



Port of the Islands
Resort & Residences

Naples

25000 Tamiami Trail E Naples FL 34114



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***Port of the Islands* Resort: A Hidden Gem Poised for Growth**

Port of the Islands is a natural waterfront sanctuary, nestled within unspoiled beauty on the edge of the Everglades and the breathtaking Ten Thousand Islands. Surrounded by pristine waters and untouched nature, it's a serene escape into Florida's wild, captivating heart.

History: Founded in 1963 as Remuda Ranch; reimagined in 1980 by (Newport Beach, CA) entrepreneur Bill Ray into *Port of the Islands* who transformed into a multi-phase, multi-million dollar resort and residential community.

Current Ownership: A&T Investment LLC

Future Plans: Major resort & residence expansion in progress to unlock the destination's full potential.

Opportunity: A rare investment opportunity that unites historic charm, a prime location, and seamless access to untouched nature and a serene waterscape.



TODAY SITE IN ITS PRESENT STATE

Port of the Islands
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Naples

TODAY



TODAY



TODAY



TODAY



TODAY



TODAY



TODAY



TODAY





FUTURE RESORT AND RESIDENCES

Port of the Islands

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FUTURE















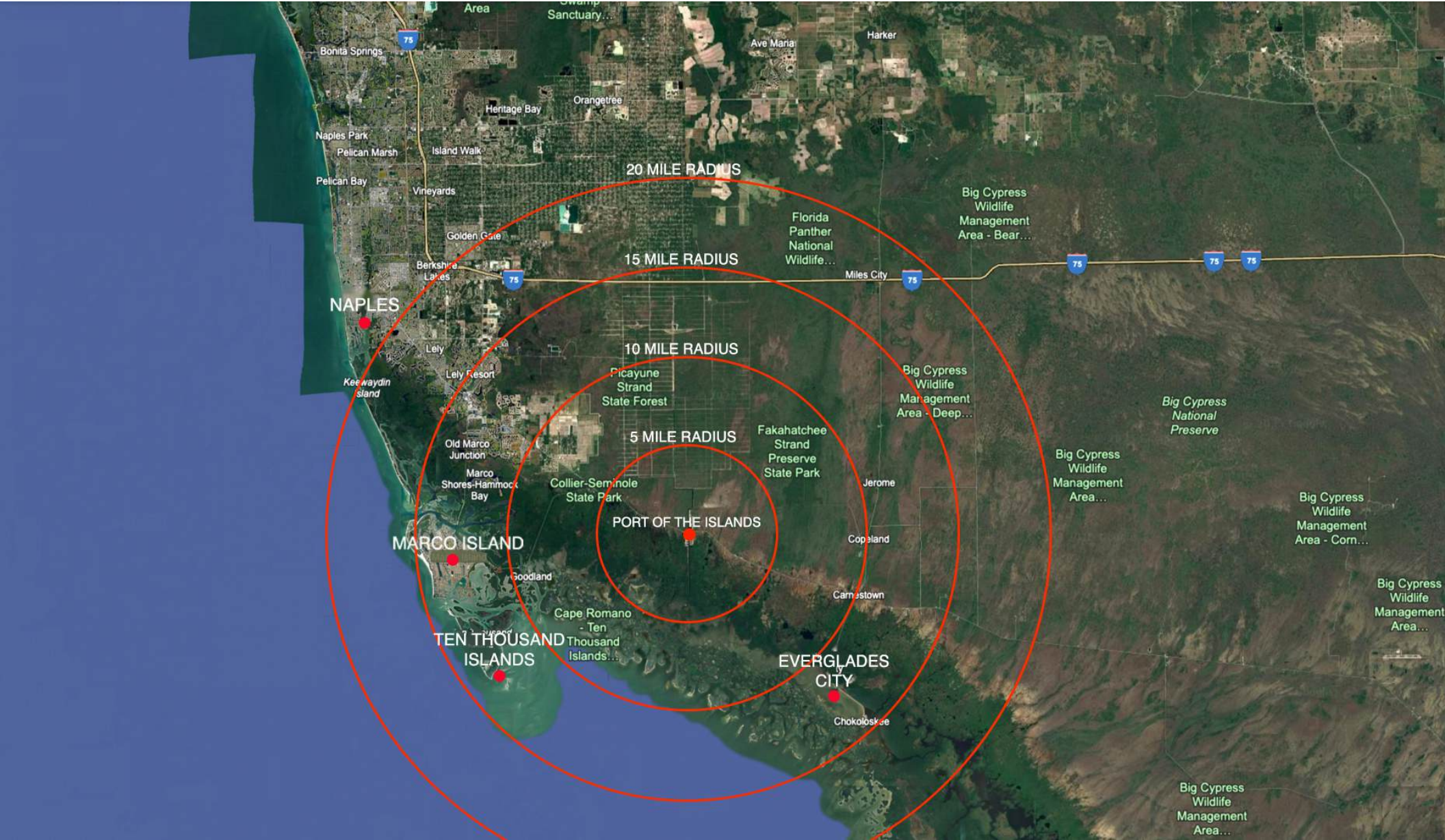


INVEST IN MORE THAN PROPERTY

Port of the Islands
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**PORT OF THE ISLANDS AN OASIS IN THE HEART OF
THE TEN THOUSAND ISLANDS - A TRANQUIL RETREAT
ALONG THE EVERGLADES SCENIC ROUTE 41, JUST 15 MILES
FROM MARCO ISLAND & 20 MILES FROM NAPLES.**

5-10-15-20 MILE RADIUS



WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

The Everglades

1.5 million-acre UNESCO World Heritage Site with rare subtropical ecosystems

Home to endangered wildlife: Florida panther, American alligator, West Indian manatee, roseate spoonbill & bald eagle

Activities: Airboat tours, wildlife watching, hiking on nature trails, kayaking, fishing, camping

Nearby attractions: Ernest F. Coe Visitor Center, Big Cypress Preserve and Clyde Butcher Gallery

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Marco Island

Gulf-front barrier island, west of *Port of the Islands* and just south of Naples

Highlights: Turquoise waters, white-sand beaches (Tigertail Beach), upscale coastal living

Real Estate: High demand, limited inventory, **no new condo developments.** Most new luxury single family houses in 2024 are hitting the market between \$3M and \$14M, reflecting today's strong premium demand

Hospitality: During peak season, Gulf-view rooms at JW Marriott Marco Island can reach up to \$1,200 nightly

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Naples

Gulf Coast city known for beautiful beaches and luxurious & authentic lifestyle

History: From 19th-century fishing village to elite destination

Demographics: Highest concentration of millionaire households in Florida

Real Estate: \$12M+ single family houses are far from unusual, underscoring the city's status as an absolute premier destination for very high-end living

2025 sale of the *DeGroot* estate set record at \$225M in Florida

Lifestyle: Vibrant, cultural, increasingly popular with younger residents and one of the **safest** cities in the US

