

Real Estate Investment in 2007

Residential Lots

The major fortunes in America have been made in land. -- John D. Rockefeller



Best Long Term Appreciation - Land

30 Years Appreciation Comparison:

San Francisco Bay Area

Property 10-15x Land 300x

Orlando near Disney World

Property 7x Land 1500x



Less Risk & Quicker Return in Residential Land Investment

- **Land! NEVER Depreciate!**
- **Subdivided Buildable Lot:**
 1. **Faster & More Predictable Return in 3-5 Years**
 2. **Master Planned Community**
 3. **Road Paved & Infrastructure In Place**
 4. **Huge Projects – Airport, Highway, Golf Course, Theme Park, Shopping Center, ...**

12 Key Indicators in Land Investment

1. Growth Path - People Flow
2. Authoritative Population Projections and Studies
3. Accessibility by Airport, Freeway, Seaport, ...
4. Existing Commercial and Residential Development
5. Existing and Planned Industry and Commerce
6. Proximity to Large Population: Metropolis
7. Level, Usable Land

(Continue)

12 Key Indicators in Land Investment

8. Master Plan for Community
(Streets, Road, Sewer, Electric, and Gas)
9. Abundant, Available Water Supply
10. Adequate Utilities for Massive Growth
11. Half-priced Affordable Housing
12. Educational System: Primary through College

Safety Net : Following Bigger Players - KB Home,
Toll Brother, Deltona, NRP, Baby Boomers,
Employers...

1. Growth Path - People Flow
2. Authoritative Population Projections and Studies

Growth Path - People Flow

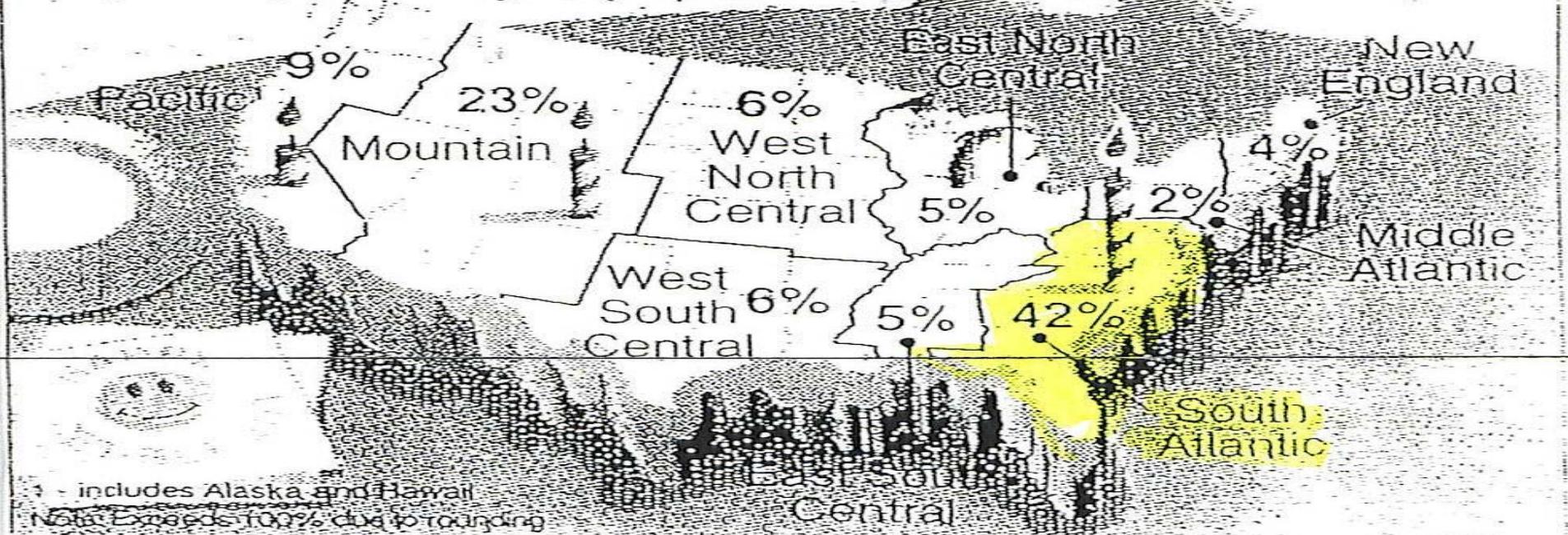
Authoritative Population Projections and Studies

