



APOLLO ENCLAVE

12477 EISENHOWER DRIVE
PORT CHARLOTTE, FL 33953

Ashley Bloom

National Land & Development Services

Product Council Chairman

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Executive Summary



OFFERING SUMMARY

Sale Price: N/A

Lot Size: 1.5 to 10.6 [Offered Individually and as an Entirety; Island Peninsula Also Available]

Zoning: Single Family

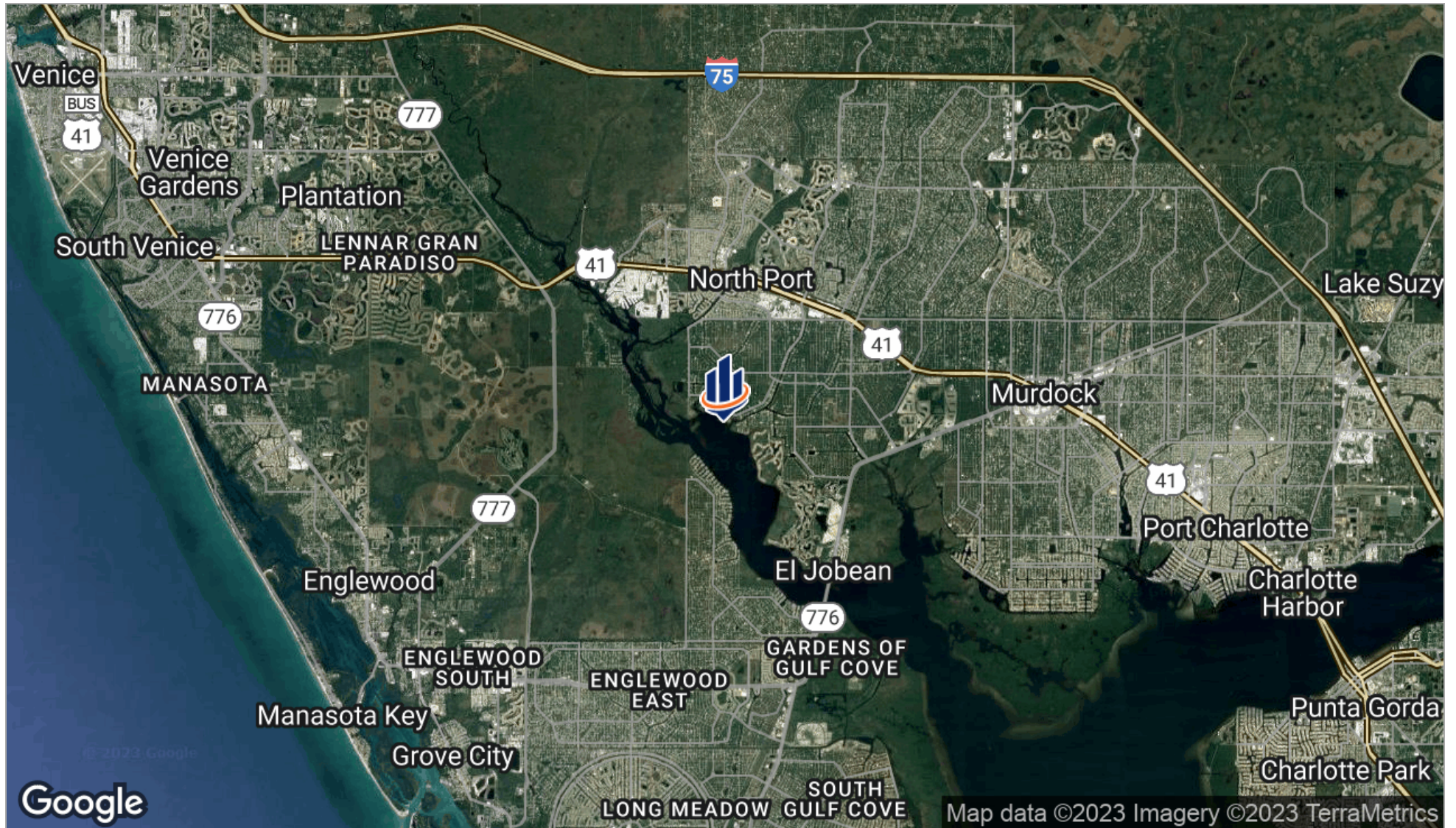
PROPERTY OVERVIEW

Apollo Enclave Waterfront Lots are on the Apollo Waterway in Port Charlotte, FL. With direct access to the Charlotte and the Gulf of Mexico, these Single Family Residential Lots provide an truly limited opportunity to own or development on the water in Southwest Florida. Further, a short commute to the Golden Mile of North Port and Murdock Circle, the location provides great access to area amenities and commercial development despite its "Old Florida" feel. Lots 1 to 3 are available at \$149,999 Per Lot.

