

OFFERING MEMORANDUM

320 ROTONDA BLVD W

**ENTITLED DEVELOPMENT
LAND FOR 42 UNITS**

Rotonda West, FL 33947

PRESENTED BY:

ASHLEY BARRETT BLOOM

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HUNTER MCCARTHY

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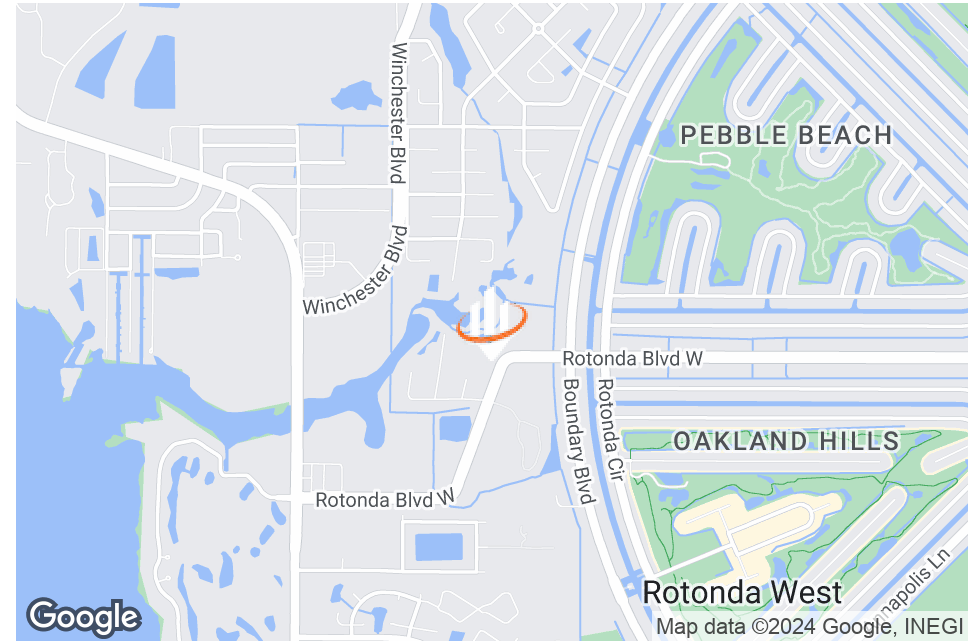
FL #SL3472177

MARGEAUX MCCARTHY

O: 401.688.0822

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OFFERING SUMMARY

SALE PRICE:	\$699,000
PRICE PER UNIT:	\$19,024 42 Units
LOT SIZE:	2.99 Acres
PRICE / ACRE:	\$233,779
YEAR BUILT:	0
ZONING:	RMF15
MARKET:	Englewood
SUBMARKET:	Placida
APN:	412022303003, 412022326001, 412022326002, 412022326003

