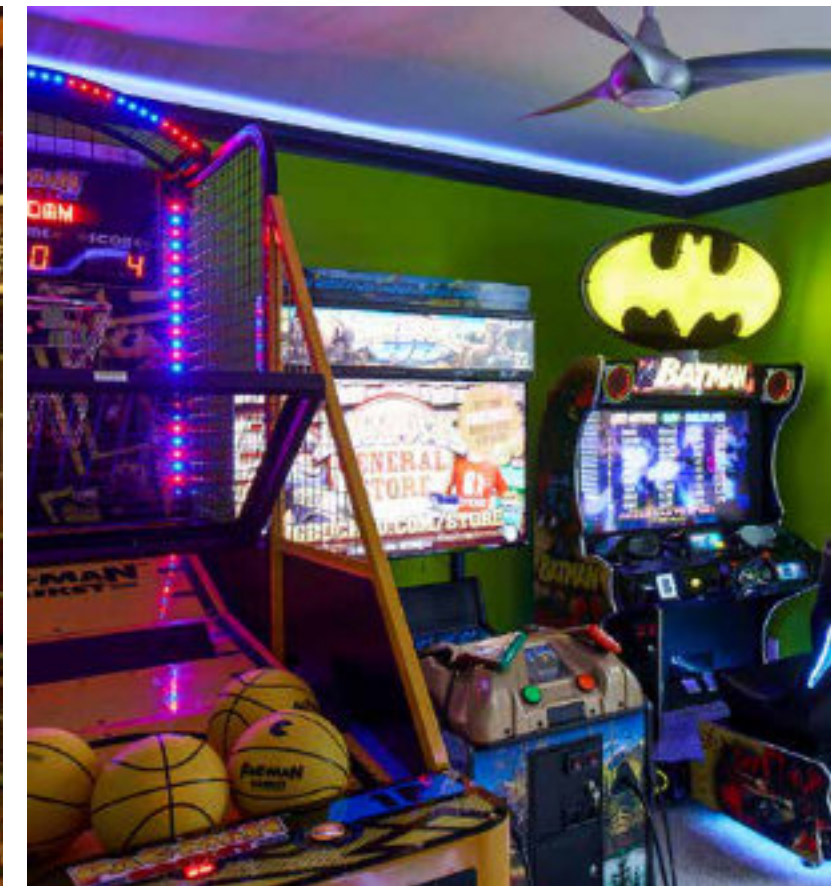
Whether you're looking to turn a profit, or turn your getaway dreams into a reality (or both!), we endeavor to provide the absolute highest standards of construction and design, and a completely seamless ownership experience.

Villatel
VILLAGE

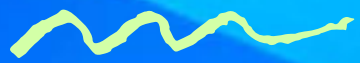
Eliminate the Guesswork.



When you purchase a home in **Villatel Village**, you're investing in a top-of-the-line vacation home and investment property, custom designed with features that are proven revenue drivers in today's rental market. Simply put, this home is built to maximize vacations and earnings potential.



And Let Us Do All the Other Work.



Build & Design

At Villatel, we live and breathe vacation homes, so we have the hard data on what makes the best, most marketable ones. Now, we're literally handing you the keys to our brainchild—fully built, designed, and ready for use.

Go ahead. Vacation in it, rent it, reap all of its benefits...without any of the work.

Manage & Rent

Leveraging our marketing tools, proprietary technology, and rental market expertise, we'll be your partners in attracting renters to your home, and maximizing profits.

Our best-in-class property management team will also maintain your home impeccably, and provide concierge services to you or your renters while the house is in use.





Villatel
VILLAGE

Nestled within a private, gated community, Villatel Village encompasses 71 designer homes, a sprawling 15,000-square-foot Events & Conference Center, a custom-built playground, stunning pastoral views, and access to a state-of-the-art resort.

Unparalleled in EveryWay.



CONSISTENCY

We're the only company on the market that develops, designs, and manages every property in our collection. That means we can guarantee consistency of product quality, service, and house management across the Villatel Village community.



