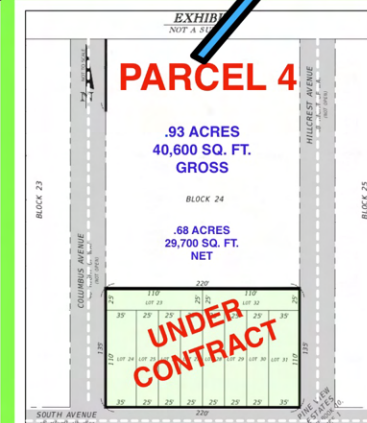
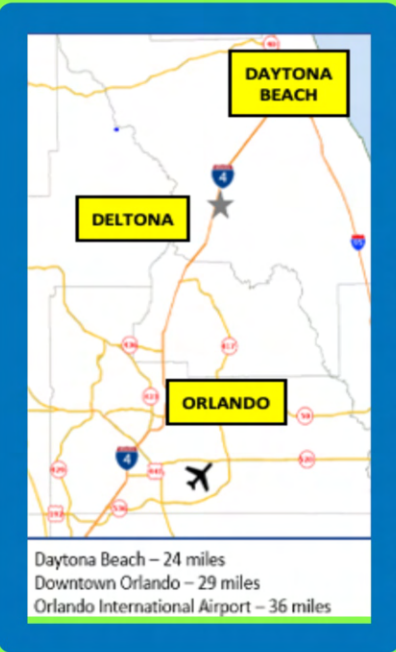


LAND INVESTMENT ONLY ~~5~~ 4 COMMERCIAL PARCELS

DELTONA, FL
I-4 Interchange
Exit 114



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INVESTMENT OVERVIEW

Marcus & Millichap is proud to present:

4x PRIMELY LOCATED INVESTMENT OPPORTUNITIES
(PURCHASE ALL OR INDIVIDUALLY)

DELTONA, FLORIDA, "RANKED # 4 ON FORBES LIST OF FASTEST GROWING MSA's"
(Deltona is the LARGEST CITY between Orlando and Daytona Beach)

Located at: **Currently Developing I-4 / Howland Blvd Interchange**

Completed Developments:

- Amazon Fulfillment Center (Opened 2021 / 500 Employees by 2023)
- Halifax Health / UFHealth Medical Center (Opened 2020)
- WAWA, RaceTrac, McDonalds, Burger King, Winn Dixie

PHASE II Planned Development:

- I-4 Logistics Industrial Park (2023-2024)
- Deltona Village (mixed-use)
- Retail & Commercial next to Halifax Health / UFHealth Medical Center
- I-4 "Beyond the Ultimate" Project (Scheduled Spring 2021)

Land Investment – Low Price: From \$3.32 per Sq. Ft. Gross

| PARCELS | ACRES (GROSS) | PRICE | STATUS | PROPERTY TAX |
|-------------------|---------------|------------|----------------|--------------|
| 1-3, 5-10, 14, 16 | VARIOUS | \$ VARIOUS | SOLD | |
| 4 | .93 | \$ | UNDER CONTRACT | |
| 11 | 1.25 | \$ 225,500 | AVAILABLE | \$396.84 |
| 18 | .93 | \$ 155,000 | AVAILABLE | \$191.86 |
| 20 | 3.52 | \$ 715,500 | AVAILABLE | \$481.51 |
| 21 | 1.96 | \$ 360,000 | AVAILABLE | \$342.70 |

