This project is an upscale golf community in Martin County, Fl.

Jack Nicklaus will design golf courses for 20% split of project

PROJECT DESCRIPTION:

Land includes 1927 acres with 2 miles riverfront.

Four hundred acres will be utilized for a public and a private golf course

with 18 hole courses clubhouses for each. There will also be 20 cottages around the courses for overnight rentals,

Luxury homes will be build on three hundred and eighty acres. Homes will be approx 6000 sq. ft. apiece on one acre lots. (380 homes)

ADDITIONAL COMMERCE:

Marina with boat slips, Hotel with wellness center, Restaurant, Pro shops in clubhouses, golf cart rentals, refreshments on golf course and club houses, boat slip rentals, cottage rentals.

CURRENT COST ESTIMATES:

LAND: $200,000,000 plus 6% buyer commission $12,000,000 plus closing costs of approximately $500,000

LAND TOTAL: $212,500,000

LUXURY HOME ESTIMATES: Cost to build, approx $1500 sq. ft. Sale price approx $2500 sq ft. Lot sale price $5,000,000

Profit estimate on the self sustaining luxury homes on one acre lots: $15,000,000 @ X 380 homes = $5,700,000,000

COMMUNITY AND COMMERCIAL BUILDOUT ESTIMATE;

Approx cost: $300,000,000, profit will depend on owner holding or selling hotel, wellness center, marina, rentals, etc.

If you need more information let me know.

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SITE MAP
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