PROPERTY OVERVIEW

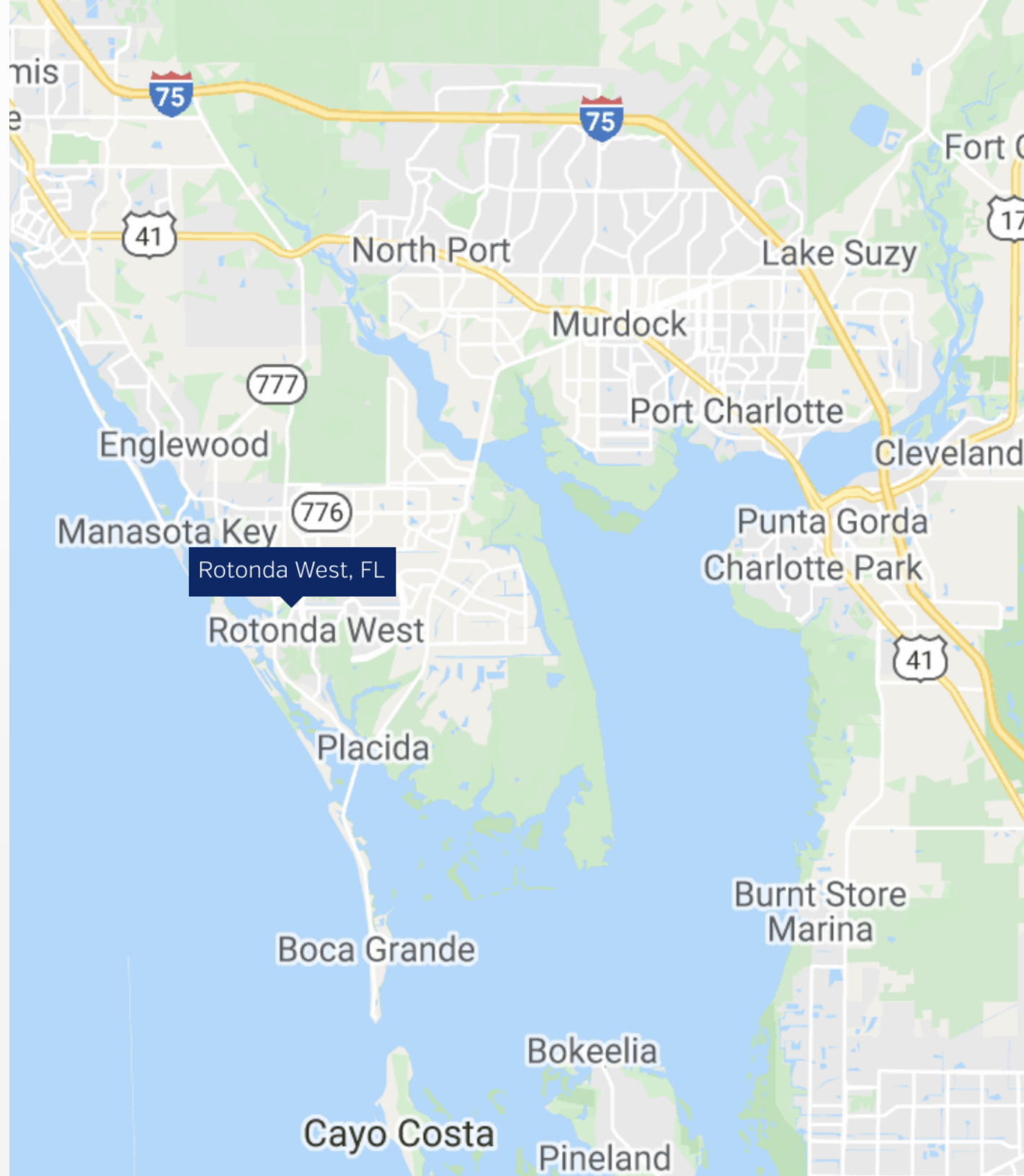
Unique 42-unit condominium opportunity in Rotonda West, FL. Available to rent or sell each unit, this project provides 2.99 acres of RMF-15 multi-family land. Ideal for a small to medium developer, the proposed plans include (2) 14,521sf buildings totaling 42 condominiums. Each unit is 1,543sf under air - 3 bedroom/2 baths.

