

GreenGold Acquisitions LLC



5th Avenue Capital
Private Funding from \$10M to \$2B



Business Strategy for Investors

GreenGold Acquisitions LLC is creating an opportunity for a select group of investors to drive significant property acquisition, development, and divesting focusing on \$10 million to \$100+ million residential and commercial projects. While the collective team have already spent many years driving successful projects, unifying their efforts will establish a strong corporate infrastructure and enable growth of a significant investment pool for long-term reinvestment and cash flow.

The company will have a distinct advantage over other players in the industry based on the unique experience and exclusive network the leadership team bring to the business. Relationships spanning hospitality, city officials, and builders enable GreenGold President, Ken Greenberg, to create and access opportunities that are not on the market, and then quickly structure and deliver those profitably.

A carefully curated corporate structure will drive strong parallel results, building a substantial investment pool for ongoing projects, while enabling investors to enjoy consistent profit pay-outs.

It will be a legacy built from decades of experience and a lifetime of relationships, harnessed for years to come.

Contents

Executive Summary.....	3
Company Overview.....	3
Project Example: Highlands	4
Project Example: Pine Island	4
Market Position.....	5
Team	6
Milestones.....	8
Financials.....	9
5 Year Projections	9
Investment Mode: CAFE	9
Conclusions	11
Appendix A: 10 Year Projections.....	12
Appendix B: Highlands (excerpt).....	13
Appendix C: Windjammer Point (excerpt)	14
Appendix D: Pine Island Resort (excerpt)	15



Executive Summary

The complex industry of property development exists on multiple levels. Large players often have clear models for the types of projects they want to pursue, with long lead times and a lot of capital investment. Small players are not experienced enough or strong enough to bite off major projects. And in between, there are many different players pursuing niches of all types.

Demand for homes in the U.S. over the past couple of years has exploded. This has resulted in climbing house prices. While increases in interest rates may reign in the growth a bit, prices will continue to rise in line as the need for homes outpaces the inventory.¹

Raising \$240 million in funding, GreenGold Acquisitions LLC will have the funds and resources to take on significant projects by committing funds in the range of \$10 million to \$100+ million, and then leveraging our network and resources to undertake projects much larger in scope. Potential acquisitions include **off market assets such as hospitality and multi-family**. Personal connections of the GreenGold team will enable the business to be on the ground floor conceiving and designing projects based on solid market analysis and deep experience. This approach positions GreenGold to pick and choose which pieces of the project take on and which components to farm out, thereby maximizing reward and minimizing exposure.

By working from a cash position, GreenGold represents a stability that other developers will not sustain with increasing interest rates. The project portfolio will cover a range of property types, from individual homes for sale to collective properties that will be developed and sold on to residential rental companies. In addition to residential opportunities, the project portfolio will include commercial projects, such as hospitality, industrial, retail, and mixed-use properties.



Company Overview



GreenGold Acquisitions LLC is an extension of Ken Greenberg's historic business endeavors. Empowered by the capital pool offered through Worthy Crowdfunding, the business will leverage existing frameworks on a whole new level. Currently, there are numerous off market opportunities available. With the economy poised to change dramatically, a downturn is possible. In this situation, the types of

¹ <https://www.reuters.com/business/us-house-prices-rise-another-10-this-year-2022-03-02/>

opportunities will change, but the potential for return remains strong and could grow dramatically. Projects from developers that do not hold the same strong position as GreenGold will be more likely to fail and subsequently hit the market in a fire sale. GreenGold Acquisitions is poised and experienced to pick up existing projects, reconfigure, and repurpose them to maximize profitability.

The following are projects which are available, to serve as examples of the type of developments we can capture, execute, and exit quickly. GreenGold typically seeks projects with a minimum of 25% capitalization (cap) rate and a target revenue of \$100 million. Smaller projects will be considered on a case-by-case basis where the cap rate exceeds 30%.

Project Example: Highlands

The Highlands project already has some completed work and infrastructure in place. The major earthwork is done, along with the water and sewer lines, fire hydrants, drainage and manhole covers, and retention ponds installed. It still requires zoning approval, which GreenGold would apply for with the confidence that our expertise and contacts would facilitate authorization in a timely fashion.

