Property Details

CONTROL: Buyers Broker VALUE: \$9,000,000

LOAN: \$9,000,000

EQUITY: \$0

TITLE: "Ride N Fly" 3D Concrete Printed Air Park in Florida

TYPE: Business Opportunity

Project Owner has a purchase/Joint Venture arrangement with Land Owner

HAVE: to Acquire 381 acres with FAA approved 3,200 foot runway for

development of an air park with 400 parcels, structures to be 3D Printed

Concrete.

ADDRESS: 18350 Murdock Circle, Suite 103, Port Charlotte, Florida

BENEFITS TO NEW Development of 400 home Luxury Air Park Community in Vero Beach,

OWNER: Florida around existing FAA Approved Runway.

GROSS SCHEDULED INCOME: \$13,100,000 Projected

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$9,000,000 NOI: \$4,100,000

DEBT SERVICE: \$0

CASH FLOW: \$4,100,000 CAP RATE: 45.56%



BENEFITS SOUGHT: \$4m in acquisition costs and \$5m in Development costs, project to be self

funding thereafter.

MOTIVATION: Strong market need for hangers and Air-park residential units. This project

compliments owners other project for production of flying cars.

REMARKS: Project owner is involved in a 3dCP Robotic Construction Machine

company, and in SamsonSky, manufacturer of Switchblade Flying Cars.

OWNER: Alexander Rodriguez

COUNSELOR: Doug Seemann Phone: 520-370-8907

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