LUXURY

At Villatel, luxury is in our DNA—and we've thoughtfully infused it into every home, every structural exterior, every blade of grass within Villatel Village. From the stunning entryway, to the scenic landscaping and vistas, to the over-the-top amenities, this community one-ups upscale at every corner.



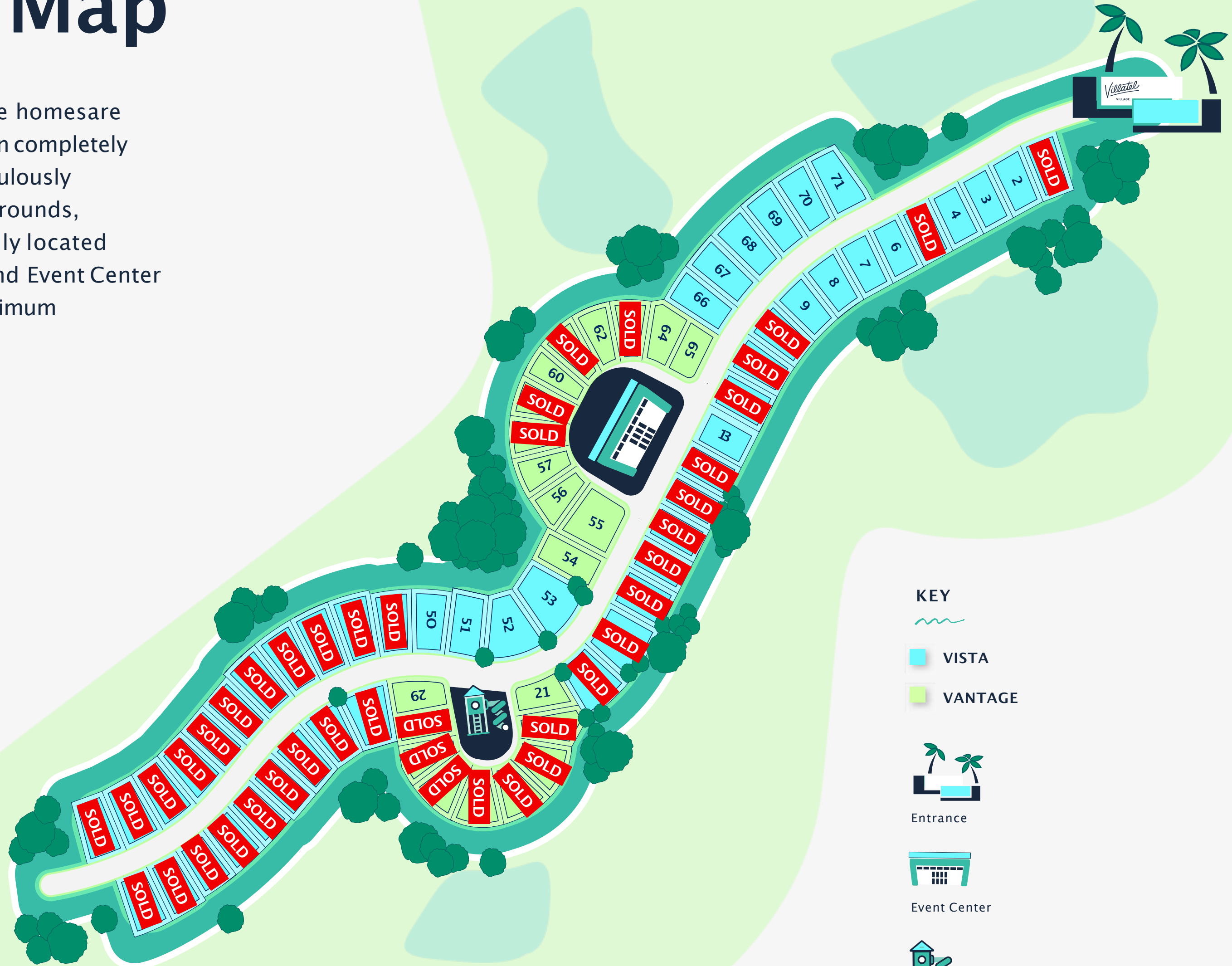
PRIVACY

Owners and renters of Villatel Village homes enjoy private access to best-in-class amenities. A gigantic Event and Conference Center stands at the heart of the community, offering opportunities for celebrations, work retreats, and more. Solterra, the broader resort where Villatel Village is located, offers other outstanding perks, like tennis courts, a top-of-the-line fitness center, an oversized pool and lazy river, water slides, and poolside dining.

VILLATEL VILLAGE

Site Map

Villatel Village homes are constructed on completely private, meticulously landscaped grounds, with a centrally located Playground and Event Center to ensure maximum convenience.



KEY



VISTA

VANTAGE



Entrance



Event Center



Covered Playground

Villatel
VILLAGE

VILLATEL VILLAGE

Construction Progress



The Vista



ELEVATION A

Did you know?

ALL-INCLUSIVE PRICING

For one fixed cost, you will enjoy a fully turn-key Villatel Village home. One trip through our proprietary customization process, a couple of signatures, and you're on your way!

\$ Projected levered annual returns between 8-20%
Subject to debt terms, owner usage, and annual rental performance. Fuller return projections and expense breakdown available on request.