An excerpt of the project overview is available in [Appendix B](#).



Project Example: Pine Island

Located in the Gulf of Mexico off the coast of Florida near Fort Myers, Pine Island offers a lovely laid back island lifestyle with all the benefits of being in close proximity to the mainland. There is a property shortage on the island, and most properties sell within 30 days of listing due to high demand.

One of two projects available on the island is the Windjammer Point Development, a residential condominium community with 302 units in 58 buildings. The property includes two exiting lakes, city water, roads, graded elevation and drainage, swales, sewer, electric and communication hook-up agreements, and all engineering is completed.



An excerpt of the project overview is available in [Appendix C](#).

A second project is the Pine Island Resort vacation rental community. This is a shovel ready development zoned for 480 units. An as-built appraisal in December 2021 returned a value of \$500,000 for each 1,380 square foot unit with 3 bedrooms and 2 bathrooms.

An excerpt of the project overview is available in [Appendix D](#).



Market Position

The property development market has been quite crowded in the past. Recent bankruptcies include some notable companies such as National Realty Investment Advisors, DuPont Street Developers LLC, Evergreen Garden Mezz LLC, and David Tepper. Common themes involve substantial credit exposures made worse by stagnation during the pandemic, and further exacerbated by lack of the necessary political support to ensure key approvals in line with critical project deadlines.^{2, 3, 4}

GreenGold Acquisitions LLC is not about high-profile projects or splashy media coverage. The goal is ensuring profit and sustainability of the project roadmap, while managing risk and financial liability. Ahead of fiscal engagement, the leadership team carefully review project information, have conversations with key people to understand the likelihood of obtaining permits and approvals, and organize the partners who would participate in the project. This careful planning drives a high level of success and subsequently profit.

It's not about high-profile projects or splashy media coverage.
The goal is sustainable profit.

GreenGold will invest in real estate assets covering a full range of sizes, specializing in opportunistic acquisitions and market-driven, ground-up development of multifamily, hospitality, industrial, retail, and mixed-use projects throughout the United States. There will be phenomenal opportunities to pick up off market existing assets that can be repositioned, as well as broken projects that will be very lucrative.

Initially, the emphasis will be in the growth market of Florida. Beyond the many off-market transactions we have access to especially in the multi-family and single-family sectors, there are also some very interesting opportunities in hospitality and in converting older hospitality assets into lucrative work-force housing which is in very short supply. Our focus will be on assets in markets with a high absorption rate and / or sustainable rents. GreenGold's long standing relationships with multiple large national real estate development firms, such as DeBartolo, Lennar, DR Horton, and Maronda, support the potential of joint ventures on a deal-by-deal basis.

GreenGold's bottom line is to operate as a ground up and land developer, with clear focus on the profit margin and shareholder value.

² <https://www.levelset.com/news/developer-bankruptcies-brooklyn-real-estate/>

³ <https://www.natlawreview.com/article/national-realty-investment-advisors-lands-bankruptcy>

⁴ <https://profootballtalk.nbcsports.com/2022/06/02/david-tepper-takes-his-real-estate-development-company-to-bankruptcy/>

GreenGold Acquisitions LLC is designed to leverage the significant expertise and extensive network of its President, Ken Greenberg, and the strong leadership team.



Kenneth C. Greenberg



Daniel Greenberg



Roosevelt Standifer Jr.



Laurence Baer



Melissa Swann

Kenneth Greenberg is President of GreenGold Acquisitions LLC. Recently retired from his role as CEO of US Hospitality Group, LLC, a major hotel developer, he also serves as the President and CEO of GreenGold Consulting Corp, a professional business consulting firm and as President and Broker of Dream It Realty, Inc, a commercial Real Estate Firm based in Orlando, Florida. Ken possesses an extensive executive management background with an exemplary record of achievement in the development of profitable enterprises, formulating and implementing Financial, Sales and Marketing, Administrative and Strategic plans. He wrote and established complex Franchise Agreements and Operations Manuals frequently used as models by other entrepreneurial organizations.