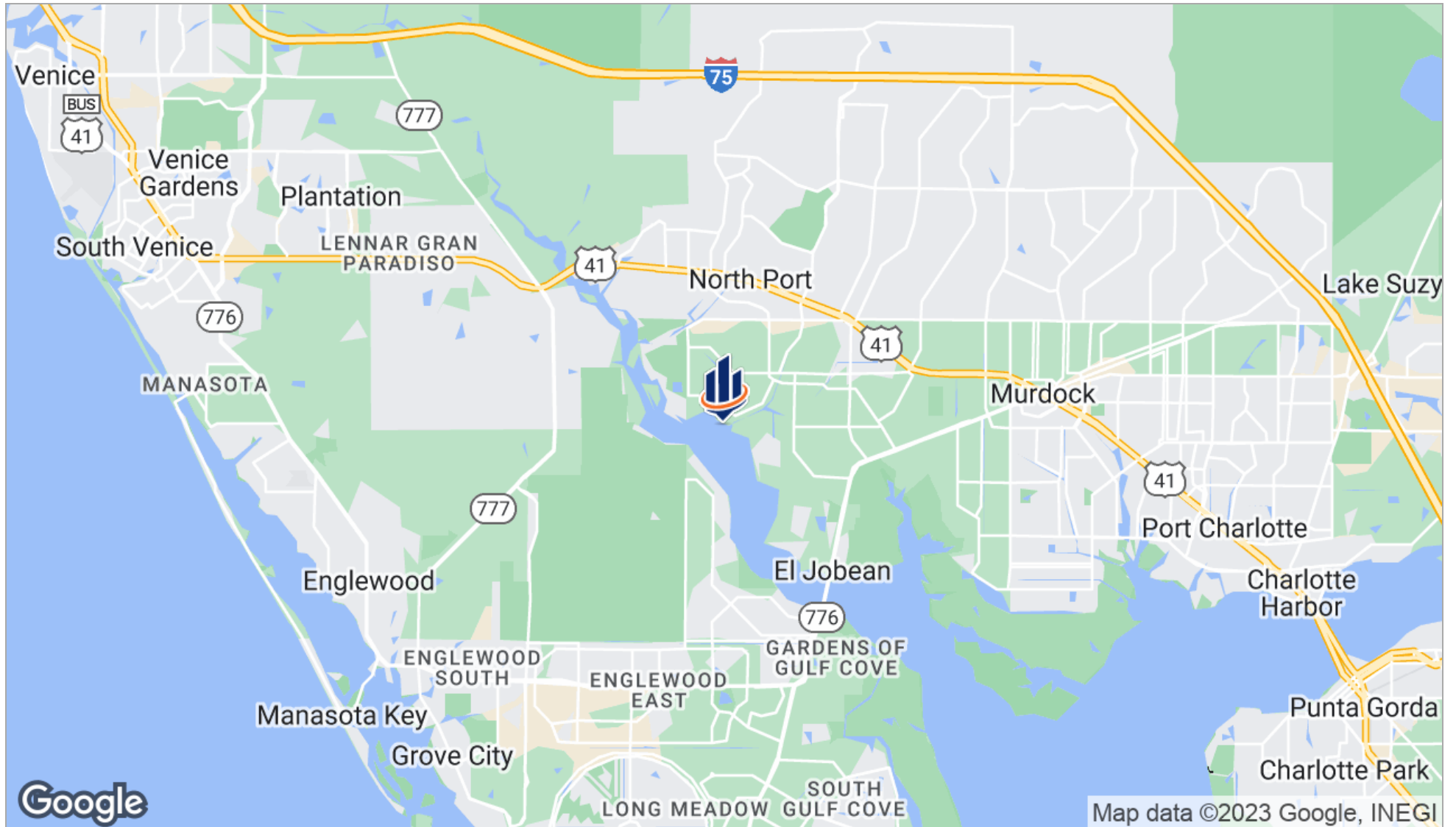
PROPERTY HIGHLIGHTS

- Waterfront Lots from 1.5 to .6 Acres - Island Peninsula totaling 31.28 Acres Also Available
- Direct Access to Charlotte Harbor and Gulf of Mexico
- Owner Financing Available [Terms of Owner Financing: 30% Down, 6% Interest, 20 Year Amortization, 5 Year Balloon Payment, No Appraisal - No Points Charged]
- Private Showings and Water Tours by Appointment Only - Please RSVP to Ashley.Bloom@svn.com

