

Ambar Orlando Secret Lake

Bulk Unit Portfolio Offering

STRUCTURED REAL ESTATE
INVESTMENT
WITH GUARANTEED RETURNS

Apartments by Marriott Bonvoy
Orlando, Florida | February 2026

ambar
RESIDENCES • ORLANDO

APARTMENTS
by MARRIOTT BONVOY

Private & Confidential



Prime Location

Orlando Resort Corridor

- 5 minutes from Walt Disney World
- 10–15 minutes from Universal Orlando Resort
- 15 minutes from SeaWorld Orlando
- 20–25 minutes from Orlando International Airport (MCO)
- Immediate access to I-4 and US-192



Unit Portfolio

Legal and Economic Structure Explained

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OWNERSHIP STRUCTURE

Each portfolio consists of individual units, each with its own deed and legal title. Investors acquire direct ownership of fully furnished, turnkey units within the Ambar Orlando – Secret Lake property.

OPERATIONAL MODEL

- Units are enrolled in the Marriott Bonvoy rental program
- Marriott manages all bookings, operations, and guest services
- Investors receive quarterly distributions based on NOI
- During the guarantee period, distributions are fixed regardless of performance

KEY BENEFITS

- Full legal ownership with deed recorded in investor's name
- No pooling or commingling with other investors
- Flexibility to exit, or restructure independently
- Unlike many other condo-hotel projects, this development offers
financeable units

Ambar Orlando – Secret Lake



The Three Portfolio Options

Differentiated Structures for Different Investment Objectives

PORTFOLIO OPTION	UNITS	LIST PRICE	PREFERRED PRICING	NET INVESTMENT	GUARANTEED NET RETURN	PROJECTED ANNUAL INCOME
Stable Income Package	3	\$1,506,300	10% Discount	\$1,355,670	7.5%	\$101,675
Enhanced Yield Package	5	\$2,510,500	15% Discount	\$2,133,925	8.0%	\$170,714
Premium Portfolio Package	10	\$5,021,000	20% Discount	\$4,016,800	8.5%	\$341,428

* Investment amounts may vary based on specific unit selection

Development Team Track Record

Institutional-scale hospitality and branded residential execution across the United States.

\$1B+ in Sales Volume

80+ Franchise & Management Agreements Negotiated

Institutional Credibility

- Former VP, Full-Service Development – Marriott International
- \$1B+ real estate portfolio managed

600+ Branded & Condo-Hotel Units in Development

\$2.5B+ in Hospitality Development Experience

- 80+ hotel deals executed across the U.S. & Hawaii
- \$2.76B hospitality pipeline across 13 developments

13,000+ Hotel Rooms Delivered

- 2,000+ condominium units developed in Florida



The Trade Autograph Collection Hotel – Milwaukee, Wisconsin



Atara Autograph Collection – St. George, Utah



Ventana Marriott Tribute Portfolio – Kanab, Utah



Marriott Autograph Coll. Hotel & Residences - Lake Oconee, Georgia



Atara, Marriott Autograph Coll. Hotel & Residences - St. George, Utah



Residence Inn by Marriott - Eagle, Idaho

Thank You

We look forward to discussing this opportunity with you.

CONTACT US

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