

An aerial photograph of Anna Maria Island, Florida. The image shows a dense cluster of houses and buildings on the left, transitioning into a coastal area with a bridge and a pier extending into the turquoise-colored water. The water is clear, revealing the ocean floor. The text "Anna Maria Island Development Fund" is overlaid in the center of the image.

# 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- Outdated homes have been impacted in the storms, leaving room for only new, safer luxury construction.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

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

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

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

# 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
<b>TOTAL</b>	<b>\$(819,000)</b>	<b>\$0</b>	<b>\$1,202,500</b>

## LP Cashflow Analysis

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

## 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
<b>TOTAL</b>	<b>\$(729,000)</b>	<b>\$961,500</b>	<b>\$0</b>

## LP Cashflow Analysis

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



# BUILD GALLERY