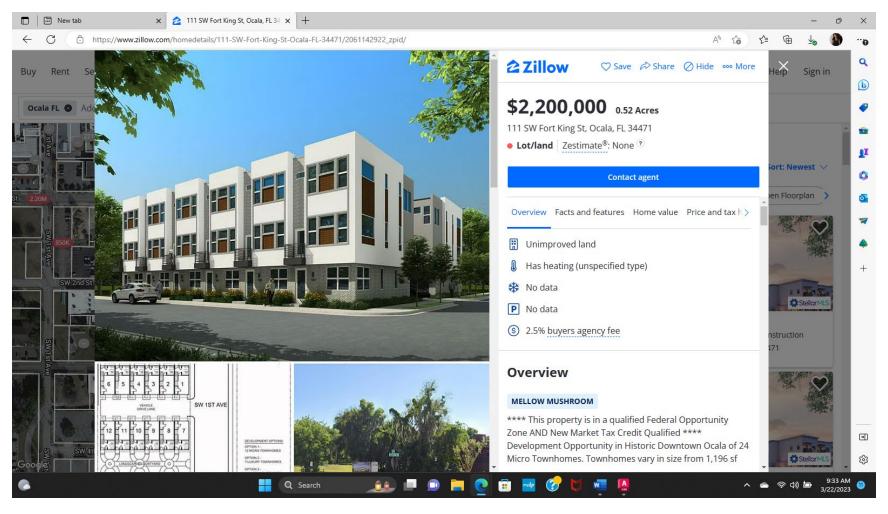


Aerial of Downtown Ocala showing:

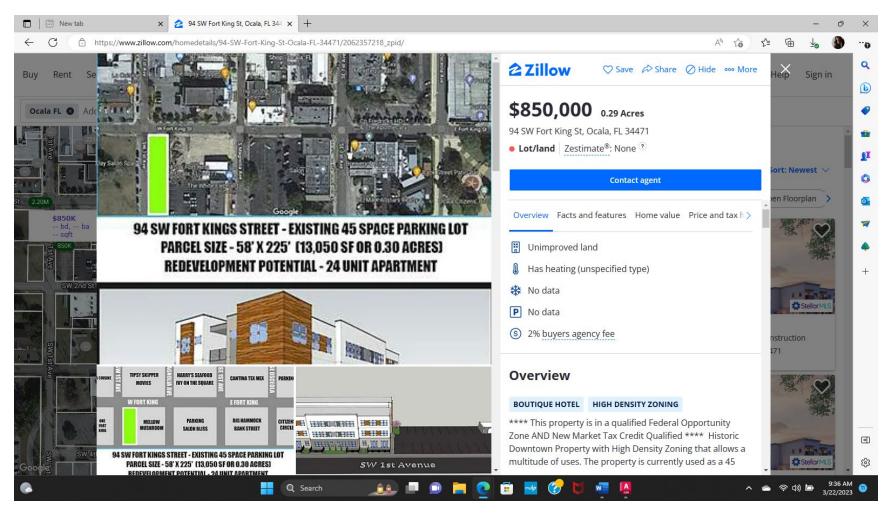
One Fort King (24 Unit Shovel Ready Townhome Project) & Brick City Condos (10 Units available for Pre-Construction Sale)



One Fort King – 24 Unit Shovel Ready Site

Sale includes Land, Construction Drawings, Full Entitlement including Building Permit, Established HOA and more \$91,600/unit (Similar Active Shovel Ready Townhome Listings vary from \$130,000/unit - \$200,000+/unit)

Typical Unit has 2 Bedroom and 2.5 Bathroom with Personal Office and 1 Car Private Garage – 1,196 sf to 1,246 sf