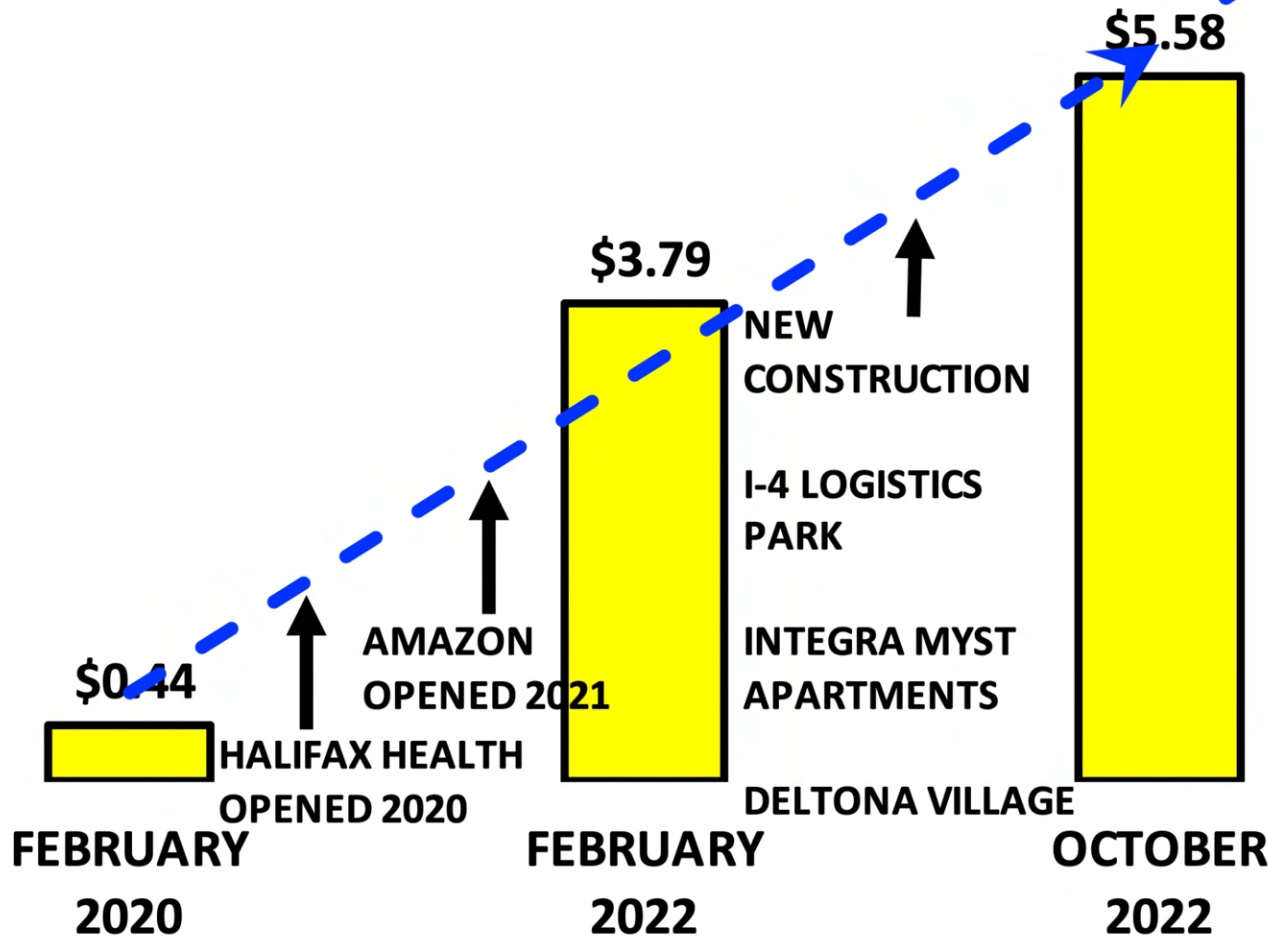
INVESTMENT OVERVIEW



PRESENT



VACANT LAND: PRICE INCREASES (PER SQ. FT.)