USA SNAPSHOTS®

A look at statistics that shape the nation

Where Boomers want to retire

About half of Boomers (born 1946-64) think they'll move to another house when they retire; 22% want to go to a new state. Where Boomers say they want to live in retirement:



Source: Del Webb

By Anne R. Carey and David M. Hill, U.S. Census Bureau

Growth Path - People Flow

Authoritative Population Projections and Studies

Facts about Florida

- Expected Population: From 12.7M to 28.6M by 2030 (US Census Bureau).
- Top Ten Fastest Economic Growing States
- Baby Boomer Favorite Destination
- One of the Strongest Tourism Industries
- #4 in High-Tech Jobs
- #3 Largest Exporter of High-Tech Goods and Services

Top 10 Cities in Forecasted Growth 2006 - 2007

Moody's - CNN Money

Panama City, FL	21%
Wenatchee, WA	16%
Mount Vernon, WA	14%
El Centro, CA	14%
Lakeland, FL	14%
Olympia, WA	13%
Ocala, FL	13%
Yakima, WA	13%
Spokane, WA	12%
Flagstaff, AZ	12%

Top 1 in CNN Money - Where to Buy Now

Panama City Area in FL

CNN Business 2.0 Projected Gain in Home Price

72% 2006 (\$223,000) - 2011 (\$383,000)

Ranked NO. 1 out of 380 areas in US

Why?

New Airport, one of biggest in US!

New Animal Park, one of biggest in US!

Panama City, a Party City!

Sunny Hills Golf Community - Great Location



- 30 minutes to Panama City & Gulf of Mexico
- 15 minutes to future New Airport
- 30 minutes to future Wild Safar Kingdom (2 times bigger than Disney's Animal Kingdom, 3 times bigger than Bush Garden)
- 30 minutes to Gulf World to Swim with Dolphins!

Hwy 77 Widening project is ongoing. This will allow driving from Sunny Hills to Panama City in 15 minutes

3. Accessibility by Airport, Freeway, Seaport, ...

- New Airport
- Highway 77 Widening
 - Harbor

Breaking News!

New International Airport – Construction Start Sept. 2007

- **1st New Airport in US in Almost 20 Years!**
- **Cover 4000 acre land, bigger than Los Angeles International Airport (3425 acres)**
- **Runway 10,000 (3 km) feet to 12,000 feet (4 km), longer than most of Los Angeles airports and JFK Airport!**

Comparison with Biggest Airports in US

JFK, New York	5200 acres	42 mil. Passengers in 2006	Finally 207,000 employment	Runway: 8400 - 14572
Hartsfield Atlanta, GA	4700 acres	84 mil. passengers in 2006	Finally \$ 2.4 bil. Payroll; No. 1 in GA	9000 - 11,890
Panama- Bay County	4000 acres	N.A.	20,000 initially In future...	10,000 - 12,000
Los Angeles	3450 acres	61mil. Passengers in 2006	n.a.	8925 - 12090

10/20/2007

Land Investment Workshop
(Residential Lots)

