



# WINTER PARK BY THE CANAL

A Premier Residential Development in  
Winter Park, Florida

Equity Offering – Private and Confidential







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Images of Previous Homes Built



Renders Winter Park by The Canal





# INVESTMENT SUMMARY

## OFFERING

Lumenlink Real Estate Development LLC (“LumenLink Development”) is offering to accredited investors the opportunity to co-invest (the “Investment”) in a Ground-up development Project (the “Property”), Class-A housing asset located in Winter Park, Florida. The investment will be via a \$904,125 joint venture equity investment. The Investment is equal to 28% of the total capital investment in the project, with \$62,000 provided by Lumenlink Development partners via a HELOC of our own house and cash, and remaining equity being financed through a senior lot + new construction loan. Prior to closing, Lumenlink Development will utilize the raised equity for the downpayment of a Senior Loan and finance initial Development costs.

External Investor Equity Amount	approx. \$758,595
Lumenlink Development Members Equity Amount	approx. \$62,000
85% Senior Loan for Lot + New Construction (via CCAP Bank):	approx. \$2,371,925
approx. \$3,192,520 fully funded	

Project Return Summary	
Total Equity Invested	\$820,595
Total Hold Period	20 – 24 Months
Target Investor IRR	62.08%*

\*Based on a 5.4MM exit over 20 months





## INVESTMENT HIGHLIGHTS

### INVESTMENT STRENGTHS

- LumenLink Partners are contributing \$62,000 of the total equity at closing.
- Assuming a 20-month hold, Lumenlink Development is projecting a 62.08% IRR for investors with a 2.24x equity multiple.
- Assuming a 20-month hold, Lumenlink Development is projecting a sale of the asset for \$5,400,000 with 5% commissions fees and a 1.00% cost of sale.
- Based on land price data, the land was negotiated at very good price of 15% below asking price.
- Existing lot has direct access to the privileged water channels and lakes in Winter Park and Maitland.

### TRANSACTION STRENGTHS

- Rare waterfront properties in this Class A area.
- Skilled partner with 10-year track record at Winter Park Luxury Home Construction Market (Spanish speaking) and a recent previous Luxury Home construction in the same sub-division.
- Unique architectural design skills and management experience in luxury market using advanced building techniques catered to contemporary buyers.
- Luxury Market customers remain especially resilient to current economic conditions.
- Experienced Project and Development Manager (managed multimillion programs within the fast-paced automotive industry) with 15 years of experience managing complex projects.

**\$758,595 Investor Equity Target,  
~2.24X in 20 months**

### DISTRIBUTION WATERFALL

Distribution Waterfall	IRR Hurdle	Dist. % to GP	Dist. % to Investor
Hurdle 1	8%-16%	20.00%	80.00%
Hurdle 2	16-24%	40.00%	60.00%
Hurdle 3	24-30%	48.00%	52.00%
Hurdle 4	30.00%+	50.00%	50.00%

### SPONSOR FEES

Disposition Fee  
1.00%

### LOAN STRUCTURE

Lender: CCAP, Two (2) years, Loan amount: \$ 2,371,925( 85% Loan to fund Lot & Construction costs), Interest-only during construction. Fixed Rate: 11%



