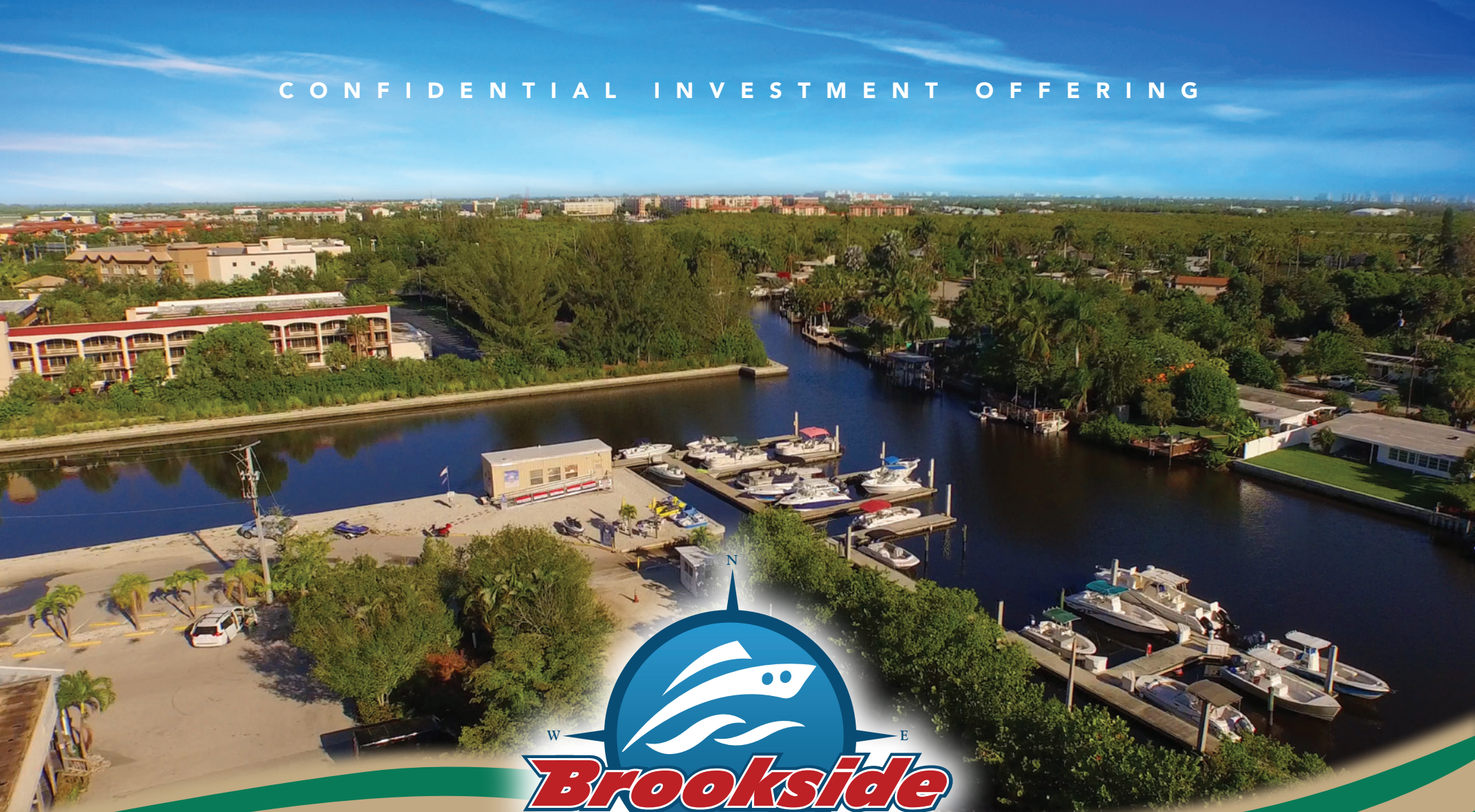


CONFIDENTIAL INVESTMENT OFFERING



**A ± 7.58 ACRE WATERFRONT PROPERTY
FOR SALE IN NAPLES, FLORIDA**

Land Solutions inc.
www.LandSolutions.net



**A ± 7.58 acre waterfront property
for sale in Naples, Florida**

PROPERTY ADDRESS:

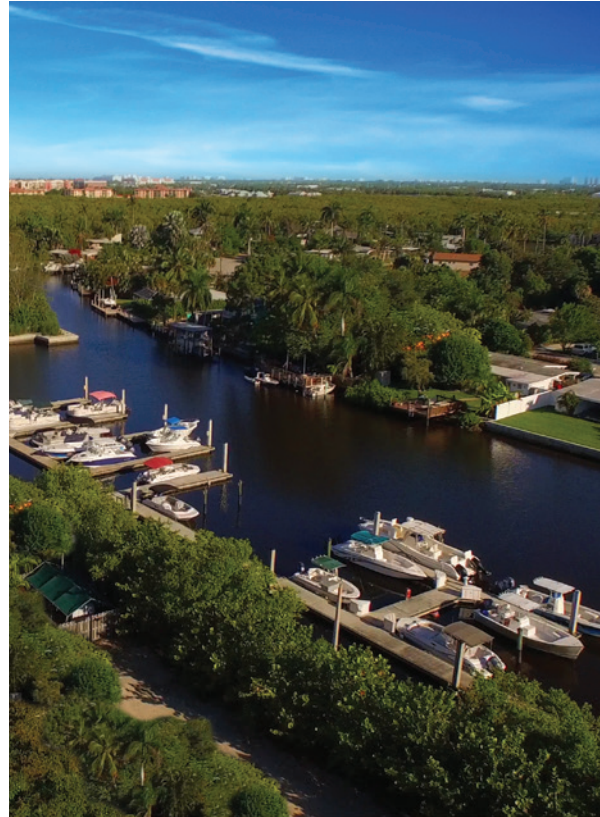
**2015 Davis Blvd.
Naples, FL 34104**

OFFERING SUMMARY

- Parcels.....5
- Acres.....7.58
- Water frontage.....1,500 feet
- SF Building 1.....23,978
- SF Building 2.....6,539
- Wet Slips32 existing
.....Up to 93 future slips

Interested investors are required to contact a Land Solutions broker to schedule all site visits.

MARKETED AND EXCLUSIVELY LISTED BY:



EXECUTIVE TEAM CONTACTS:



Randy Thibaut
Owner/CEO



Doug M. Meschko
Market Research
Director/Broker

OFFERING PROCESS

Offers should be sent in Letter of Intent format to include, but not limited to, basic terms such as:

Purchase Price, Earnest Money Deposit, Feasibility Period, and Closing Period.

Please direct all offers to:

Douglas Meschko - Dmeschko@landsolutions.net

Limitations & Disclaimers

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to a forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and Land Solutions, Inc. disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the Land Solutions team.