CNN Ranked No.1 - 72% Gain in Home Price

Panama City Area in FL

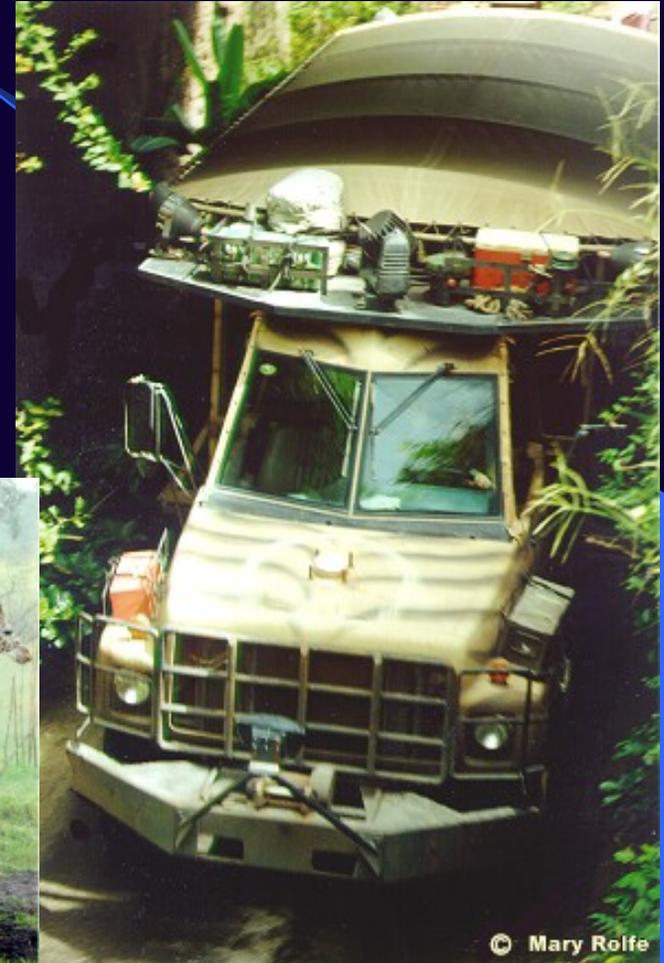
More about New Airport

- **Aug. 2007** - Construction phase
- **\$331 Million** Initial Investment
- **15,000 Job Opportunities!**
- **\$13.7 Million** positive economic impact to the area
 - *Longer Runway*
 - *Latin American* Cargo Operations.
 - *UPS* and *FEDEX* discussing about a major operations here, both have ordered **10 Airbus A380s** each.
 - Huge Reserved Area for Industrial/Commercial around the Airport