Active in capitalization procurement, Ken has successfully funded acquisitions, business growth, and required construction and expansion projects. He has hands on expertise in retail chain store development and operations, real estate, site selection, property management and general construction.

Ken previously served as President of the Americlean Dry Cleaning retail chain with 52 company stores and 17 more franchised locations. Within the banking industry, he was a Vice President of Indymac Bank, a large national lender, and Vice President of National Sales for Peninsula Mortgage Bank, based in Miami, Florida, with offices in Kansas City, Missouri. Ken has spent many years serving his community as an elected City Commissioner and numerous other City and Community appointments.

Ken earned a bachelor's degree from the University of Florida, Gainesville, Florida, is a Certified Business Intermediary (CBI) and holds a State of Florida, Real Estate Broker License, which he has had for the past 33 years.

Daniel Greenberg is Executive Vice President of GreendGold Acquisitions LLC. He also serves as a Financial Advisor for Revere Securities which provides integrated strategies designed to help build, manage, and preserve wealth for wealthy families, endowments, and Foundations.

Prior to Revere Securities, Daniel was Executive Vice President of Blue-Chip Commercial Capital a correspondent debt and private equity lender. In his previous role as Vice President of US Hospitality Group, he was responsible for project sales and assisted in operations of assets across six hotels and resorts within a three-state territory. As a credit analyst with Fountainhead Commercial Capital, he focused on the Certified Development Company (CDC) program and SBA 504 lending. Daniel earned a Business Management degree from the University of Central Florida, graduating in 2010.

He currently maintains a series 7, series 66 and Florida real estate license.

Roosevelt Standifer Jr graduated from Valdosta State University with a B.A. in Business Administration and Finance. He worked as a financial advisor and still currently maintains his insurance license.

With over 15 years' experience in the construction and residential and commercial development field, Roosevelt has managed and been the overseer of the labor and subcontractors on-site with additional project management and structural design experience. In addition, Roosevelt has worked as a strategic partnership consultant for companies that are working internationally with Development Projects to help grow and scale companies through people talent strategies.

Laurence Baer has over 35 years management and entrepreneurial experience in both business and not-for-profit organizations.