Over 7,000 sq ft
11-12 bedrooms
13.5 bathrooms

~~~~~

PRICE STARTING AT  
**\$1.499MM**



ELEVATION B





# Boutique Hotel Lobby

FIRST FLOOR



SECOND FLOOR



# Twelve Bedroom

FIRST FLOOR



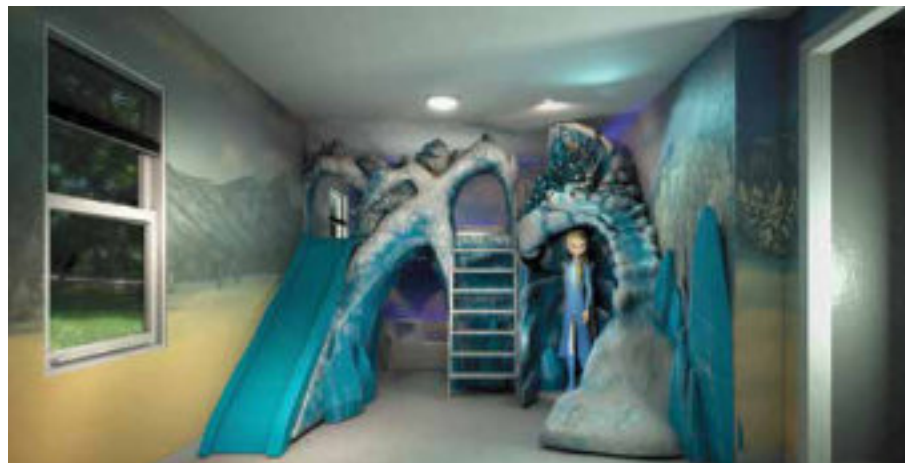
SECOND FLOOR



WHAT'S THE STYLE?

# The Vista

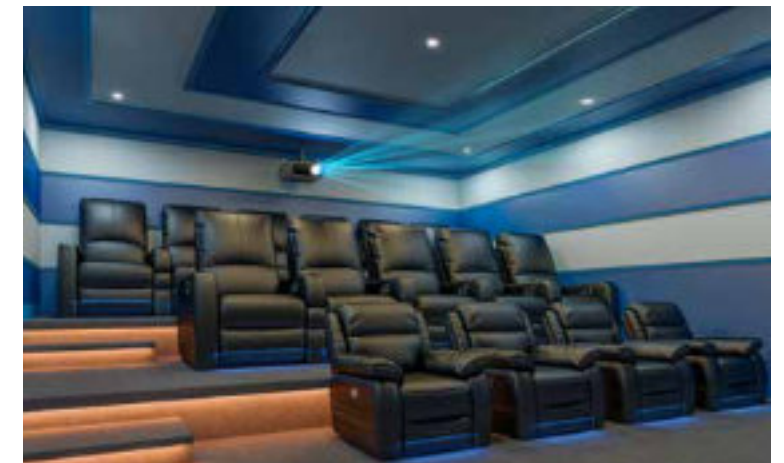
CONTEMPORARY



ORGANIC MODERN



MID-CENTURY MODERN



WHAT'S THE STYLE?

# The Vista



TRANSITIONAL



MID-CENTURY MODERN



CONTEMPORARY



TRANSITIONAL



VILLATEL VILLAGE HOMES

# The Vantage



ELEVATION A

## Did you know?

### ALL-INCLUSIVE PRICING

For one fixed cost, you will enjoy a fully turn-key Villatel Village home. One trip through our proprietary customization process, a couple of signatures, and you're on your way!

**\$** Projected levered annual returns between 7-16.5%  
Subject to debt terms, owner usage, and annual rental performance. Fuller return projections and expense breakdown available on request.

Over 4,000 sq ft  
6 bedrooms  
6.5 bathrooms

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PRICE STARTING AT  
**\$999K**



ELEVATION B



# Boutique Hotel Lobby

FIRST FLOOR



SECOND FLOOR



# Lounge

FIRST FLOOR



SECOND FLOOR





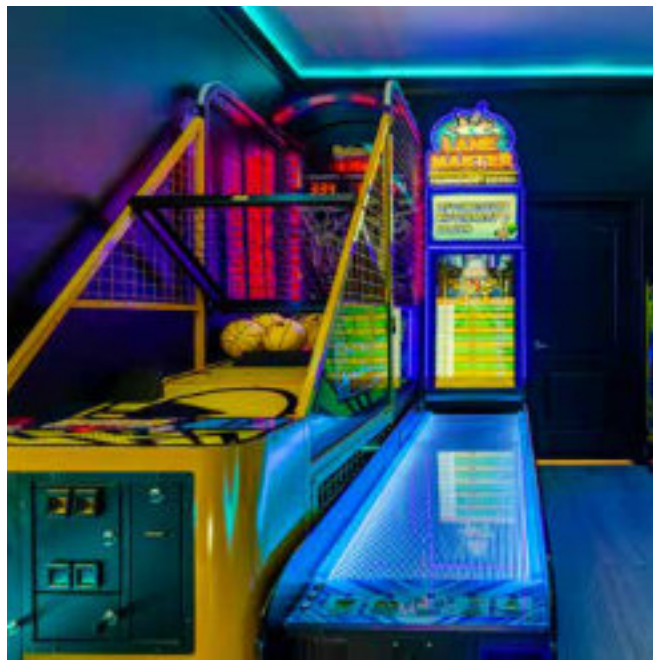
WHAT'S THE STYLE?

# The Vantage

MID-CENTURY MODERN



MID-CENTURY MODERN



TRANSITIONAL



AMENITIES

# It Takes a (Villatel) Village...

...to pull off an incredible gathering to remember.

Our sophisticated, state-of-the-art Event & Conference Center sits at the heart of Villatel Village, offering an expansive space with sleek, modern features (think: open bars, outdoor lounges, and fully integrated AV & lighting). This is the perfect venue for family gatherings, work retreats, and celebrations of all kinds—and is exclusively available to be reserved by our homeowners, renters, and their special guests.



## Spaces & Features



15,000 SQ FT  
SPREAD OVER  
2 FLOORS



BALLROOM  
(SEATS 400 DISPERSED,  
OR 700 IN A  
CLASSROOM SETTING)



OPEN BAR  
AREA



8 MEETING  
ROOMS



CATERING  
KITCHEN



MULTIPLE OUTDOOR  