4. Existing Commercial and Residential Development
 - Golf Community, Party City and Beach
5. Existing and Planned Industry and Commerce
 - New Animal Park, Airport, Tourism, ...
6. Proximity to Large Population: Metropolis
 - Capital: Tallahassee, Panama City, ...

New Animal Park Bigger Than Disney Animal Kingdom

- Jim Fower's Life in the Wild



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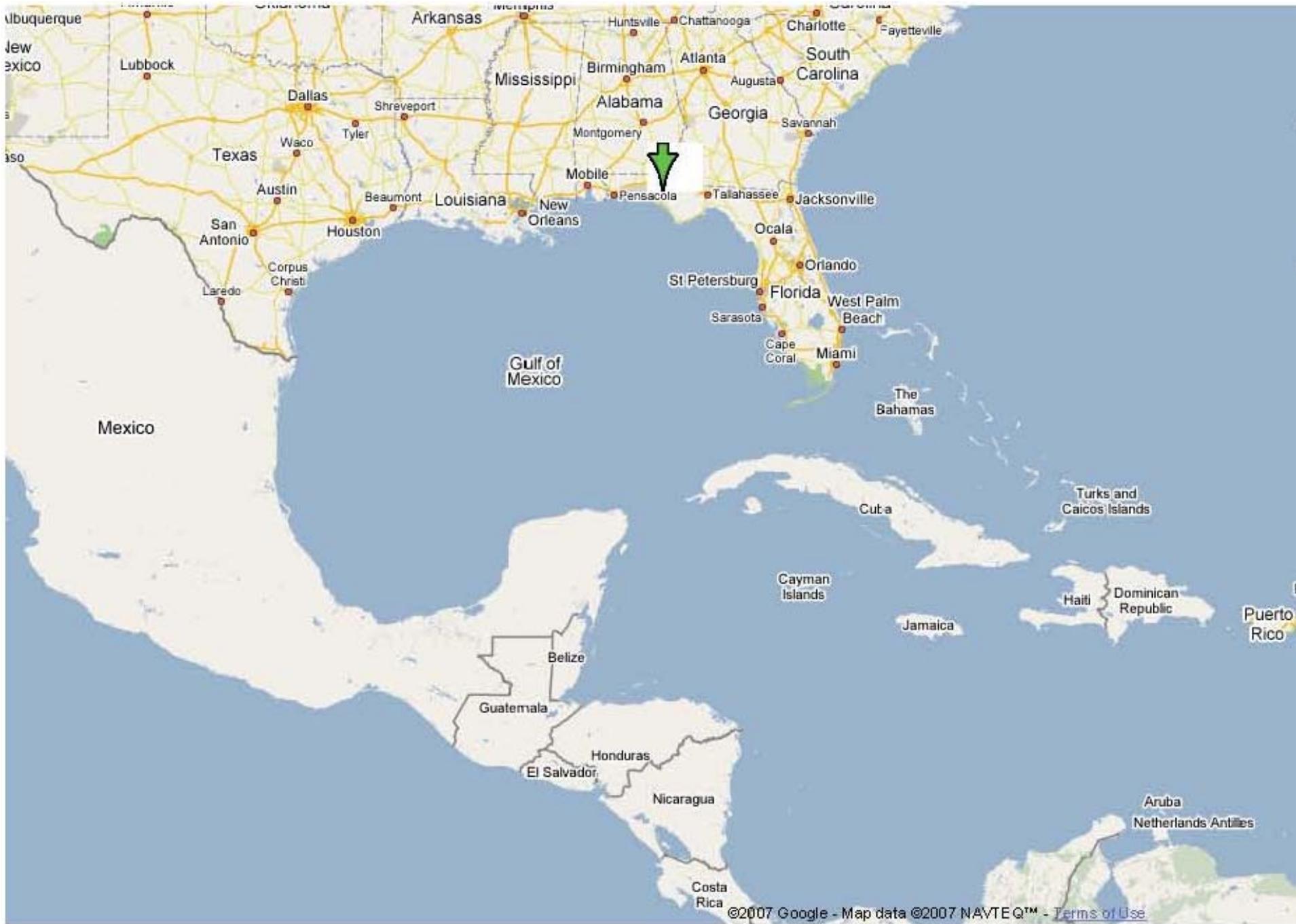
New Animal Park Bigger Than Disney Animal Park