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Port of the Islands

Historic Landmark Waterfront Property. Near Naples & Marco Island

Known for: Boating, fishing, wildlife, and direct Everglades access

Natural Beauty: Surrounded by mangroves, beaches, and rich ecosystems

Water Access: Direct to Ten Thousand Islands and Gulf of America

Marina: Full-service, year-round usability, state-of-the-art facility with ship store and public boat ramp - owned & maintained by Collier County

174 slips, supporting a vibrant boating lifestyle

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Port of the Islands

Key Boating Access Point: One of only two major boating gateways to the Ten Thousand Islands from U.S. Route 41

Strategic Location: Highly desirable for boaters, anglers, and eco-tourism

Faka Union Canal: 2.5-mile scenic, slow-speed route to the Gulf, beautiful in wildlife and rich in fishing

Thoughtfully planned community with full infrastructure and services

Residential: 165 single-family and 644 multi-family lots

Essential municipal services: Water, wastewater, irrigation, and road maintenance

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Port of the Islands

Resilient by nature: Elevated terrain and dense mangroves provide hurricane protection

Proven Safe Haven: Spared from major storm damage, even during Hurricane Milton (2024) & Ian (2022) & Irma (2017)

Trusted Refuge: Frequently chosen by coastal evacuees for safety and shelter

LAND FOR DEVELOPMENT & DEVELOPMENT RIGHTS (1)

Unique advantages of developing this land at *Port of the Islands*:

Rare Opportunity: One of the last fully entitled waterfront development sites in the Everglades region - and it will **not** encroach upon untouched Everglades territory

Prime Location: ≈ 12 acres of waterfront land zoned as Residential–Tourist (**RT**)

Flexible Use: Zoning allows hotel, residential, townhomes, or care facilities

Utilities Secured: ERCs (water/sewer capacity) pre-purchased for future development. **ERCs** = Equivalent Residential Connections

LAND FOR DEVELOPMENT & DEVELOPMENT RIGHTS (2)

continued

Unique advantages of developing this land at *Port of the Islands*:

Approved Zoning: For up to **468 condo hotel units** (studios to 3BR/3BA)

Planned Amenities: 2 restaurants, 1,000-guest banquet hall and 30,000 SQFT retail (\approx 14 units)

Club Memberships: Up to **1,500 public members** with full access to resort amenities (pool, gym, game room, pickleball, spa, etc.)

Latest Local News **Live** Shows ... CBS NEWS

MONEYWATCH | Managing Your Money CBS News Price Tracker

MONEYWATCH

Best cities to live in the U.S., according U.S. News & World Report

MONEY WATCH By Megan Cerullo Edited By Alain Sherter May 21, 2024 / 12:01 AM EDT / CBS News

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|-------------|-----------------------------------|--------------|---------------------------------|
| No 1 | Naples, Florida 🏆 | No 6 | Raleigh, North Carolina |
| No 2 | Boise, Idaho | No 7 | Huntsville, Alabama |
| No 3 | Colorado Springs, Colorado | No 8 | Virginia Beach, Virginia |
| No 4 | Greenville, South Carolina | No 9 | Austin, Texas |
| No 5 | Charlotte, North Carolina | No 10 | Boulder, Colorado |

**REAL ESTATE**

This former Florida fishing village is becoming the ‘Palm Beach of the Gulf Coast’ — and a home to billionaires

Published May 9, 2025

By [Mary K. Jacob](#)

Published May 8, 2025, 2:41 p.m. ET

Looks like this unassuming beach enclave is flexing its mussels.

Once a modest fishing town known for its snowbird retirees, Naples, Florida has quietly reinvented itself as one of America’s most exclusive communities.

With its mix of Gulf-front mansions, cultural appeal and low-profile opulence, the city is drawing a steady tide of billionaires — and earning comparisons to Palm Beach in the process.

“It’s a quiet enclave of luxury living,” Naples-based luxury realtor PJ Smith told the [Daily Mail](#). “The famous, uber-wealthy live in Naples under the radar and they love it.”

Over the past few years, Naples has experienced a wave of record-setting real estate deals.

Billionaire businessman David Hoffmann recently purchased an \$85 million mansion originally built for a private owner.

But that transaction was eclipsed by a \$225 million off-market sale involving a 15-acre compound with three separate estates — a new high watermark for Florida’s housing market.

In February 2024, a 17,000-plus-square-foot estate situated on 5 acres was listed for \$295 million, earning the title as the most expensive home in America at the time. But in January, the price of the home was reduced to \$210 million, where it still remains on the market.

As ultra-high-net-worth individuals continue to descend on the Gulf Coast, Naples has gained a reputation as the go-to destination for those seeking both glamour and anonymity.

In 2024, [U.S. News & World Report](#) named it the top place to live in the country, describing it as the “preferred retirement spot for the rich, powerful and cold-averse.”

“It’s a very culturally interesting place, but it’s also very under the radar,” Angela Lutzi Dellatorè, a Naples luxury estate agent, told [Daily Mail](#). “The whole world is your oyster right here.” High-profile names such as Judge Judy Sheindlin, Best Buy founder Richard Schulze and Papa John’s creator John Schnatter have all settled in the area.



The city's most elite neighborhoods — Port Royal, Park Shore, Pelican Bay and Grey Oaks — feature private docks, beachfront access and championship golf courses.

Gated communities with tailored concierge services offer privacy, safety and ease of living for those who prefer to delegate the logistics of daily life.

Dellatorè noted that Naples appeals to the ultra-wealthy because of its understated elegance.

"There are so many wealthy people that live here and they choose Naples because nobody pays attention," she said. "It's a very casual atmosphere."

Even casual comes with a price tag.

Helicopter pads, members-only clubs, and waterfront estates are increasingly common. The downtown area has seen a boom in luxury development, including the debut of the high-rise Ascent at Metropolitan Naples, where apartments overlook the Gulf.

Naples also offers lifestyle perks beyond real estate.

The city is a designated "Blue Zone," recognized for its high concentration of centenarians.

Residents prioritize health-conscious living, aided by restaurants and stores like Seed to Table that emphasize chemical-free produce.

"Naples has been very much involved in trying to help people understand how they can live a long and healthy life," said Dellatorè.

Cultural offerings such as Artis–Naples and the Naples Philharmonic provide entertainment, while activities like boating, golf, tennis and pickleball cater to the city's active, affluent crowd.

"Boat slightly north and you have restaurants and shopping and museums and there's a fine arts center that has Broadway plays," said Dellatorè. "It's a very culturally interesting place."

While markets in other parts of Florida — like Miami — face slowing sales, price cuts and high deal cancellation rates, Naples remains buoyant.

"The collapse in demand in Miami's housing market is breathtaking," wrote Nick Gerli, CEO of real estate analytics firm Reventure App, on X.

