

FOR SALE—Fully Developed Building Sites

PLACIDA, FLORIDA

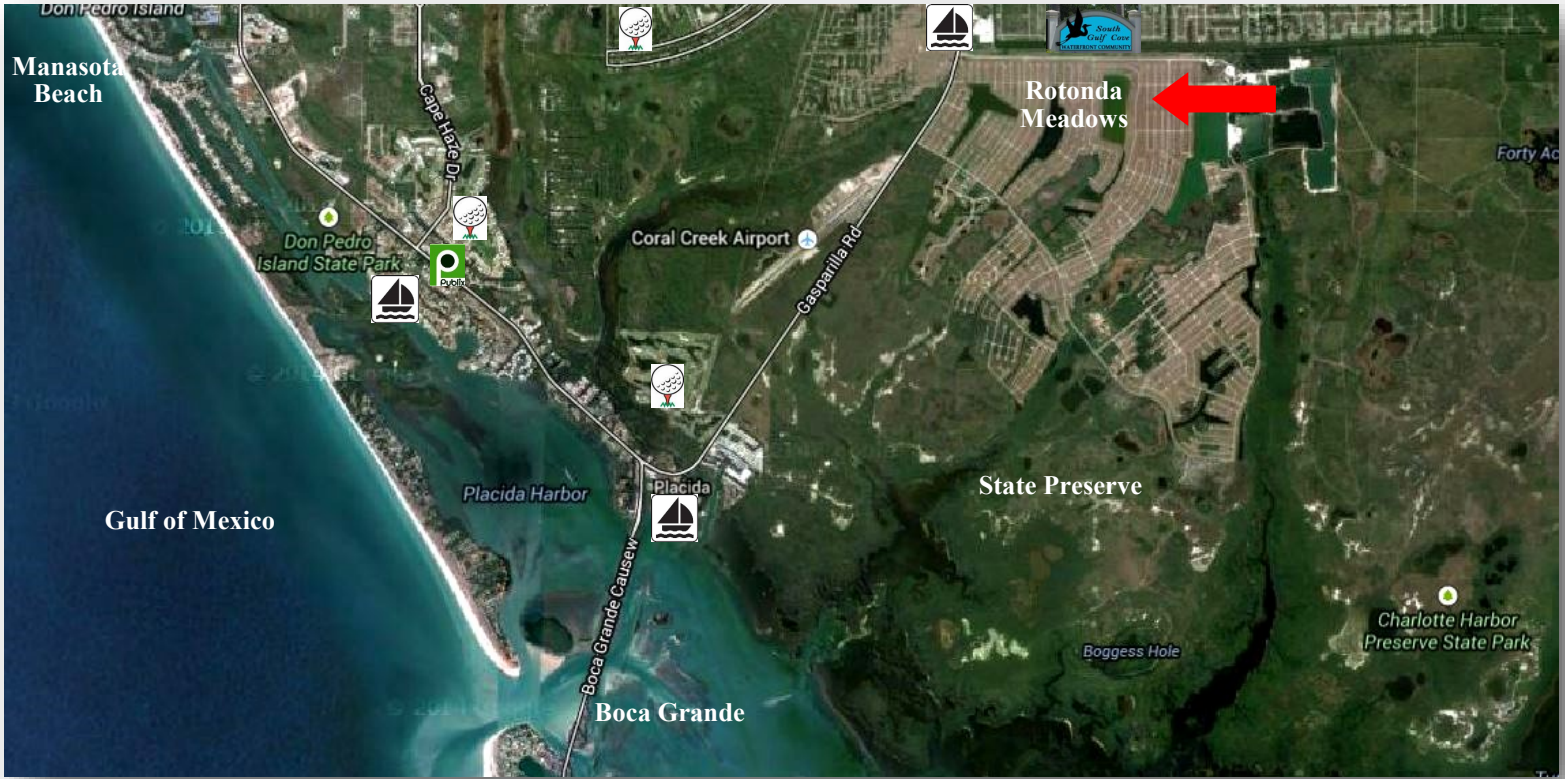
SUNMARK REALTY, INC.