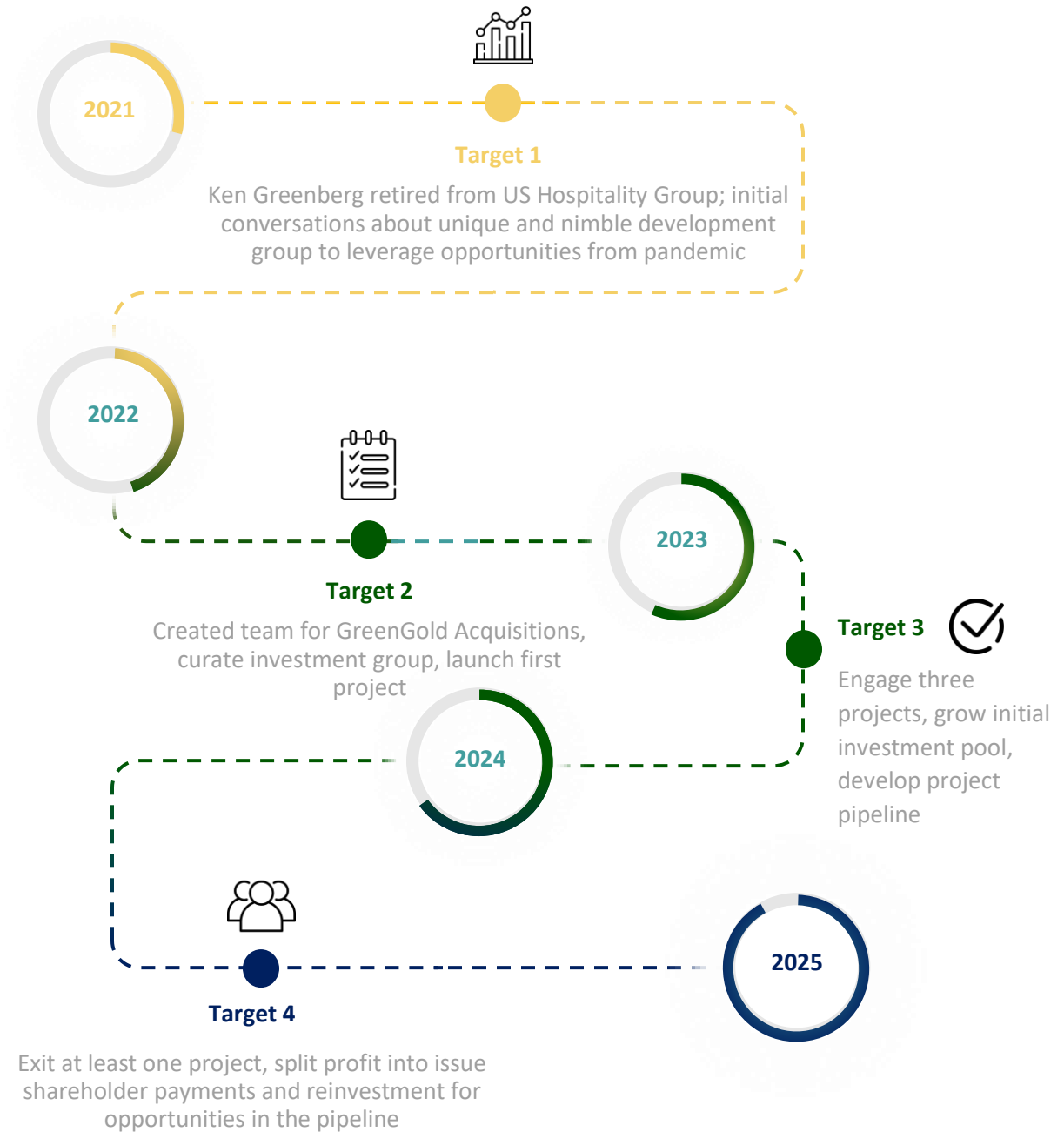
As the Executive Assistant to the Chairman of the Global Economic Action Institute, Laurence held this role for all three of the organization's leaders: Hon. Robert B. Anderson (Eisenhower administration), former Senator Eugene McCarthy, and former Prime Minister Sir Robert Muldoon of New Zealand. He served the institute from its inception in 1983 until it was closed in 1992. During that time, he traveled extensively throughout Europe, Asia, and Latin America, organizing divisions in 14 countries, and conferences throughout the world. Laurence also helped coordinate the successful monthly breakfast programs in New York and DC.

Since 1992, Laurence has served as a principal of several corporations including Empowered Realty, World Trade Partnership, LLC, and Parkobility (previously named All USA Parking).

Melissa Swann has significant experience in researching and identifying new development opportunities, and she has spent the last two years looking at opportunities in California, Nevada, and Colorado. It was her vision which generated the idea for GreenGold Acquisitions. Melissa has a Bachelor of Arts degree from San Francisco State University in Social Work and in Social Counseling from the World School of Healing in San Francisco, California. Melissa founded a wellness center and wellness store in Northern California. Melissa has personally worked with different demographics such as pre-senior, senior, and advanced senior stages of their life. This has given Melissa a broad-based hands-on education and understanding of health and wellness needs and challenges. Melissa brings this understanding and experience to this proprietary development concept for homeowners and property investors for the domestic and international markets.