Projects Under Construction 2023-2024

PHASE II I-4 LOGISTICS INDUSTRIAL PARK

INTEGRA MYST APARTMENTS 300 UNITS

2024-2025

MAS DEVELOPERS CATALINA POINTE 280 UNITS

Comparable Sales Timeline (2020-2022): Pine View Estates Subdivision



Epic Theatres - .75 Mi



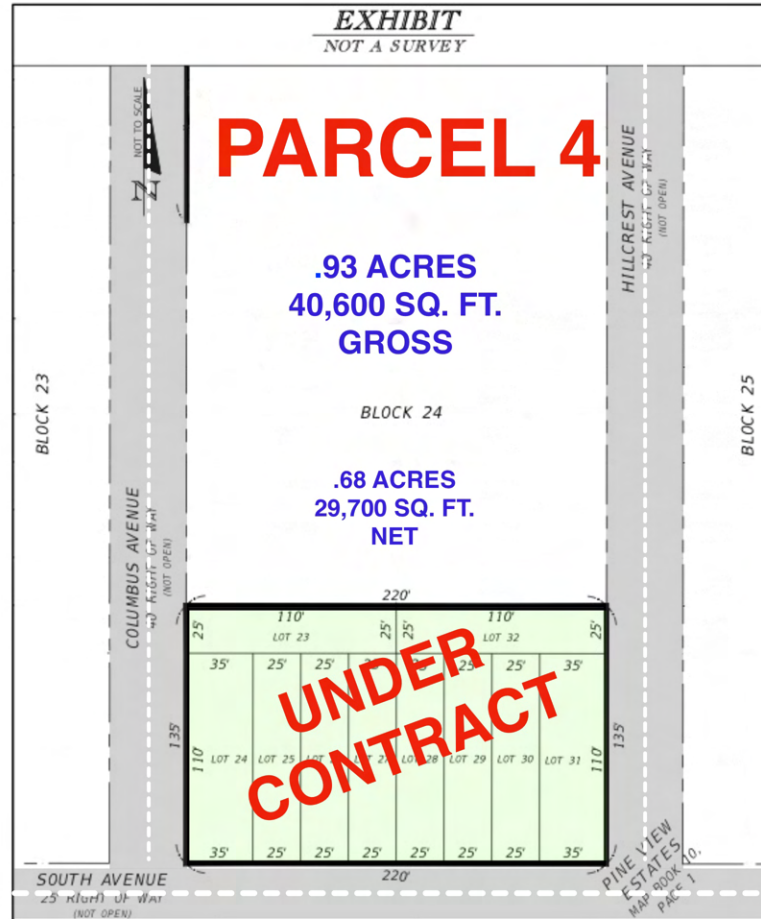
**I-4 Logistics Park - .18 Mi
Under Construction**



