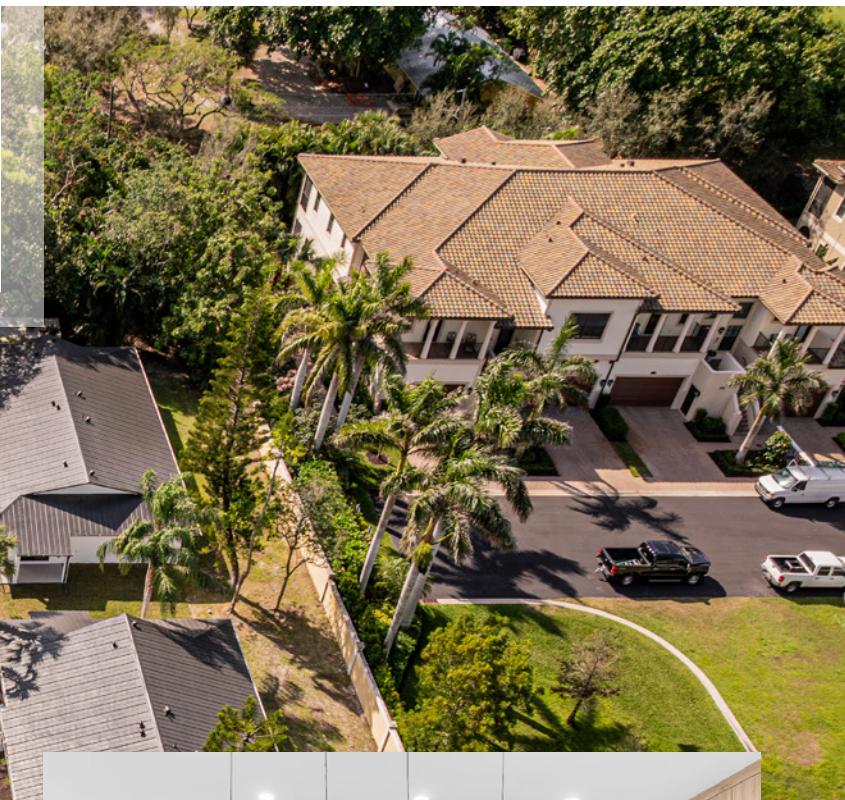




LAKEVIEW VILLAS



SERENITY LIFESTYLE



9 Fully Redeveloped Villas

For more information please contact:

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Confidentiality & Conditions



The information was obtained from other sources and is only intended to provide a summary to interested parties. Nothing contained herein is, or shall be construed as, legal, accounting, or financial advice. Interested parties should conduct their own due diligence investigation prior to purchase, including an independent review of the attached information.

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Executive Summary

Investment Highlights

- **Fully Redeveloped in 2025** – A turnkey property offering modern finishes and top-tier upgrades.
- **Versatile Leasing Options** – 100% Occupied, Turnkey Income Generating Asset. 4/9 Villas operating as Short Term Vacation/ Air BNB Rentals. 5/9 Occupied yearly rentals.
- **Prime Location** – Situated in Naples, FL, just 2 miles from Downtown Naples, Fifth Avenue South, and the pristine Naples beaches.
- **Superior Construction & Flood Safety** – Villas are built above FEMA flood elevation and have never experienced flooding or hurricane damage.
- **Maximized Insurance Benefits** – Designed for full hurricane protection and reduced insurance costs with a metal roof, masonry construction, impact-resistant windows and doors, and 3-nail hurricane clips.
- **Low-Maintenance & Cost-Efficient** – Features solar lighting, a no-irrigation landscape, and minimal upkeep, keeping common expenses low.



