

INDIGO LAKE ESTATES

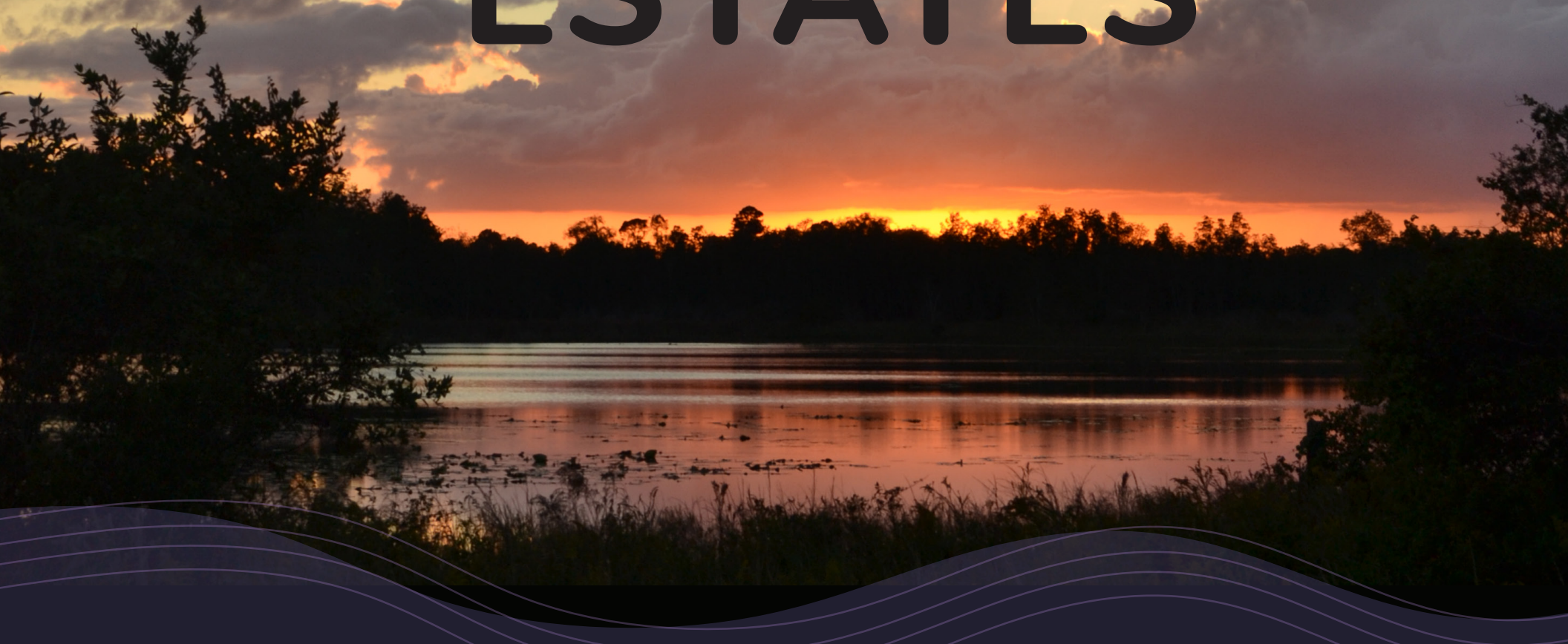


Table of
CONTENTS

- 04 Project Summary
- 05 Site Overview
- 06 Surrounding Areas & Attractions
- 09 Satellite View
- 10 Map of Areas
- 12 Areas of Development
 - 13 Area One
 - 14 Area Two
 - 16 Area Three
 - 17 Area Four
 - 18 Area Five



PROJECT SUMMARY

Indigo Lake Estates is approximately 432 acres located in the city of Mascotte, Florida. Mascotte is a small town west of Clermont and Groveland and south of Leesburg. Mascotte is 30 minutes from downtown Orlando, Florida, 90 minutes to Saint Petersburg and 75 minutes to Tampa.

The property is located in an area of substantial uplands, gently rolling meadows, pristine waterways and majestic oaks and pines. A few minutes away are Publix, Home Depot, Walgreens, CVS, Ace Hardware and more. The property is fronting on Highway 33 and is bounded on the north by a paved Indigo Rd. The very pristine Palatlakahaha River is to the east and on the south is Baptist Island Rd. Also, just west adjacent to the site is Grass Root AirPark.

Indigo Lake Estates is in a PUD with Five areas - a total 794 Home sites and 155,000 square feet of commercial properties.