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Single Family Home Sites

*Central Water & Sewer In Place
with Electric Available*

Up-filled by Original Developer

*Active HOA and
Deed Restrictions*

*Minutes from Area Beaches,
Boca Grande and
Area Attractions*



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PROPERTY FEATURES:

SITE OPPORTUNITY: 86 Single family building lots located in the Rotonda Meadows/Villas subdivision in Placida, Florida. The Rotonda Meadows/Villas is a deed restricted community located adjacent to over 6,000+ acres of Charlotte Harbor State Preserve. All lots have central water and sewer in place and are permit ready with storm water plan approved and constructed. There is an active Homeowner's Association with updated deed restrictions.

LOCATION: Located on the tip of Cape Haze on the Gulf of Mexico on Florida's West Coast. Minutes from area beaches and upscale areas such as Boca Grande, Manasota Beach, Murdock Mall and the Tampa Bay Rays spring training facility. The area has over 6+ golf courses and great access to fishing, shopping and leisure activities.

ZONING: All lots are zoned RSF and allow a single family home.

ACCESS: Easy access off of Hwy 771 in the Rotonda Area. All roads are public, paved roads.

PARCEL ID: See Attached

BUILD STANDARDS: Minimum 1,400 sf. of living area. House must have two car garage with 400+ sqft. of garage area. All design standards are reviewed and approved by the HOA.

UTILITIES: All lots have water & sewer serviced by Charlotte County Utilities. Power to be provided by Florida Power & Light.

ENVIRONMENTAL: No known issues of concern. A HUD Statement for the subdivision is available through the Homeowner's Association. No Scrub Jay territory per Charlotte County Scrub Jay Review.