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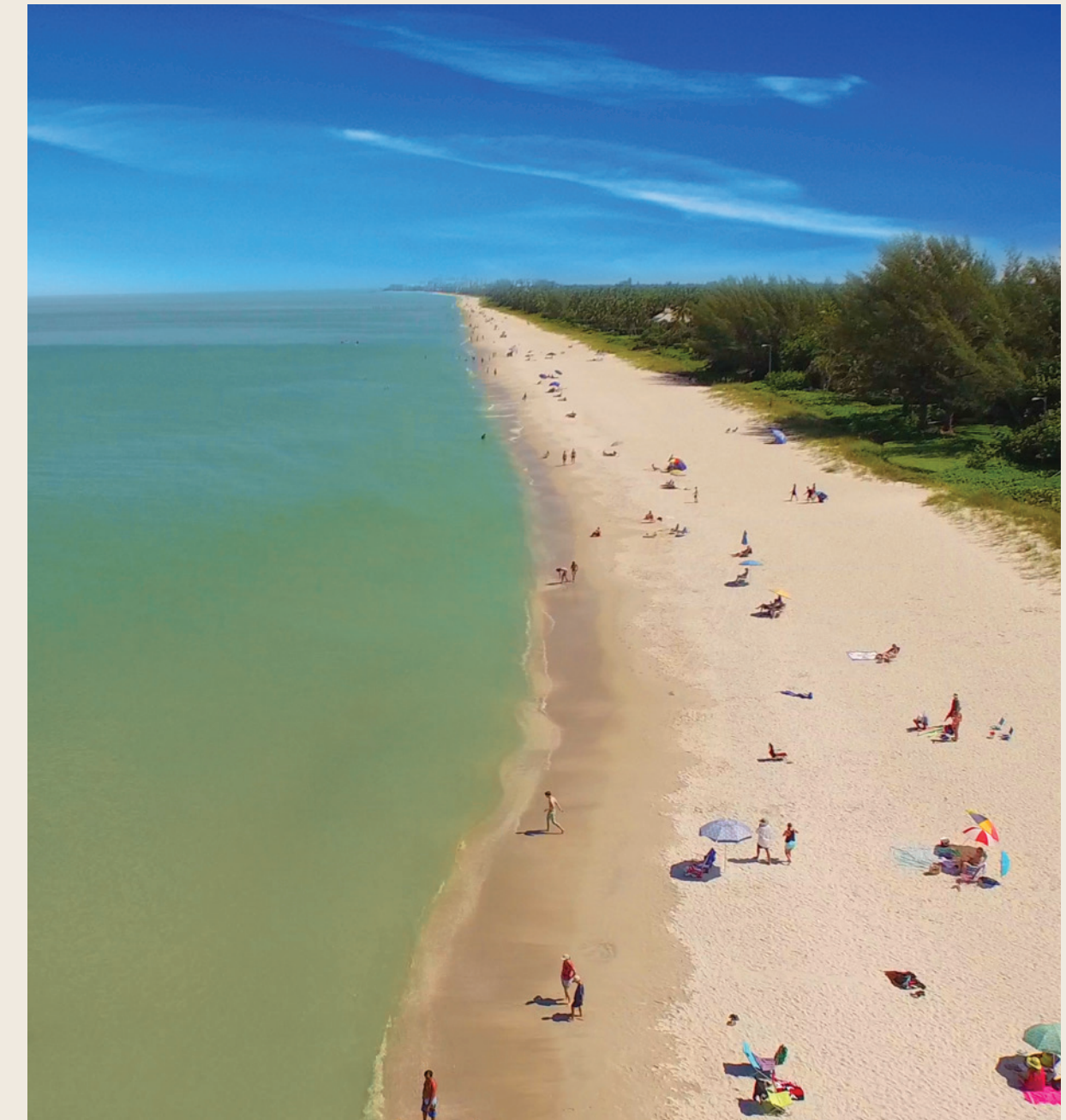
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A view of the beach from Naples Pier, showcasing the sparkling waters of the Gulf of Mexico off the coast of Naples, Florida. From Brookside Marina, the Gulf of Mexico is a short drive by car or boat.

INVESTMENT HIGHLIGHTS

The Brookside Marina property consists of five parcels totaling 7.583 acres, including ±3 acres of uplands and ±4 acres of submerged lands, with 1,500 feet of water frontage. There are two structures: a 23,978-square-foot commercial/retail building and a 6,539-square-foot small boat center building. The marina currently includes 93 covered wet slips and 32 open wet slips.

Brookside Marina is located in Naples, Florida on Davis Boulevard near Brookside Drive, just east of Fifth Avenue South.

Utilities: Water, Sewer, Electric, Telephone/Cable

Parcel ID #'s: 00386200003, 00386120002, 00386080003, 00386160004, and 00386280007

County Assessment 2014: \$2,210,859

Total 2014 Property Taxes: \$26,085.12

Land Use Plan: Bayshore/Gateway Triangle Redevelopment Overlay

Zoning District: C-4 commercial within the Gateway Triangle Mixed-use Overlay District.