SITE OVERVIEW

The property is located in Mascotte, Florida in Lake County. Mascotte is positioned close to Clermont and Groveland.

In recent years, this area has seen tremendous growth as the bedroom community to Orlando, located only 30 minutes away. This site location is strategically tucked away from the crowded city, but with the turnpike access only minutes away, convenient to downtown Orlando and the surrounding cities and major attractions.

From the rolling hills dotted by orange groves in the south to the pristine flora of traditional “Old Florida” in the north, the physical beauty of Lake county continues to capture the hearts of many.

Clermont is minutes away with major shopping for all, the Olympic Training Center and biking trails for miles.



SURROUNDING AREAS & ATTRACTIONS

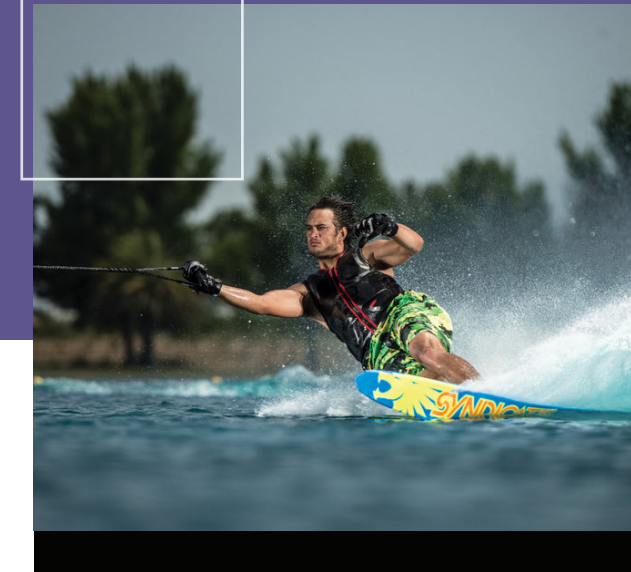
Our abutting neighbor, Grass Roots Airpark is a privately owned airpark that relives the Golden Age of Aviation with classic aircraft and a beautiful 3,400 ft turf runway. The property features a 1920s vintage clubhouse that's available for daily guests and events, as well as enclosed and open hangars that are available for rent.

AREAS



Grass Roots Airpark

This beautiful airpark is a rental and events space that brings together the flying community with its classic hangars, 1920s style clubhouse, and 3400ft grass runway that's considered by many to be the finest around.



Jack Travers Waterski School

A water sport lover's perfect getaway, this park provides waterski and wakeboard sessions, as well as lessons and camps for young enthusiasts. This all takes place on the beautiful Sunset Lakes.



Kahuna's Stunt & Film School

Founded in 1972, this school provides comprehensive stunt education that prepares its students to become creative professionals of the motion picture and television industry.

ATTRACTIONS



Mission Inn Resort & Club

This premier meeting and golf destination is a beautiful resort that offers two world-class, championship golf courses, hiking paths, pools, sports facilities, fishing and skeet shooting.



National Trainer Center

This training destination for hundreds of high school, collegiate, professional and amateur athletes features training and exercise in aquatics, general fitness, sports performance, and triathlon preparation.



Walt Disney World Resort

The happiest place on earth offers some of the world's most sought-out theme park experiences. With their continued growth and development, they're expected to attract even more people to the area.

