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)
$4.33 billion - PGA 2023 Revenue
$2+ billion - Invested by LIV Golf

Funding Required - $338M (4-Years)
$285K Seed Funding Option

$114M Years 1-2 (Acquire properties)
$168M Year 3 (Break ground)
$56M Year 4 (Grand opening)

EBITDA 11-Years $845.76M
Repayment Years 5-11 $875M
ROI 150.23% / IRR 27.76% / NPV $293M

Residential lots start at $395K
Lot sizes from 0.65 – 1.5 acres

Contact
Aero Estates Development Group, LLC
https://aeroestatesexecutive.com
Robert@AeroEstatesExecutive.com
+1 (703) 915-4229

Aero Estates
DEVELOPMENT GROUP

AERO ESTATES EXECUTIVE AIRPARK

A LUXURY RESIDENTIAL AIRPARK AND COUNTRY CLUB COMMUNITY

- 2,000+ Acre Luxury Country Club Community
- 1,285 estate-sized residential lots (0.65-1.5 acres)
- Custom homes valued at $1 million and above
- 60 Luxury Townhomes
- 60 Luxury Condominiums

PRIVATE AIRPORT (AIRPARK COMMUNITY)

- Luxury homesites with direct access to the runway
- 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 (1.5 – 3 acres)
- 70 aircraft hangars

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
- Grill House & Bar
- Ballroom & meeting rooms
- Banquet services for events
- Tennis and pickleball courts
- Resort-style pool with lap lanes and splash park