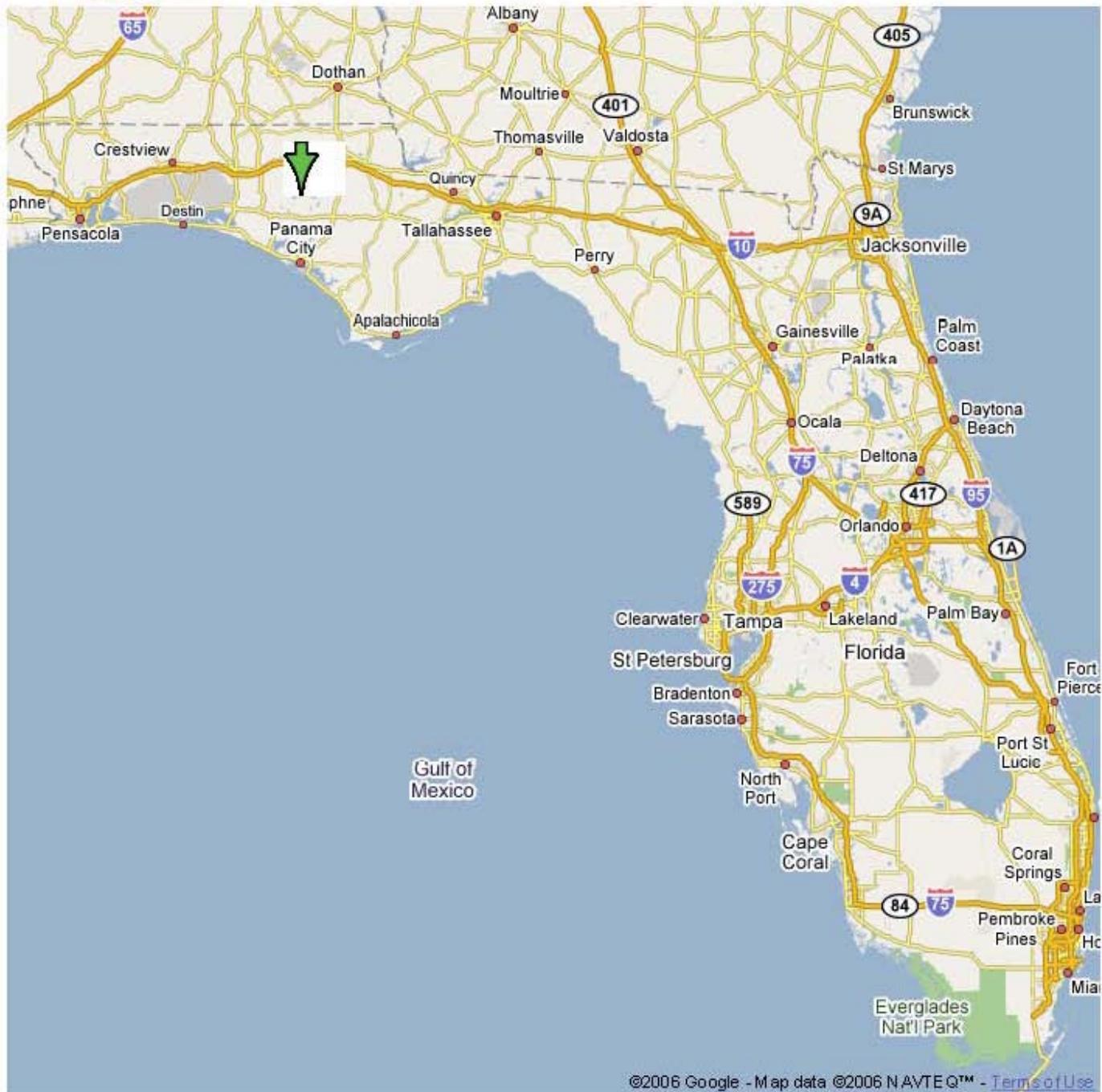
Disney Animal Kingdom I other 3 Parks	500 acre on 28,000 acre resort area	250 species	Over 12 mil. Visitors/yr
New Animal Park & theme parks Near Panama City Area (<u>\$200 mln. Investment</u>)	<u>786 acre on 6000 acre</u> development