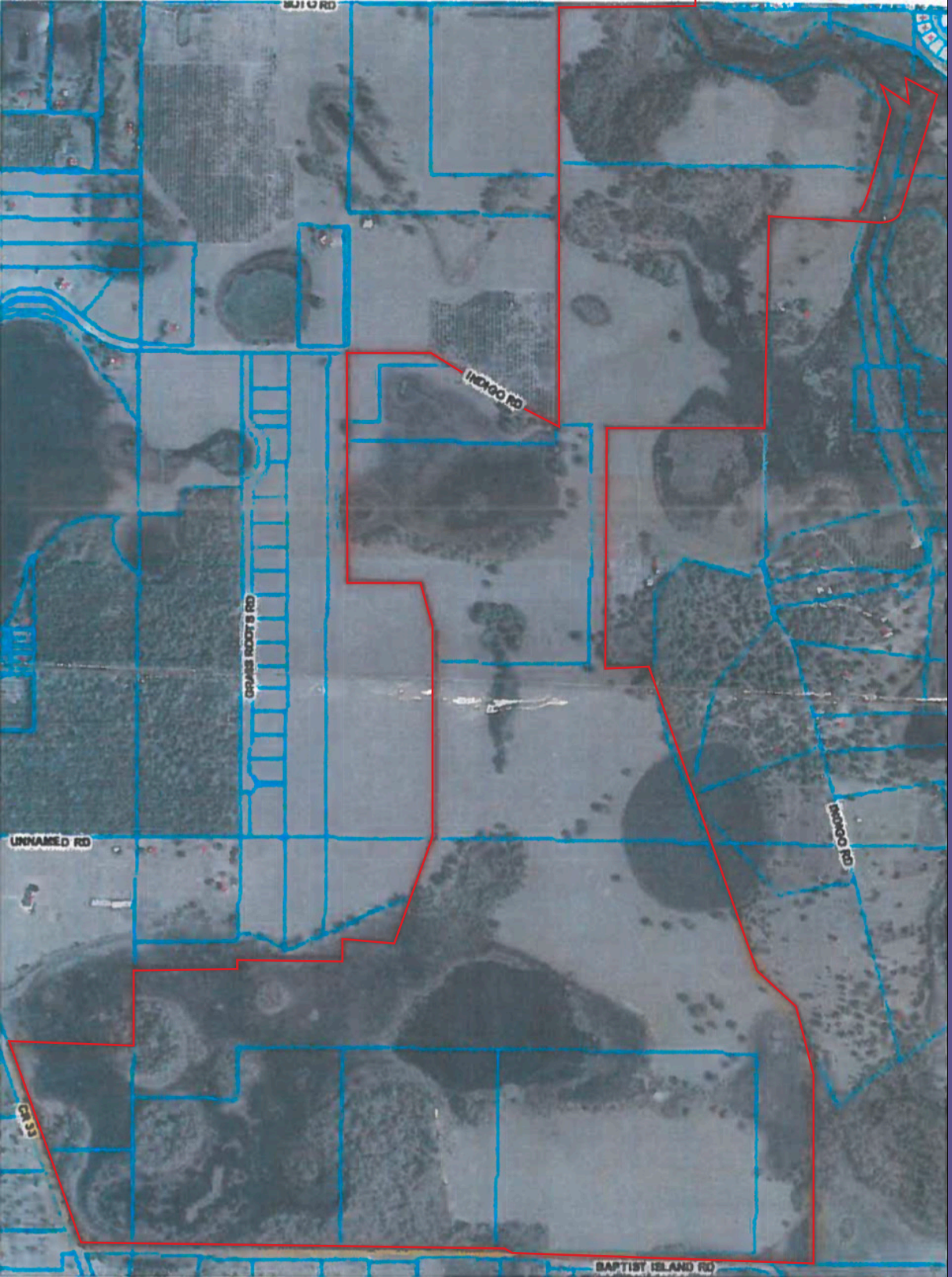


SeaWorld Orlando

This world renowned conservation-inspired theme park provides unique sea life experiences that are accessible to more people than ever. They continue to create rides, attractions, and animal encounters that wow their guests.

SATELLITE VIEW

The property is located in an area of substantial uplands, gently rolling meadows, pristine waterways and majestic oaks and pines. A few minutes away are Publix, Home Depot, Walgreens, CVS, Ace Hardware, and more. The property is fronting on highway 33 and is bounded on the north by a paved Indigo Rd.





AREAS OF DEVELOPMENT

ONE THROUGH FIVE

AREA 1 Indigo Lake • Profits between \$700,000 to \$1,000,000

AREA 2 70 Single Home Sites • Riverfront and Lake Access • 1/2 to 2 1/2 Acre Properties

