

Florida



Aero Estates Executive Airpark Two Market Opportunities:

#1 - The need for a modern, luxury residential airpark to support the growing General Aviation community craving modern aviation infrastructure, matched with executive-level incomes.

40 million - Retired Baby Boomers
\$71 trillion - Baby-Boomer Net Worth
\$21 billion - General Aviation Market
220,000 - Private Aircraft in the U.S.

#2 - Surging global interest in golf from an increasingly diverse set of players and fans with executive-level incomes to support their admiration of the game and outdoor social business setting.

\$84 billion - Value of the Golf Industry
35 million - Americans Play Golf (1 in 9)
\$1.8 billion - PGA 2022 Revenue
\$2 billion - Invested by LIV Golf¹

Funding Required - \$303M
4-Year Funding Structure

\$79M Years 1-2 (Purchase property)
\$172M Year 3 (Break ground)
\$52M Year 4 (Grand opening)

EBITDA 11-Years \$1.77B
Repayment Years 5-11 \$777.72M
ROI 255.6% / IRR 9%

Residential lots start at \$395K
Lot sizes from 0.65 – 1.6 acres

Contact

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PRIVATE AIRPORT / AIRPARK

- 8,200 x 120 ft. FAA-approved runway with approaches
- 20,000 sq. ft. FBO/pilot lounge
- World-leading airport design architects
- 30 commercial pad buildable sites
- 70 aircraft hangars



RESIDENTIAL COMMUNITY

1,204 estate-sized residential lots
Custom homes valued at \$1 million and above
60 Townhomes
60 Condominiums



CHAMPIONSHIP GOLF

Two Championship Golf Courses featuring designs by top golf course designers. Courses and the property will follow a Master Plan that will accommodate professional tournaments



70,000 sq./ft. Elegant Country Club & Fitness Center

- Elite fitness center
- Fine dining restaurant
- Bar & grill
- Ballroom & meeting rooms
- Banquet services for events
- Tennis and pickleball courts
- Resort-style pool with lap lanes and splash park