LOUNGES AND  
GATHERING  
SPACES



FULLY  
INTEGRATED AV  
AND LIGHTING

SOLTERRA RESORT

# Epic Entertainment for Everyone



Solterra—the sprawling, scenic resort where Villatel Village is located—offers a ton of activities and recreational space designed for the whole family... or whomever you're with, with features including:



Lazy River

A Giant Resort Pool

A Sprawling Clubhouse with Fitness Center

Water Slide

Poolside Dining & Lounging

Tennis Courts



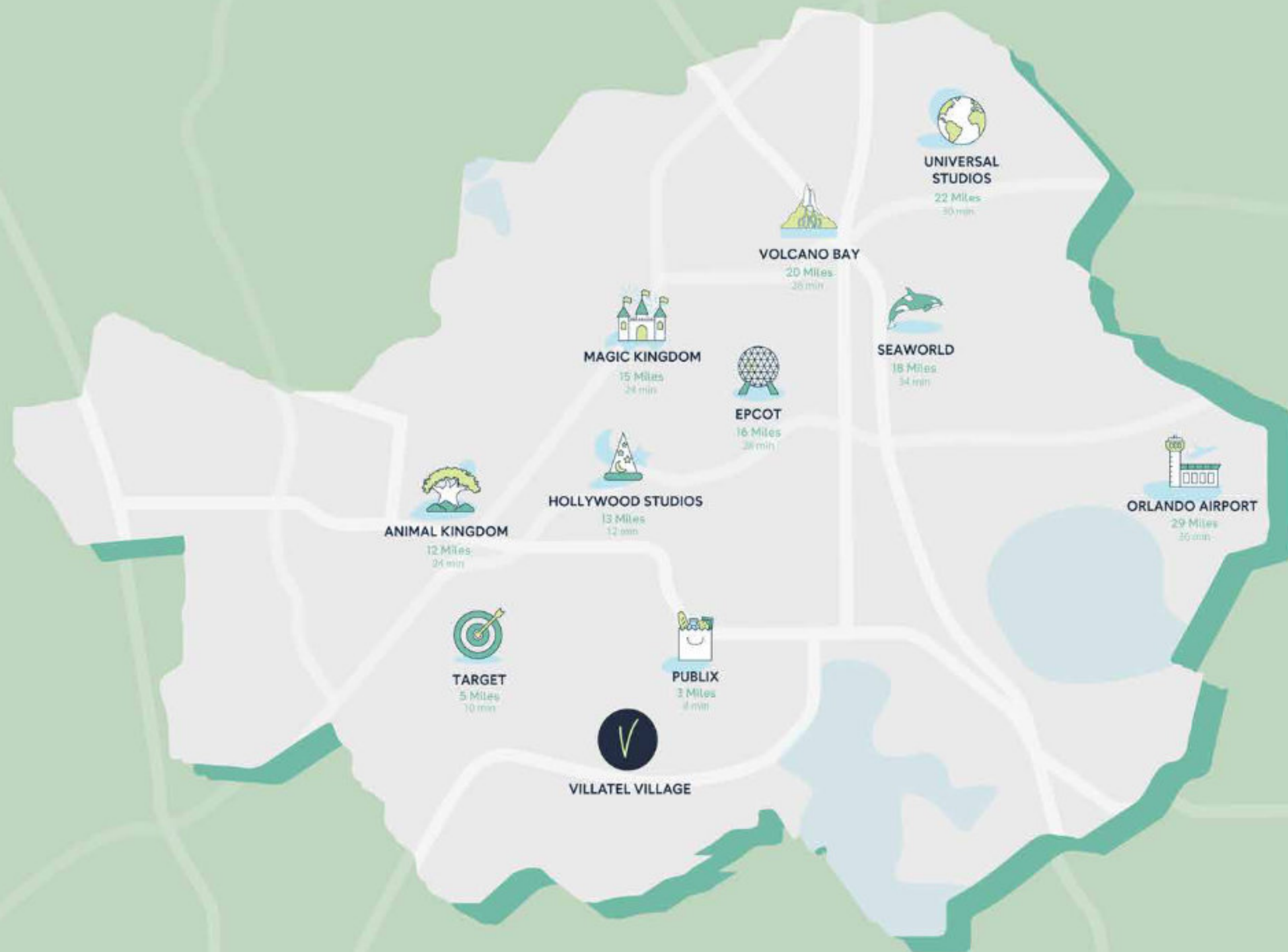
**PLUS** Villatel Village offers year-round access to its own covered, deluxe kids' playground, perfect for private family-friendly fun.

VILLATEL VILLAGE

# The Gateway to Your Dream Vacation Itinerary



Gain access to Orlando's renowned experiences, recreational activities, and scenery just miles away from your luxury vacation home.

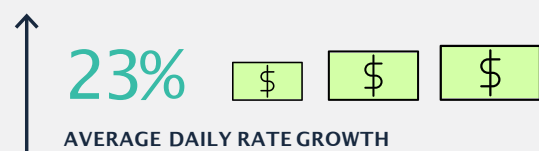


WHY BUY NOW?

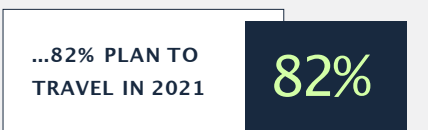
# Right Time, Right Place, Right Brand

## Powering through the Pandemic

SINCE APRIL 2020, VACATION RENTALS HAVE SEEN...



### Looking Ahead

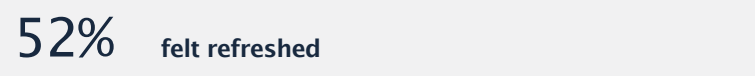
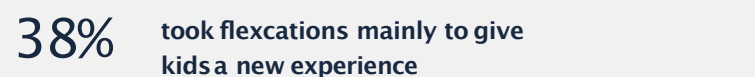


**PEAK PANDEMIC**  
VACATION RENTALS SAW OVER 2X MORE OCCUPANCY VS. HOTELS

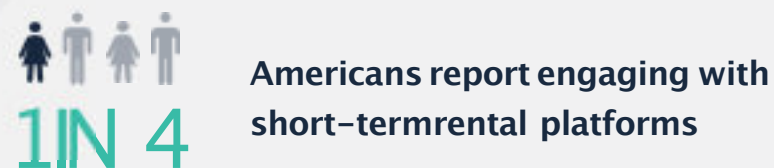
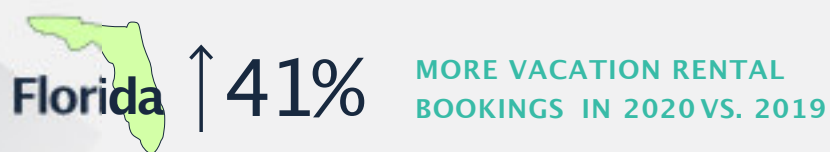
### Mixing Work and Play



PLAN TO TRAVEL MORE BECAUSE OF WORK FROM HOME

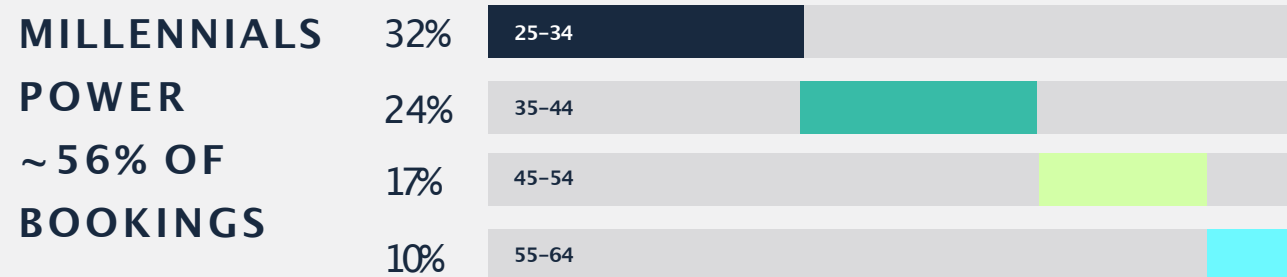


## Vacation Rental Bookings on the Rise

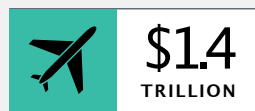


## Millennial Travelers Leading the Charge

VACATION RENTAL BOOKING BY AGE IN 2020



**MILLENNIALS POWER ~56% OF BOOKINGS**



**MILLENNIALS** are predicted to spend \$1.4 trillion on travel each year by 2020

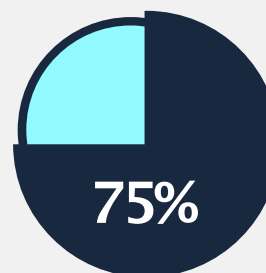


**MILLENNIALS** are also more likely to choose short-term rentals instead of hotels for their stays

### GEN Z



have already stayed in a vacation home, cabin or condo at some point in their lives, meaning the industry is expected to see even more growth as this age group grows with it.