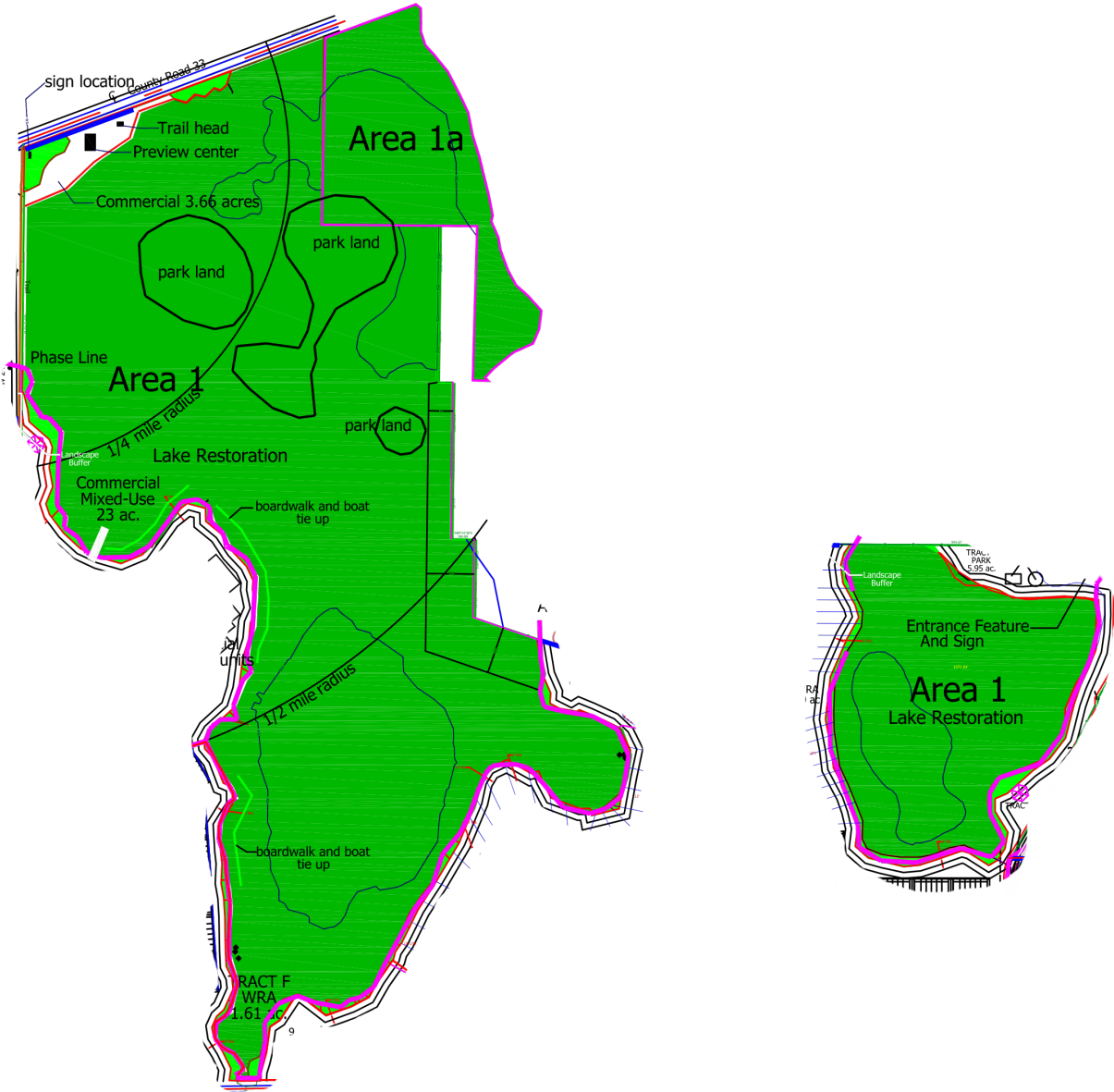
AREA 3 227 Lakefront Townhomes and Condos

AREA 4 90 Lakefront Townhomes
118 Residential Townhomes

AREA 5 60 Lakefront Residential Properties
156 Residential Properties
44 Lakefront Townhomes
29 2nd Floor Residential Units

