



The  
**LAKE SHADROE**  
RESORT & MARINA

**CREATING UNFORGETTABLE MEMORIES** TO SHAPE A  
NEW ERA OF COASTAL MAGNIFICENCE BY EARLY 2025.



The  
**LAKE SHADROE**  
RESORT & MARINA

Lake Shadroe Resort & Marina is a luxurious waterfront getaway in northwest Cape Coral featuring 48 resort-style units, commercial amenities, marina services, and breathtaking views set to open as early as 2025.







# ABOUT Lake Shadroe Resort & Marina

Lake Shadroe Resort and Marina is a ground-up development of a state-of-the-art, mixed-use resort that features a 7-floor, 48-unit short-term rental facility.

Additionally, the resort boasts an infinity pool, mini-beach, waterfront restaurant, gourmet coffee shop, onsite gas station, and 15,000 square feet of triple net commercial space.

The resort is strategically located in Cape Coral, a Master-Planned Community that is just a few minutes away from the newly approved \$650 million 7 Island development and Matlacha, which has access to white sand beaches and open water.





## THE PROJECT

# Luxury Waterfront Living

With permitting well underway and construction poised to commence upon city approval, this exclusive 48-unit, 7-story haven promises an unparalleled experience for discerning guests and investors alike.

Our on-site management offices ensure attentive service, catering to every need of our residents, giving us a more involved approach in these unforgettable experiences.



Guests can embark on aquatic adventures from our meticulously crafted marina, equipped with wet slips, boat rentals, and a marine fuel station.

Or, they can indulge in the treasure trove of our Ship's Store, brimming with nautical supplies, bait & tackle, souvenirs, and delectable snacks.

The resort also includes a waterfront restaurant and tiki hut, and a shimmering resort-style swimming pool, complete with a rejuvenating jacuzzi where guests can bask in the sun-kissed serenity of our private beach reserved exclusively for them.



# Meet Our

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# TEAM

Our qualified members have **100+ years of combined real estate experience** ranging from developing, managing and marketing real estate.



**Robert Knight**

Robert Knight is the CEO and Founder of White Stone Developments. Robert has 18 years of experience in the real estate industry as an investor, HomeVestors Franchisee, land developer, residential home builder, and Florida realtor and is a local market expert in Southwest Florida.



**Eddie Wilson**

Serial entrepreneur heralded as the "King of Exits", Eddie has built or run over 100 different businesses, managed 4,000 employees, & traveled the world speaking on business leadership.



**Aaron Chapman**

Aaron, a veteran in the finance industry beginning 1997. Presently ranked in the top 1% in an industry of over 1.4MM loan originators closing in excess of 100 transactions per month. Aaron is that battle-worn partner every real estate entrepreneur needs to walk thru the tough parts of building a real estate investment business.



**Tyler Moynihan**

Tyler is a results-oriented leader with over 20 years of notable executive impact in start-ups, real estate, fintech, media, and large corporations. He has spent the last 12 years at Zillow leading their corporate and business development functions.



**Nathaniel Hajjami**

Nathaniel is a broker associate with over 18 years of experience. His ultimate goal as a real estate broker is to help you navigate the complex transaction of buying or selling real estate or build your first or next home



**Gary Pinkerton**

Gary is a Veteran, Nuclear Submarine Officer, Entrepreneur and Real Estate Investor helping individuals and families create Permanent Wealth with time-tested traditional approaches - a better path proven by Rockefeller, Buffet, Carnegie and thousands of others for centuries and now nearly unknown to America's shrinking Middle Class.



**Mike Shirkey**

Mike is an American politician who served as a Republican member of the Michigan State Senate and as a member of the Michigan House of Representatives. He was first elected to the House in 2010 and to the Senate in 2014.

Managed Under



White Stone Developments, LLC is a Southwest Florida Developer and General Contractor, specialized in the construction and sale of single-family homes, Duplexes and Multifamily rentals in the cities of Cape Coral Fort Myers Port Charlotte FL.