Executive Summary (Continued)



Property Overview

VILLAS

(9) Two-Bedroom, Two-Bathroom Units

(1) "Penthouse" Villa: **±1,224 SF**

(8) Standard Villas: **±1,103 SF each**

Total Buildings: **5**

SIZE & CONSTRUCTION

Total Living Space: **±10,052 SF**

Lot Size: **±1.38 Acres**

Construction: **Durable Masonry**

Roof: **Metal**

Executive Summary (Continued)

Rare Investment Opportunity – Lakeview Villas

Lakeview Villas presents a rare, fully leased income-generating turnkey investment in the heart of Naples' Bayshore Arts District—a fully redeveloped (2025) collection of 9 modern 2-bedroom, 2-bathroom villas on 1.38 acres. The property is strategically balanced with four fully furnished villas operating as high-performing furnished Airbnb rentals, already showing strong occupancy, excellent reviews, and significant upside as season rates climb and the Airbnb profile continues to grow. Complementing this, five villas are leased to long-term tenants, providing stable cash flow and smoothing demand. Built with maximum durability and insurance benefits—metal roofs, masonry construction, impact windows and doors, and elevated above FEMA flood levels. Each villa features two onsite parking spots, an eco-friendly low-maintenance yard, and solar-powered parking lighting that helps keep expenses low. Lakeview Villas combines income stability, growth potential, and long-term resiliency just two miles from Naples' beaches and Fifth Avenue South.



Luxury Redevelopment & Thoughtful Design

Each villa boasts 1,103+ square feet of modern, open-concept living with high-end finishes, including:

- Designer soft-close cabinetry
- Premium countertops and flooring
- Floor-to-ceiling bathroom tile
- In-unit washers & dryers
- Stage 4 smooth drywall for a sleek finish
- Spacious kitchens with large islands and built-in microwaves

The "Penthouse" unit stands out with 1,224 square feet, vaulted ceilings, an expansive kitchen, an extra-large master bathroom, and an oversized walk-in closet.

Serene, Low-Maintenance Estate with Expansion Potential

Each villa is thoughtfully designed to blend seamlessly with the surrounding nature while maintaining privacy. The 1.38-acre property is low-maintenance, featuring:

- No water irrigation requirements
- Solar lighting throughout to reduce common expenses
- A rear courtyard—perfect as a shared common area, with room for a pool addition if desired

Executive Summary (Continued)

Built for Maximum Insurance Credits & Durability

All redevelopment was completed to achieve the highest insurance credits, including:

- Metal roofs
- 3-nail clips for enhanced wind resistance
- Masonry construction
- Impact-resistant windows & doors
- Built above FEMA flood elevation – never flooded

A Rare Opportunity in a High-Demand Location

Lakeview Villas is located in one of Florida's most desirable cities and in the trendy, up-and-coming Bayshore Arts District. This is a truly unique investment opportunity—whether for short-term, seasonal, or long-term leasing, the potential is limitless.

Don't miss out on this exceptional offering!