794 TOTAL UNITS

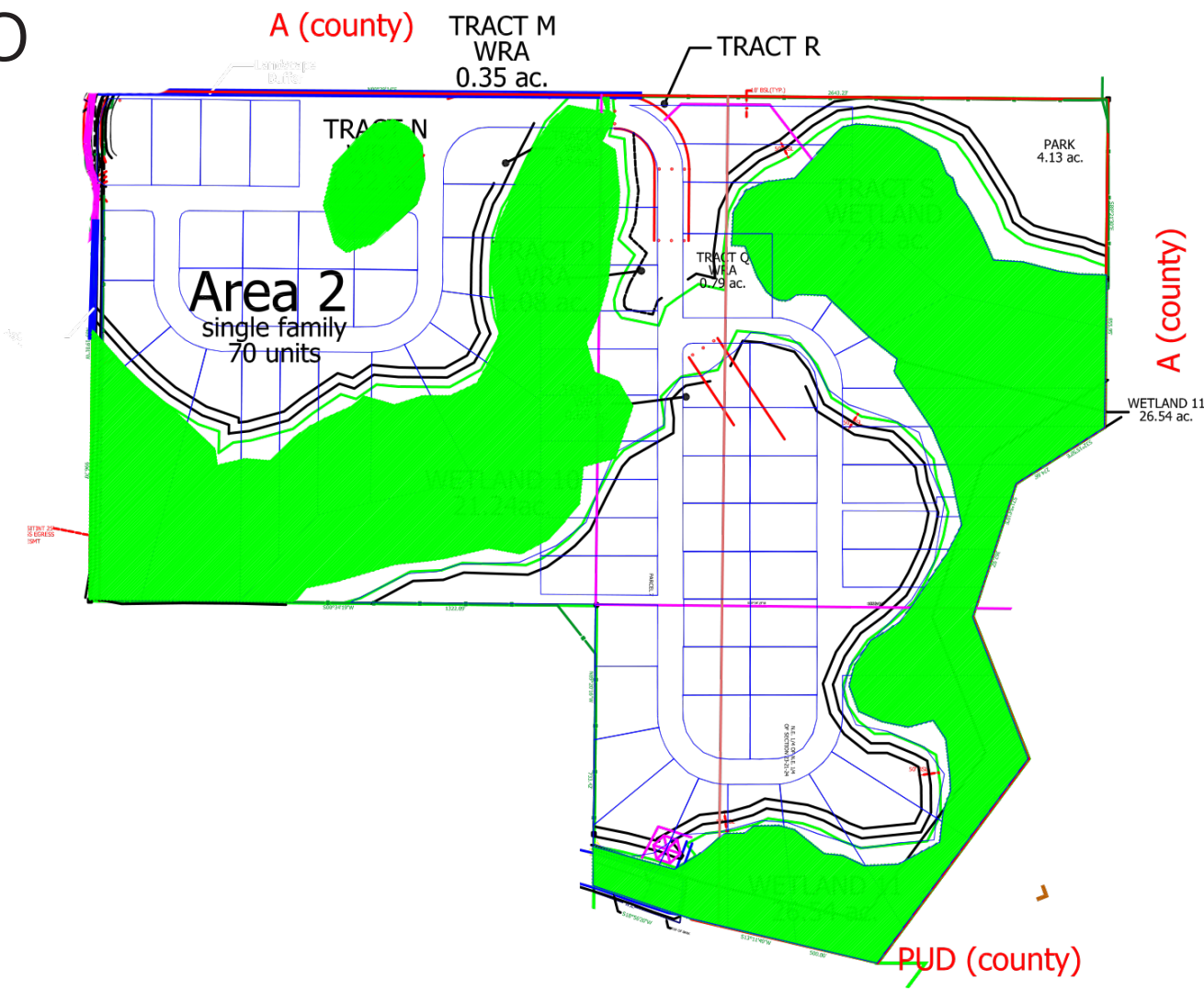
AREA ONE DETAILS



INDIGO LAKES

Trails, parks, lakes, and wetlands make Indigo Lakes a feature space for enthusiasts of nature, fitness, photography, fishing and more.

AREA TWO
DETAILS



RIVER MEADOWS

River Meadows includes 70 single family properties slated for the perfect dream home from ½ to 2½ acres with river front views and lake rights on Indigo Lakes.