Our construction team have successfully managed 1,316 units of Garden Style Multifamily and the construction of hundreds of single-family homes in Southwest Florida and have experience in real estate ranging from developing, managing, and marketing real estate.





## LAKE SHADROE KEY LEADERSHIP



# ROBERT KNIGHT



Robert has 18 years of experience in the real estate industry as a an investor, HomeVestors Franchisee, land developer, residential home builder, and Florida realtor and is a local market expert in Southwest Florida currently focused on a new construction build 2 rent opportunities in the Cape Coral/Port Charlotte area. White Stone has helped more than 150 investors in the last 12 months with their turn-key investment system and has built an award-winning multifamily investment team to pursue the Multifamily market in Southwest Florida

He will be the lead manager of the Lake Shadroe Resort & Marina development project.

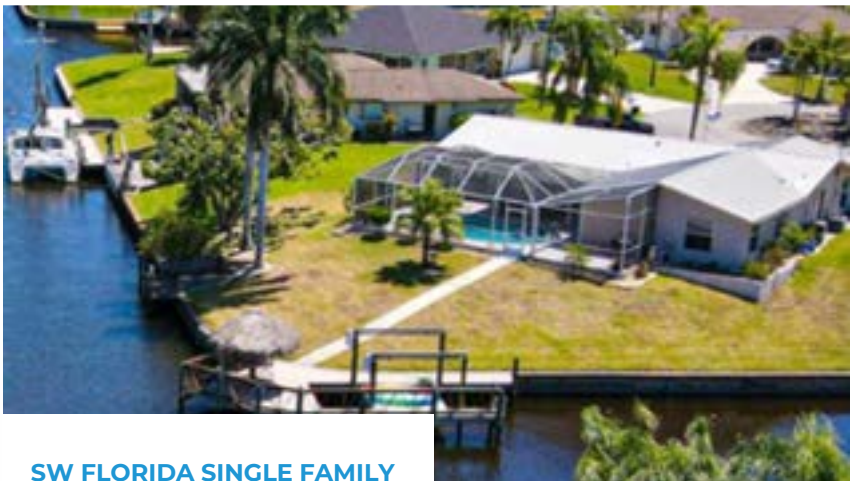
# Projects Under Management:



**PROJECT COST:**  
**\$42 MILLION**



**PROJECT COST:**  
**\$28 MILLION**



**SW FLORIDA SINGLE FAMILY  
HOME DEVELOPMENT FUND**

**PROJECT COST:**  
**\$110 MILLION**

**TOTAL PROJECTS UNDER MANAGEMENT (INCLUDES LAKE SHADROE): \$217 MILLION**





**SPONSORSHIP PARTNER**

**EW EDDIE WILSON**

Serial entrepreneur heralded as the “King of Exits”, Eddie has built or run over 100 different businesses, managed 4,000 employees, & traveled the world speaking on business leadership.

As CEO of the American Association of Private Lenders and Think Realty, Eddie contributes unparalleled real estate and business development expertise

## **Notable Achievements:**

- GP in 238 Multi-Family doors
- LP in 3200 Multi-Family doors
- Invested in over 5,800 doors in total throughout his investing career.

# EDDIE WILSON PORTFOLIO:

## NOTABLE SUCCESS STORIES

Over the course of his career, Eddie Wilson has built or run more than 100+ different businesses, managed 4,000+ employees, and traveled around the world speaking about business and leadership.

It is his pedigree and experience that has led him to develop a business operating system that worked for him in systemizing and scaling his companies.

Now he has released it for the world to use for many more success stories to come.







## OUR UNIQUE ADVANTAGE: **A Strong Outlook for Airbnb**

The short-term rental market is booming – and attracting investment.

In the United States alone, the short-term rental market is expected to generate \$17.66 billion in 2022, up from \$15.1 billion in 2020.

U.S. short-term rental owners, investors and hosts generated over **\$62 billion** in 2022.