Location Maps



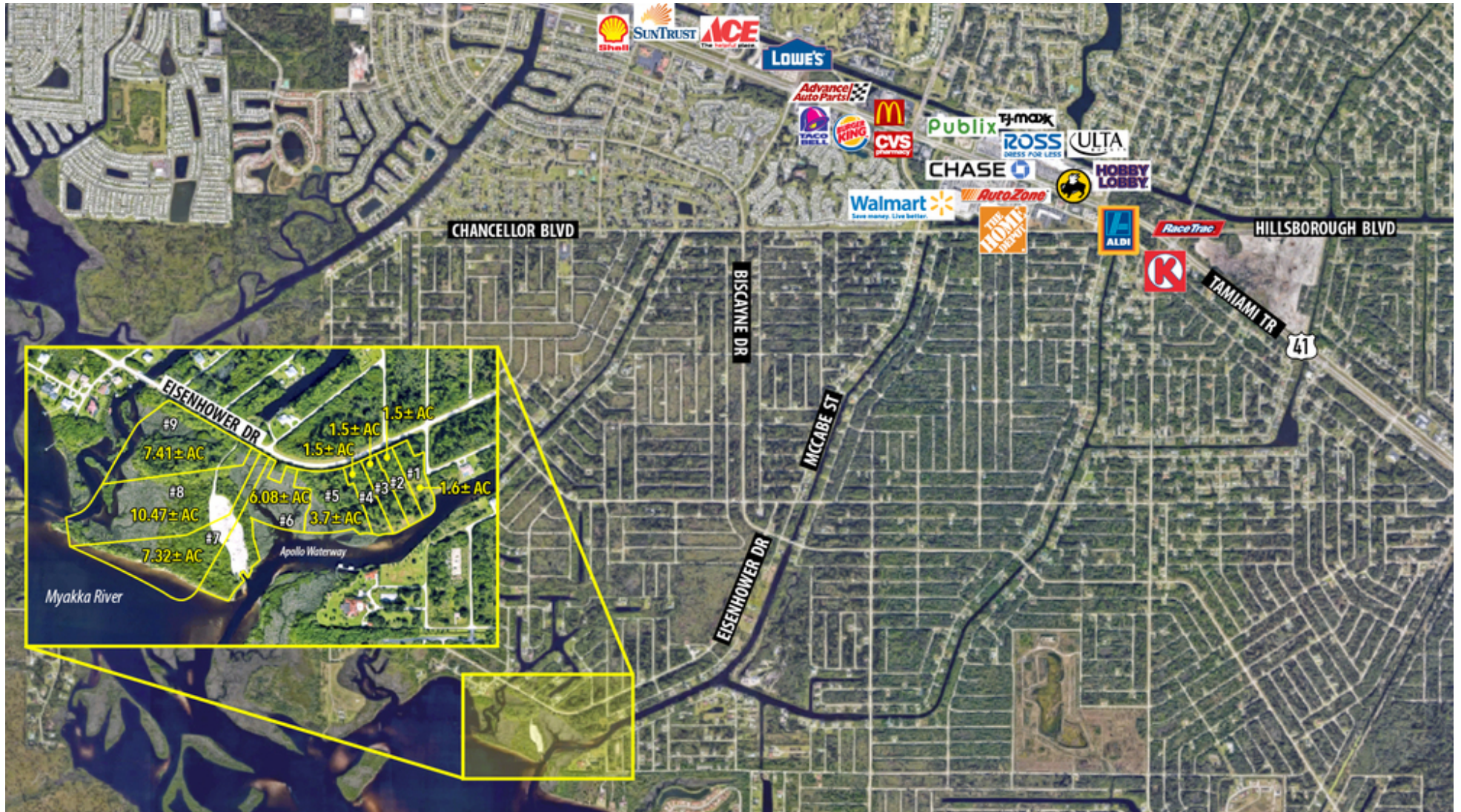
Location Maps



Entire Apollo Enclave



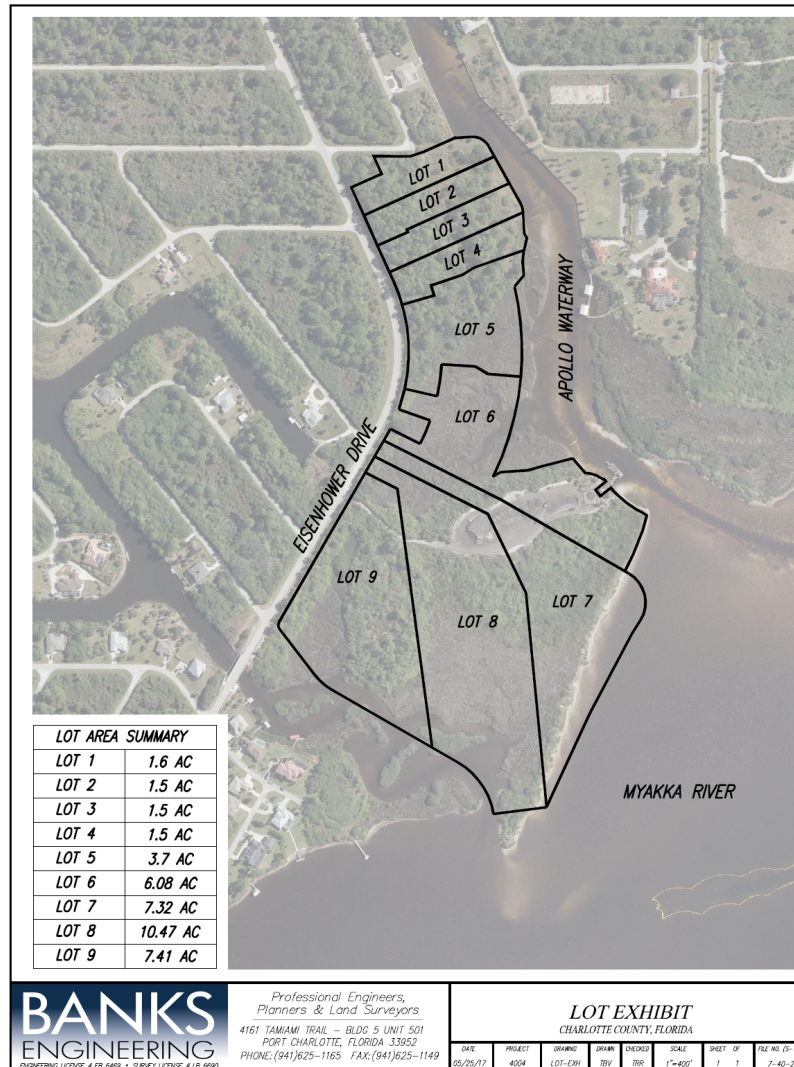
Retail Map



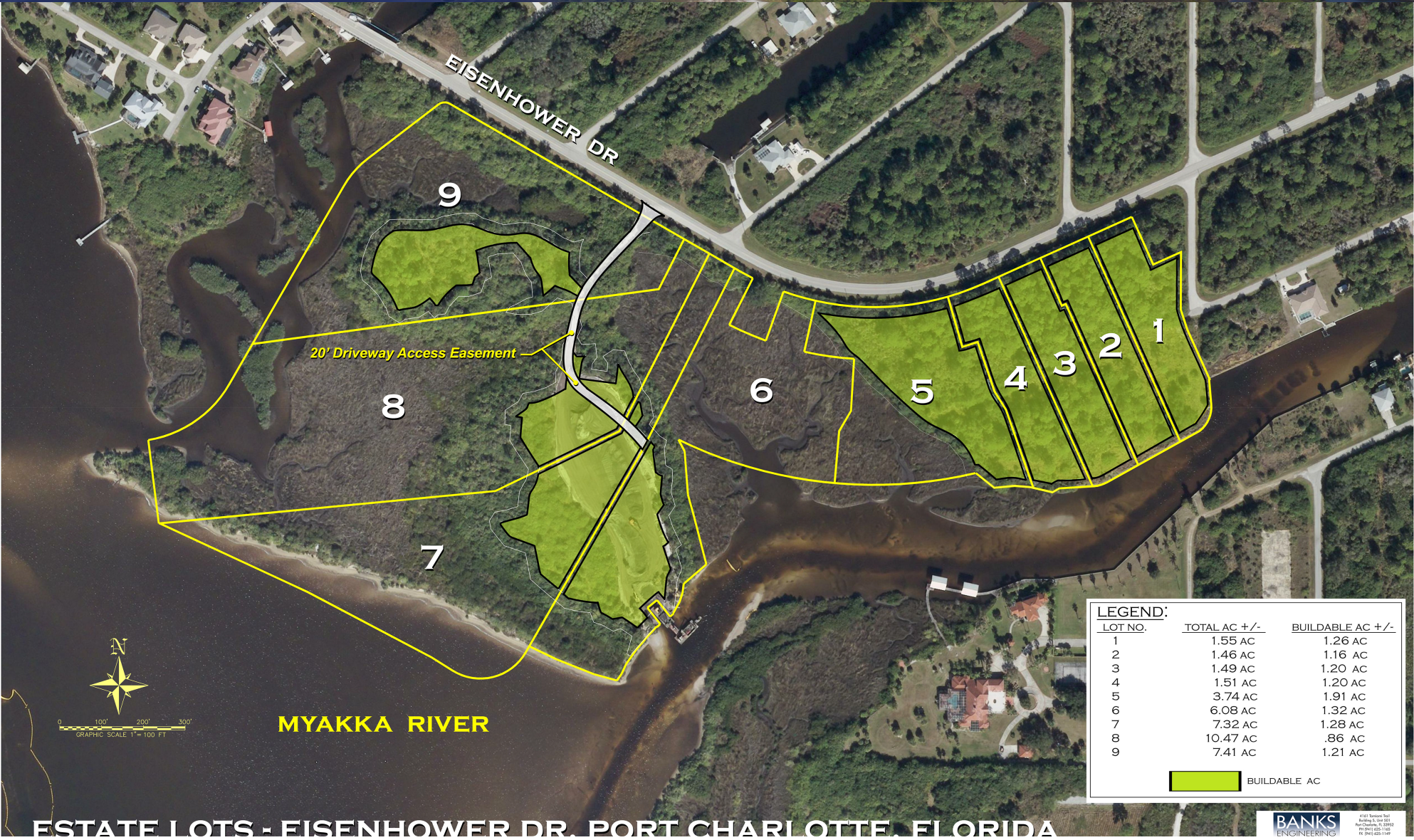
County Parcel Map



Apollo Enclave Lot Map



Estate Lot Plan - Buildable AC



Drone View Of Lots



Across Waterway Lots 1 And 2



Across Waterway Lot 3 And View Down Channel



Additional Photos | View From Water



Additional Photos | Western Boundary



Additional Photos | From Across The Waterway



View From Edge Of Lot 3



View Of Waterway



View From Water In Front Of Lots



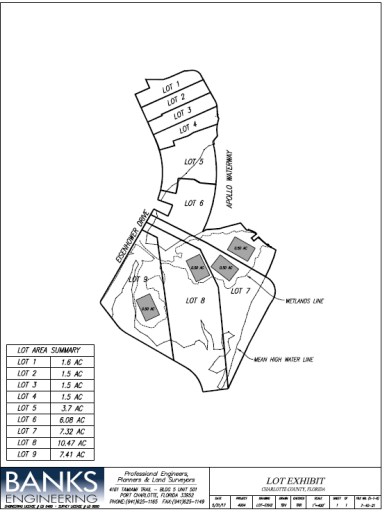
Typical View From Area Waterway



Typical View From Area Waterway



Land Lots



Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
Apollo Enclave Lot 1	1.6	N/A	N/A	Available	Gulf Access Lot with 2' Concrete Seawall
Apollo Enclave Lot 2	1.5	N/A	N/A	Available	Gulf Access Lot with 2' Concrete Seawall