The submerged land is zoned RSF-4 residential and not within the overlay district. See Brookside Marina land use letter for further details.



Located on Davis Boulevard in Naples, the property for sale includes the land and waterway outlined in yellow above. There are currently two buildings on the property, one that is vacant and one with commercial tenants on short-term leases.

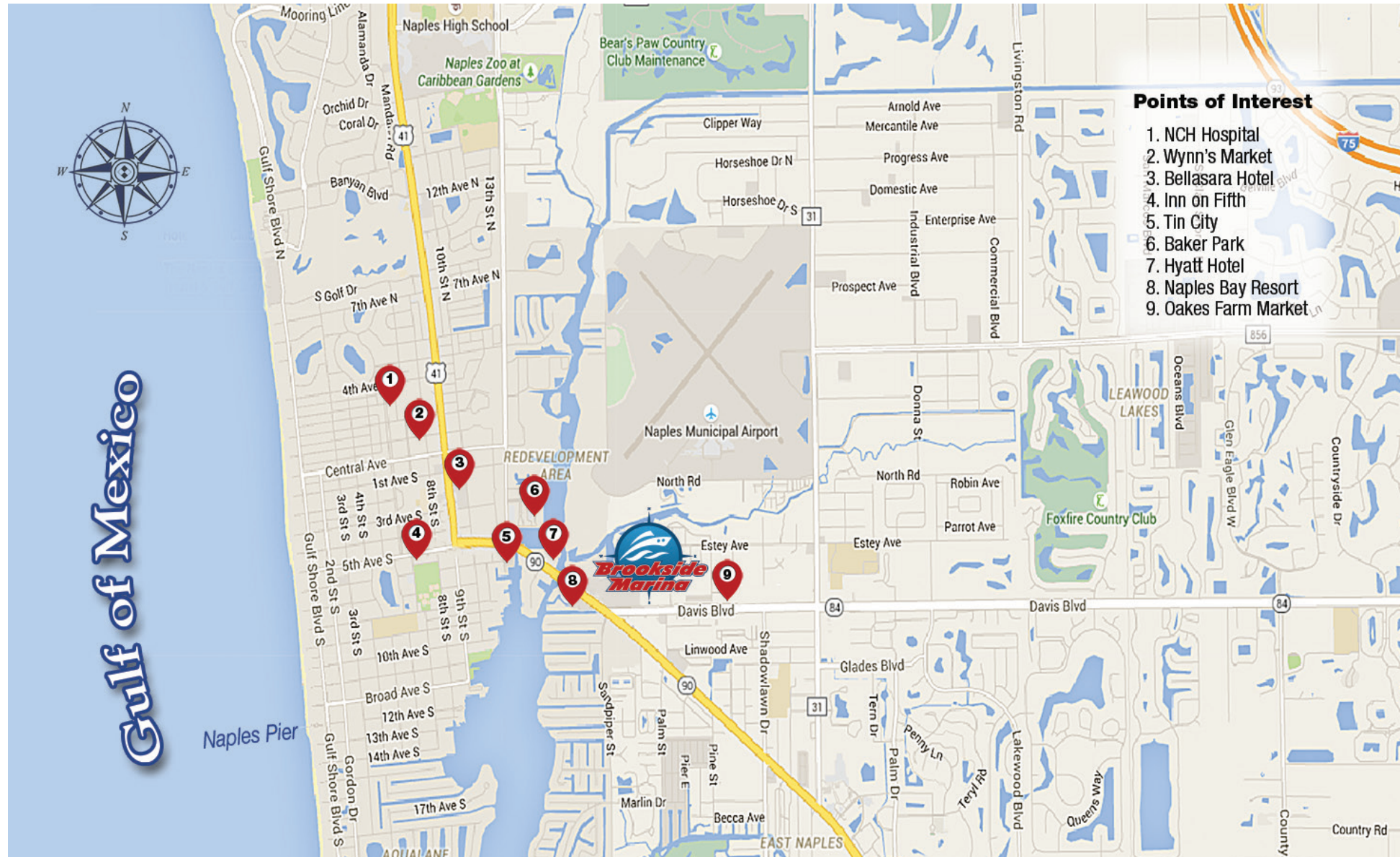


RESIDENTIAL DENSITY SCENARIOS

1. 24 units at 8 units per acre. The base density is 9 units plus 15 units need to be obtained.
2. 36 units at 12 units per acre as a mixed-use project that meets the criteria of the overlay district. The base density is 9 units plus 27 units need to be obtained.
3. 54 units by rezoning from C-4 to PUD (Planned Unit Development) allowing up to 16 units per acre. No units need to be obtained from the density pool.

NEARBY AMENITIES

Naples is an area routinely recognized as one of the top places to live in the entire nation. The city's coastal location on the Gulf of Mexico makes it an excellent destination for beachgoers and boaters alike. In addition to boat slips with canal access to Naples Bay, future residents of Brookside Marina will enjoy living within walking distance of extremely popular area attractions such as Tin City, the city endeavor Baker Park and Fifth Avenue South. The property is also conveniently location to amenities such as health care, shopping, dining and hotels.



LOCATION HIGHLIGHTS

- 1. NCH Hospital** is a source of high wage employment in the subject's immediate area. Prospective purchasers will consider the hospital's close proximity as a built-in amenity.
- 2. Wynn's Market**, a high-end grocery store in close proximity to the subject site, offers locally grown produce and locally caught fish in addition to a wide range of organic products, exotic offerings, and prepared foods. Prospective purchasers will consider the market's close proximity as a built-in amenity