### KEY STATISTICS OF INDICATION

- ✔ More than one billion people have stayed at an Airbnb.
- ✔ Approximately 60% of Airbnb's users are millionaires.
- ✔ Airbnb's listings span more than 220 countries and regions.
- ✔ Over 150 million people rely on Airbnb for booking their vacation stays.
- ✔ Investors are looking to short term rentals and higher returns to offset higher interest rates.
- ✔ Short term rentals are more flexible. They can be rented as a short-term rental, a long-term rental or sold for a profit.



#1 ONSITE MANAGEMENT TEAM:

# KOEN ROELENS

FOUNDER

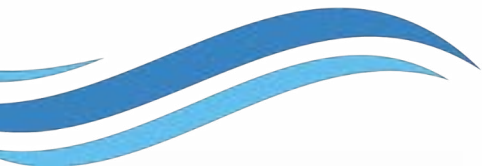
Koen Roelens worked for 15 years for the Spanish hotel group Riu Hotels all over the world.

He moved to Florida in 2000 where he opened a new hotel on Miami Beach.

In 2010, Roelens Vacation Rentals was formed, and is now managing 328+ luxury vacation rentals in its portfolio.

Koen's management team is the number one ranked short-term rental company in the area





## MARKET OPPORTUNITY

# Why Cape Coral?

Cape Coral is home to some of the most notable attractions in Southwest Florida, making it a prime location for the Lake Shadroe Resort & Marina investment opportunity.

Cape Coral is in many of the "Top 10" spots for Southwest Florida, including:

- ✓ **Top 10 Hottest Real Estate Markets**
- ✓ **Top 10 Places to Invest**
- ✓ **Top 10 Places to Own A Boat**
- ✓ **Top 10 Places to Retire**
- ✓ **Top 10 Most Affordable Cities in Florida**
- ✓ **Top 10 Fastest Growing Population**
- ✓ **Top 10 Fastest Areas in Job Growth**





**MARKET**

**OPPORTUNITY**

# Why Cape Coral?



## **STRONG RENTAL MARKET:**

Cape Coral has a robust rental market, driven by a combination of seasonal visitors and year-round demand. The city's popularity as a tourist destination and its growing population create opportunities for real estate investors to generate rental income and potentially enjoy high occupancy rates.



## **POTENTIAL FOR APPRECIATION:**

The area has experienced significant real estate appreciation over the years. As the city continues to develop and attract new residents, property values may appreciate, allowing investors to benefit from long-term capital gains.



## **WATERFRONT PROPERTIES:**

Cape Coral is known for its extensive canal system, offering numerous waterfront properties. Waterfront homes and properties hold great appeal and tend to command higher rental rates and sales prices, making them attractive investment options.



## **TAX ADVANTAGES:**

Florida is known for its favorable tax environment. Cape Coral residents benefit from no state income tax, and property tax rates are generally lower compared to many other states. These tax advantages can positively impact real estate investment returns.



## **DIVERSE INVESTMENT OPPORTUNITIES:**

Cape Coral offers a range of real estate investment options, including single-family homes, condos, townhouses, and multi-unit properties. This diversity allows investors to choose investments that align with their goals, preferences, and risk tolerance.