**MILLENNIALS AND YOUNGER** will be 75% of consumer travel by 2024

**2.25x**

Villatel was able to generate 2.25x more revenue than our closest competitors in the Orlando market



**+186%**

In 2020, Villatel outperformed the Orlando market by +186%



# Let's Connect



Call (407) 487-8847 to schedule a virtual tour or visit\* with one of our Vacation Home Specialists.

We can't wait to introduce you to your new vacation home!

\*With COVID-19, Villatel is dedicated to following state protocols and providing safe tour environments for our employees and clients.



villatelvillage.com  
(407) 487-8847

# FAQ

## ? What is Villatel Village?

Villatel Village is the only purpose-built vacation home community in Orlando, FL developed, designed, and managed by one company. It encompasses 40 acres, features 71 designer homes, a 15,000 square foot Event & Conference Center, and myriad family-friendly amenities.

The community is located within Solterra Resort, which offers additional access to four acres of stunning scenic grounds, as well as family-friendly recreational and entertainment space.

## ? Who developed Villatel Village?

Villatel Village was developed by Villatel. We're the only company in the hospitality market focused on building, designing, maintaining, and servicing vacation homes. By designing and managing every property in our collection, we can continue our legacy of ensuring consistency of experience, reliability of service, and the highest standards of product quality across our entire portfolio.

## ? Will Villatel Village have a gated entrance?

Villatel Village features a double gated entrance. There is a manned security gate at the entrance to Solterra Resort. There is also a second gate at the entrance to the Villatel Village community.

## ? How many homes are in Villatel Village?

There are a total of 71 homes in the Villatel Village community. 50 of them are our Vista model, 7000 square feet and 11 or 12 bedrooms. 21 of them are our Vantage model, 4000 square feet and 6 bedrooms.