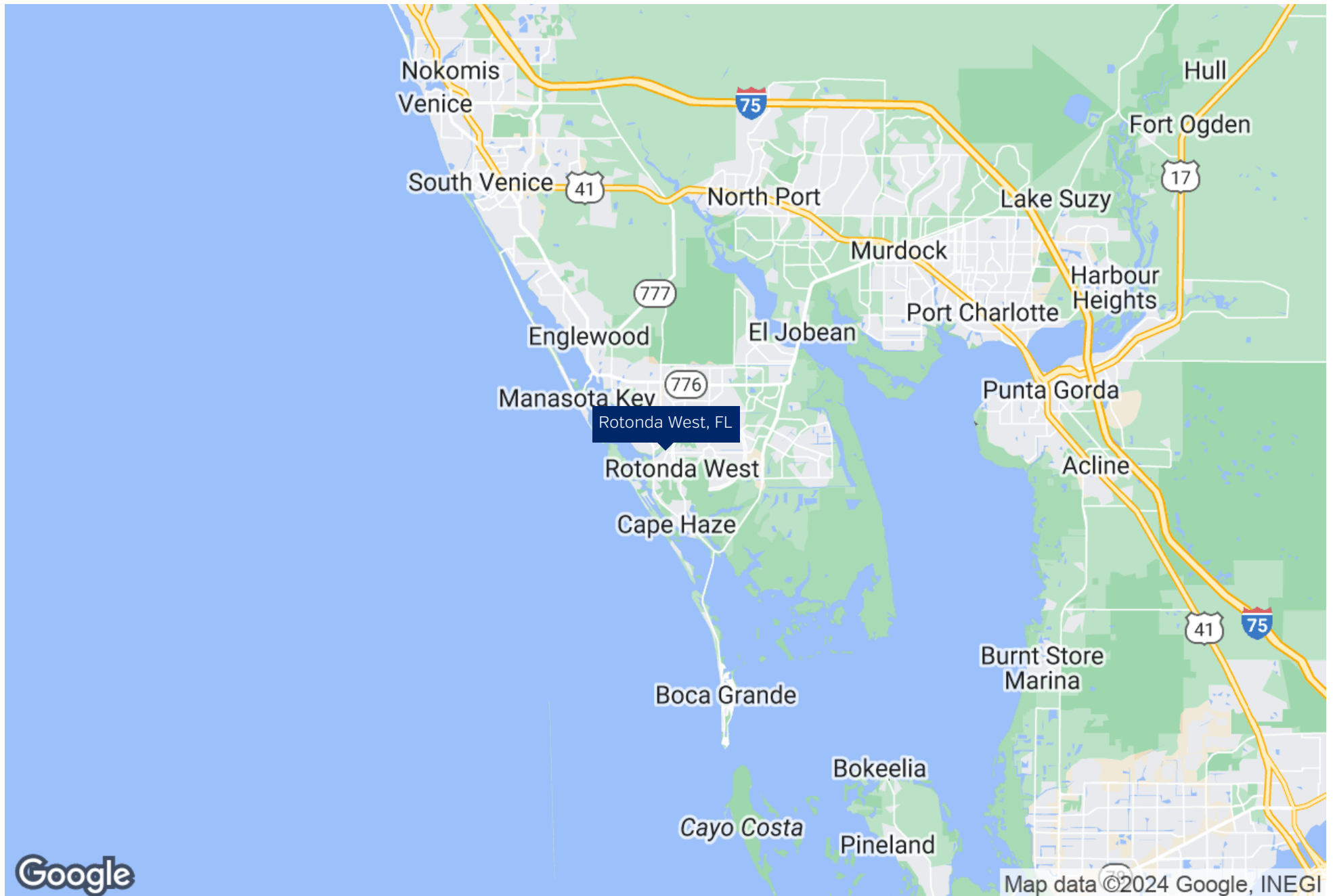
PROPERTY HIGHLIGHTS

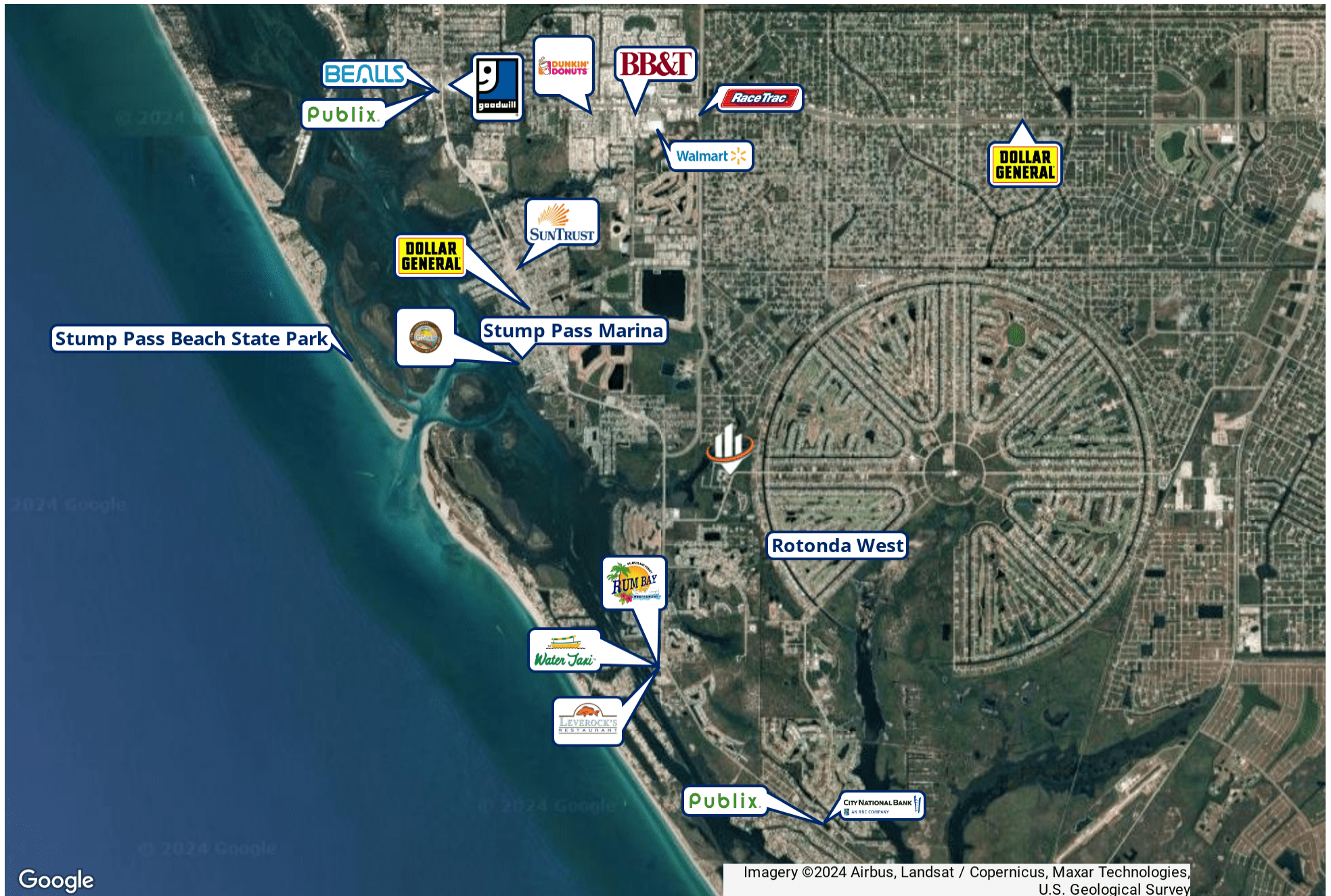
- Water, Sewer, and Electric are available
- Plans include (2) 14,521sf 42 Units
- Zoned RMF-15
- Neighboring Condos are currently selling between \$280-\$400k+/-