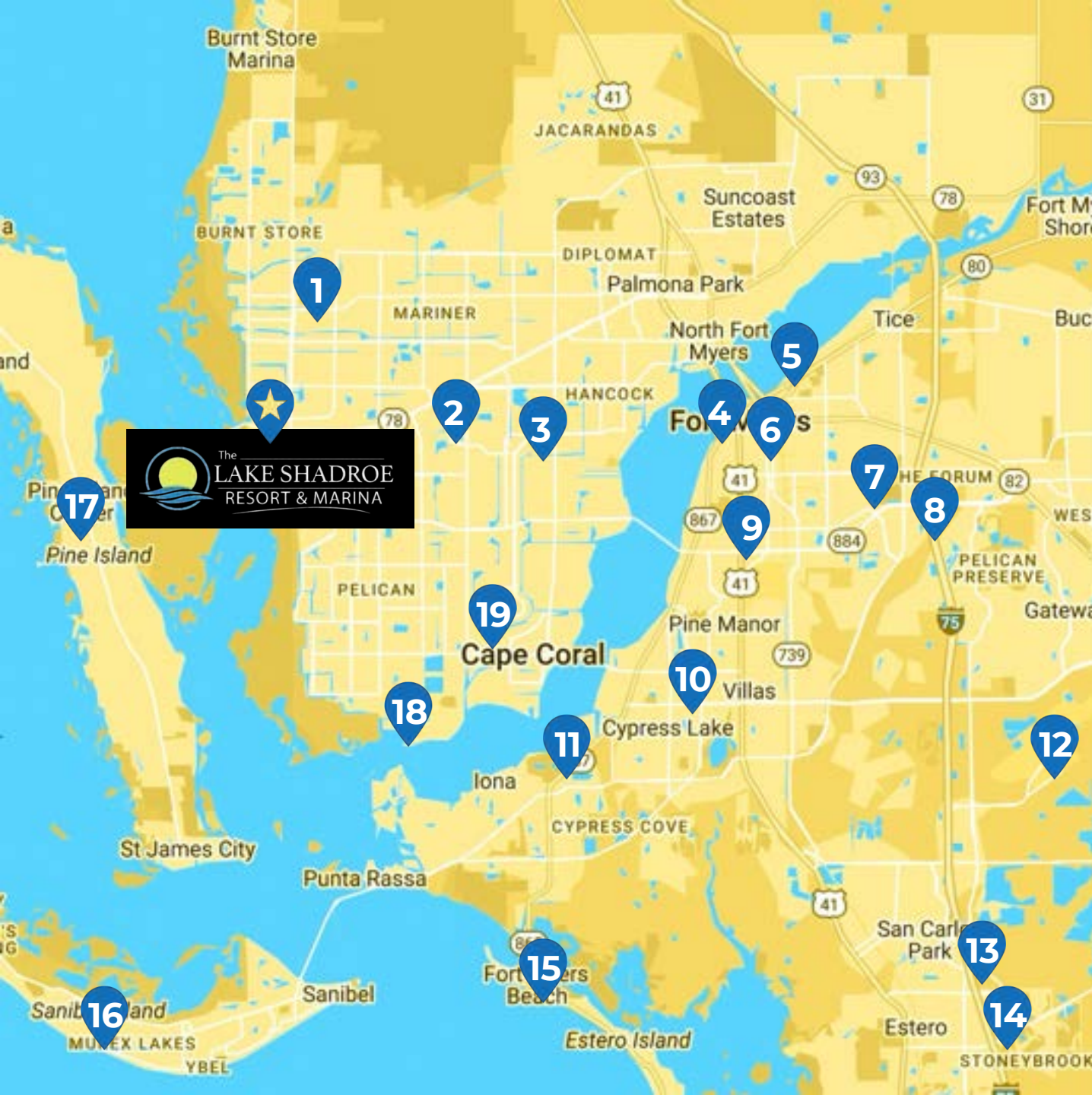




## CAPE CORAL

# Points of Interest

1. Coral Oaks Golf Course
2. Sun Splash Family Waterpark
3. Cape Coral Hospital
4. Caloosa Sound Amphitheater
5. Riverside Pier
6. IMAG History & Science Center
7. Eastwood Golf Course
8. Nova Southeastern University – Fort Myers Campus
9. Edison Mall
10. Florida South Western State College
11. Gulf Harbour Yacht & Country Club
12. Southwest Florida International Airport
13. Florida Gulf Coast University
14. Miromar Outlets
15. Fort Myers Beach
16. Sanibel Island
17. Pine Island
18. Cape Harbor
19. Downtown Cape Coral





# Protection Against Flooding & Hurricanes

Cape Coral offers some of the top protections against natural disasters like flooding and hurricanes.