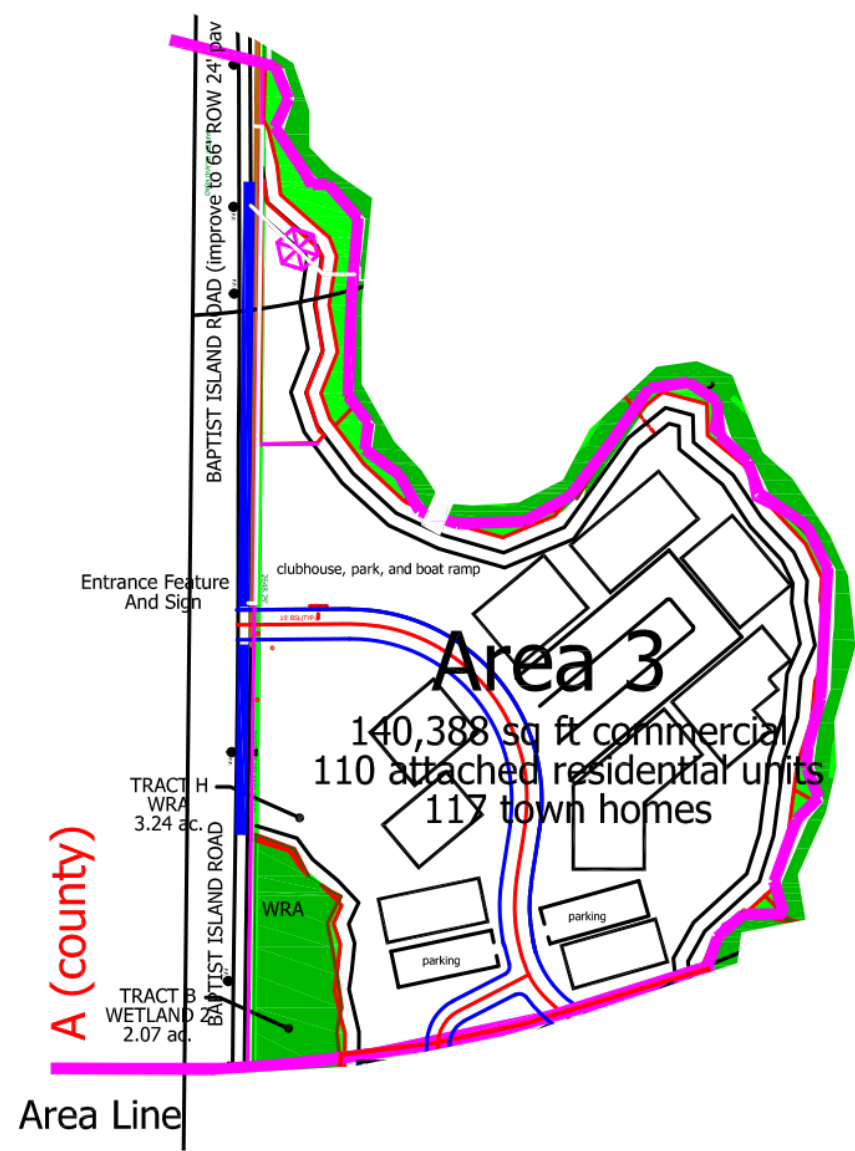
AREA TWO
PRICE LIST

INDIVIDUAL PROPERTIES

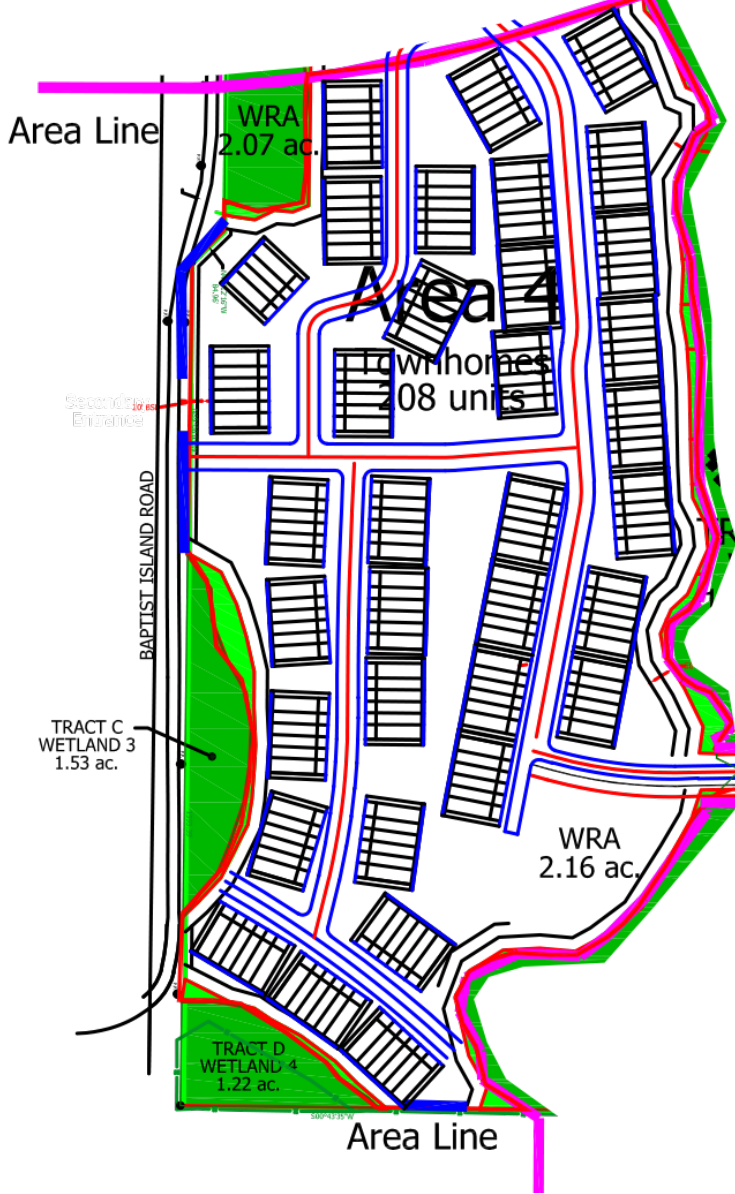
Property Number	Sq Ft.	Acres	Value
Property 1	30,750	0.71	\$82,900.00
Property 2	28,617	0.66	\$78,900.00
Property 3	28,886	0.68	\$72,900.00
Property 4	28,787	0.67	\$79,200.00
Property 5	24,541	0.56	\$72,400.00
Property 6	22,656	0.50	\$74,900.00
Property 7	21,729	0.50	\$74,900.00
Property 8	24,742	0.57	\$78,900.00
Property 9	21,698	0.50	\$111,900.00
Property 10	21,935	0.50	\$125,900.00
Property 11	21,898	0.50	\$129,900.00
Property 12	21,959	0.50	\$119,900.00
Property 13	24,345	0.57	\$98,900.00
Property 14	319,592	0.73	\$88,900.00
Property 15	124,163	2.85	\$98,900.00
Property 16	114,818	2.64	\$89,900.00
Property 17	59,538	1.37	\$88,900.00
Property 18	48,284	1.11	\$88,900.00
Property 19	56,578	1.30	\$89,900.00
Property 20	69,450	1.59	\$94,900.00
Property 21	82,263	1.89	\$94,900.00
Property 22	47,120	1.08	\$89,900.00
Property 23	39,386	0.91	\$88,900.00
Property 24	35,659	0.82	\$79,200.00
Property 25	46,402	1.07	\$89,900.00
Property 26	48,973	1.12	\$89,900.00
Property 27	45,897	1.05	\$88,900.00
Property 28	37,727	0.84	\$79,200.00
Property 29	30,561	0.70	\$79,200.00
Property 30	36,797	0.84	\$82,400.00
Property 31	36,680	0.84	\$82,400.00
Property 32	30,553	0.70	\$79,200.00
Property 33	30,675	0.70	\$78,900.00
