

Virtual Data Room (VDR) Index & Teaser

3275 Desoto Blvd N. - Naples, FL 34120

Target Valuation: \$5,495,000 | **Model:** Net-to-Seller (0% Buyer-Side Pre-Set Commission)

This document outlines the organized repository of technical, legal, and engineering documentation available in the secure digital data room. Qualified principals may request full access to these folders upon verification.

1) Read Me First

- Confidentiality & Disclaimer of Liability

2) Executive Feasibility & Statutory Risk Guide

- Strategic Site Development & Underwriting Guidelines
- Strategic Institutional Infrastructure Brief

3) Transactional Protocols & LOI Guidance

- A_Closing Deposit Guidelines & Performance Milestones
- B_Broker Policy_Commission Disclosure
- C_Proof of Funds (POF) & Transaction Protocol
- D_LOI Submission Terms
- E_Due Diligence Memorandum
- F_Owner's Statement of Property Condition
- G_Property Deed
- H_Escrow Agreement Template

4) Zoning Verification Letter & 2026 Statutory Framework

- A_Zoning Verification Letter 5-7-2026
- B_Executive Summary_Entitlement & Zoning Status
- C_Collier County Rural Golden Gate
- D_Conditional Use Application
- E_Estates (E) District Conditional Uses (CU) under Collier Co...
- F_Golden Gate Area Master Plan
- G_Rural Golden Gate Estates Flu Map
- H_Conceptual Site Exhibits

5) Vested Drainage & SB 7040 Compliance

- A_Infrastructure Value Analysis_ Vested Drainage Equity
- B_Technical Memorandum_ SB 7040 Compliance & Drainage ...
- C_Historical Basin Excavation Images
- D_Site Readiness & Cost-Savings Analysis
- E_Lake As-Built Survey
- F_Lake Final Approval Permit
- G_Lake Excavation Permit
- H_Vegetation Removal Permit
- I_Well Construction
- J_Test Borings - Double K Drilling, Inc.

6) Engineering, Geotechnical & Vested Site Plans

- A_Property Analysis & Buildable Area Estimate_ 3275 Desoto ...
- B_Exhibit Max Buildable Footprint
- C_Boring Test Results-Geotechnical Exploration
- D_Replat Map
- E_Utility Readiness Brief
- F_Utility Overview
- G_Utility Connectivity & The Northeast Service Area (NESA) ...
- H_NESA Expansion Maps Brochure
- I_Conceptual Renderings
- J_Rivergrass Village Master Plans With Property Highlighted
- K_Proximity Construction Developments
- L_Market Overview
- M_Residential Demand Basin
- N_Parcel 40073040002 County Portal View

7) Tax Analysis & SB 856 Impact

- A_Project Timeline & Sources_Uses
- B_Sources & Uses Statement
- C_Tax Impact Analysis

8) Market Analytics & Regional Demand

- A_Institutional Market Comparison
- B_Area_Demographic_Report
- C_Collier_County_Regional_Growth_Analysis
- D_Retail Anchor Proximity Map
- E_2025 traffic counts

9) Entitlements & Eligible Institutional Uses

- A_Nursing Homes
- B_Assisted Living Facilities
- C_Cultural Facilities
- D_Adult Care Centers
- E_Schools & Educational Facilities
- F_Child Care Centers
- G_Group Care Facilities
- H_Civic Facilities
- I_Churches & Places of Worship
- J_Fraternal Lodges & Private Clubs

10) Regional Development & Site Imagery

- A_7.49 Acres North View
- B_7.49 Acres East View
- C_7.49 Acres West View
- D_7.49 Acres South View
- E_East View
- F_North East View
- G_North View
- H_North West View
- I_South East View
- J_South View
- K_South West View
- L_West View

11) Institutional Pro Forma

- Master Project Yield-on-Cost & Capital Cost Mitigation Model

12) Environmental Site Status

- Phase I Environmental Site Assessment (ESA) — Certified Clean Record
- Southwest Florida Water Management District (SFWMD) Agency Credentials

Access Inquiries

Full access to the secure files listed above is restricted to vetted institutional buyers and corporate principals. To request credentials, please have your office coordinate directly with Heather Hunter: hhunterdeaninvestment@gmail.com