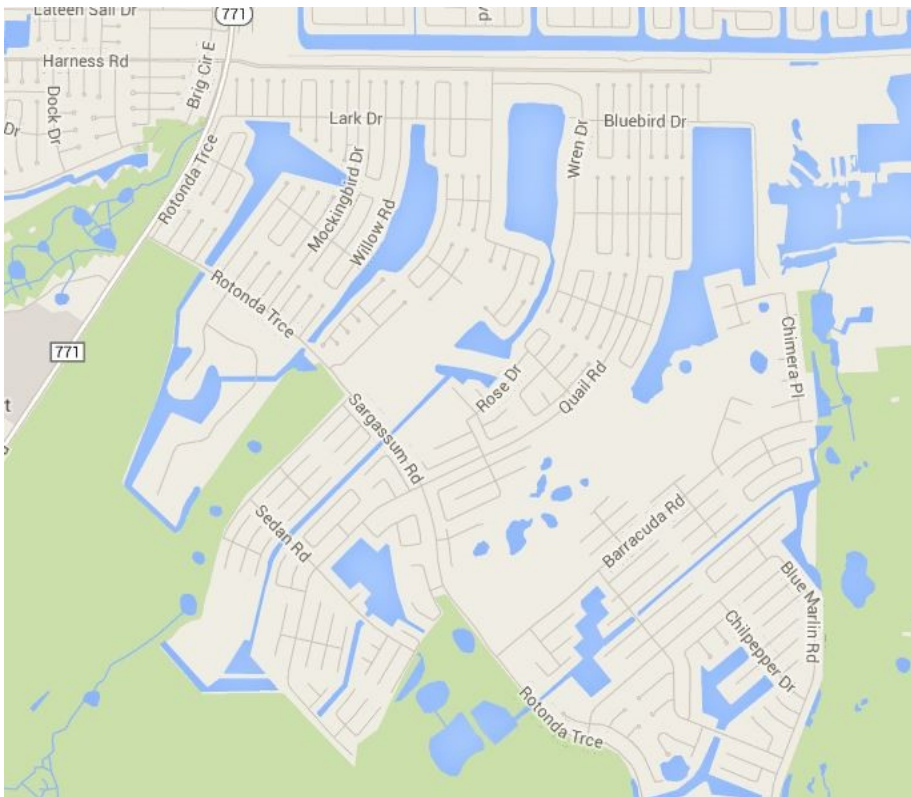
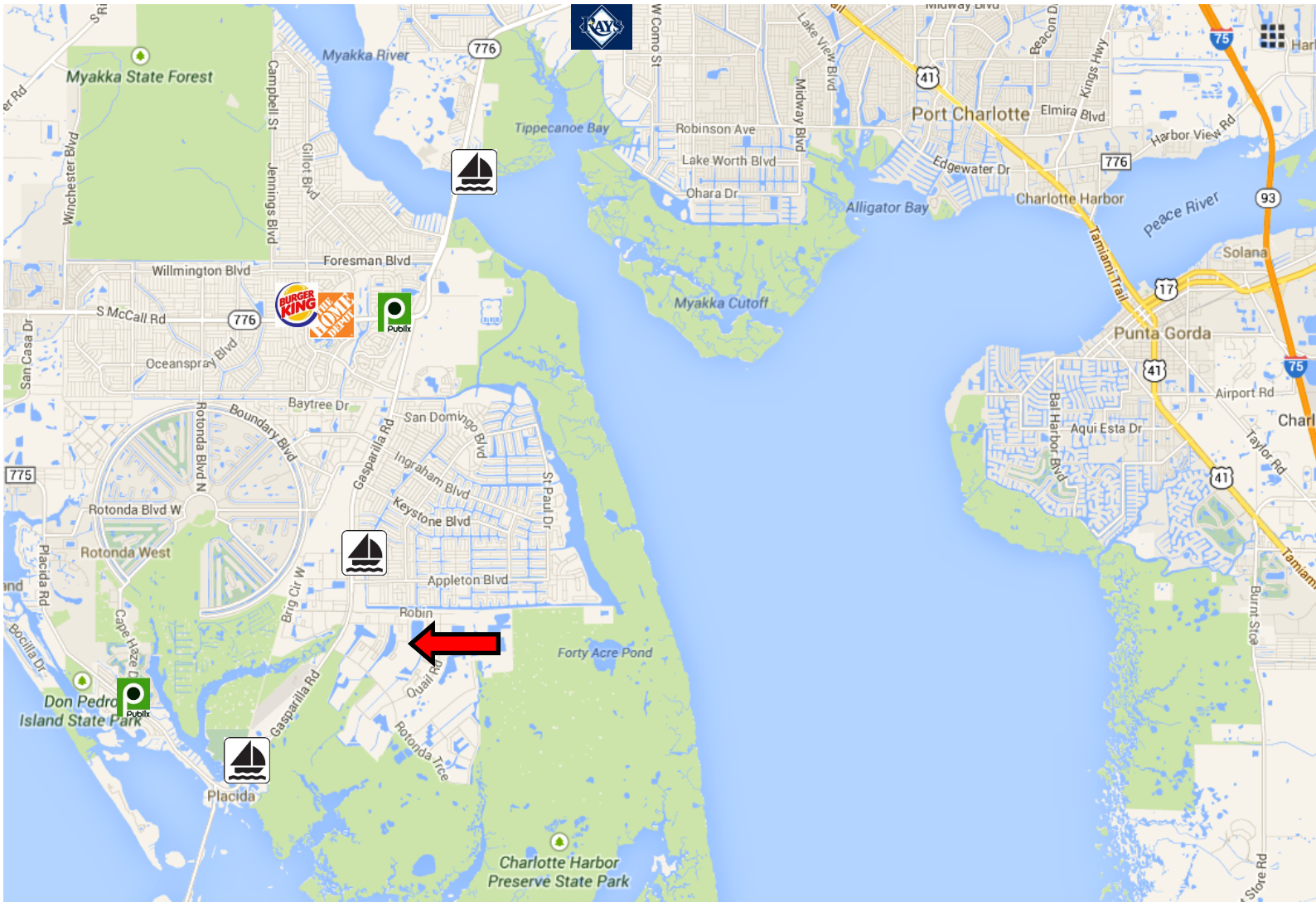
ADDITIONAL INFO: Active mandatory Homeowner's Association. Fee is \$90 per year and is subject to change on a yearly basis. Deed Restrictions and subdivision information can be found at: www.rotondameadowsvillas.com

OWNER: Blackridge Capital Investments and AFFLP

PRICE: \$20,000 per lot for package deal.



MAP AERIAL LOCATION



Property to Beaches = 5 minutes
Property to Hwy 776 = 3 miles +/-
Property to I-75 = 20 miles +
Property to Tampa = 90 miles +
Property to Port Charlotte = 10 miles +/-