for other big theme parks & amphitheater & commercial uses	500 animal species	Imagine!
San Diego, CA Animal Park	1800 acre	400 species	Over 2 mil. Visitor/yr
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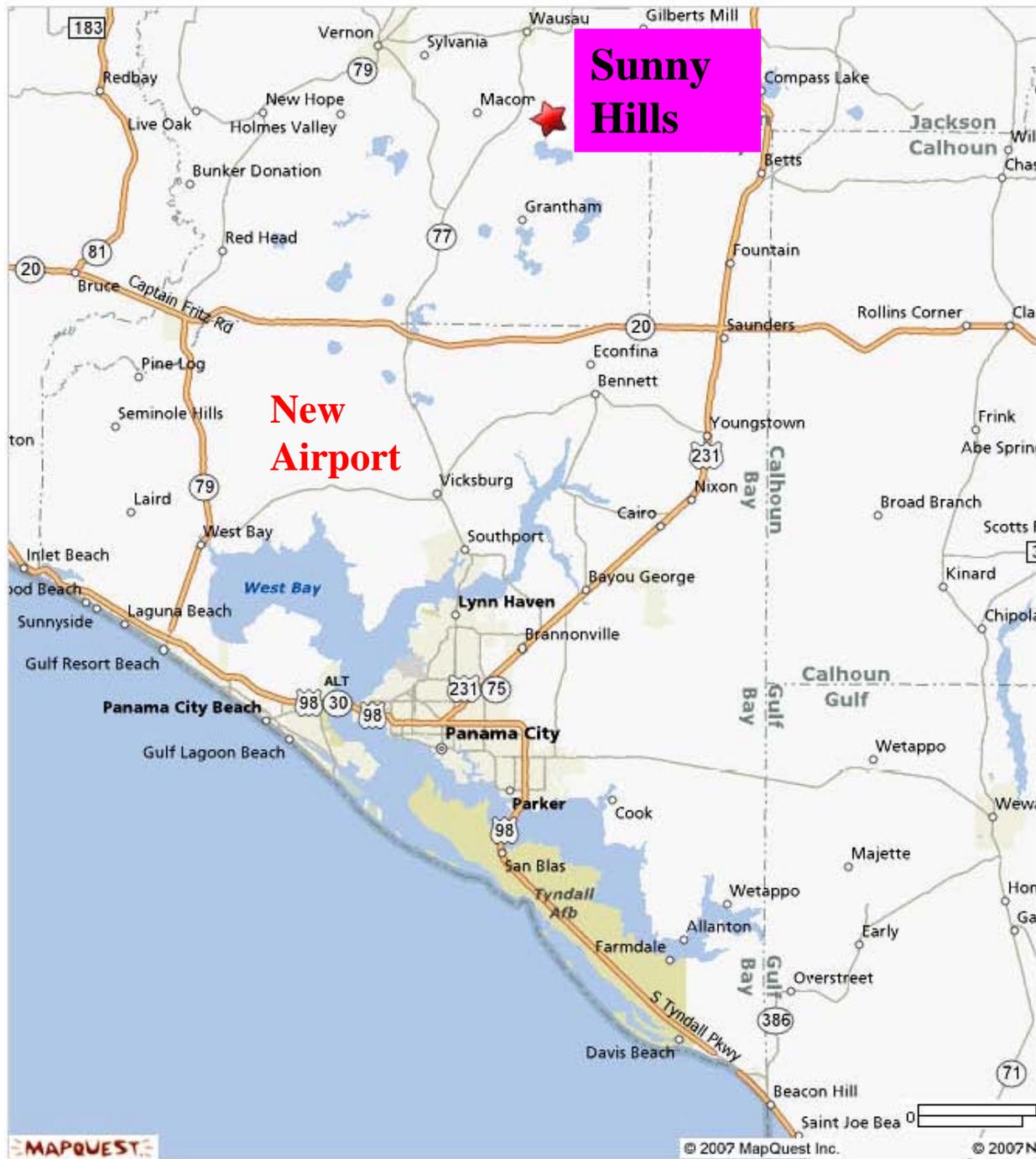
7. Level, Usable Land

