



RESIDENTIAL DEVELOPMENT OPPORTUNITY



Exclusively Offered For Sale

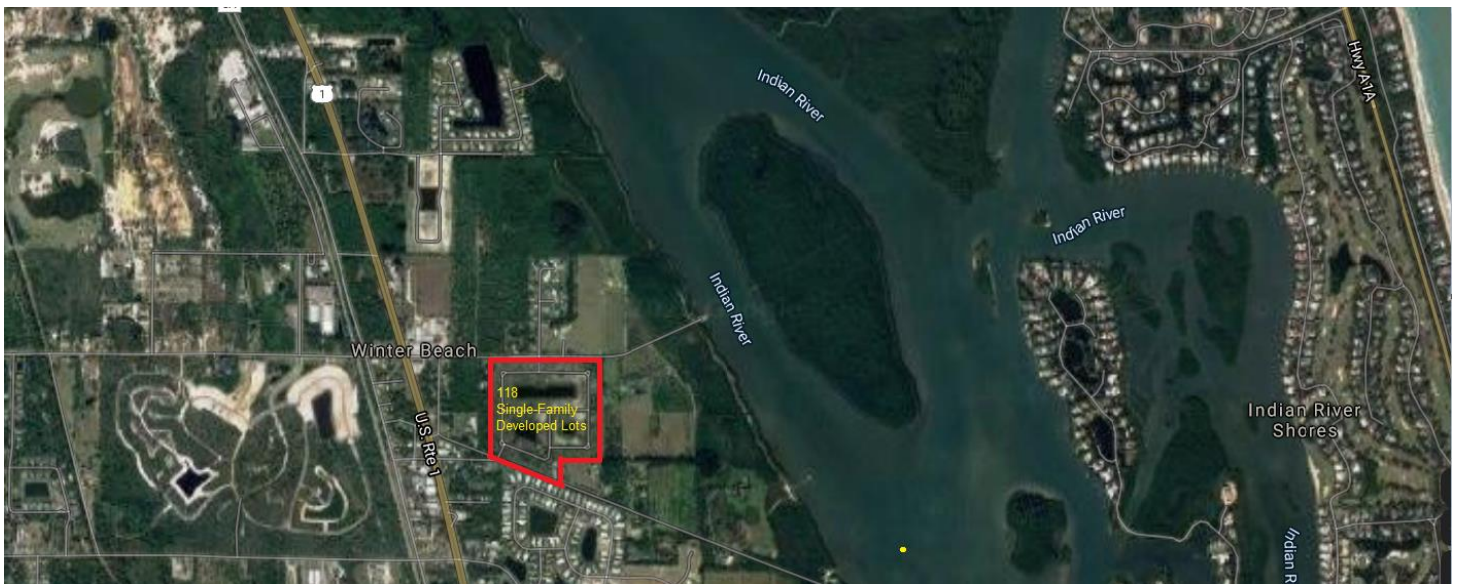
118 Developed Single-Family Lots

69th Street, Vero Beach (Winter Beach), Florida

OPPORTUNITY TO EXPAND IN THE VERO BEACH MARKET

The subject 46.33-acre site is developed with full-sized single-family lots ((Mix of 75' X 120' & 80' X 125'). Infrastructure including sewer, water, paving, drainage is installed, but needs to be updated with potential repairs and brought up to code as it has been dormant and unbuilt. Land development permits were approved in March 2006.

Seller understands that the costs to be incurred by the Buyer for all required repairs and community completion will be deducted from the finished "READY TO BUILD LOT VALUE" of each developed lot. An acceptable Purchase and Sale Agreement can be structured accordingly based on ready to build lot value.



Location East of US-1, fronting 69th Street (North Winter Beach Road)

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THE OFFERING

Monopoly Real Estate, Inc. ("MRE") is pleased to exclusively offer an exceptional investment opportunity to acquire the +/- 46.33-acre residential development site located at 69th Street, Winter Beach, FL (the "Property" or "Site"), whereas the subdivision has been developed with 118 single-family lots, roads, sewers, water, paving, drainage, utilities, and sidewalks.

The land development permits and site development were approved and site work commenced on or about March 2006. At the time of development, all improvements were functional and met the existing code. As the site has been dormant and homes were not constructed due to declining economic conditions at the time, it will be necessary to inspect and likely repair certain parts of the site improvements. Some sidewalks have cracked and been damaged by root growth and neglect. Underground connectors will need to be replaced. Other repairs will potentially need to be made.

Additionally, as a condition of approval unfulfilled, impact fees have not been paid, recording of the plat and perimeter landscaping will be required.