AREA ATTRACTIONS

ROTONDA GOLF & COUNTRY CLUB



GASPARILLA MARINA



BOCA GRANDE LIGHT HOUSE



AREA BEACHES



BANYON STREET



CHARLOTTE HARBOR STATE PARK



Account	Taxyear	OwnersName	PADSt	PADStreetName	PADCity	PADZip	ShortLegal
4.1213E+11	2019	ROTUNDA GROUP CA LLC	10	CHICKADEE LN	Placida	33946	RMD 000 0007 0022
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	LONGLEAF DR	Placida	33946	RMD 000 0071 0002
4.1213E+11	2019	ROTUNDA GROUP CA LLC	12	HEMLOCK DR	Placida	33946	RMD 000 0028 0016
4.1213E+11	2019	ROTUNDA GROUP CA LLC	4	REDWOOD DR	Placida	33946	RMD 000 0038 0003
4.1213E+11	2019	ROTUNDA GROUP CA LLC	53	REDWOOD DR	Placida	33946	RMD 000 0037 0027
4.1213E+11	2019	ROTUNDA GROUP CA LLC	39	REDWOOD DR	Placida	33946	RMD 000 0037 0020
4.1213E+11	2019	ROTUNDA GROUP CA LLC	1	BLUEBONNET DR	Placida	33946	RMD 000 0068 0001
4.1213E+11	2019	ROTUNDA GROUP CA LLC	15	BLUEBONNET DR	Placida	33946	RMD 000 0068 0008
4.1213E+11	2019	ROTUNDA GROUP CA LLC	10	BLUEBONNET DR	Placida	33946	RMD 000 0069 0009
4.1213E+11	2019	ROTUNDA GROUP CA LLC	12	BLUEBONNET DR	Placida	33946	RMD 000 0069 0011
4.1213E+11	2019	ROTUNDA GROUP CA LLC	30	BLUEBONNET DR	Placida	33946	RMD 000 0069 0011
4.1213E+11	2019	ROTUNDA GROUP CA LLC	23	DOGWOOD TER	Placida	33946	RMD 000 0065 0005
4.1213E+11	2019	ROTUNDA GROUP CA LLC	19	DOGWOOD TER	Placida	33946	RMD 000 0065 0003
4.1213E+11	2019	ROTUNDA GROUP CA LLC	13	FINCH CT	Placida	33946	RMD 000 0010 0016
4.1213E+11	2019	ROTUNDA GROUP CA LLC	25	LILAC CT	Placida	33946	RMD 000 0024 0004
4.1213E+11	2019	ROTUNDA GROUP CA LLC	35	VIOLET LN	Placida	33946	RMD 000 0018 0018
4.1213E+11	2019	ROTUNDA GROUP CA LLC	25	VIOLET LN	Placida	33946	RMD 000 0018 0013
4.1213E+11	2019	ROTUNDA GROUP CA LLC	17	LILAC CT	Placida	33946	RMD 000 0020 0001
4.1213E+11	2019	ROTUNDA GROUP CA LLC	12	THRASHER DR	Placida	33946	RMD 000 0020 0001
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	YUCCA LN	Placida	33946	RMD 000 0043 0008
4.1213E+11	2019	ROTUNDA GROUP CA LLC	8	YUCCA LN	Placida	33946	RMD 000 0043 0013
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	IRIS CT	Placida	33946	RMD 000 0046 0002
4.1213E+11	2019	ROTUNDA GROUP CA LLC	19	CLOVER CT	Placida	33946	RMD 000 0048 0009
4.1213E+11	2019	ROTUNDA GROUP CA LLC	10	SUNFLOWER LN	Placida	33946	RMD 000 0042 0009
4.1213E+11	2019	ROTUNDA GROUP CA LLC	59	WILLOW RD	Placida	33946	RMD 000 0039 0024
4.1213E+11	2019	ROTUNDA GROUP CA LLC	6	LEMON CT	Placida	33946	RMD 000 0061 0009
4.1213E+11	2019	ROTUNDA GROUP CA LLC	11	LEMON CT	Placida	33946	RMD 000 0061 0014
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	LIME CT	Placida	33946	RMD 000 0051 0002
4.1213E+11	2019	ROTUNDA GROUP CA LLC	5	LIME CT	Placida	33946	RMD 000 0051 0002
4.1213E+11	2019	ROTUNDA GROUP CA LLC	13	ASPEN CT	Placida	33946	RMD 000 0114 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	17	KUMQUAT CT	Placida	33946	RMD 000 0115 0009
4.1213E+11	2019	ROTUNDA GROUP CA LLC	30	LOQUAT WAY	Placida	33946	RMD 000 0116 0013
4.1213E+11	2019	ROTUNDA GROUP CA LLC	14	PEACOCK CT	Placida	33946	RMD 000 0110 0012
4.1213E+11	2019	ROTUNDA GROUP CA LLC	25	SAPSUCKER DR	Placida	33946	RMD 000 0126 0003
4.1213E+11	2019	ROTUNDA GROUP CA LLC	7	YELLOW ELDER WAY	Placida	33946	RMD 000 0123 0006
4.1213E+11	2019	ROTUNDA GROUP CA LLC	5	RYE CT	Placida	33946	RMD 000 0081 0005
4.1213E+11	2019	ROTUNDA GROUP CA LLC	21	WREN DR	Placida	33946	RMD 000 0100 0003
4.1213E+11	2019	ROTUNDA GROUP CA LLC	11	COCKATOO DR	Placida	33946	RMD 000 0103 0012
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	COCKATOO DR	Placida	33946	RMD 000 0103 0008
4.1213E+11	2019	ROTUNDA GROUP CA LLC	25	BLUEJAY DR	Placida	33946	RMD 000 0106 0013
4.1213E+11	2019	ROTUNDA GROUP CA LLC	8	COCKATOO DR	Placida	33946	RMD 000 0104 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	15	COCKATOO DR	Placida	33946	RMD 000 0103 0014
4.1213E+11	2019	ROTUNDA GROUP CA LLC	13	MACAW DR	Placida	33946	RMD 000 0135 0019
4.1213E+11	2019	ROTUNDA GROUP CA LLC	15	MACAW DR	Placida	33946	RMD 000 0135 0019
4.1213E+11	2019	ROTUNDA GROUP CA LLC	10	WREN DR	Placida	33946	RMD 000 0100 0018
4.1213E+11	2019	ROTUNDA GROUP CA LLC	49	BEGONIA DR	Placida	33946	RMD 000 0093 0017
4.1213E+11	2019	ROTUNDA GROUP CA LLC	35	BEGONIA DR	Placida	33946	RMD 000 0093 0010
4.1213E+11	2019	ROTUNDA GROUP CA LLC	9	CROTON CT	Placida	33946	RMD 000 0098 0005
4.1213E+11	2019	ROTUNDA GROUP CA LLC	2	GOLDFINCH DR	Placida	33946	RMD 000 0104 0001
4.1213E+11	2019	ROTUNDA GROUP CA LLC	3	HUMMINGBIRD DR	Placida	33946	RMD 000 0138 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	5	HUMMINGBIRD DR	Placida	33946	RMD 000 0138 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	13	COLEUS CT	Placida	33946	RMD 000 0099 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	15	COLEUS CT	Placida	33946	RMD 000 0099 0007
4.1213E+11	2019	ROTUNDA GROUP CA LLC	32	STARLING DR	Placida	33946	RMD 000 0140 0009