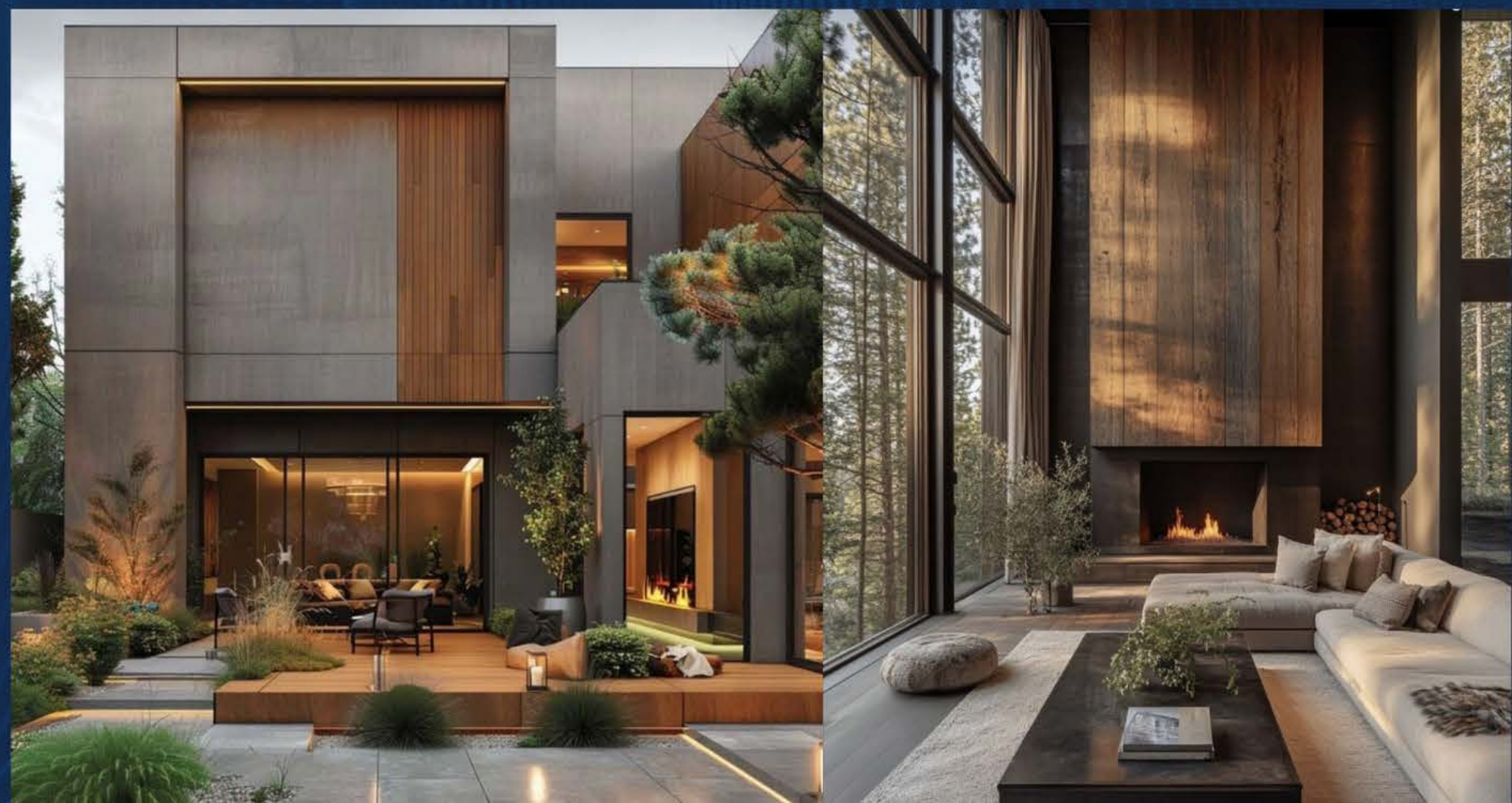


## PROPERTY OVERVIEW



### PROPERTY DETAILS

Address:	Confidential
City, State:	Winter Park, Florida
County:	Orange County
Waterfront:	Yes
Lot Size:	0.5+ acres
Finished Project Architectural Style:	4,505 sqft Modern Luxury
Projected Sales Price:	\$5.4M to \$6.2M







## LOCATION OVERVIEW

CLASS A+ LOCATION



**Access to the Canal and Lake Chain here!**





FINANCIAL SUMMARY

CONSTRUCTION TIMELINE

- Q2 2025: Permitting & Pre-Construction
  - Q3 2025: Groundbreaking & Foundation Work
  - Q3 2025 – Q2 2026: Vertical Construction & Finishes
  - Q2 2026: Final Inspections, Staging & Listing
  - Q4 2026: Expected Sale/Disposition
- Total project duration: Approximately 18-24 months.

CONSTRUCTION COSTS SUMMARY

Category	Cost Estimate
Lot Acquisition	\$ 860,000
Construction Cost (incl. 10% contingency)	\$ 1,831,500
Engineering executable drawings	\$ 16,000
Zonal, septic tank, drain fields approved permits Surveys	\$ 27,000
Legal & Title (fixed fee)	\$ 30,000
Loan Interest Reserve	\$ 378,522
Property Tax (20 mo hold)	\$ 26,000
Loan Origination Fee (1%)	\$ 23,498
Total including soft costs	\$ 3,192,520

CAPITAL STRUCTURE

Source	Amount (USD)	Notes
Lender Financing (85% LTC)	\$ 2,371,925	Senior construction loan at 11% interest
Investor Equity	\$ 758,595	Syndicated equity raise from passive investors
Developer Equity (HELOC)	\$ 62,000	Developer equity showing skin in the game