In contrast, Naples continues to attract cash-rich buyers undeterred by volatility elsewhere.

Whether it's the flip-flops-and-lunch crowd or those flying private to Europe, Naples has carved out a unique niche.

As Dellatorè put it, "The reason that people are drawn to this area has so much to do with the downtown area being right by the waterside."

New and Pre-Construction Comparables



Naples Beach Club
851 Gulf Shore Boulevard North
Naples, FL **34101**

Average \$ 2500 / sqft (units starting at 2400 sqft)



Aura at Metropolitan Naples
1925 Metropolitan Boulevard
Naples, FL **34104**

Average \$ 1350 / sqft (units starting at 1800 sqft)

New and Pre-Construction Comparables



TWO TEN WEST

250 9th Street South
(On Tamiami Trail)
Naples, FL 34102

Average \$ 1500 / sqft (units starting at 2166 sqft
almost **50% sold out**)



STELLA NAPLES

82 9th Street South
Naples, FL 34102

Average \$ 1650 / sqft (units starting at 2124 sqft
90% sold out)

New and Pre-Construction Comparables



Encore
Naples Square
Naples, FL 34102

Average \$ 1335 / sqft (units start 2693 sqft
(50% sold out)



The Avenue
5th Avenue S
Naples, FL 34102

Average \$ 1666 / sqft (units start 1800 sqft)

New and Pre-Construction Comparables



DORADO AT FIDDLER'S CREEK

3259 Dorado Ln
Naples, FL 34114

\$ 800 / sqft (coach home 3347 sqft built 2025)

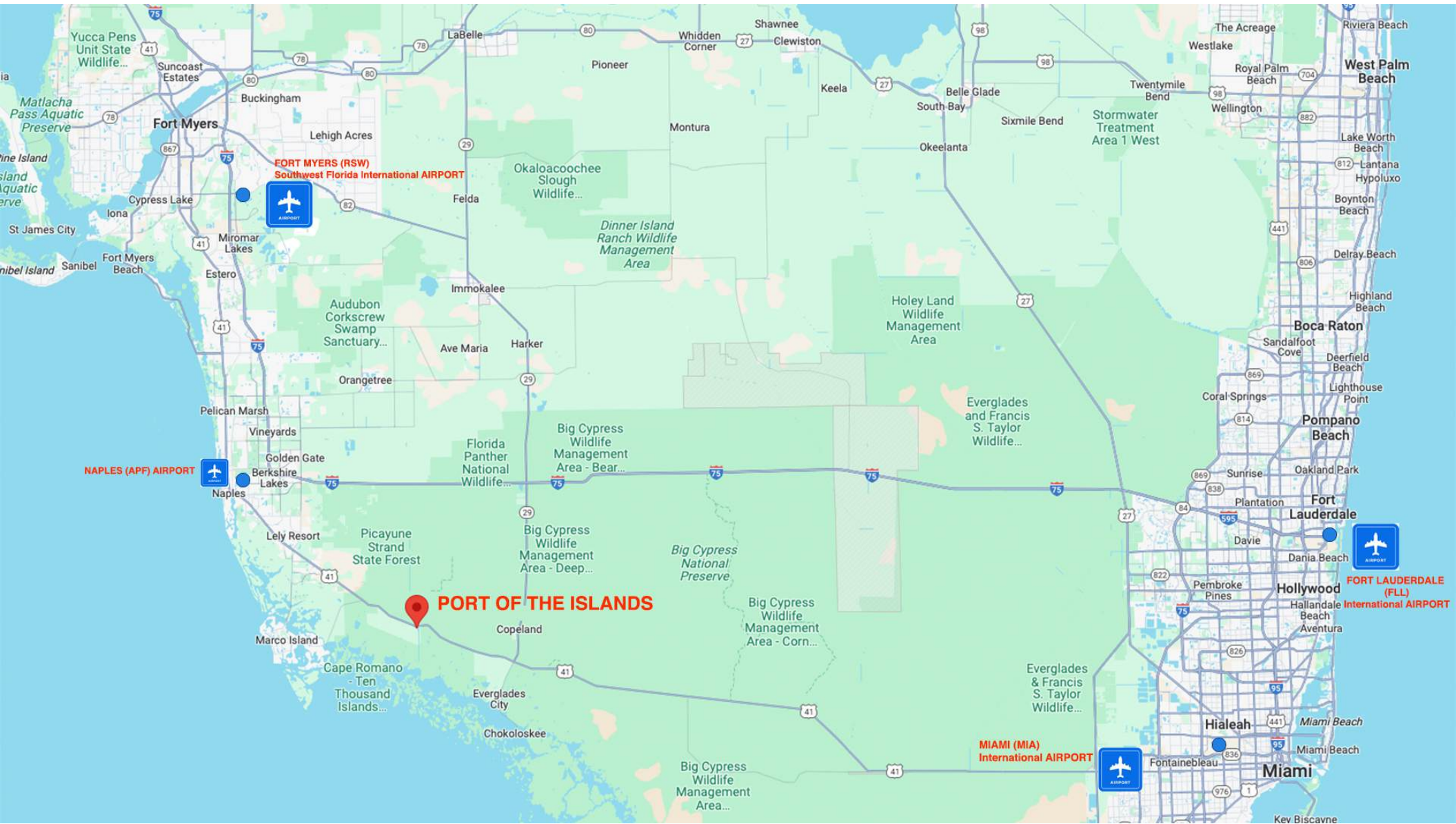


PORT OF THE ISLANDS

141 Wilderness Cay
Naples, FL 34114

\$ 1030 / sqft (single family home 2223 sqft built 2022)

AIRPORTS



WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

STRATEGIC LOCATION: Easy access to major travel hubs

20 miles to APF: Executive Airport (**Naples**)

50 miles to RSW: Southwest Florida International (**Fort Myers**)

85 miles to MIA: **Miami** International Airport

105 miles to FLL: **Fort Lauderdale** International Airport

Convenient: Both domestic and international travelers

CLOSE TO KEY DESTINATIONS:

20 miles to Naples

15 miles to Marco Island

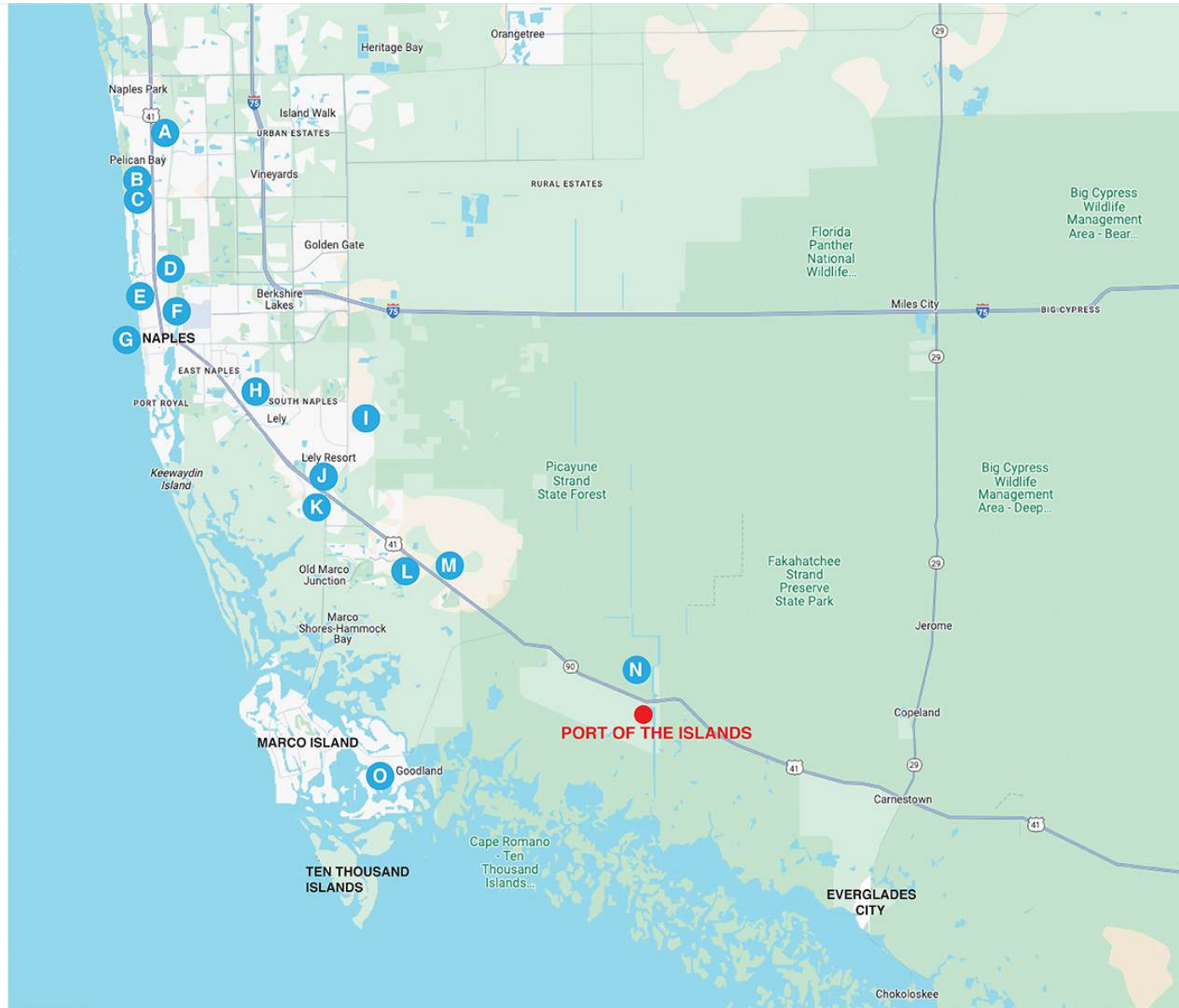
15 miles to Everglades City

60 miles to Fort Myers

95 miles to Miami Beach

LOCAL POINTS OF INTEREST

- A** **MERCATO SHOPS & RESTAURANTS**
9110 Strada Pl, Naples
- B** **ARTIS, The Baker MUSEUM & Naples Philharmonic**
5833 Pelican Bay Blvd, Naples
- C** **WATERSIDE SHOPS & RESTAURANTS**
5415 Tamiami Trail N, Naples
- D** **COASTLAND CENTER SHOPS & RESTAURANTS**
1900 Tamiami Trl N, Naples
- E** **NCH Baker HOSPITAL**
350 7th St N, Naples
- F** **Gulfshore PLAYHOUSE**
100 Goodlette-Frank Rd, Naples
- G** **5th AVE S, Old Naples**
Naples ART Institute, Old Naples
- H** **St. Peter the Apostle Catholic CHURCH**
5130 Rattlesnake Hammock Rd, Naples
- I** **Physicians Regional MEDICAL Center**
8300 Collier Blvd, Naples
- J** **Freedom Square Plaza SHOPS & RESTAURANTS**
12663 Tamiami Trail E, Naples
- K** **Tamiami Crossing SHOPS & RESTAURANTS**
13100 Tamiami Trl E, Naples
- L** **SHOPS at Eagle Creek (Publix - Pharmacy - Urgent Care)**
15044 Sandpiper Ln, Naples
- M** **The Links of Naples GOLF CLUB**
16161 Tamiami Trail E, Naples
- N** **Gulf Coast Clays GUN CLUB**
12425 Union Rd, Naples
- O** **Goodland Baptist CHURCH**
410 Mango Ave, Goodland



WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Arts & Culture:

Baker Museum | Naples Philharmonic | Naples Art Institute

Gulfshore Playhouse | Botanical Garden

Golf Capital: 90+ courses, including 30 public options, one of them (The Links of Naples) is very close to *Port of the Islands*

Dining: World-class restaurants throughout the Naples area

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

UPSCALE SHOPPING: 5th Ave South, 3rd Street South, Waterside Shops

Luxury Brands: Waterside Shops includes Saks Fifth Avenue & world famous luxury brand designers

NEWS: DIOR Flagship - a major LVMH investment: 5,888 SQFT store will be opening next to Saks (Water side Shops)

NEWS: THE AVENUE - a new 75,000 SQFT luxury retail development, an extension to 5th Ave S, will include fine dining & ultra-luxury condos. Just broke ground - marketed and sold through Coldwell Banker

SIGNAL OF CONFIDENCE: Highlights Naples' strong long-term growth and market stability

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Naples Beach Access: Naples residents get Collier County **beach parking permits**

Sunny Days: ~264 days of sunshine per year

Year-Round Events: Wine & seafood festivals, art shows, golf tournaments, antique car shows, music & film festivals, fashion week, AsiaFest, and more

Strong Sense of Community: Diverse mix of residents from the U.S., Canada, Europe and beyond creating a global melting point

Family-Friendly: Peaceful neighborhoods with strong civic pride

Blue Zones Project: Promotes healthy, active living since 2015

Longevity & Wellness: Focus on quality of life and well-being

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

Top-Rated Healthcare: NCH Downtown Baker Hospital & Physicians Regional known for award-winning health care

Nearby Access: Physicians Regional on Collier Blvd **within 20 minutes** of *Port of the Islands*

Top-Class Education: A-rated public schools, top private schools, and local colleges (FGCU, Hodges, Ave Maria, Keiser, FSW)

Strong Job Market: Ranked #3 out of 150 U.S. cities

Key Industries: Tourism, hospitality, healthcare & research, medical devices, finance & insurance, real estate & construction