2600 Property Photos

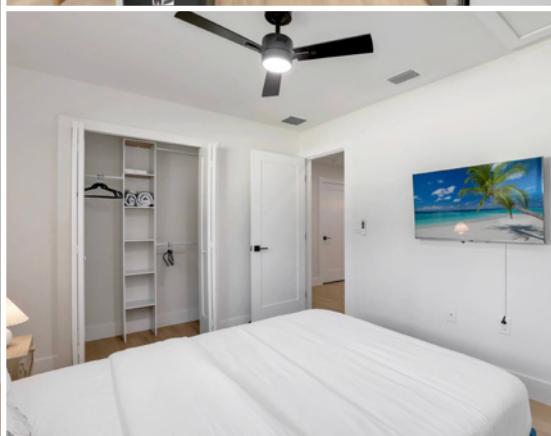
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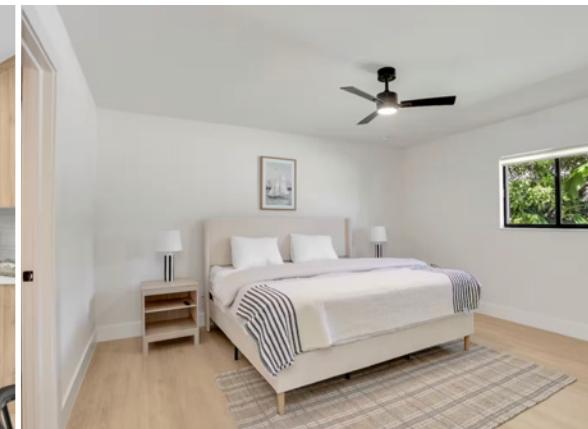
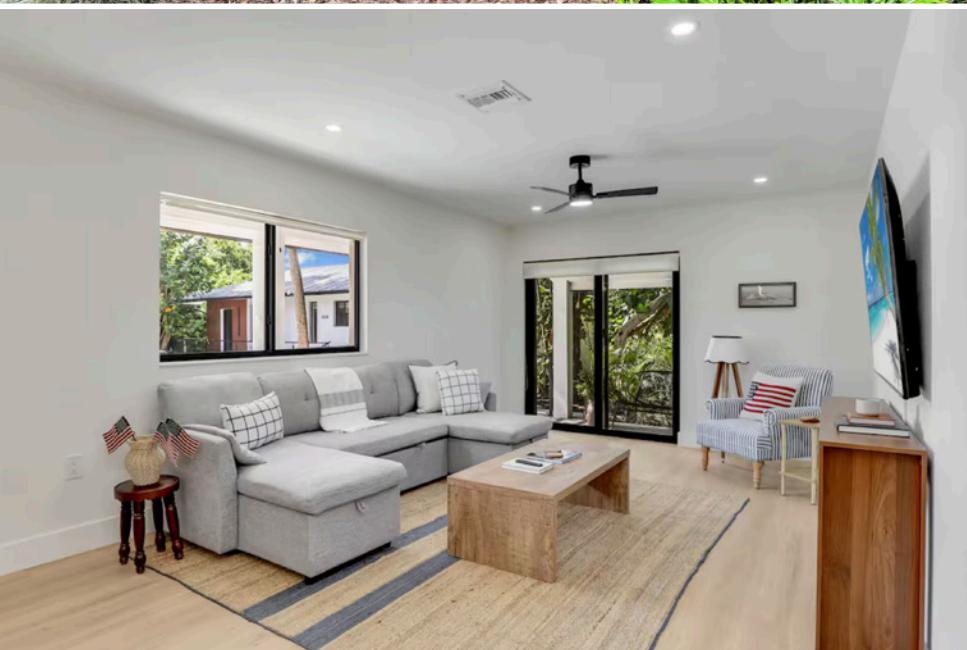
2602 Property Photos



2604 Property Photos



2606 Property Photos

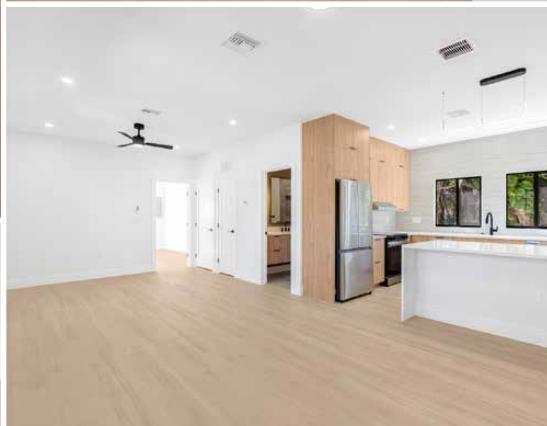
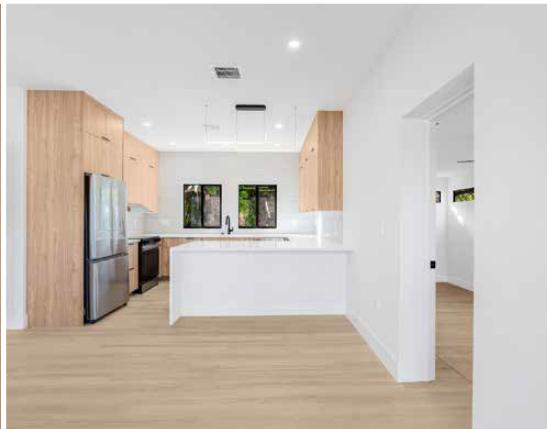