FINANCIAL SUMMARY

SCENARIOS

Downside Case

Category	Amount (USD)
Debt Repayment	\$2,609,118
Projected Sale Price	\$4,050,000
5% Sales Commission	\$202,500
1% Disposition Fee	\$40,500
Sale Proceeds net commission	\$3,807,000
Net Profit After Debt	\$1,197,883
GP Initial Equity	\$62,000.00
LP Initial Equity	\$758,595.00
Project IRR (Hurdle Calculation)	19.07%
Investor IRR Annualized	12.81%
Remaining Profit (after Full Return First)	\$377,288
Investor Share 60% (Hurdle 2)	\$226,373
Developer Share 40% (Hurdle 2)	\$150,915
Total Investor Return	\$984,968
LP Multiple	1.30 X

Base Case (Pro-forma)

Category	Amount (USD)
Debt Repayment	\$2,371,925.00
Projected Sale Price	\$5,400,000
5% Sales Commission	\$270,000
1% Disposition Fee	\$54,000
Sale Proceeds net commission	\$5,076,000
Net Profit After Debt	\$2,704,075
GP Initial Equity	\$62,000.00
LP Initial Equity	\$758,595.00
Project IRR (Hurdle Calculation)	104.12%
Investor IRR Annualized	62.08%
Remaining Profit	\$1,883,480
Investor Share 50% (Hurdle 4)	\$941,740
Developer Share 50% (Hurdle 4)	\$941,740
Total Investor Return	\$1,700,335
LP Multiple	2.24 X

Upside Case

Category	Amount (USD)
Debt Repayment	\$2,134,733
Projected Sale Price	\$6,210,000
5% Sales Commission	\$310,500
1% Disposition Fee	\$62,100
Sale Proceeds net commission	\$5,837,400
Net Profit After Debt	\$3,702,668
GP Initial Equity	\$62,000.00
LP Initial Equity	\$758,595.00
Project IRR (Hurdle Calculation)	146.35%
Investor IRR Annualized	107.96%
Remaining Profit	\$3,640,668
Investor Share 50% (Hurdle 4)	\$1,820,334
Developer Share 50% (Hurdle 4)	\$1,820,334
Total Investor Return	\$2,578,929
LP Multiple	3.4 X





SALES COMPARABLES

Market Analysis Summary | Residential

Listings as of 4/13/2025 at 1:09 pm, Page 1 of 2

#

MLS #

Address

Subdivision

BR

FB

HB

Gar

Pool

YrBlt

Acres

H SqFt

P/H SqFt

List Price

Sale Price

Sale Date

SP/LP

CDOM

📍

🛏

🏠

🚗

🏊

📅

🔔

🏠

💰

🚩

💵

📅

📊

📅

Listings: Active

1

O6258

ND

4

3

2

2

No

2008

0.27

4,875

\$585

\$2,850,000

147

2

O6

RST

5

5

1

3

Yes

2008

0.33

5,072

\$1,065

\$5,400,000

177

Min

4

3

1

2

2008

0.27

4,875

\$585

\$2,850,000

147

Max

5

5

2

3

2008

0.33

5,072

\$1,065

\$5,400,000

177

Avg

5

4

2

3

2008

0.30

4,974

\$825

\$4,125,000

162

Med

5

4

2

3

2008

0.30

4,974

\$825

\$4,125,000

162

Listing:

1

O6

RST

3

2

1

2

Yes

2003

0.19

2,503

\$559

\$1,495,000

\$1,400,000

02/04/2025

93.6%

8

2

O62

6

7

1

5

Yes

2002

1.84

8,082

\$1,131

\$9,995,000

\$9,140,000

01/15/2025

91.4%

45

Min

3

2

1

2

2002

0.19

2,503

\$559

\$1,495,000

\$1,400,000

8

Max

6

7

1

5

2003

1.84

8,082

\$1,131

\$9,995,000

\$9,140,000

45

Avg

5

5

1

4

2003

1.02

5,293

\$845

\$5,745,000

\$5,270,000

27

Med

5

5

1

4

2003

1.02

5,293

\$845

\$5,745,000

\$5,270,000

27

4

Total Listings

Average for all:

5

4

1

3

2005

0.66

5,133

\$835

\$4,935,000

\$5,270,000

94

Median for all:

5

4

1

3

2006

0.30

4,974

\$825

\$4,125,000

\$5,270,000

96

Quick Statistics

	Min	Max	Avg	Med
List Price	\$1,495,000	\$9,995,000	\$4,935,000	\$4,125,000
Sale Price	\$1,400,000	\$9,140,000	\$5,270,000	\$5,270,000
Sale / List	91.4%	93.6%	92.5%	92.5%



\$8,799,000

2661 Via Tuscany, Winter Park, FL 32789

4

beds

5

baths

4,564

sqft

- These were all built in 2005-2006 (~20 year old homes)
- One home is selling for over 8.7M in the same sub-division one street down the road.