Property 34	30,424	0.70	\$78,900.00
Property 35	30,902	0.71	\$74,400.00
Property 36	26,134	0.60	\$72,400.00

Property 37	28,964	0.66	\$72,400.00
Property 38	30,552	0.70	\$78,900.00
Property 39	56,569	1.30	\$98,900.00
Property 40	55,704	1.28	\$98,900.00
Property 41	61,642	1.42	\$94,900.00
Property 42	89,198	2.05	\$98,900.00
Property 43	79,543	1.83	\$98,900.00
Property 44	147,535	3.39	\$111,900.00
Property 45	37,623	0.86	\$78,900.00
Property 46	38,581	0.89	\$74,400.00
Property 47	43,821	1.01	\$88,900.00
Property 48	60,667	1.39	\$89,900.00
Property 49	68,676	1.58	\$88,900.00
Property 50	130,137	2.99	\$98,900.00
Property 51	51,125	1.18	\$88,900.00
Property 52	45,244	1.04	\$88,900.00
Property 53	26,474	0.61	\$79,200.00
Property 54	22,172	0.51	\$78,900.00
Property 55	21,653	0.50	\$72,400.00
Property 56	21,950	0.50	\$74,400.00
Property 57	22,950	0.50	\$72,400.00
Property 58	21,766	0.50	\$72,400.00
Property 59	22,208	0.50	\$72,400.00
Property 60	26,312	0.60	\$74,400.00
Property 61	26,318	0.61	\$72,400.00
Property 62	22,208	0.51	\$72,400.00
Property 63	21,766	0.50	\$72,400.00
Property 64	21,472	0.50	\$72,400.00
Property 65	21,950	0.50	\$72,400.00
Property 66	21,653	0.50	\$72,400.00
Property 67	22,172	0.50	\$72,400.00
Property 68	29,330	0.67	\$74,400.00
Property 69	63,913	1.47	\$89,900.00
Property 70	44,668	1.03	\$82,400.00
Total	3,257,635	68.16	\$5,971,800.00