Apollo Enclave Lot 3	1.5	N/A	N/A	Available	Gulf Access Lot with 2' Concrete Seawall

Advisor Bio & Contact 1

ASHLEY BLOOM

National Land & Development Services Product Council Chairman

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PROFESSIONAL BACKGROUND

Ashley Barrett Bloom has been affiliated with SVN for approximately 10 years. Bloom is licensed with SVN Florida Commercial Real Estate Advisors, which covers the entire State of Florida. Since that time period, Mr. Bloom has established his practice as a land expert locally, regionally, and nationally. By combining a strong network of Offices & Advisors with a spirit of collaboration, Bloom provides his clients with a listing team that provides local expertise with a national platform. 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.

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 program, a SVN land website, and land specific sales calls. Bloom also created and leads the Florida Land Alliance which is a network of land advisors within the State of Florida. 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, and single investors. Bloom has a strong network of buyers that include local, regional, and national investors & developers.

Prior to joining SVN, Bloom specialized 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 sold thousands of acres of land. Bloom still invests in land with a focus on entitlement and a long term hold strategy.

Bloom has been developing real estate for more than 20 years in Florida, North Carolina, and Arkansas. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant's [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 small community bank in South Florida.

EDUCATION

Lehigh University 1996 - School of Business And Economics

MEMBERSHIPS & AFFILIATIONS

1997 State of Illinois - Certified Public Accountant [Inactive]
2012 LEED Green Associate

Advisor Bio & Contact 2

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