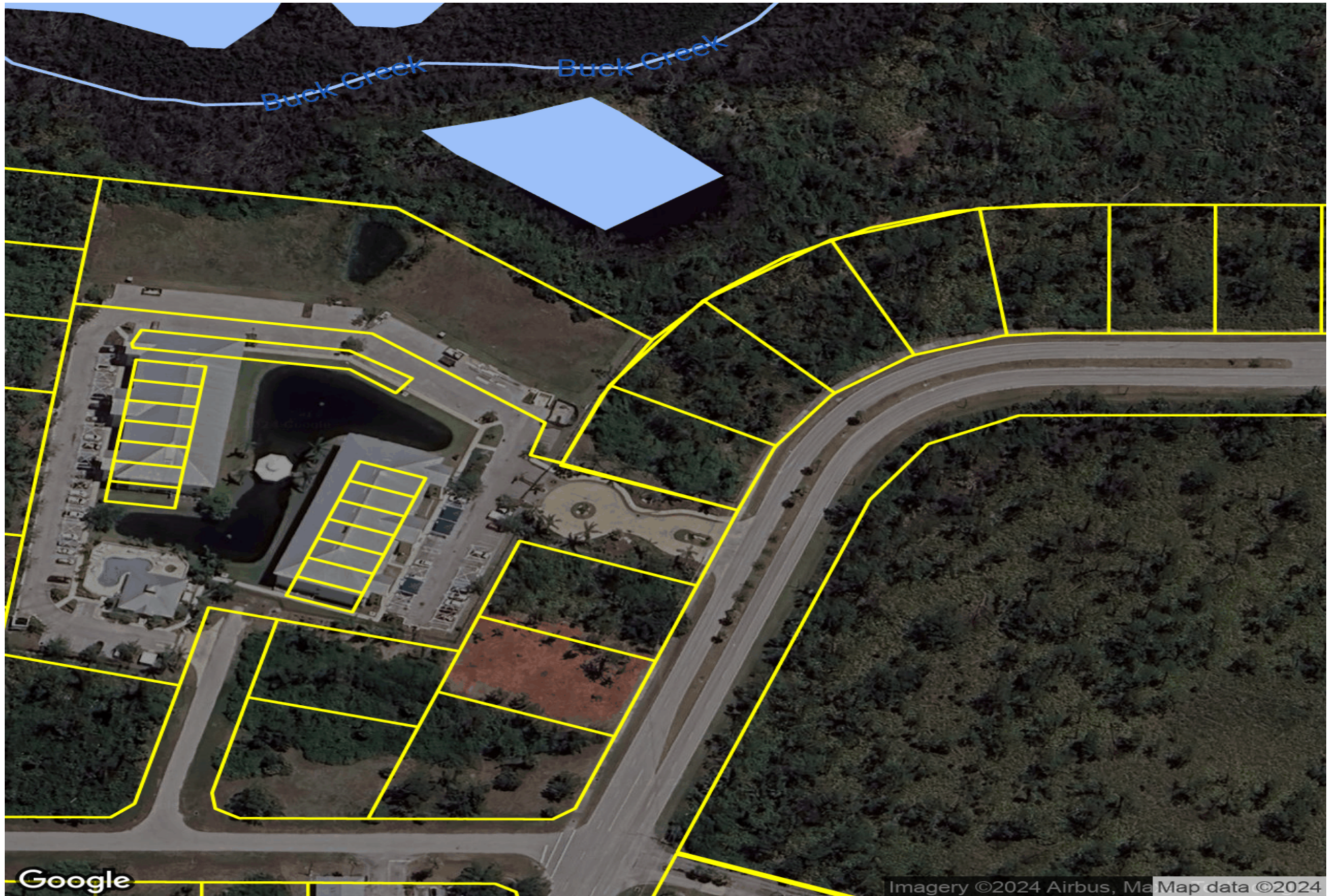
SECTION 1

LOCATION INFORMATION





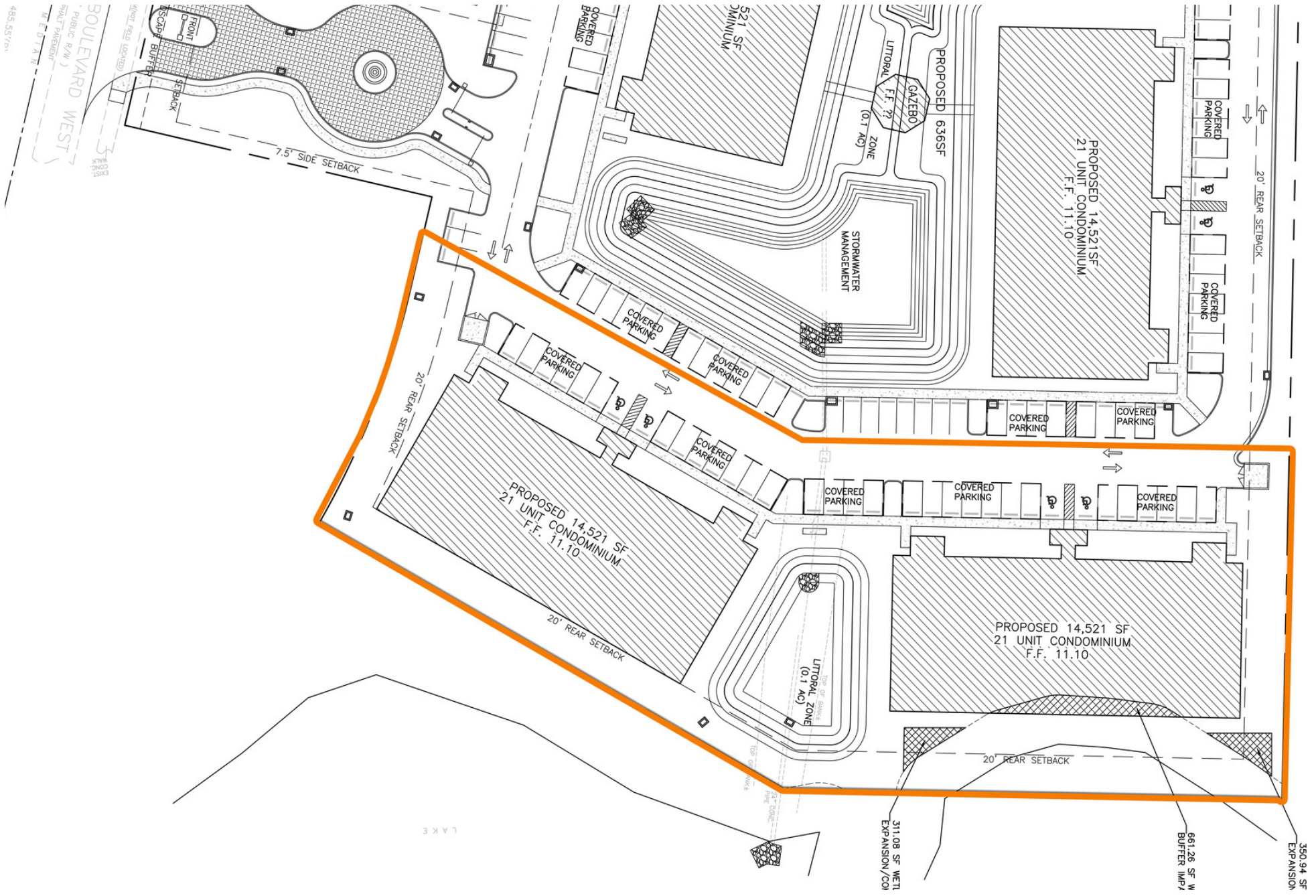




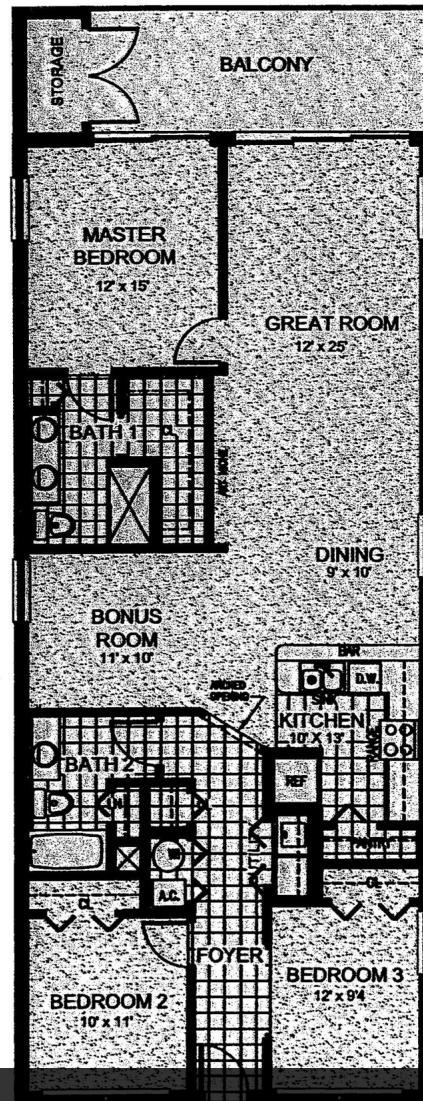
SECTION 2

PLANS, SPECS, & PERMITS





THE CONDOMINIUMS *Waterside* AT



Floor Plan

Levels I & II

[EACH BUILDING]

1,543 square feet - Heated Area
203 square feet - Balcony & Storage
1,746 total square feet