AREA THREE DETAILS



AREA FOUR DETAILS



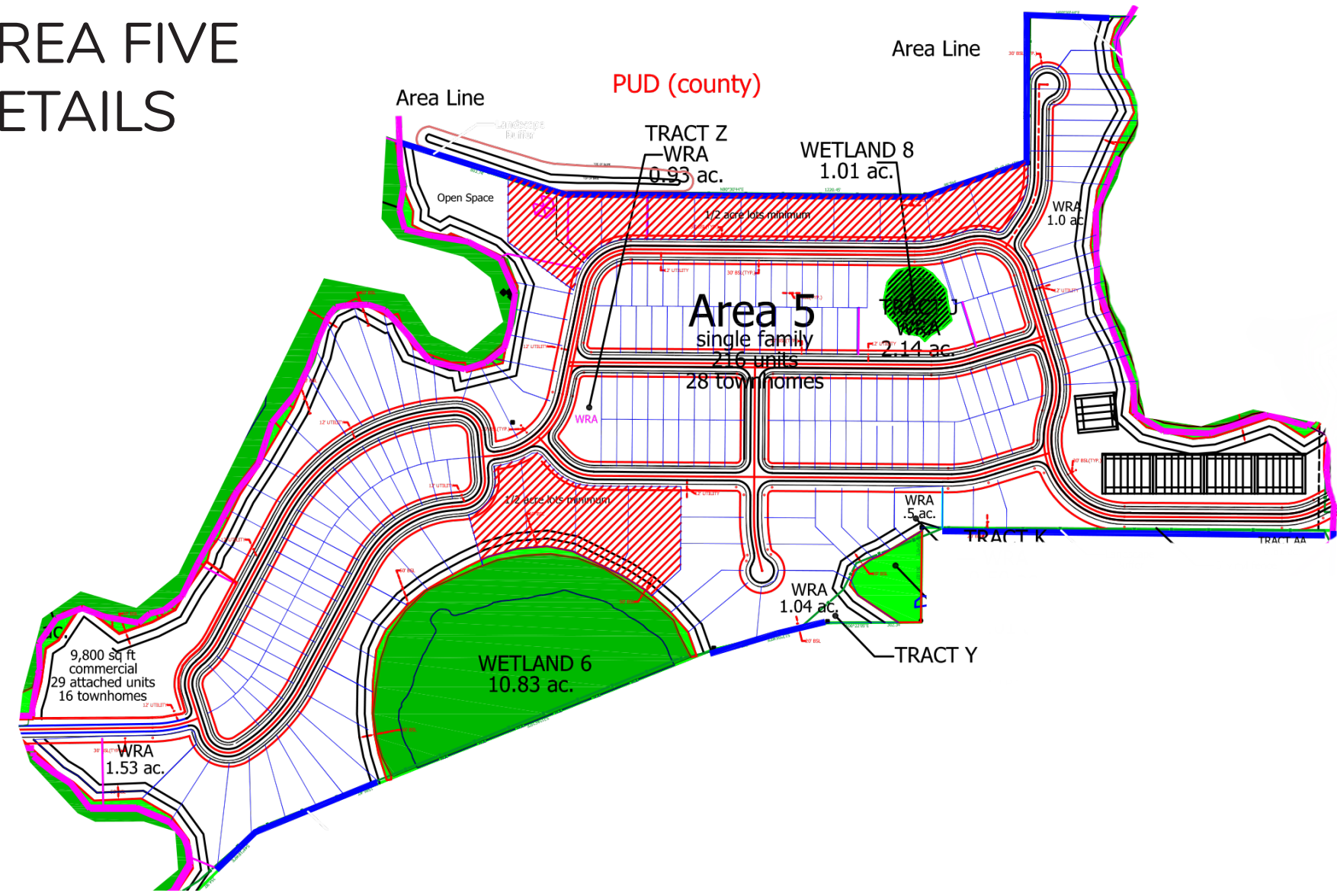
THE OAKS

As the main hub, The Oaks are 140,000 sq. ft. of land that features commercial space with over 200 attached condos, villas, a central clubhouse, and a boardwalk that includes boat ramp and tie-in.

BLUE HERRING WAY

The rolling hillsides of Blue Herring Way feature 118 residential townhomes and 90 lakefront homes are designed to be the best spot for enjoying gorgeous Florida sunsets.

AREA FIVE DETAILS



WATERSIDE POINT

Developed on a gentle plateau, Waterside Point features over 100 lakefront properties as well as residential homes with large oak trees, pristine lakes, and a park that overlooks the beautiful Grass Roots Airpark.

