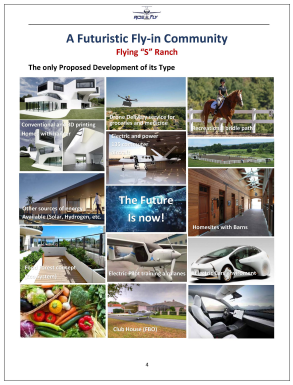
Property Details

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
HAVE:	Project Owner has a purchase/Joint Venture arrangement with Land Owner 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 OWNER:	Development of 400 home Luxury Air Park Community in Vero Beach, 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 PO Box 69868 Oro Valley, Arizona, 85737	Phone: 520-370-8907 Cell: 520-370-8907 Email: doug@seeseemannfirst4homes.com