## THE SPONSOR

### LUXURY HOME IN MEXICO CITY

<https://www.archdaily.com/873288/casa-risco-estefania-barrios-y-silvana-barrios>



### LUXURY HOME IN MEXICO CITY

Architect:

Estefania Barrios

Address:

Risco 208, Paseos del  
Pedregal, Mexico City, Mexico

Home Size:

6543 sqft

Finished Project Architectural Style:

Modern Luxury

Current Est. Price:

\$4M-\$4.5M



**ESTEFANIA BARRIOS**

Master of Architecture, UCL London, UK  
+15 years Full-cycle Construction  
Luxury Market



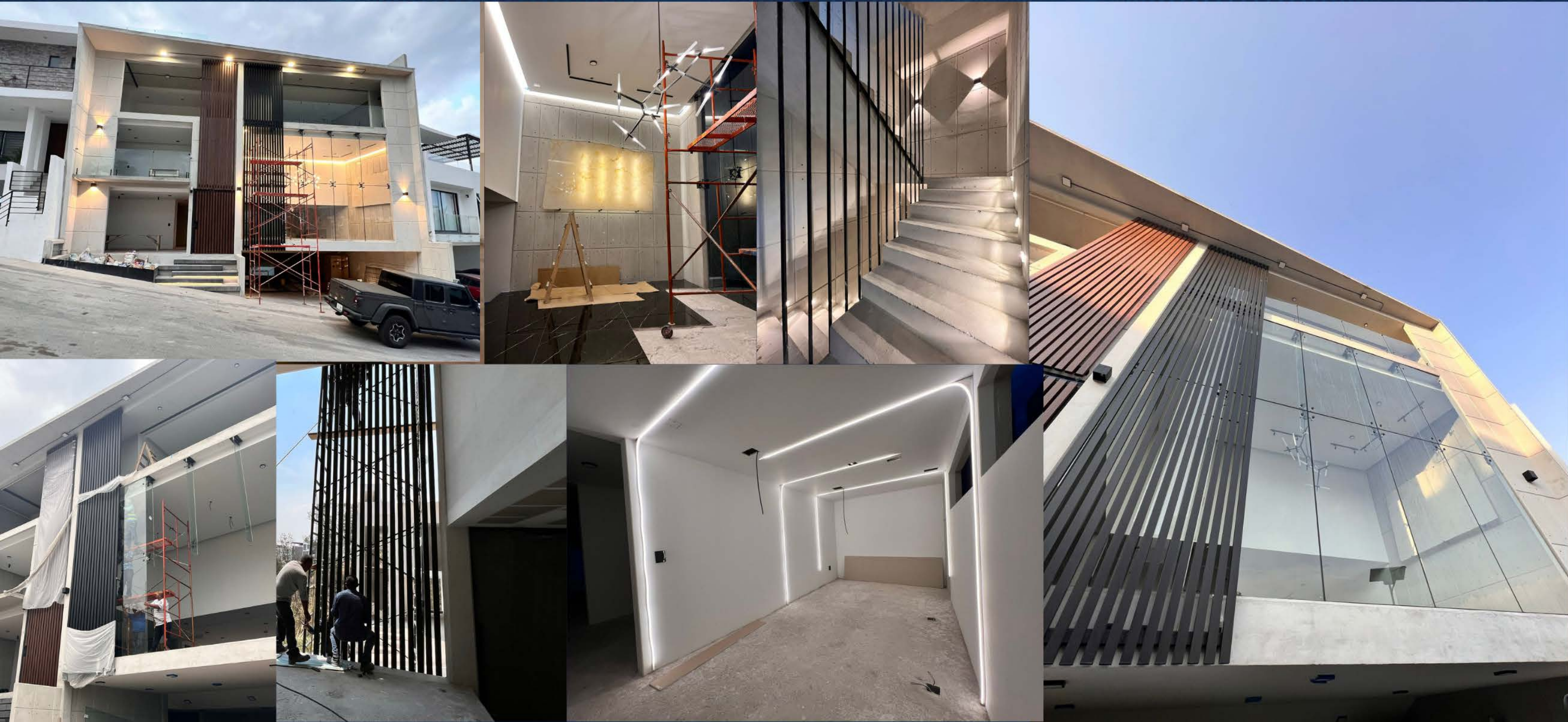
**RAFAEL LOPEZ**

MBA, Ross School of Business  
+15 years of Project Management





## OTHER PROJECTS







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