

An aerial photograph of Anna Maria Island, Florida. The image shows a dense residential area with many houses and palm trees. A canal winds through the middle of the island. A long pier extends from the shore into the turquoise water, ending in a small building. The text "Anna Maria Island Development Fund" is overlaid in white on the water.

Anna Maria Island Development Fund

Developer Shawn Kaleta and Team

Leading the Island Development Fund is Shawn Kaleta, a seasoned 20+ year Anna Maria Island real estate developer who owns over 1 Billion in real estate assets and is Anna Maria's largest real estate holder. Over the past 20 years, Shawn has owned, developed and constructed over 1000 homes on the island and has played an integral role in building Anna Maria into the luxury vacation destination it is today. On top of his personal holdings and developments, Shawn and his companies own and operate many businesses on Anna Maria including 3 property management companies, 3 hotels, 2 restaurants, a real estate brokerage, and a marina as well as many other businesses in Key West, Siesta Key, Lido Key, and Casey Key

Due to Shawn's insatiable appetite for the continued improvement and growth of Anna Maria Island, property values will continue to rise as they have under his influence for the past 20 years while he continues to transform the island into one of the top vacation destinations in the country.



Market Outlook and Future Vision

- Our vision is to revitalize and elevate Anna Maria Island, enhancing its appeal as a premier luxury destination
 - Similar Destinations: Naples, Florida
- Outdated homes have been impacted in the storms, leaving room for only new, safer luxury construction.
- Growth of Real Estate Prices on Anna Maria:
 - The vast improvement of housing quality on the island will lead real estate values to appreciate rapidly.
 - Projected FED Interest rate reductions will see an increase in property values of real estate at a 15-20% rate.
- Vacation Rental market provides high rental rates for end users to capitalize on.

Investment Details

- Project Raise: **\$50,000,000**
 - GP (10%) & LP (90%) funding
- Timeline: 3 – 3.5 Years
- 50:50 GP:LP Profit Split
- Investment & returns to be distributed upon sale of each home
 - Each home treated as its own individual deal
 - Sale of home for investment and leisure purposes
 - **Investments will be redistributed at a first in first out basis**
 - No management Fee

18-22% expected yearly IRR

Inland Lot – New Build - 110 9th Street, Anna Maria Cashflow Analysis

Acquisition	
Land Purchase Price	\$900,000
Closing Costs	\$10,000
Capital Required	\$910,000
Construction	
Design & Permitting	\$50,000
Hard Costs	\$1,325,000
Soft Costs	\$325,000
Construction Costs	\$1,700,000
Interest	
Construction Loan Interest	\$170,000
Interest Expense	\$170,000
TOTAL Project Cost	\$2,780,000
Sale Value	\$4,500,000

Inland Lot – Renovation - 709 Fern Street, Anna Maria Cashflow Analysis

Acquisition	
Land Purchase Price	\$800,000
Closing Costs	\$10,000
Capital Required	\$810,000
Construction	
Design & Permitting	\$5,000
Hard Costs	\$50,000
Soft Costs	\$95,000
Construction Costs	\$150,000
TOTAL Project Cost	\$960,000
Sale Value	\$1,500,000

Investor IRR Analysis – AMI

Inland Lot – New Build - 110 9th Street, Anna Maria Cashflow Analysis

LP Cashflows	Year 0	Year 1	Year 2
Investment	\$(819,000)	\$0	\$0
Capital Return	\$0	\$0	\$1,202,500
TOTAL	\$(819,000)	\$0	\$1,202,500

Inland Lot – Renovation - 709 Fern Street, Anna Maria Cashflow Analysis

LP Cashflows	Year 0	Year 1	Year 2
Investment	\$(729,000)	\$0	\$0
Capital Return	\$0	\$961,500	\$0
TOTAL	\$(729,000)	\$961,500	\$0

LP Cashflow Analysis

Investment	\$819,000
\$ Returned	\$1,202,500
Profit	\$383,500
ROI	46.83%
Yearly IRR	21.17%

LP Cashflow Analysis

Investment	\$729,000
\$ Returned	\$961,500
Profit	\$232,500
ROI	31.89%
Yearly IRR	31.89%



BUILD GALLERY