Conceptual







SECTION 3

DEMOGRAPHICS



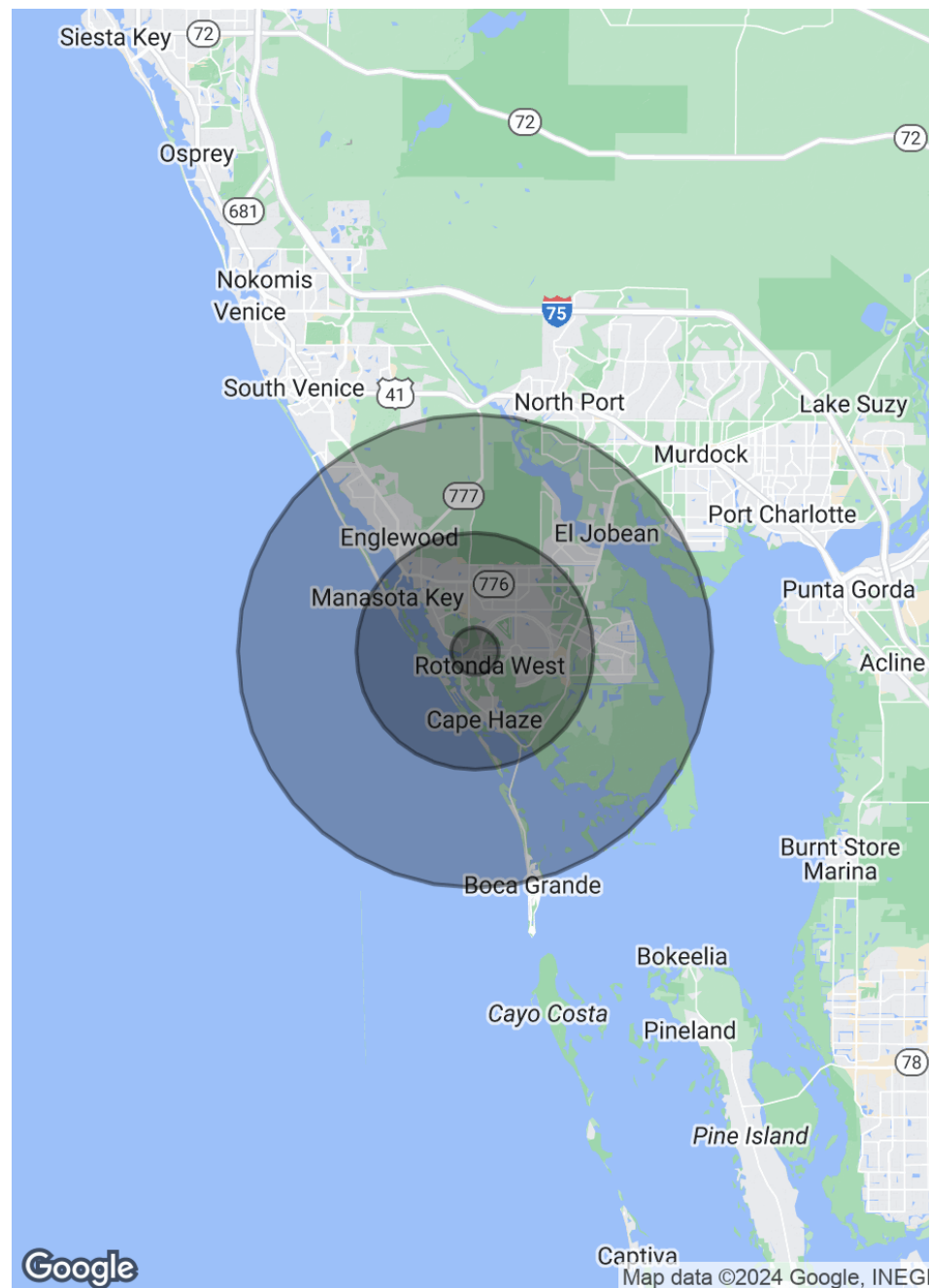
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,639	34,271	62,810
AVERAGE AGE	60.5	58.6	59.1
AVERAGE AGE (MALE)	60.5	58.0	58.3
AVERAGE AGE (FEMALE)	60.3	59.9	60.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	750	16,043	29,927
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$63,576	\$57,201	\$58,399
AVERAGE HOUSE VALUE	\$269,478	\$246,548	\$267,584

* Demographic data derived from 2020 ACS - US Census



SECTION 4

ADVISOR BIOS





ASHLEY BARRETT BLOOM

Managing Director

ashley.bloom@svn.com

Direct: 941.366.1136 | **Cell:** 941.961.7109

PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity.