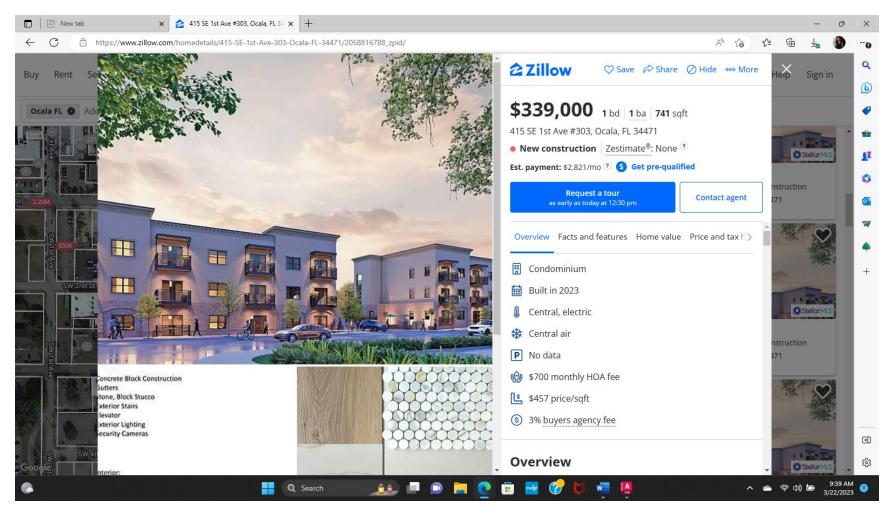


45 Space Parking Lot

Income producing surface parking – Current Lessee pays \$100/space/month

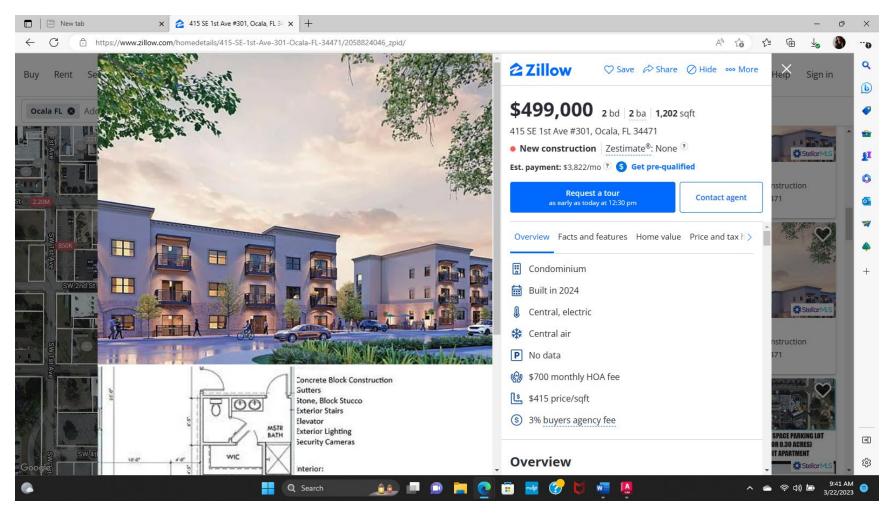
Valuable as a Parking Lot for adjacent Under Construction Restaurants (Mellow Mushroom, Shuckin' Shack, Mooyah)

Valuable for Future Re-Development as 12 Townhomes or 24 Apartments and/or Condos



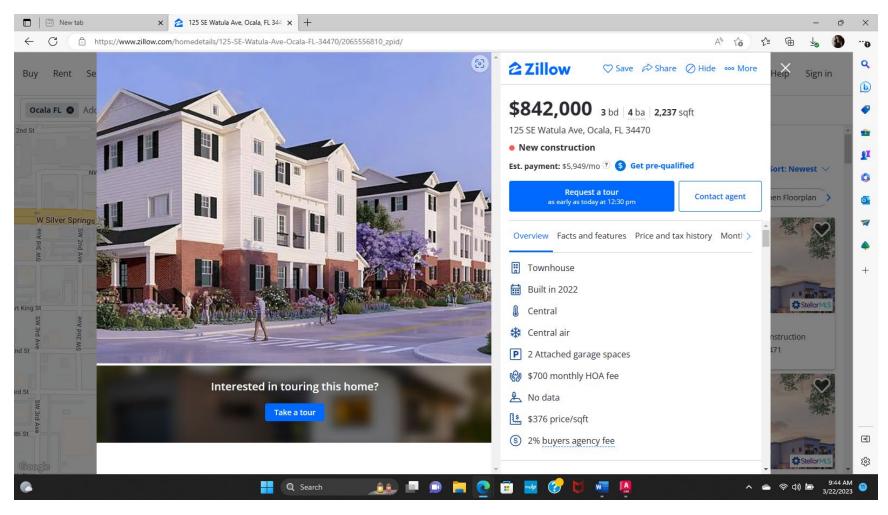
Brick City Condos – 10 Units - Soon to Commence Construction