- Not a Hurricane Area
- All Lots are Ready to Build
- 62° ~ 89° (Avg. High)

<http://www.weather.com/outlook/recreation/boatandbeach/wxclimatology/monthly/USFL0393>







Future Wildlife Park & 6000 development

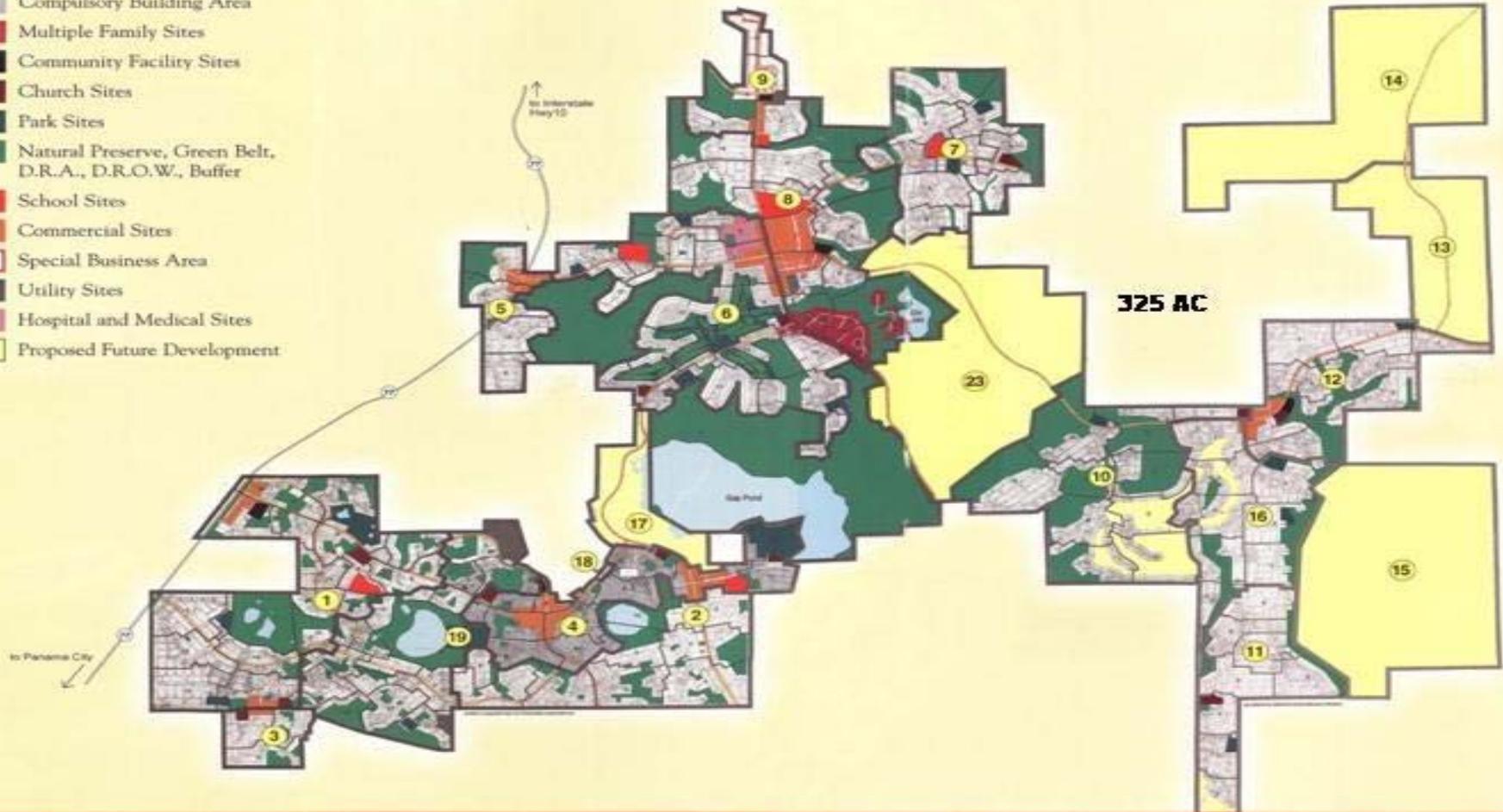
Sunny Hills



8. Master Community Plan Paved Streets
9. Abundant, Available Water Supply
Sewer Ready
10. Adequate Utilities for Massive Growth
Electricity, Gas
11. Half-priced Affordable Housing
\$100~120 / sqft
12. Education: Primary Schools through College

Community Plan Map

- Compulsory Building Area
- Multiple Family Sites
- Community Facility Sites
- Church Sites
- Park Sites
- Natural Preserve, Green Belt, D.R.A., D.R.O.W., Buffer
- School Sites
- Commercial Sites
- Special Business Area
- Utility Sites
- Hospital and Medical Sites
- Proposed Future Development



Sunny Hills



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(Residential Lots)



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(Residential Lots)

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Amazing Amenities in Community

- 9 Lakes for Sailing, Boating, Water-skiing, Fishing and Swimming (525-acre Gap Lake)
- 27 Hole Golf Course and 1 More Planned!
- Paved Road and Infrastructure
- 26,000 Entitled Lots / 18,000 Acres
- www.SunnyHillsGolfAndCountryClub.com/CourseMap.html



532 acre Gap Lake

27 hole golf course



Sunny Hills

New Major Developments!

Key Players are Here!!! New Job Opportunities!!

Deltona
\$40,000/lot

NRP
\$45,000/lot



New Airport

Visitors

Animal Theme Park

Following Bigger Players:

KB Home, Toll Brother, Deltona, NRP,

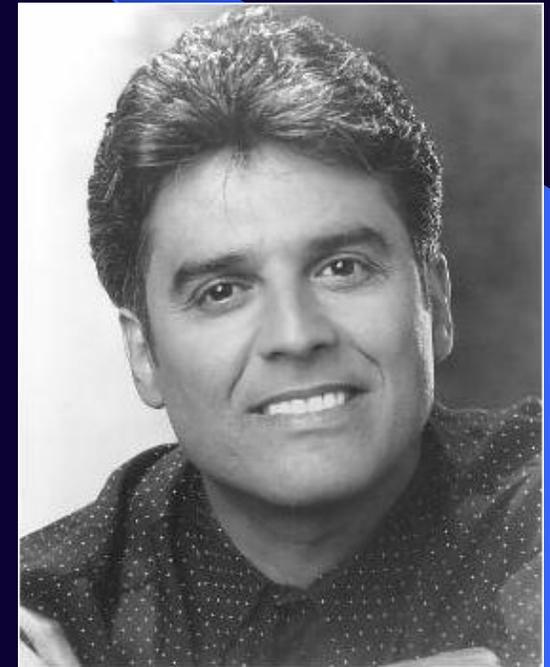
Employers, Baby Boomers, ...