## ? What are the lot sizes?

- The Vista homes will live on 70' lots
- The Vantage homes will live on 50' lots

## ? How does the home package selection process work?

Villatel Village offers two amazing home options: The Vista and The Vantage.

Both home options are available fully turnkey, complete with high end finishes, gaming, themed rooms. Buyers are invited to put a personal touch on their unique homes by customizing select areas, like the cabinets, furniture styles (if applicable), dining/conference rooms, and themed bedrooms, and even a bowling alley! A range of phenomenal upgrades are also available, including golf simulators, connected gyms, batting cages, playrooms, and much more!

## ? What are the HOA assessments and what do they include?

For ~\$350 per month, you'll receive:

- Lawn maintenance and landscaping for all homes and common areas within Villatel Village
- Internet service
- Valet trash collection
- A custom-designed covered playground
- Discounted rental rates for The Club at Villatel Village Event & Conference Center
- **Plus, access to Solterra's amenities, including:**
  - Sprawling clubhouse with fitness center
  - Zero entry pool, water slide & lazy river
  - Tennis courts
  - Poolside dining & lounging at Cafe Sol Bar & Grill
  - Solterra Play Zone
  - Solterra Club Trail

## ? Do buyers need to rent their homes at any point in the year?

Some homeowners in Villatel Village will opt to exclusively use their homes for vacations and/or to host friends and family. Other homeowners will choose to rent their homes (when they are not using it themselves) and benefit from a great stream of revenue. Either decision is fully at the discretion of homeowners. There is absolutely no obligation to rent.

# FAQ

## **?** If buyers choose to rent out their homes, can they choose their own management companies?

In order to maintain the integrity of the community and appropriately manage revenue for all of our homeowners, Villatel will be the sole dedicated management team for homeowners that choose to rent their homes. This allows us to control the environment and guests (no unruly gatherings, excessive noise, etc.) and make sure that the rates remain consistent and revenues are maximized.