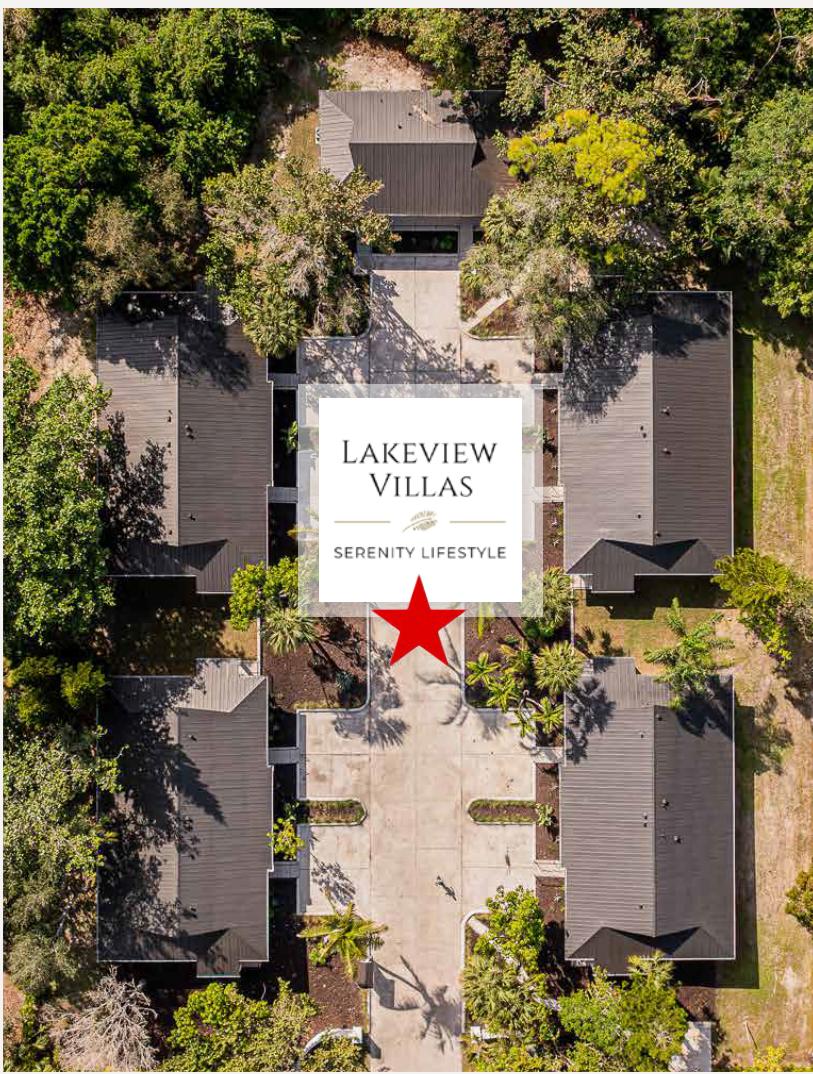
2608, 2610, 2612, 2614 Property Photos



Penthouse Property Photos

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Area Overview

Bayshore Arts District

The Bayshore Arts District in Naples, Florida, has evolved since the early 1980s into a vibrant enclave celebrating visual, cultural, culinary, and performing arts. Located along Bayshore Drive, this waterfront community offers a rich tapestry of experiences for residents and visitors alike.

Cultural Attractions

Art Galleries and Studios: The district is home to numerous art spaces showcasing works from local and international artists, fostering a dynamic creative environment. bayshoreartsdistrict.org

Murals and Sculptures: Public art adorns the area, with murals and sculptures enhancing the district's aesthetic appeal. [thebayshoreartsdistrict.com](http://bayshoreartsdistrict.com)

Dining and Entertainment

Celebration Park: A waterfront food truck park offering diverse culinary delights, live music, and a lively social atmosphere. visitnaplesfl.com

Local Eateries: From island-inspired cuisine at The Real Macaw Restaurant to modern European dishes at Rebecca's, the district caters to a variety of palates. visitnaplesfl.com

Recreation and Nature

Proximity to Naples Botanical Garden: Just minutes away, visitors can explore diverse plant collections and serene landscapes.