The top risk mitigation factors for this area include:

- ✔ **Storm Surge Barriers:** Cape Coral benefits from the presence of storm surge barriers, such as seawalls and floodgates, which help protect against storm surges caused by hurricanes. These barriers are designed to prevent water from entering the city and causing widespread flooding.
- ✔ **Elevated Construction:** Many structures in Cape Coral are built on raised foundations or elevated platforms to minimize the risk of flood damage. Elevating buildings above the expected flood levels helps protect against rising water during heavy rainfall or storm events.
- ✔ **Floodplain Management:** Cape Coral has implemented strict floodplain management regulations. These guidelines control land use and development in flood-prone areas, ensuring that structures are built to meet specific elevation requirements and other flood mitigation standards.



- ✔ **Drainage Systems:** The city has an extensive network of drainage systems, including canals, ditches, and retention ponds. These systems help redirect and manage stormwater runoff during heavy rainfall, reducing the risk of localized flooding.
- ✔ **Emergency Management Plans:** Cape Coral has robust emergency management plans in place, which include evacuation routes, shelters, and communication strategies to ensure the safety of residents during hurricanes or severe flooding events. These plans are regularly updated and communicated to the public to promote preparedness and response.
- ✔ **Building Codes:** Stringent building codes are enforced in Cape Coral to ensure structures are designed and constructed to withstand hurricane-force winds. These codes require the use of impact-resistant windows, reinforced roofing materials, and other protective measures to enhance the structural integrity of buildings.





## CONSTRUCTION PARTNERS

Curran Young Construction is a Veteran owned and is a full-service general contractor, design build, and construction management company that brings a higher standard of service, dependability, and execution to the Southwest Florida construction market.



### Chris Curran

With more than two decades of experience and a diverse list of projects ranging from \$2M to \$250M across several non-residential product types, Chris truly is a seasoned builder with strong competencies in all aspects of construction from preconstruction to executing in the field.



### Bruce Young

A seasoned construction professional and General Contractor, Bruce has more than 20 years of hands-on experience with projects totaling in excess of \$1.8B. His true passion for "all things construction" is easily recognized and shines through in his personable nature and driven approach





# Investment Timeline

## 3 PHASES



### PHASE ONE

Land Loan



### PHASE TWO

Horizontal  
Construction



### PHASE THREE

Vertical  
Construction

4-6 months

10 months

COST	TOTAL	UNIT	PER SF	ALLOCATION
Land	\$5,400,000	\$76,056	\$25.69	15%
Hard Costs	\$24,231,313	\$341,286	\$115.26	65%
Soft Costs	\$2,478,505	\$34,909	\$11.79	7%
FF&E	\$900,000	\$12,676	\$4.28	2%
Finance & Title	\$3,482,632	\$49,051	\$16.57	9%
Other	\$700,000	\$9,859	\$3.33	2%
Totals:	\$37,192,450	\$523,837	\$176.92	100.00%





# Projected Track Record

16-18 MONTHS

Construction is set to commence shortly, and we expect it to take 16 to 18 months to complete, with a target completion date of Q2 2025. We anticipate capital returns for investors on their investment at stabilization during Q4 2026.



**2023**  
Q3

Construction to  
commence



**2024**

Construction and  
development in  
full commission  
for the year.



**2025**  
Q2

Target completion  
date of Lake Shadoc  
Resort & Marina.



**2026**  
Q4

Capital returns for  
investors at  
stabilization.



# Fund Terms

To finance Lake Shadoc Resort & Marina project, we are seeking **\$7.44 Million** in LP Capital.

8% LP Preferred Return

Minimum Investment: \$100,000

Projected Sale: \$52,248,907





# Projected Investor **Returns**

## PROJECTS METRICS

Effective Gross Income	\$4,812,839
Total expenses	\$1,798,870
Net Operating Income	\$3,013,970
Average rate per night	\$309
EXPECTED SALE PROCEEDS	\$18,820,354

## RETURN PROJECTION

Total Investment	(\$7,438,490)
Net Return	\$6,049,091
Equity multiple	1.81
IRR	23.21%



# Investor Avatar

We are looking for accredited investors to bring LP capital to the Lake Shadroe project.

Our goal is to be fully stabilized within 3 to 3 and-a-half year's time.

We're looking to exit with institutional investors for Airbnb.





## CONTACT

# Robert Knight



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