## **?** What exactly does your management team provide?

In coordination with Jeeves, our sister company and the top management and operations team in Orlando, we leverage the highest standards of hospitality and service to deliver an optimal owner and guest experience. We know how to navigate the local laws, ordinances, and politics of the Orlando market to create a seamless and successful rental experience every time.

As a part of the management process, a Villatel Owner Relations specialist will be assigned to your home to oversee the marketing, rental booking, check-in/check-out, housekeeping, technical questions, maintenance, reservations, and all the add-on services you can dream up. We'll do all the heavy lifting and you get to just watch the returns roll in!

## **?** Why should I trust Villatel to rent my vacation home?

When you buy in Villatel Village, you're getting more than just a home. You're getting the highest standards of management, proven market knowledge, and data-backed rental strategies, all manned by a single company on a mission to generate outsized revenue and occupancies. We know what it takes to rent your home, and how to do it better than the rest.

If you choose to rent your home, you will be able to select one of our carefully curated Villatel brand furniture and furnishings packages to be installed in your home at no additional up-front cost to you.

In short, trust us to make the right decisions to maximize the return on your investment. With our expertise, you cease to be one home in a cascade of options available to a renter. Rather, you become a part of a limited pool of luxury homes within the Villatel portfolio.

## **?** What will the property taxes be?

Property taxes are projected to be 1.2% to 1.8% of the home purchase price.

## **?** What deposit is required to secure a home?

Villatel Village homes require a 20% deposit at contract signing. The remaining 80% will be due at closing.