Waterfront Activities: With access to Haldeman Creek and nearby waterways, the district offers opportunities for kayaking, paddleboarding, and boating. thebayshoreartsdistrict.com

Community and Events

First Friday Events: Monthly gatherings featuring local artists, live performances, and community engagement. bayshoreartsdistrict.org

ARTisan Market: A marketplace showcasing handmade goods, crafts, and artworks from local artisans. thebayshoreartsdistrict.com



Area Overview (Continued)

Naples, FL

Naples, FL Naples is a coastal city in Southwest Florida known for its warm climate, stunning beaches, and picturesque scenery. One of its standout features is the pristine shoreline stretching along the Gulf of America, offering soft white sand, clear blue waters, and breathtaking sunsets.

The city is recognized for its well-maintained streets, upscale shopping districts like Fifth Avenue South and Third Street South, and world-class golf courses that attract players from around the globe. Naples also has a thriving arts and cultural scene, featuring galleries, theaters, and music venues. Art enthusiasts often visit the Naples Philharmonic and the Baker Museum, which host high-quality performances and exhibits.

With over a thousand restaurants offering diverse cuisine and atmospheres, Naples provides a refined and vibrant dining experience. Its luxurious lifestyle, beautiful beaches, rich cultural offerings, and strong economy make it a sought-after destination on Florida's Gulf Coast.

Naples, Florida, clinched the No. 1 spot in U.S. News' Best Places to Live 2024-2025 ranking, "Naples has been ranked as the best place to retire in the U.S..." – New York Post (Source)

"Florida saw a record-breaking 142.9 million visitors last year, with Naples playing a key role in the state's tourism surge." – Naples News Now

Naples Beaches

Naples boasts a variety of beautiful beaches, offering plenty of options for visitors. Some of the most popular spots include Naples Pier Beach, Seagate Beach, Barefoot Beach, Clam Pass Beach, and 3rd Avenue Beach. These beaches provide opportunities for shelling, surfing, kiteboarding, and other water activities, making them a favorite for locals and tourists alike.

Golf Courses

With over 90 golf courses in the Naples area, golf enthusiasts of all skill levels can enjoy a range of courses, from beginner-friendly to highly challenging layouts. Many of these courses were designed by renowned golf architects, including the legendary Pete Dye, ensuring top-tier playing experiences.



Area Overview (Continued)

5th Avenue South

Considered the heart of Naples, 5th Avenue South offers a mix of elegance and relaxation. Lined with tropical plants and lush greenery, this pedestrian-friendly district is home to a variety of upscale boutiques, fine dining, luxury spas, unique art galleries, and stylish home décor shops. The avenue blends historic charm with modern sophistication, making it one of the most sought-after addresses in the country. Stretching from Tamiami Trail to the Gulf of Mexico, it embodies the high-end lifestyle Naples is known for.

Naples Pier

A landmark in downtown Naples, the Naples Pier extends 1,000 feet into the Gulf of Mexico, offering stunning ocean views and a prime spot for fishing. Anglers can catch a variety of fish, including snook, pompano, and Spanish mackerel, while visitors can watch local pelicans and seagulls gather along the pier. Equipped with fish cleaning stations, the pier is a beloved destination for both fishing enthusiasts and those simply looking to take in the breathtaking coastal scenery.



Naples Economy Overview

Naples' economy is primarily driven by tourism, real estate, and healthcare. With millions of visitors each year, tourism plays a major role, attracting people to its beaches, golf courses, shopping, and dining experiences. The hospitality sector, including hotels, restaurants, and retail, supports this industry and provides a significant portion of local employment.

Real estate is another key contributor, with Naples being known for its luxury homes, upscale condos, and high-end vacation properties that appeal to wealthy buyers worldwide. Real estate development, sales, and property management firms are among the area's major employers.

The healthcare sector is also a crucial part of the local economy, with several large hospitals and medical centers offering employment opportunities for healthcare professionals, administrative staff, and support workers. Additionally, Naples has a strong presence of professional services, finance, and construction industries.