Milestones



5 Year Projections

GreenGold financial projections are based on an estimated infusion of \$240 million from investors. Shareholders will enjoy profit sharing from Year 3, with 30% of the pre-tax income allocated for distribution.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue					
Revenue	0	107,730,000	232,730,000	270,000,000	300,000,000
Cost of Goods Sold	-62,130,000	-183,750,000	-202,500,000	-225,000,000	-262,500,000
Net Income	-62,130,000	-76,020,000	30,230,000	45,000,000	37,500,000
Operating Expenses					
Staff	2,550,000	3,060,000	3,672,000	4,406,400	5,287,680
Operations (systems, travel, legal, etc)	1,092,000	1,310,400	1,572,480	1,886,976	2,264,371
Sales and Marketing	50,000	60,000	72,000	86,400	103,680
Total Operating Expenses	3,692,000	4,430,400	5,316,480	6,379,776	7,655,731
Pre-Tax Income	-65,822,000	-80,450,400	24,913,520	38,620,224	29,844,269

Revenue will be largely based on available projects that meet GreenGold investment criteria. The following income projections are considered conservative in nature with regards to the investment strategy and ambition.

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue - Highlands	-	43,200,000	43,200,000	-	-
Revenue - PI: Windjammer Point	-	4,530,000	4,530,000		
Revenue - PI: Pine Island Resort	-	60,000,000	60,000,000	120,000,000	
Revenue - Year 2 Projects (\$125m, 25% cap rate)			125,000,000		
Revenue - Year 3 Projects (\$150m, 25% cap rate)				150,000,000	
Revenue - Year 4 Projects (\$300m, 25% cap rate)					300,000,000
Cost - Highlands	(57,600,000)	-	-	-	-
Cost - PI: Windjammer Point	(4,530,000)	-	-	-	-
Cost - PI: Pine Island Resort	-	(90,000,000)	(90,000,000)	-	-
Cost - Year 2 Projects (\$125m, 25% cap rate)		(93,750,000)			
Cost - Year 3 Projects (\$150m, 25% cap rate)			(112,500,000)		
Cost - Year 4 Projects (\$300m, 25% cap rate)				(225,000,000)	
Cost - Year 5 Projects (\$350m, 25% cap rate)					(262,500,000)
Net INCOME	(62,130,000)	(76,020,000)	30,230,000	45,000,000	37,500,000

Additional financial details are available in [Appendix A](#).

Investment Mode: CAFE

GreenGold Acquisitions is offering this investment opportunity using a new investment model called the Continuous Agreement for Future Equity (CAFE). Minimum investment is 240,000 tokens at \$1,000 per token; the investor must hold these tokens for a minimum of 24 months before reselling.

We are seeking to raise \$240,000,000 through Angel Investors, or from mission aligned private lenders and accredited investors. With a successful raise we can begin with initial projects similar to those demonstrated in Appendices B-D. We do not believe we will need to raise additional equity capital after this initial investment. GreenGold anticipates that \$25 million will be available on an annual basis starting in Year 8 (based on a minimum investment pool) to buy back tokens/ equity from initial investors.

12 Reasons a CAFE is a Better Fundraising Option

For Entrepreneurs

- ☐ Perpetual Offering
- ☐ Fixed Dilution
- ☐ Seamlessly integrated with company website
- ☐ Operates standalone or in tandem with other fundraising activities
- ☐ Diverse investor community
- ☐ Unlimited, unrestricted solicitation

For Investors

- ☐ Invest frequently
- ☐ Digital tokens registered on the Blockchain
- Automated market system:
 - ☐ •Fast-track verification
 - Liquidity
 - 24/7/365 Reporting



Conclusions

GreenGold Acquisitions LLC is well-positioned to be a heavy hitting competitor within property development and asset acquisition/ repositioning. The combination of experience, deep expertise, and network spanning both private and government contacts provide a truly unique advantage. With Ken Greenberg at the helm of the business, every project will benefit from his extensive background in consulting, mortgage banking, and senior management roles across a range of industries. Ken's track record of success speaks for itself.

An investment pool of \$240 million will not only serve to launch the business, but also to drive significant growth in a sustainable structure.

We are looking to partner with a select number of investors whose desire for profit sharing is balanced with the strategic goal of creating a legacy company by reinvesting. The investment pool for the business will continue to grow year over year, thereby managing risk and ensuring a strong growth trajectory for the future.

Contact:

Reagan Rodriguez

Reagan@5thaavc.com

800.201.3143



5th Avenue Capital

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Appendix A: 10 Year Projections

Financial projections over the next ten years demonstrate the pattern of acquisitions, the operating expenses, and the resulting cash flow.