4.1213E+11	2019	ROTUNDA GROUP CA LLC	13	THRUSH DR	Placida	33946	RMD 000 0131 0007
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4.221E+11	2019	ROTUNDA GROUP CA LLC	14122	CRACKLE CT	Placida	33946	RVL 000 0006 0002
4.221E+11	2019	ROTUNDA GROUP CA LLC	12146	TRIPLETAIL DR	Placida	33946	RVL 000 0010 0014
4.221E+11	2019	ROTUNDA GROUP CA LLC	14010	TORPEDO-RAY PL	Placida	33946	RVL 000 0010 0020
4.221E+11	2019	ROTUNDA GROUP CA LLC	12400	BONITA PL	Placida	33946	RVL 000 0030 0256
4.221E+11	2019	ROTUNDA GROUP CA LLC	12353	SEA-ROBIN CT	Placida	33946	RVL 000 0034 0018
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4.2211E+11	2019	ROTUNDA GROUP CA LLC	13292	RAINBOW LN	Placida	33946	RVL 000 0015 0044
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4.2211E+11	2019	ROTUNDA GROUP CA LLC	13506	TORPEDO-RAY PL	Placida	33946	RVL 000 0012 0036
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4.2211E+11	2019	ROTUNDA GROUP CA LLC	13217	PORGY WAY	Placida	33946	RVL 000 0025 0016
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4.1213E+11	2019	ROTUNDA GROUP CA LLC	27	REDWOOD DR	Placida	33946	RMD 000 0037 0014
4.2211E+11	2019	ROTUNDA GROUP CA LLC	12262	BUTTERFISH CT	Placida	33946	RVL 000 0020 0036