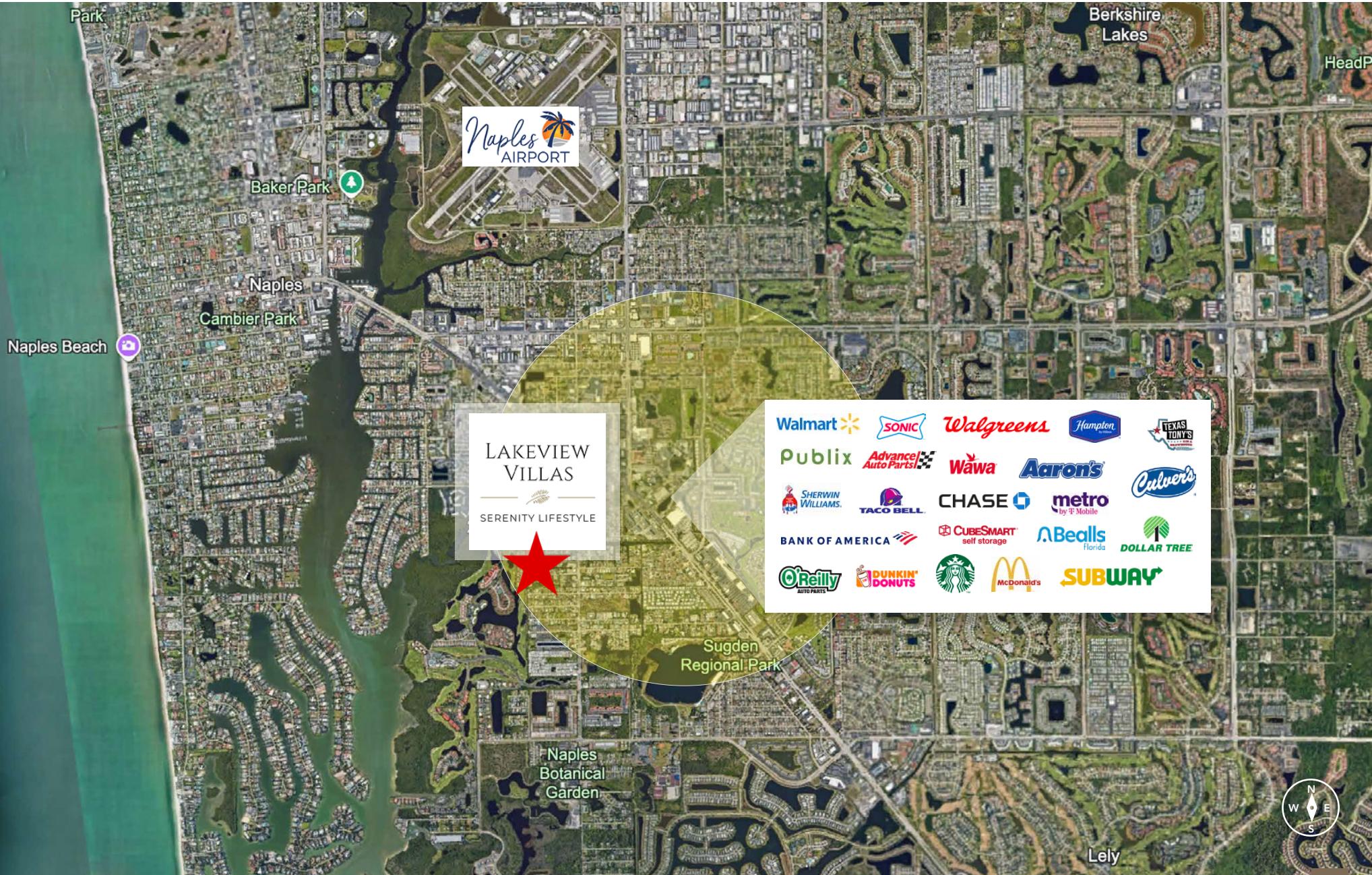
The city is home to numerous law firms, accounting firms, and financial institutions, while its construction sector continues to expand due to ongoing development and renovation projects. Overall, Naples thrives on a diverse economic foundation, supported by a skilled workforce, prime location, and a vibrant community.

Over 1.6 Million Visitors Annually — Naples News, 2022

2600-2614 Floor Plan (Standard)



Location





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