

CHARLOTTE REGIONAL HARBOR CENTER



CHARLOTTE HARBOR MARINA, L.P.

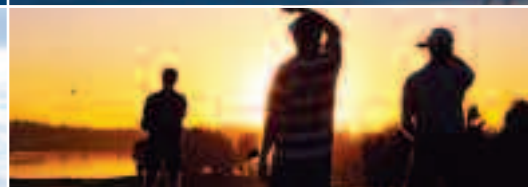
A South Florida EB-5 Business Investment  
Located in a State Designated T.E.A. Zone



# FLORIDA

## CHARLOTTE HARBOR MARINA CHARLOTTE COUNTY, FLORIDA

- ★ A marina business located in “a world class boating & fishing area” (U.S. NEWS & WORLD REPORT)
- ★ 60,000 registered boat owners reside within a one-hour drive (NOTED U.S. ECONOMIST MICHAEL K. EVANS)
- ★ “Third Best Place to live & play golf in America” (GOLF DIGEST)



- ★ #1 “Best Place to Retire in the United States” (CNN / MONEY MAGAZINE)

CHARLOTTE HARBOR MARINA SELLS & MANAGES FRACTIONAL MARINA OWNERSHIP  
& PROVIDES ANNUAL BOAT USAGE TO ITS MEMBERS



★ Charlotte Harbor Marina's business provides boating customers with a range of quality boats & fractional ownership in the marina itself or annual marquis boat usage at 50% of traditional cost — carefree

★ Noted U.S. economist Michael K. Evans wrote “breaks new ground in several dimensions” & expects to create several hundred direct, indirect & induced jobs in the area

★ Newly constructed facilities — debt-free, Charlotte Harbor Marina targets a full return of investment in 6 years with ongoing profitability by providing the most superior & affordable boating amenities available in the marketplace

★ Charlotte Harbor Marina owns the improved real estate free & clear — debt-free

★ Property fully permitted after years of successful interface with Federal, State & Local Governments

★ “Shovel ready” for marine, boating & recreational business with completed docks, seawalls & dredging

★ Management Team with over 30 years of real estate construction, development, sales & property management experience

★ Facilities located in heart of Southwest Florida's Charlotte County, one of Florida's most beautiful & fastest growing counties



REAL ESTATE



## CHARLOTTE HARBOR REGIONAL CENTER

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 JOINT VENTURE PARTNERSHIP/STRATEGIC ALLIANCE WITH:



[www.CharlotteHarborRegionalCenter.com](http://www.CharlotteHarborRegionalCenter.com) | [www.FloridaEDO@CharlotteFL.com](mailto:www.FloridaEDO@CharlotteFL.com)

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