**Integra Myst - .85 Mi
300 Apt. Units
Under Construction**



Amazon - .37 Mi



YMCA - .66 Mi



StorQuest - .35 Mi



**Deltona Golf and
Country Club - .52 Mi**



Gold Choice - .35 Mi



Epic Theatres - .74 Mi



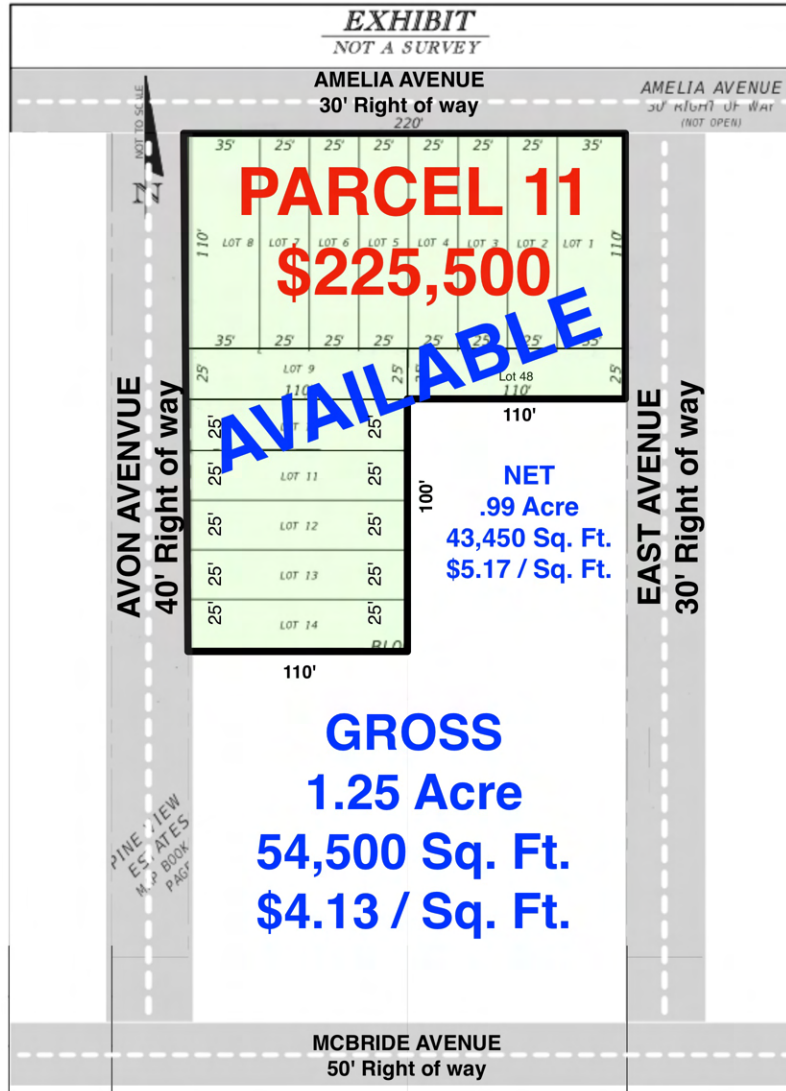
**I-4 Logistics Park - .33 Mi
Under Construction**



**Integra Myst - .79 Mi
300 Apt. Units
Under Construction**



Amazon - .84 Mi



YMCA - .44 Mi



StorQuest - .97 Mi



**Deltona Golf and
Country Club - .39 Mi**



Gold Choice - .98 Mi



Epic Theatres - .79 Mi



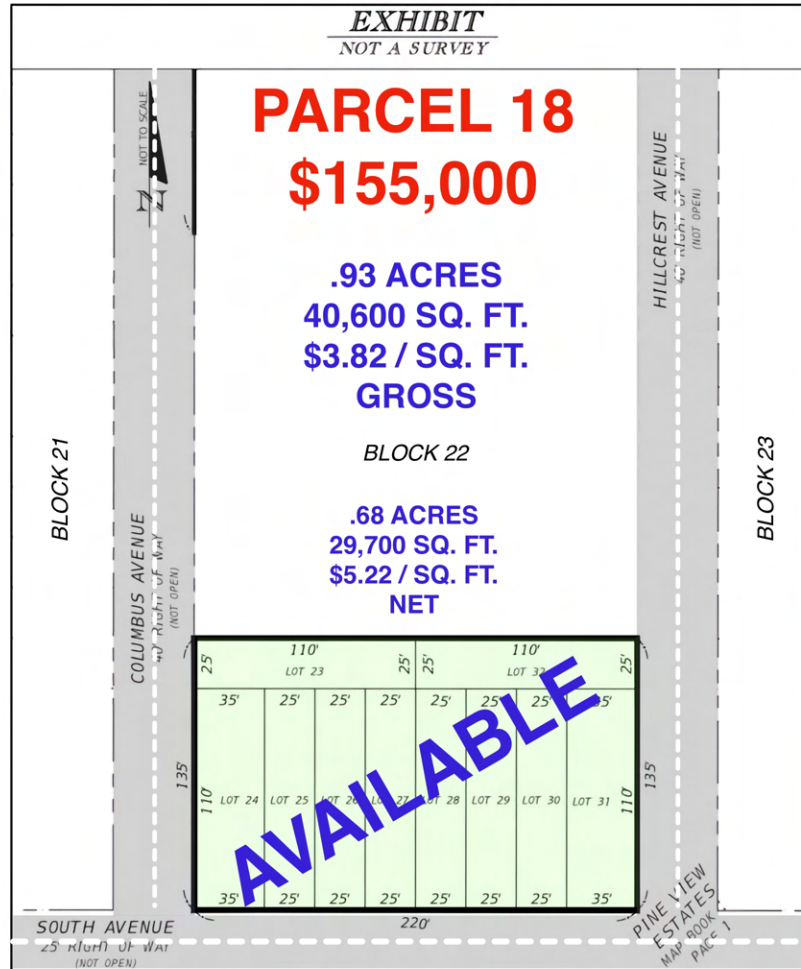
**I-4 Logistics Park - .24 Mi
Under Construction**