Remote Work Hub: Growing appeal for remote professionals

WHY ONE SHOULD CONSIDER INVESTING IN *Port of the Islands*

OLD NAPLES Population (zip code 34102): ~ 22,000 residents in 6 sq. miles; population triples in winter

Greater NAPLES Area Population: Includes Naples zip codes like **34114** (*Port of the Islands*); home to 200,000+ residents

Strong Growth: Projected population and economic expansion; **smart road planning** in place ensuring smooth traffic flow

Florida Tax Benefits:

- No state income or retirement income tax
- No estate/inheritance tax above federal exemption limit - over \$13M in 2025
- Up to \$50,000 homestead exemption on primary residences



INVESTMENT OPPORTUNITIES

PERSPECTIVE - VISION - STRATEGY

Port of the Islands
Resort & Residences
Naples

**Investment
projection**

Current Asset Value *

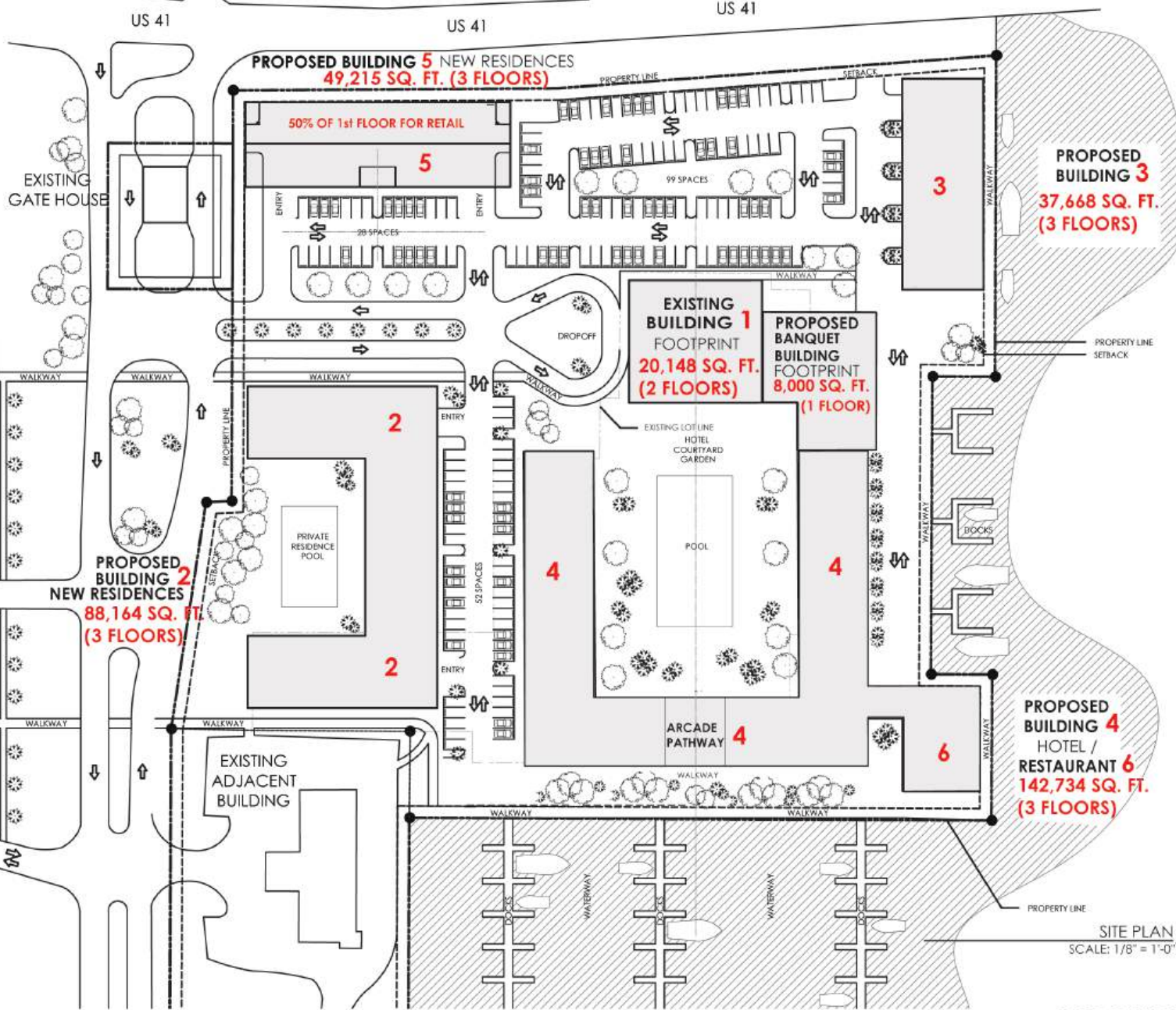
Value Indication

\$42,985,800

Appraisal date: 11/27/2024

**By: Akrivis Real Estate Valuation Services 1428 Midway Road, Menasha, WI
54952 · 920.716.8776 · info@akrivisteam.com**





PROPOSED BUILDING 5 NEW RESIDENCES
49,215 SQ. FT. (3 FLOORS)

PROPOSED BUILDING 3
37,668 SQ. FT. (3 FLOORS)

PROPOSED BUILDING 2
NEW RESIDENCES
88,164 SQ. FT. (3 FLOORS)

EXISTING BUILDING 1
FOOTPRINT
20,148 SQ. FT. (2 FLOORS)

PROPOSED BANQUET BUILDING
FOOTPRINT
8,000 SQ. FT. (1 FLOOR)

PROPOSED BUILDING 4
HOTEL / RESTAURANT 6
142,734 SQ. FT. (3 FLOORS)

SITE PLAN
SCALE: 1/8" = 1'-0"

POI Resorts Construction Phase

Phase	Building	Unit(s)	Description
Phase 1	Building 2	80	2-bedroom/2 bath units
Phase 2	Building 1	22	Hotel units <i>Renovation</i>
		6	Commercial units
	Building 3	20	3-bedroom/2 ½ bath units
	Building 4	210	Studio units
		90	1-bedroom/1 bath units
	Building 5	46	1-bedroom/1 ½ bath units
		8	Retail units

POJ

3-floor Building Projection Plan

Unit Type	SQFT/ unit	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Total
Studio (existing)	300	22						22
New Studio	320				210			210
1 bedroom/1 bath	569				90			90
1 bedroom/1 ½ bath	740					46		46
2 bedroom/2 bath	915		80					80
3 Bedroom /2 ½ bath	1,563			20				20
Commercial (exist)	1,800	6						6
Commercial (new)	851					8		8
TOTAL Condo Hotel units								468
TOTAL Commercial units								14



The Council of Fashion Designers of America ([CFDA](#)), founded in 1962 and headquartered in Manhattan, is a prestigious not-for-profit trade association representing over 350 of the most influential American fashion and accessory designers. As a champion of American fashion on the global stage, the CFDA has long been at the forefront of innovation and creativity.