In 2018, Bloom and his long time business partner, J. Chris Malkin, began expansion of the brokerage operation in Southwest Florida. In 2020, Bloom teamed up with Scott Maesel (principal in SVN Chicago & Denver) for form SVN Commercial Partners based in South Florida. Shortly thereafter, the Southwest Florida operation was rebranded to the same name. In his role as Partner & Managing Director of both operations, Bloom has created a full service Commercial Real Estate operation combining a strong network of 5 Offices, 50 experienced Advisors & Administrators, and a spirit of collaboration. Bloom provides his clients with a listing team that provides local expertise, asset specialization, and a regional & national platform. The combined production of SVN Commercial Partners places the entities near the top of the more than 200 offices in the country.

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

In addition to SVN, Bloom specializes in land planning, horizontal development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and developed different asset classes of property. Bloom primarily invests in land with a focus on entitlement and/or long-term development strategy.

Bloom has been developing real estate for almost 25 years in Florida, North Carolina, and Arkansas. He has developed and/or entitled thousands of acres of land and currently owns a portfolio of land positions. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant (CPA) License. Relevant experience included Litigation Support Services, Acquisition Due Diligence, and Financial Modeling. Mr. Bloom has also served on an Advisory Board of a

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941.366.1004



HUNTER MCCARTHY

Advisor

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Direct: 941.421.9569

FL #SL3472177

PROFESSIONAL BACKGROUND

Hunter is a knowledgeable and motivated licensed commercial real estate advisor for SVN Lotus. He has lived in Charlotte County since 2005 where he attended high school and earned a baseball scholarship to Ave Maria University in Naples, FL. He studied Business Administration and Economics, then went on to earn his Master's in Health and Wellness Education. Upon completing college, Hunter started a lawn care business and began teaching Physical Education at an elementary school in Port Charlotte, FL.

Hunter comes from a family of many realtors, so he decided to bring his education and experiences to the real estate industry. His wife, Margeaux, is the Marketing Director and an Advisor for SVN Lotus, and the two of them together make a great team when it comes to servicing clients and listings. Hunter is willing to provide services for all sectors of commercial real estate, yet he has developed a defined focus and expertise in the industrial market. Whether you're looking to buy, sell, or lease commercial real estate, Hunter stands ready to advise in any transaction and meet the needs of his clients.

EDUCATION

Ave Maria University 2014 - B.A. in Business Administration and Economics

American College of Education 2020 - M.Ed. in Health and Wellness Education

MEMBERSHIPS

Charlotte Desoto Building Industry Association | CDBIA

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MARGEAUX MCCARTHY

Senior Advisor

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Direct: 401.688.0822 | **Cell:**

PROFESSIONAL BACKGROUND

Margeaux McCarthy is a skilled commercial real estate advisor with a passion for marketing and specializes in the healthcare sector. With extensive experience in sales, leasing, and tenant representation, she has earned a reputation as a trusted advisor and a skilled negotiator.

After graduating from Charlotte High School and furthering her education at Florida Atlantic University, Margeaux began her career in real estate, quickly establishing herself as a rising star in the industry. Over the years, she has built a broad and diverse network of clients, ranging from small businesses to large corporations, and has successfully closed deals across a wide range of asset classes.

Margeaux McCarthy is also the Director of Marketing at SVN Commercial Partners, holding the responsibilities for the management and design of all relevant marketing materials. These include but are not limited to tenant overview presentations, landlord/tenant proposals, property flyers, social media, company website, and all SVN Commercial Partners branding. Margeaux is extremely well-versed in Adobe Creative Cloud, Buildout, Costar, LoopNet, CreXi, and a wide variety of ARCGIS/REGIS and ESRI mapping programs.

Throughout her career, Margeaux has remained deeply committed to her community, regularly volunteering her time and expertise to local organizations and charities. In her spare time, she enjoys spending time with her family and teaching dance at Florida Dance Workshop.

Margeaux is an invaluable asset to anyone looking to buy, sell, or lease commercial real estate. Whether you are a seasoned investor or a first-time buyer, Margeaux has the expertise and experience to help you achieve your goals and make the most of your real estate investments.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.