Operating Statements	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue										
Revenue	0	107,730,000	232,730,000	270,000,000	300,000,000	350,000,000	400,000,000	450,000,000	500,000,000	550,000,000
Cost of Goods Sold	-62,130,000	-183,750,000	-202,500,000	-225,000,000	-262,500,000	-300,000,000	-337,500,000	-375,000,000	-412,500,000	-450,000,000
Net Income	-62,130,000	-76,020,000	30,230,000	45,000,000	37,500,000	50,000,000	62,500,000	75,000,000	87,500,000	100,000,000
Operating Expenses										
Staff	2,550,000	3,060,000	3,672,000	4,406,400	5,287,680	6,345,216	7,614,259	9,137,111	10,964,533	13,157,440
Operations (systems, travel, legal, etc)	1,092,000	1,310,400	1,572,480	1,886,976	2,264,371	2,717,245	3,260,695	3,912,833	4,695,400	5,634,480
Sales and Marketing	50,000	60,000	72,000	86,400	103,680	124,416	149,299	179,159	214,991	257,989
Total Operating Expenses	3,692,000	4,430,400	5,316,480	6,379,776	7,655,731	9,186,877	11,024,253	13,229,104	15,874,924	19,049,909
Pre-Tax Income	-65,822,000	-80,450,400	24,913,520	38,620,224	29,844,269	40,813,123	51,475,747	61,770,896	71,625,076	80,950,091
Source and Use of Funds										
Source of Funds										
Investment	240,000,000									
Use of Funds										
Operating Income/ (Losses)	-65,822,000	-80,450,400	24,913,520	38,620,224	29,844,269	40,813,123	51,475,747	61,770,896	71,625,076	80,950,091
Shareholder distribution (30% Pre-Tax Inc)	0	0	-7,474,056	-11,586,067	-8,953,281	-12,243,937	-15,442,724	-18,531,269	-21,487,523	-24,285,027
<i>Remainder of Income is reinvested</i>										
Allocation for equity buy-back								-25,000,000	-25,000,000	-25,000,000
<i>Max allocation per year, optional buy-back; available only when cash will remain over \$200 million</i>										
Net Change	174,178,000	-80,450,400	17,439,464	27,034,157	20,890,988	28,569,186	36,033,023	18,239,628	25,137,553	31,665,064
Cash at Beginning of Period	0	174,178,000	93,727,600	111,167,064	138,201,221	159,092,209	187,661,395	223,694,418	241,934,045	267,071,598
Net Change	174,178,000	-80,450,400	17,439,464	27,034,157	20,890,988	28,569,186	36,033,023	18,239,628	25,137,553	31,665,064
Cash at End of Period	174,178,000	93,727,600	111,167,064	138,201,221	159,092,209	187,661,395	223,694,418	241,934,045	267,071,598	298,736,662

Appendix B: Highlands (excerpt)



DESCRIPTION OF PROJECT

The "Village on Lake Rachard" project was a proposed residential subdivision located on approximately 94.15 acres in Lake Placid, Highlands County, Florida. The subdivision was to consist of 208 single family detached homes, along with a section of 155 townhomes within 34 buildings. Construction would include overall lot grading and related infrastructure including public water supply, public sewage collection/transmission system, and the construction of a master stormwater management system to serve the entire project.

In 2006, the project had the necessary permits to begin construction of the major infrastructure necessary for development. The original developer commenced construction, but construction was suspended in 2007 before the project was completed. The project has laid dormant since then. On February 20, 2013 the project was sold to BNP Paribas VGP Brookline CRE. On September 29, 2015 it was then sold to Lake Rachard, LLC. Phase 2 which consists of lots along Heartland Boulevard has been platted. These lots are served by the public water distribution system. They are not hooked up to the public sewage collection/transmission system. Eight Lots in Phase 2 along Heartland Boulevard have been sold to individual owners.