3. Bellasara Hotel is a 100-room hotel condominium that was built in 2003. The rooms range in size from 308 to 1,265 square feet. The hotel is a four-diamond hotel in close proximity to the subject. The rooms can be rented out nightly or weekly.

4. Inn on Fifth is a four diamond hotel with 119 rooms, 87 of which are located here on the north side of Fifth Avenue South.

5. Tin City is a waterfront shopping, dining, and tourist destination within walking distance of the subject property. Tin City is home to 33 different shops, restaurants, and tourist attractions.

6. Baker Park is a 20-acre future city park. Plans for the park include a bridge over Gordon River that connects to the Gordon River Greenway, which is a system of trails about 6.5 miles long.

7. Hyatt Hotel purchased a nearby 4.2 acre site in December 2014 for \$7,250,000 or \$1,726,190 per acre/\$39.63 per square foot. Construction started in April 2015.

8. Naples Bay Resort consists of a 65-room condominium hotel and 30 condominium units. The project was built in 2007-08. The 26 condo units range from 1,797 to 3,330 SF. The hotel rooms range from 879 to 1,459 SF. The last three condo sales in the community averaged \$433 PSF.

9. Oakes Farm Market is a high-end grocery store in close proximity to the subject site. Oaks Market offers locally grown produce and locally caught fish in addition to a wide range of organic products, exotic offerings, and prepared foods. Prospective purchasers will consider the market's close proximity as a built-in amenity.



COMPARABLE PROPERTIES



Comparable Properties

1. 1075 Central
2. Naples Square
3. St. George & The Dragon
4. Bayfront
5. Mariner's Cove
6. Mangrove Bay
7. Naples Bay Club
8. Beaumer
9. Naples Bay Resort
10. The Cottages at Naples Bay Resort
11. Gateway Triangle



COMPARABLE PROPERTIES

1. 1075 Central is a future 192-unit condominium project planned on 8.88 acres. The community is expected to start marketing in the third quarter of 2015. Units are expected to range in size from 944 to 1,983 square feet. Prices are expected to range from \$370 to \$520 per square foot. Amenities planned for the community include a gym, clubhouse and resort style pool.