**Integra Myst - .92 Mi
300 Apt. Units
Under Construction**



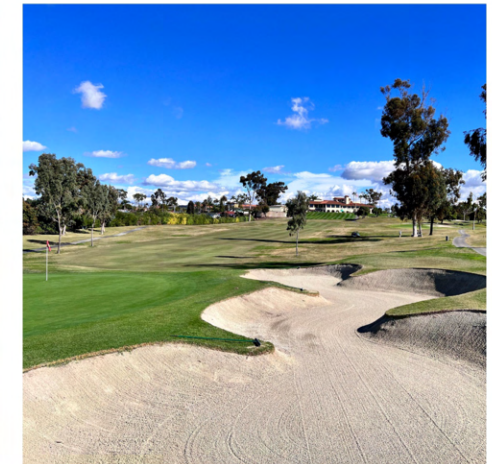
Amazon - .68 Mi



YMCA - .72 Mi



StorQuest - .57 Mi



**Deltona Golf and
Country Club - .34 Mi**



Gold Choice - .57 Mi



Epic Theatres - .75 Mi



**I-4 Logistics Park - .18 Mi
Under Construction**



**Integra Myst - .85 Mi
300 Apt. Units
Under Construction**



Amazon - .37 Mi



YMCA - .66 Mi



StorQuest - .35 Mi



**Deltona Golf and
Country Club - .52 Mi**



Gold Choice - .35 Mi



Epic Theatres - .42 Mi



**I-4 Logistics Park - .18 Mi
Under Construction**



**Integra Myst - .56 Mi
300 Apt. Units
Under Construction**



Amazon - .52 Mi



YMCA - .33 Mi



StorQuest - .73 Mi



**Deltona Golf and
Country Club - .89 Mi**



Gold Choice - .75 Mi



G&S Good Environmental, Inc.

Consultants In: Phase I & II Environmental Site Assessments • Soil & Groundwater Testing
Tank Closure • Asbestos Surveys • Indoor Air Quality • Contamination Assessments

March 24, 2020

Richard S. Luck, Trustee of Family Land Trust Number 3, Dated 8-22-2019
11727 South Dixie Highway, Unit 252
Miami, Florida 33156-2019

Attention: Mr. Richard S. Luck, Trustee

Reference: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Pine View Estates, Plat Book 10, Page 1
Northeast corner of North Normandy Boulevard and North Firewood Drive
Deltona, Volusia County, Florida
G&S Project No. 6653-001-01
G&S Report No. 9831

Dear Mr. Luck:

G&S Good Environmental, Inc. (G&S) has completed a Phase I Environmental Site Assessment (ESA) Report in significant compliance with the American Society for Testing and Materials (ASTM) Format E1527-13 for the above referenced property. The purpose of this evaluation was to identify recognized environmental conditions as described in ASTM E1527-13.

Based on the results of the Phase I ESA conducted at the referenced property, G&S found no evidence of recognized environmental conditions (RECs) associated with the subject property. Based on our current findings it is our opinion that further environmental assessment is not warranted at this time.

Please contact our office if you have any questions regarding this report.

Respectfully submitted,

G&S Good Environmental, Inc.

Bill Good, P.G.
Professional Geologist