[Christian Roth & Eric Domège](#), esteemed members since 1990, are leading the edCFDA—the eyewear designers of the CFDA. Given the extraordinary talent within this elite collective, we are confident that some of its visionary designers would be inspired to design one-of-a-kind rooms within the MAIN BUILDING.

This groundbreaking concept would not only transform the MAIN BUILDING into a showcase of design excellence but also generate unparalleled buzz—offering a compelling narrative for public relations, influencers, and social media. A fusion of fashion, interior design, and hospitality, this initiative promises to make a powerful statement, elevating the resort’s profile and setting a new benchmark for style-driven experiences.

Preferred Retail Tenants for Building 5

Given the prime visibility and high-traffic location along Route 41 (Miami Trail E), we are forecasting **quality retail partners** that will complement our mixed-use development and enhance the experience for both residents, visitors and transient traffic. Ideal tenants include - but are not limited to:

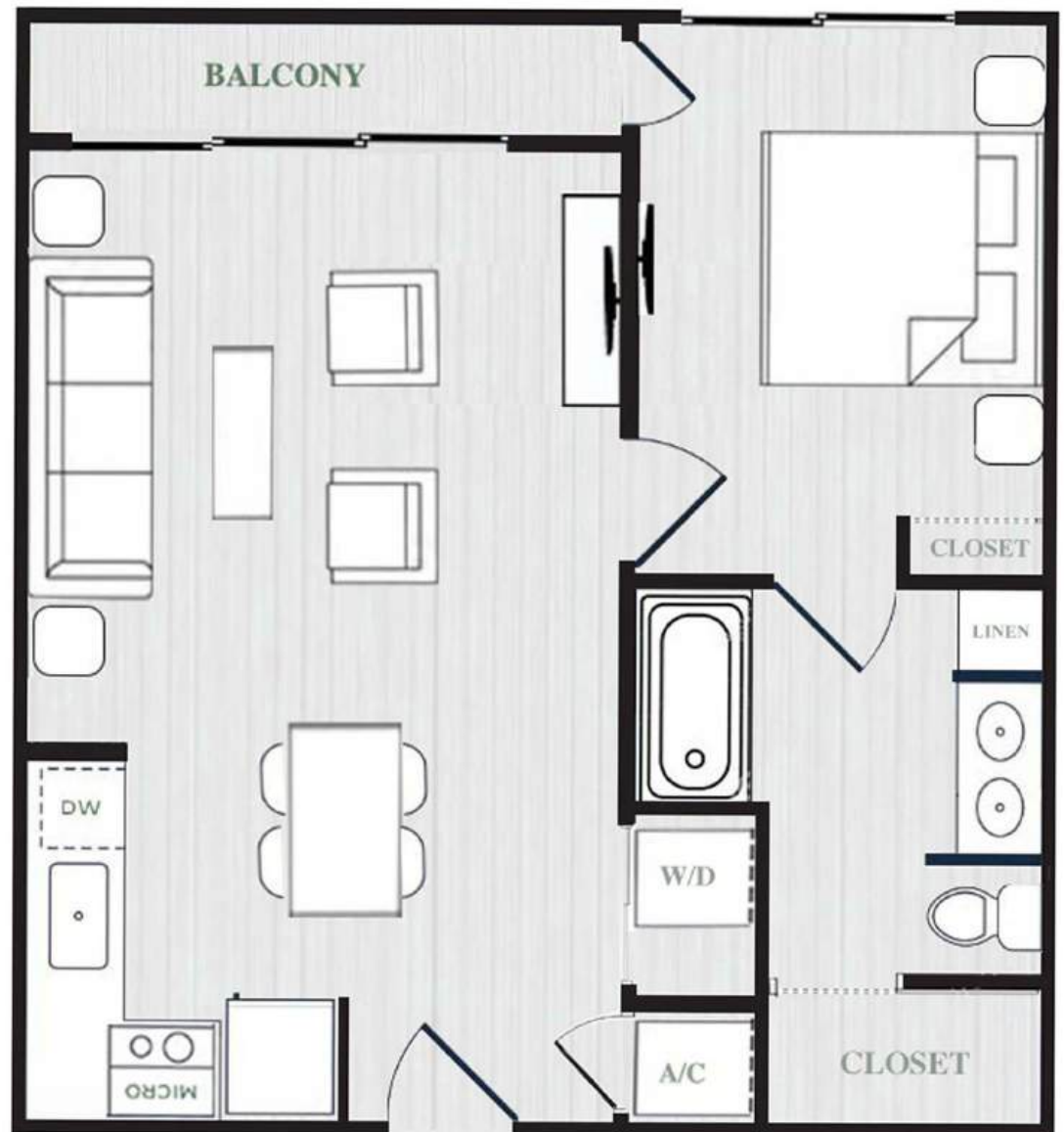


Port of the Islands
Resort & Residences
Naples

BUILDING 4

- 1 BEDROOM
- 1 BATH

TOTAL 569 SQFT / 53 SQM
(include balcony)