Lake Rachard, LLC now desires to move forward with completion of development of the project. In order to do so, it is necessary to identify permits and approvals that were required for development in 2006, determine the status of each permit, identify any additional approvals that were required in 2006 or new approvals and determine what needs to be done to ensure these approvals are valid. The agencies having jurisdiction over this project are:

- Florida Department of Environmental Protection ("FDEP") for the construction of the Public Water System and the Sewage Collection/Transmission System and Stormwater Discharge from Construction Activities of the Stormwater System;
- Southwest Florida Water Management District ("SWFWMD") for the onsite construction activities for the roads and stormwater system and the water use permit for the common area irrigation;
- Highlands County ("County") for the roadway connection permits and, acting as



the planning agency for the Town of Lake Placid, for review and approval of a new Certificate of Concurrence, preliminary and final Plat, Improvement Plan, Transportation Concurrence for Major Projects, Off Site Construction Approval and the designation of a Planned Development District within the town; and

- The Town of Lake Placid ("Town") for the Utility Agreement which reserves the water and sewage treatment capacity.

The Carol Group has evaluated the status of these items and describes them in this report.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Public Water Supply System

The public water supply system is located along the now named Heartland Boulevard. The plans for this system are included in this report as **ATTACHMENT A - Plan Set for Pendarvis Utilities**.

The Notice of Intent to use the General Permit for Construction of Water Main Extension for PWSs was filed by Gregory L. Arnone on February 26, 2006. This application is included in this report as **ATTACHMENT B - Notice of Intent to use the General Permit for Construction of Water Main Extension for PWSs**.

On April 11, 2006 FDEP issued a Notification of Use of General Permit, Permit No. 263092-001-DSGP, for the Public Water Supply System for the project, which is included in this report as **Attachment C – Notification of Use of General Permit 263092-001-DSGP**.

On May 22, 2006 a letter from Gary Freeman, Town of Lake Placid Utility Director, was sent to Gregory L. Arnone informing Arnone Consulting of his receipt of the water line construction permits from FDEP. This letter is included in the report as **Attachment D - Town of Lake Placid Letter**.

The public water system was constructed, and an as-built survey was performed for this system by Chastain Skillman on October 17, 2006 and is included in this report as **Attachment E – Chastain Skillman Survey**.

Appendix C: Windjammer Point (excerpt)

Revision: 4-6-2022

302 ZONED DOOR FRONT DEVELOPMENT - Windjammer Point Development: 2 existing lakes, city water, roads, graded elevation and drainage swales, sewer, Electric and Communication hookup agreements, all engineering is completed, each door front is currently priced at \$30,000 each in ST. JAMES CITY, FL.

TITLE: 302 Zoned Door Front Development With Partial Infrastructure & Entitlements



Ron Abboud's - History & Experience

<https://www.realestatemls.com/pages/history/> (Call Ron Abboud to write a contract at 402-290-9000 Here in Naples) **Link To MLS LISTING AT \$30,000 per door front**
<https://matrix.swflmls.com/matrix/shared/snlvbkHBb9c/TurtleTrailLN>



[SEE Appraisal PDF For Details]:

NEW CONSTRUCTION APPRAISAL VALUATION PER DOOR FRONT:

On 12-27-2021 an as built appraisal returned a value of **\$500,000** / 1380 sq ft unit = \$362 psf which includes ground (3 bed 2 Bath)

Supplemental Addendum

File No. 21-232281

Borrower	Villages of Pine Island Trust						
Property Address	8260 Angelmoor Ct						
City	Saint James City	County	Lee	State	FL	Zip Code	33956
Lender/Client	Trustees of the Villages of Pine Island Trust						

Reconciliation of Values:

Income Approach:	\$499,000 (RD)
Cost Approach:	\$518,200 (RD)
Sales Comparison Approach:	<u>\$500,000</u>
Reconciled Final Value:	\$500,000

Three approaches were considered and reconciled to a final estimate of value, with most weight given to the Cost and Income Approaches. Allocated Land value was estimated at \$63,600. Final reconciliation of value "as of" December 27, 2021 was \$500,000.