## **?** Is financing available?

We are able to recommend several lenders who are familiar with Villatel Village and offer some amazing financing options. We look forward to walking you through these details when we connect!

## **?** How can I schedule an appointment to have a virtual tour or visit the models?

Call (407) 487-8847 or email [sales@villatelvillage.com](mailto:sales@villatelvillage.com). You can also enter your information at [villatelvillage.com](http://villatelvillage.com) and one of our Vacation Home Specialists will be in touch shortly.





Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without notice. Prices may not include lot premiums, upgrades and options. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Floor plans, interiors and elevations are artist's conception or model renderings and are not intended to show specific detailing. Floor plans are the property of VCG VVSR LLC and its affiliates. This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. This material shall not constitute a valid offer or solicitation in any state where prior registration is required or if void by law. This is not an offer to sell or an offer to buy any securities, investment product or investment advisory services. No representation or warranty is made with respect to the homes shown herein and/or the future performance thereof. A broker must (1) register a prospective buyer before the buyer is first introduced to the community through the internet or in person, (2) accompany client during client's initial visit to this community and (3) execute a Cooperating Broker Agreement with us on the initial visit. All real estate information provided herein is subject to the Federal Fair Housing Act. VCG VVSR LLC and Villatel are pledged to the letter and spirit of the United States policy for the achievement of equal housing opportunity and encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. Villatel is a registered trademark of Vacation Capital Group Management, Inc. All rights reserved.