2. Naples Square: a mixed-use development to consist of 300 condominium units when complete. The development site is 19.15 acres and will have four residential buildings. The first building is 73 units and is currently under construction. Completion of the first building is expected by December 2015. Building two is also planned for 73 units. Construction of that building is expected to begin in July 2015. The units range in size from 1,268 to 3,649 square feet. Pricing at Naples Square currently ranges from \$409 - \$550 per square foot. Each residential building will have a gym, clubhouse and pool for amenities.

3. St. George & The Dragon restaurant sits on 1.3 acres and is home to a future mixed-use development. The site was purchased in January 2014 for \$5,200,000 or \$4,000,000 per acre / \$91.83 PSF. The purchaser is planning to redevelop the site into retail space and potentially residential condos or hotel.

4. Bayfront: a 167-unit mixed-use condominium project completed in 2000. The units range in size from 856 to 2,504 square feet. Recent sales in the community average approximately \$358 PSF. Recent annual rentals in the community have averaged \$1.62 PSF. Community amenities include a marina, gym, clubhouse, pool and tennis court. The marina has 42 slips and are leased for around \$8.50 per linear foot a month.



5. Mariner's Cove is a 84-unit condominium development that was built in 1979. All of the units are 1,100 SF. The last sale in the community happened in April 2015 and sold for \$364 PSF. Each unit comes with a boat slip. A pool is the only other amenity on site.

6. Mangrove Bay is a 53-lot single family development on 13.72 acres. The site was purchased in April 2013 for \$17,000,000 or \$320,755 per planned lot / \$1,239,067 per acre. Lot and home packages start around \$2.6 million and include a boat slip. Site work started in October 2014. Contracts have been executed on 8 homes as of June 15, 2015.

7. Naples Bay Club is a 24-unit waterfront condominium project built in 1979. The units range in size from 1,307 to 1,770 square feet. The last sale in the community happened in April 2015 and sold for \$304 PSF. Each unit comes with a boat slip. A pool is the only other amenity on site.

8. Beaumer is a 78-unit waterfront condominium project built in 1985. The units range in size from 715 to 1,619 square feet. The last sale in the community happened in December 2014 and sold for \$343 PSF. The community has boat slips, but they are sold separately from the condo units. Recent dock sales range from \$29,000 to \$40,000. A pool is the only other amenity on site.



9. Naples Bay Resort consists of 30 condominium units in addition to a 65-room hotel. The project was completed in 2008. Condo units range from 1,797 to 3,330 SF. The last sale in the community happened in May 2015 and sold for \$516 PSF. Condominium association and club fees are approximately \$1,200 a month. Owners are required to pay a \$30,000 club initiation fee when they purchase a unit. The resort also has a 97-slip marina where the slips are leased for approximately \$12.50 per linear foot a month. The marina and 4 condo units are currently in receivership.

10. The Cottages at Naples Bay Resort consist of 108 condominium units that were completed in 2006. The 26 units range from 1,307 to 1,769 SF. The last sale in the community happened in May 2015 and sold for \$337 PSF. Condominium Association and club fees are approximately \$850 a month. Owners are required to pay a \$30,000 club initiation fee when they purchase a unit.

11. Gateway Triangle is a 7.26 acre site being planned for a mixed-use development. The developer doing the planning for the site purchased 1.99 acres of the site in April 2015 for \$2,150,000 or \$1,080,402 per acre / \$24.80 per square foot. The remainder of the site is under contract. Development plans discussed for the site include a hotel, commercial space, and residential condominium units.



Southwest Florida is a highly desirable location, which is routinely named among the best places to live and retire in the U.S., and Naples stands out as one of Florida's most affluent communities.

Visit the Land Solutions website for a video presentation about Brookside Marina:

www.LandSolutions.net

Call 239.489.4066



Offered exclusively by



Licensed Real Estate Broker

Land Solutions Inc. was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, Land Solutions is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management and residential/commercial land marketing specialties. The Land Solutions team consists of highly skilled professionals with experience in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management and land zoning and planning.

10471 Six Mile Cypress Pkwy. #402 • Fort Myers, FL 33966 • 239.489.4066