Port of the Islands

Resort & Residences

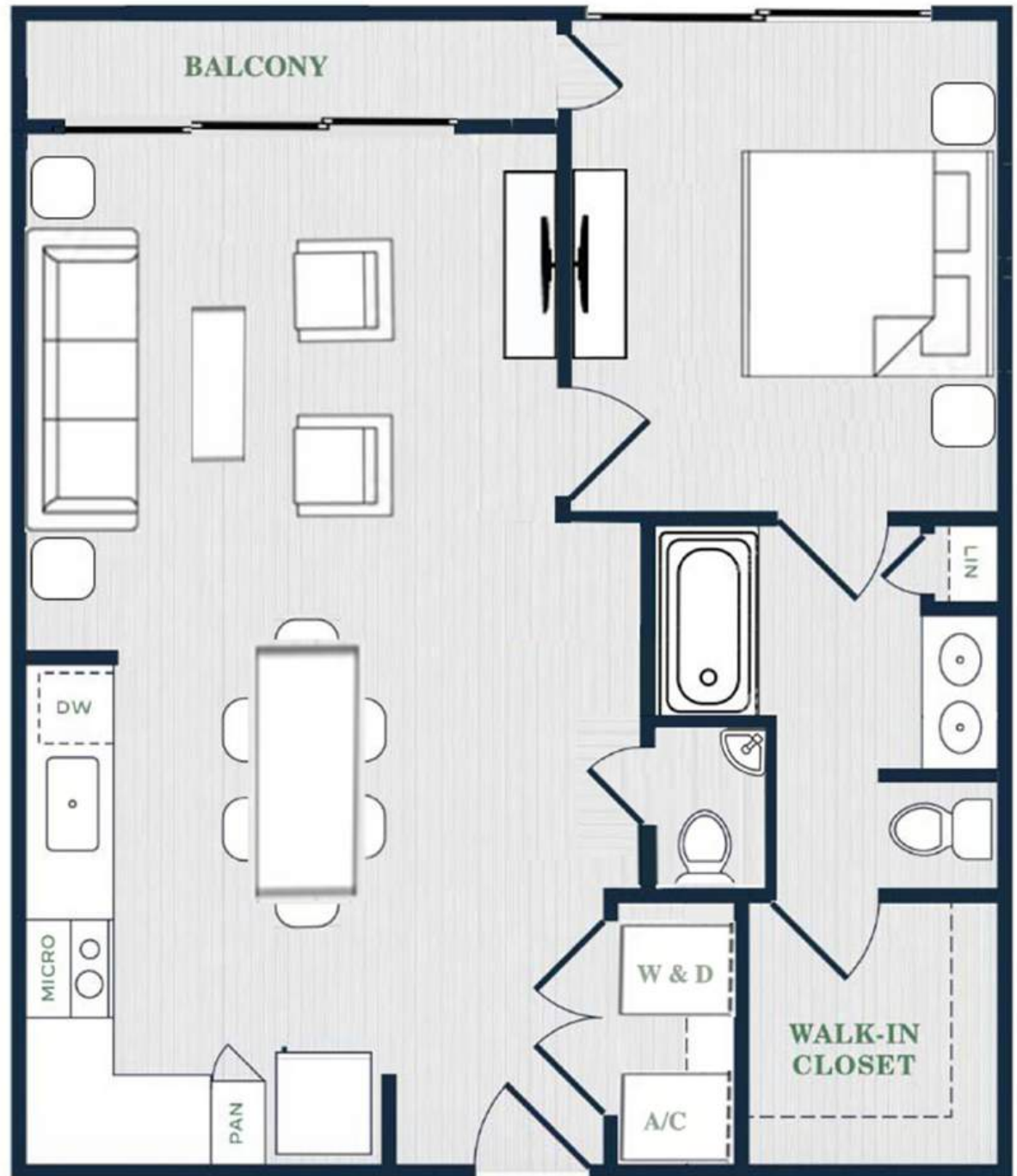
Naples

BUILDING 5

1 BEDROOM

1.5 BATH

TOTAL 740 SQFT / 69 SQM
(include balcony)

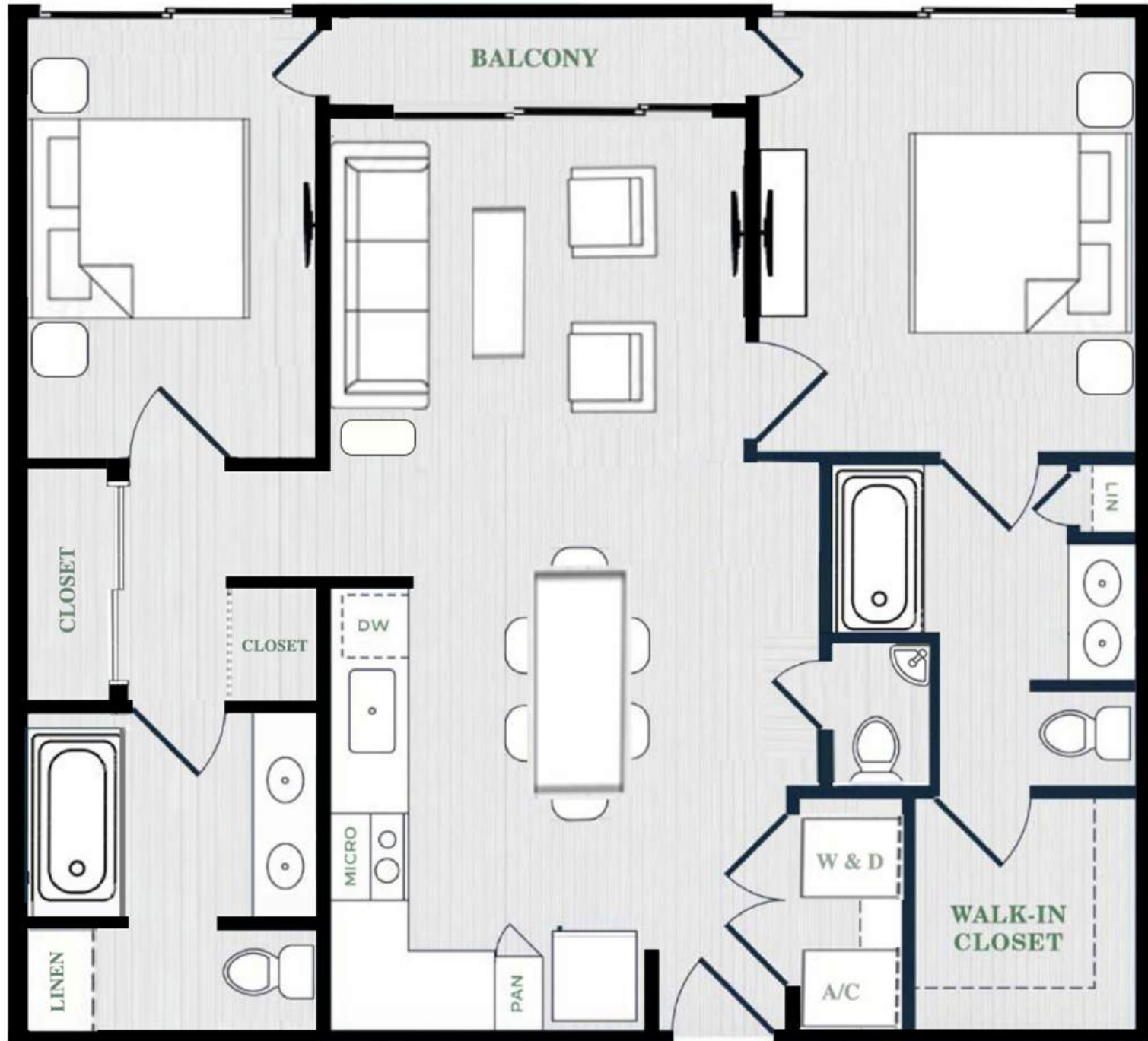


Port of the Islands
Resort & Residences
Naples

BUILDING 2

- 2 BEDROOMS
- 2 BATH

TOTAL 915 SQFT / 85 SQM
(include balcony)



POJ

3-floor Building Construction Budget

Unit type	Units	SQFT per unit	Total SQFT
Studio (Existing)	22	300	6,600
New studio	210	320	67,200
1 bedroom/1 bath	90	569	51,210
1 bedroom/1 ½ bath	46	740	34,040
2 bedroom/2 bath	80	915	37,200
3 bedroom/2 ½ bath	20	1,563	31,260
Commercial (exist)	6	1,800	10,800
Commercial (new)	8	851	6,808
Common area			56,4234
Total			337,542

Categories	Cost per SQFT	Total SQFT	USD
Land acquisition			33,000,000
Hard construction cost	200	337,542	67,508,400
Soft cost (20% of hard cost)			13,501,680
Engineering & architecture (6%)			4,050,504
FF & E (30K x 232 units)			6,960,000
Building 1 remodeling			1,000,000
Contingency (10%)			6,750,840
Total projected development cost			132,771,424

Excluding construction of 11,922 sqft Banquet hall and 3,000 sqft Roof Top restaurant buildings may be invested separately by local investors.

