

# D R E A M



Luxury Town Home Communities by Zenodro Homes



# D R E A M

A second home that feels like a vacation.  
A vacation property that pays for itself.

## Relaxation Redefined.





## An oasis of tranquility with access to excitement.

Four luxury town home communities - Hidden Forest, Hidden Lakes, Serenity and The Retreat - make up Zenodro Homes' Dream Properties. Dream is surrounded by lush and peaceful conservation areas but is only a 10 minute drive from Orlando's Disney World in the booming vacation home corridor of central Florida.

Dream units are zoned for short term rental, giving you the option of buying for your own pleasure or as an active investment.





## Step into a tropical paradise ... all you need to bring is your toothbrush.

Every Dream unit offers a covered lanai, a splash pool and reserved parking. All are spacious - 1,800 to 2,100 square feet (167 to 195 square meters) - have three bedrooms with en-suite baths, and master suites feature a balcony overlooking the rear patio. Most units face protected natural landscapes and some have stunning water views.

Your vacation begins immediately because Dream units come complete with a package of elegantly casual designer furnishings for every room - sofa and chairs, dining sets, beds, dressers and night tables - not to mention bed pillows, blankets and comforters, kitchen appliances, cooking utensils, china, cutlery and televisions with cable set ups.

Your vacation never ends because the Home Owners' Association takes care of gardening and maintenance.





## Enjoy the luxury and convenience of a full service resort community.

Dream properties share a Clubhouse that features a fitness center, game area, open air resort style pool, indoor/outdoor café and bar, and a concierge to ensure that your vacation is perfect in every way.

Urgent business matters are attended to with ease at the fully equipped business center and meeting room located in the Clubhouse.





## Invest in a strong market with an experienced builder.

Zenodro Homes is a Florida based real estate development company that brings over 25 years of construction and development experience to discerning home buyers through a dynamic partnership of seasoned builders and developers. Dream units are constructed by Florida's best general contractors and Zenodro Homes oversees every step of construction to ensure that the homes meet the highest industry standards.

Since the mid-1990s over 30 million tourists have visited the greater Orlando area every year from every corner of the world<sup>1</sup>. In 2004 metropolitan Orlando hosted over 47 million guests, of which over 45 million were domestic visitors and almost 2.6 million were international<sup>2</sup>. The highest concentration of international visitors comes from the United Kingdom<sup>3</sup>. The majority of visitors come for leisure.

The 2005 median sale price for homes in the Orlando area is up by 34% from the 2004 median price<sup>4</sup>.

Dream is an investment in pleasure.





## Find yourself in a Dream location.

Dream is located off of US Highway 27 in the greater Orlando area. Orlando is approximately 50 miles (80 km) from the Atlantic coast and 75 miles (120 km) from the Gulf of Mexico.

Central Florida enjoys a subtropical climate with an average annual temperature of 72 degrees Fahrenheit (22 degrees Celsius). The warmest months, with average temperatures above 90 degrees Fahrenheit (32 Celsius), are June, July and August. Annual rainfall of 50 inches (1.3 meters) ensures lush greenery all year round.

Orlando is easily accessible by air from global gateway cities. It is approximately 9 hours by air from the UK (5 hours behind GMT), less than 8 hours from Los Angeles, 2.5 hours from New York City, and 1 hour from Miami. Orlando is served by two airports - Orlando International and Orlando Sanford International. Over 60 airlines, including American Airlines, British Airways, Ryan Air, Continental, Delta, Air Atlanta Europe and Monarch operate out of these airports that are located less than a half hour drive from Dream.





## Central Florida is the favorite playground of children ...

The Disney World complex venues - just 7 miles (11 kilometers) from Dream - include the Magic Kingdom, Epcot Center, Disney-MGM Studios, and Disney's Animal Kingdom.

In 2005 Walt Disney World and the Magic Kingdom had over 16 million visitors, Epcot had almost 10 million, and Disney-MGM and the Animal Kingdom each had over 8 million<sup>5</sup>.