Pre-Construction Sale Pricing - \$457/sf (1 Bedroom with 1 Bath and 741 sf)



Brick City Condos – 10 Units - Soon to Commence Construction

Pre-Construction Sale Pricing - \$415/sf (2 Bedroom with 2 Bath and 1,202 sf)



Watula Townhomes – 5 Units - Under Construction

3 Bedroom and 3.5 Bathroom with 2 Car Private Garage – 2,237 sf (\$376/sf)

One Fort King – SOLD Comps

302 Broadway (Urban Condo)

302 Broadway:



Recent Sales (2022) include:

Unit 430 – Sold March 2022 - \$354,000 (\$347/sf)

Unit 240 – Sold April 2022 - \$377,000 (\$350/sf)

Unit 200 – Sold September 2022 - \$475,000 (\$353/sf)

Unit 460 – Sold December 2022 - \$515,000 (\$379/sf)

Average Sale Price - \$430,250 (\$357/sf)

Active Listing – Shovel Ready Townhome Opportunity

0 Powers N - Townhomes at Alderman

1 Acre of Residential Land Offered at \$1,040,000 in Palm Harbor, FL



Site plan approved for 8 new townhomes. In the heart of Palm Harbor, at the corner of Alternate 19 and Alderman Road, the land owner is building a brand new shopping center anchored by Dunkin Donuts. They own the land directly adjacent to the center as well. The owner has decided to sell this piece, which is designed to be a new gated townhome community. All curbing, paving, landscaping, and fencing will be complete. All storm water retention will be done and water will be ran to the site as well. All buyer would have to do is vertical construction of the townhomes themselves. Buyer can build 2 or 3 stories high if they desire. The townhomes are actually on a small lake / pond, so it has a nice waterfront view on the backside. We believe there is potential for a great ROI here. The price for the townhouse package is \$130k per key for a fast sale. Property will be delivered to new owner around February 1, 2023. Total price would be \$1,040,000.00 and must be sold as a package. If you've done deals with townhomes, you will know this is a phenomenal deal.

List Price = \$130,000/Unit

2608 W Columbus Dr - 5 Unit Tampa Luxury Townhomes Shovel Ready

0.33 Acres of Commercial Land Offered at \$1,150,000 in Tampa, FL



EXECUTIVE SUMMARY

Rarely available! Attention Builders/Developers/ Investors "Shovel ready" 5-unit luxury townhome project offers several opportunities. Break ground immediately in 2022! The sale includes the legally created DECLARATION OF COVENANTS, BYLAWS, and Articles of Incorporation. The current owners spent over 1.5 years on all tedious planning, zoning, site plan, architect plans, civil engineering, approval of plans, obtaining the building permit, professional design studio 2-D/3-D elevations and renderings, creating the Legal association documents. Building plans call for 5 unit- two story- two car garage townhomes with a first floor living space of 907sqft and second floor living of 1286 total just under 2200 living sqft per unit. This opportunity will not last and will be available for limited time if current owners decide to break ground and start building. Contact the listing agent, Ben Mitrano PA 727-504-3490 for more insight on project details.

List Price = \$230,000/Unit

316 Michigan St - Luxury Townhome Development Site

2.1 Acres of Residential Land Offered at \$3,500,000 in Orlando, FL



INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire the only multifamily lakefront facing land available in SODO District
 - Private lake (Lake Holden)
 - Fully approved construction documents included
 - Platted for 25 three-story luxury town homes with lake views/access rights per current zoning
 - Entitled/Permitted/Shovel Ready
 - Paid impact fees
 - Fully approved construction documents included

List Price = \$140,000/Unit