ST JAMES CITY Housing Market Trends **Median Sales Price is \$690,000** as of Feb 2022

<https://www.redfin.com/city/25372/FL/St-James-City/housing-market>

[SEE Expired Development Order PDF for details]:

Environmental was completed as of Order #D.O. S 2002-00189 development order approved filing in 2006 which expired in 2016 **Height exceptions** Sec. 34-2173. - Exception to height limitations for certain structural elements



Appendix D: Pine Island Resort (excerpt)

480 Zoned Door Front Shovel Ready Fully Entitled Villages Of Pine Island Development Property Information

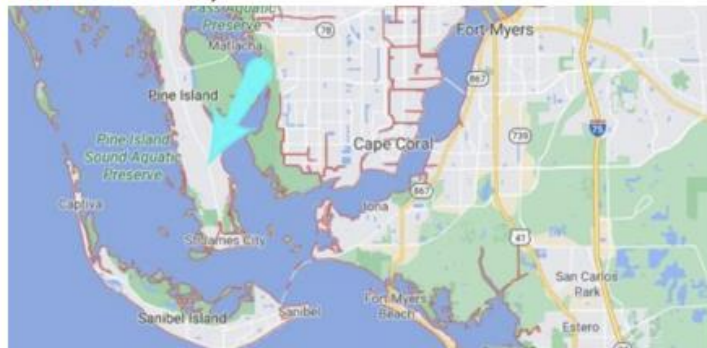
Location: City - ST JAMES CITY Nestled on the southern portion of Pine Island, Saint James City offers residents all the charm of a small town paired with the laid-back vibe of an Old Florida beach community. Saint James City's many nature preserves lend the community an overall unspoiled feel, hidden away from the stresses of modern-day living. The lush surroundings also provide plenty of opportunities for outdoor activities such as fishing, boating, kayaking, hiking, biking, **bird**-watching, and more. While the community is largely residential — with numerous townhomes and houses available for rent — Oleander Street serves as the main commercial avenue, with a slew of independent restaurants and shops to explore in a laid-back locale.

CONCEPTUAL VILLAGE LAYOUT

DEVELOPER: COMMERCIAL REALTY DEVELOPMENT LLC
NOT AGRADA - NAPLES, FLORIDA 34104-0000



TITLE: 480 ZONED Door Front Shovel Ready Fully Entitled Development Villages Of Pine Island Resort
Vacation Rental Community



Ron Abboud's - History & Experience

<https://www.realestatemls.com/pages/history/> (Call Ron Abboud to write a contract at 402-290-9000 Here in Naples) <https://www.realestatemls.com/pages/experience/>



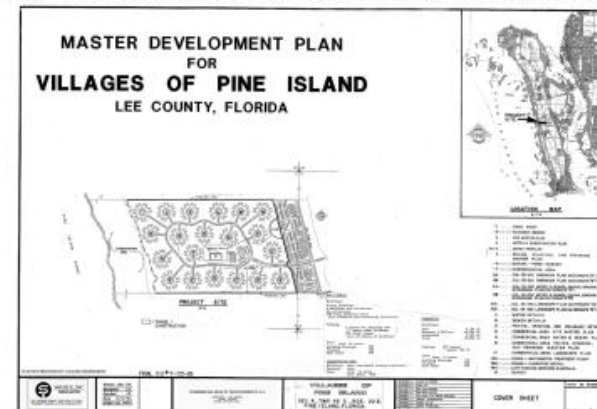
Active Development Project: Villages Of Pine Island

<https://qissvr.leepa.org/geoview2/?folioid=10588914>

[SEE Fully Entitled Development Order PDF]:

Environmental was completed as of Order #D.O. S 830700300D development order approved filing in 1983 which does not expire as per Judge McGuiver order

Height exceptions Sec. 34-2173. - Exception to height limitations for certain structural elements



Villages Of Pine Island - DOS830700300DDO - development order - current status

<https://accelaaca.leegov.com/ACA/Cap/CapDetail.aspx?Module=DevServices&TabName=DevServices&apID1=83HIS&capID2=00000&capID3=02SZY&agencyCode=LEECO>