NRP?

National Recreational Properties, Inc
www.NationalRecreationalProperties.com

- www.Calpines.com
- www.AngelfireHomesites.com

The Largest Land Marketing
Company in US, will spend
\$1.5 millions to Market
Developed Lots



Eric Estrada

Sunny Hills for Baby Boomers & Investors

- Retirement from Neighboring States are Moving to Panama City Area

62° ~ 89° & More Affordable

- *News Jobs, New Employees/Families from New Airport, New Theme Parks, ...need to Live Nearby- Strong Demand*
- People Work in Panama City will Move to Sunny Hills - Better Life Quality with Easy Access to Everything!

Use Your Cash or IRA

- Use Cash in your CDs or Savings
- IRA / 401K Retirement Plan. *Long Term Hold!*



*Don't Let Your Money Sleep in IRA Account!
Use it To Investment Land to Double or Triple
IRA\$ Without Paying Tax or Deferring Tax!*

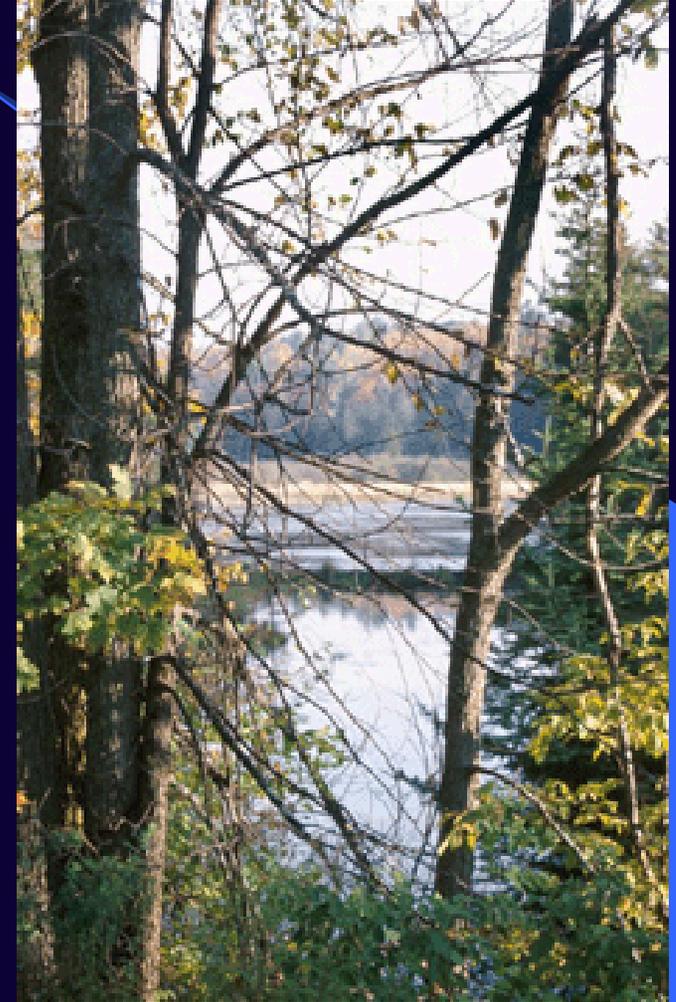
Purchase Procedure for Land

- Pick a Lot (Clean Deed)
- Sign a Sales Contract
- Mailing Signed Contract with Deposit (\$1,500 for Sunny Hills)
- Closing



Buyer's Closing Cost

- Closing Cost
around \$600 for Sunny Hills
- Property Tax:
1.5636% Florida



CNN #1, 72% Growth

Subdivided Lots Near Panama City Area

Buy land, they are not making it any more.

--- Mark Twain

Let Your Money Work for You!

More To Come ...

1. Commercial Lots
2. Agriculture Land



My Dream House

in



Sunny Hills

05/03/2006