POJ

Sales Revenue Projection

Sales Revenue Projection/ est \$900/SQFT				SALE		
Unit Type	Units	SQFT/Unit	Revenue	# of sale	Rev sale	# units left
Studio	22	300	\$5,940,000		\$0	22
Junior Suite	210	320	\$60,480,000		\$0	210
1 Bedroom	90	569	\$46,089,000	90	\$46,089,000	0
1 bedroom Suite	46	740	\$30,636,000	46	\$30,636,000	0
2 Bedroom	80	915	\$65,880,000	80	\$65,880,000	0
3 Bedroom	20	1,563	\$28,134,000	20	\$28,134,000	0
Commercial(new)	8	851	\$6,127,200		\$0	8
Commercial	6	1,800	\$9,720,000	236	170,739,000	240
Sale of the complete Development	482		253,006,200			
Sale of 236 units	236		170,739,000			
Total projected Development cost			\$132,771,541			
Remaining Assets after Sale	246		\$37,967,459			

Financial analysis

Financial summary

	units	Sale/SQFT (USD)	Total SQFT	% Margin	Total (USD)
Total Gross Sales Revenue	482	900	281,118		253,006,200
Total Development Cost					132,771,541
Projected Gross Profit					120,234,659
Projected Profit Margin				48%	
Return on Investment				91%	
Pre-Sale 236 units	236	900	189,710		170,739,000
Remaining Assets after Sale	240				37,967,459

Financial analysis

Capital summary after 236 units condo/hotel Pre-sale (USD)

Remaining Assets after Sale	37,967,459
14 Commercial units	15,847,200
232 resident/hotel unit remain	66,420,000
Sale center	1,000,000
Banquet Hall	2,300,000
Roof top restaurant	1,500,000
Docks	600,000
Club membership	500,000
Total	126,134,659

*** Share Value per share after Pre-sale \$ 630,673**

*** Banquet hall and Roof Top Restaurant shall be invested separately.**

POJ

Return on investment Share Structure

200 shares valued at \$300,000 per share.

Initial Capital Investment = \$ 300,000 per share

Share Value after Pre-sale = \$ 630,673 per share

ROI = 110 %

POJ

5 years Projection Income (USD)

Categories	1 st year	2 nd year	3 rd year	4 th year	5 th year
Club Membership	410,400	475,200	547,200	648,000	792,000
Condo/Hotel (232)	10,356,875	12,428,250	14,913,900	17,896,680	21,476,016
Commercial Rental (26,800 SQFT)	455,600	592,280	651,508	716,659	788,325
Activities	120,000	132,000	145,200	159,720	175,692
Dock	30,000	33,000	36,300	39,930	43,923
Management 236 units	10,721,875	12,866,250	15,439,500	18,527,400	22,232,880
Banquet/Event *	?	?	?	?	?
Roof top Restaurant *	?	?	?	?	?
Total	22,094,751	26,526,980	31,733,608	37,988,389	45,508,836

* Banquet hall and Roof Top Restaurant income projection shall be calculated separately.

POJ

5 years Projection

Fixed cost (USD)

Categories	1 st year	2 nd year	3 rd year	4 th year	5 th year
Property Tax	800,000	850,000	900,000	950,000	1,000,000
Insurance	500,000	500,000	500,000	500,000	500,000
Landscaping	96,000	96,000	96,000	96,000	96,000
Accounting	12,000	12,000	12,000	12,000	12,000
Pest control	36,000	36,000	36,000	36,000	36,000
Internet / TV-cable	36,000	36,000	36,000	36,000	36,000
Total Fixed Cost	1,480,000	1,530,000	1,580,000	1,630,000	1,680,000

POJ

5 years Projection Variable Cost (USD)

Categories	1 st year	2 nd year	3 rd year	4 th year	5 th year	% increment
Payroll	2,651,370	3,183,238	3,808,033	4,558,607	5,461,060	10
Sales Tax	2,209,475	2,652,698	3,173,361	3,798,839	4,550,884	10
Payroll Fee	79,541	95,497	114,241	136,758	163,832	3
Legal fees	7,000	7,000	7,000	7,000	7,000	
Advertising	662,843	795,809	952,008	1,139,652	1,365,265	3
Supplies	1,104,738	1,326,349	1,586,680	1,889,419	2,275,442	5
Utilities	600,000	660,000	726,000	798,600	878,460	10
Equipment rental	4,800	4,800	4,800	4,800	4,800	
Maintenance	883,790	1,061,079	1,269,344	1,519,536	1,820,353	4
Miscellaneous exp.	441,895	530,540	634,672	759,768	910,177	2
Total	8,645,451	10,317,010	12,276,140	14,622,978	17,437,273	

POJ

P/L 5 years Projection (USD)

Categories	1 st year	2 nd year	3 rd year	4 th year	5 th year
Total Income	22,094,751	26,526,980	31,733,608	37,988,389	45,508,836
Total Fixed Cost	1,480,000	1,530,000	1,580,000	1,630,000	1,680,000
Total Variable Cost	8,190,300	9,770,554	11,622,428	13,840,417	16,499,791
Profit before Tax	13,904,451	16,756,426	20,111,180	24,147,971	29,009,045
Profit sharing (200 shares) Profit per share/month	5,793.52	6,981.84	8,379.66	10,061.65	12,087.10
Profit per share/year	69,522	83,782	100,556	120,740	145,045

Port of the Islands
Resort & Residences
Naples

10000 ISLANDS CLUB

Club Activities:

- **Fitness center**
- **Spa**
- **Pickleball**
- **Swimming pool**
- **Social Center**

- **Each unit owner automatically becomes a Club member.**
- **Club capacity: 1,500 members**

Summary

Port of Islands Resort is located in Naples, Florida.

Port of Islands is in a prestigious waterfront location with direct access to the Ten Thousand Islands.

The resort is surrounded by nature, the Everglades, enhancing its appeal.

Naples is the top city in Florida for households with millionaires.

It is the only Florida city ranked in the Top 10 wealthiest cities in the U.S.

The city is known for its stunning new developments and luxurious lifestyle.

Naples boasts the lowest crime rate in the U.S.

The area features upscale single-family homes and condominiums.

The new development project is positioned as low-cost with high-profit potential.