## ... and adults.

Indulge in fishing, boating, and equestrian activities. Golf at exclusive clubs. Relax in lush parks by sparkling lakes.

Take a leisurely drive to a pristine beach on the Atlantic or Gulf coast - both are just a one hour drive away.

Explore cultural experiences at museums and historical landmarks. Visit day spas and restaurants that will cater to your craving for well deserved indulgence.





## Invest in a Dream

Speak to a Zenodro Homes representative for information about the prices of fully furnished Dream units. Mortgage financing is offered by Zenodro Mortgages.

The Home Owners' Association fee is paid quarterly and covers membership to the Clubhouse, exterior maintenance of all units including landscaping, garbage removal, water, sewer and cable television access. It also covers reserves for future replacement of exterior painting, roof and resurfacing of all pavements.

Dream units are expected to be ready for occupancy beginning late 2006.





## Profit from your investment

As of the end of 2005 over 110,000 hotel rooms are available in Metro Orlando. The occupancy rate of over 70% is 15% higher than the national average<sup>6</sup>. Recent additions to hotel room supply have been primarily in the luxury segment of the market<sup>7</sup>.

All Dream units are zoned for short term rental. The location and amenities offered at Dream rival those at the best area hotels, but they offer families on holiday even more value. Current rental rates on comparable properties range from \$86 - \$220 USD per night<sup>8</sup> - a great profit for you, the owner, and a great savings for a family that would pay \$200 USD or more per night per room at a hotel with similar features.

## Area Statistics.

Metropolitan Orlando has a population of 1.8 million people<sup>9</sup>. The population has been growing steadily since 1960 when it had a population of approximately 330,000 .

The Orange County Convention Center is among the largest in the United States; in 2005 over 1.3 million people attended events there<sup>10</sup>.

Tourism is the largest industry in Metro Orlando, accounting for 22% of local employment. Other major industries include healthcare and retail.





## End Notes.

<sup>1</sup> Orange County Convention and Visitor's Bureau 2005 Annual Research Report.

<sup>2</sup> Orange County Convention and Visitor's Bureau 2005 Annual Research Report.

<sup>3</sup> Orange County Convention and Visitor's Bureau 2005 Annual Research Report.

<sup>4</sup> Orlando Regional Realtor Association as of November, 2005 - [www.orlrealtor.com](http://www.orlrealtor.com)

<sup>5</sup> [www.themeparkinsider.com](http://www.themeparkinsider.com)

<sup>6</sup> [www.orlandoinfo.com/b2b](http://www.orlandoinfo.com/b2b)

<sup>7</sup> Ernst & Young National Lodging Report Update

<sup>8</sup> Contempo Group. Retail rack rates: \$160.00/night value season, \$190.00/night low season, \$220.00/night high season. Discounted group rates: \$86.00/night value season, \$99.00/night low season, \$113.00/night high season.

<sup>9</sup> Dataplace.org 2004 estimate based on 2000 Census.

<sup>10</sup> [www.orlandoinfo.com/b2b](http://www.orlandoinfo.com/b2b)



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representation, make reference to documents required by section 718.503 Florida Statutes to be furnished by developer to a buyer or lessee. Developed by Zenodro Homes at Hidden Forest, Inc, Zenodro Homes at The Retreat, Inc., Zenodro Homes at Serenity, Inc, collectively being marketed as Dream. The Developer is currently authorized to take refundable reservations from and enter into contracts with prospective purchasers in the State of Florida. These materials do not constitute an offer or solicitation of any kind, nor are they intended to be distributed in or constitute an offer to sell property in any state or country in which the developer has not registered to sell property, if required. VOID WHERE PROHIBITED BY LAW. All advertising, promotional materials, site plans and pricing information associated with the project and the units, if any, are preliminary in nature and subject to change by the Developer without notice.

All advertising, promotional materials, site plans and pricing information associated with Zenodro Homes at Hidden Forest, Inc, Zenodro Homes at The Retreat, Inc., Zenodro Homes at Serenity, Inc, collectively being marketed as Dream, and the units, if any, are preliminary in nature and subject to change by the Developer without notice.





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