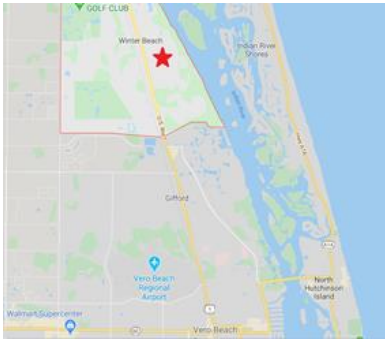
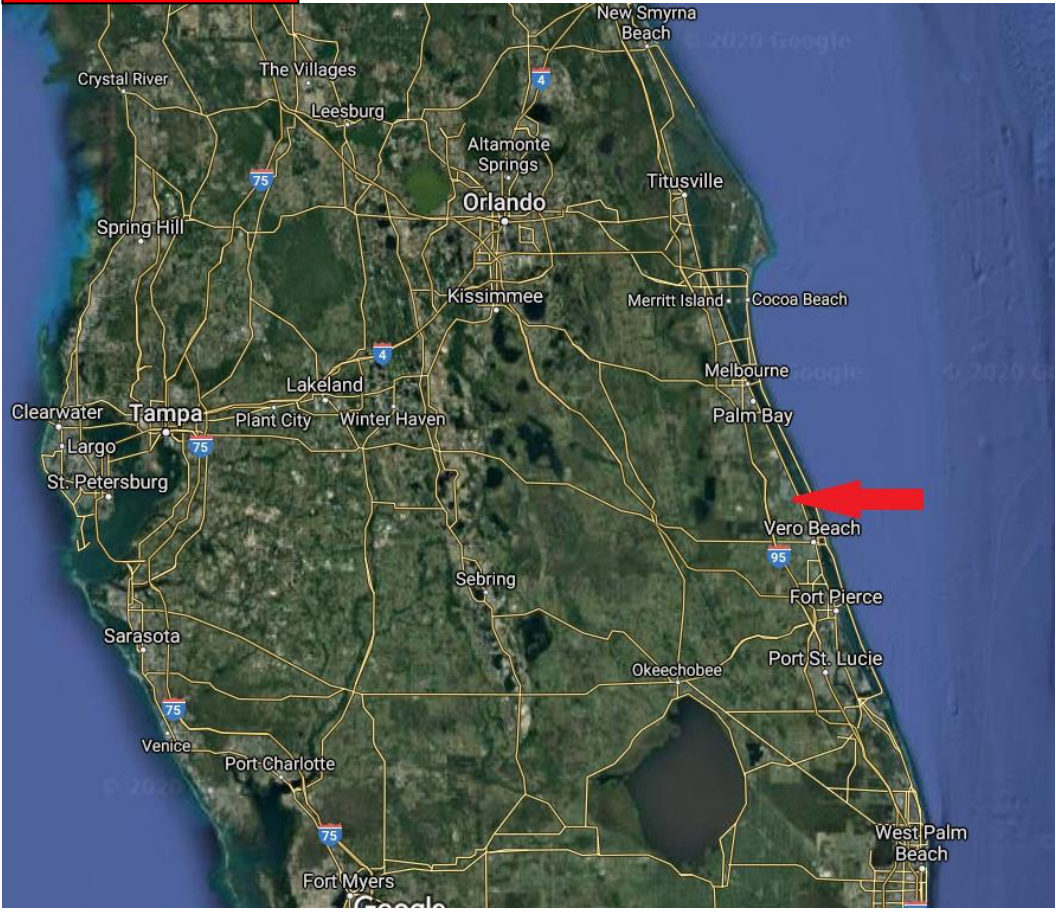
In consideration of the potential site work and repairs that will likely need to be made, the Owner is willing to sell the property, at a substantial discount to developed ready to build lots, creating an opportunity for a qualified home builder to acquire the site. **Although an outright sale is preferred and will be given the most serious consideration, the Owner is willing to entertain a possible joint-venture with a highly qualified home builder, seller financing, or multi-phased closing.**

PRICE: TBD Market

THE SITE DESCRIPTION

Address:	69th Street (North Winter Beach Road), Winter Beach, FL – Indian River County
Land Acreage:	46.3 +/- Acres
Parcel ID:	32391000000100000001.0 32391000000100000002.0 32391000000100000003.0 32391000000100000045.0 32391000000100000046.0
Utilities:	Installed, but needs inspection and possible upgrades, and repairs.
Access:	The property ingress/egress is provided via curb cut on 69 th Street
Property Description:	The property is fully improved with infrastructure including 118 residential single-family lots (Mix of 75' X 120' & 80' X 125'), sewer, water, paving, drainage, rainwater retention, but needs to be updated with potential repairs and brought up to present code. The site has been dormant and unbuilt (land development permits were approved in March 2005).
Zoning:	RS-3 PD via special exception process Indian River County

LOCATION MAP



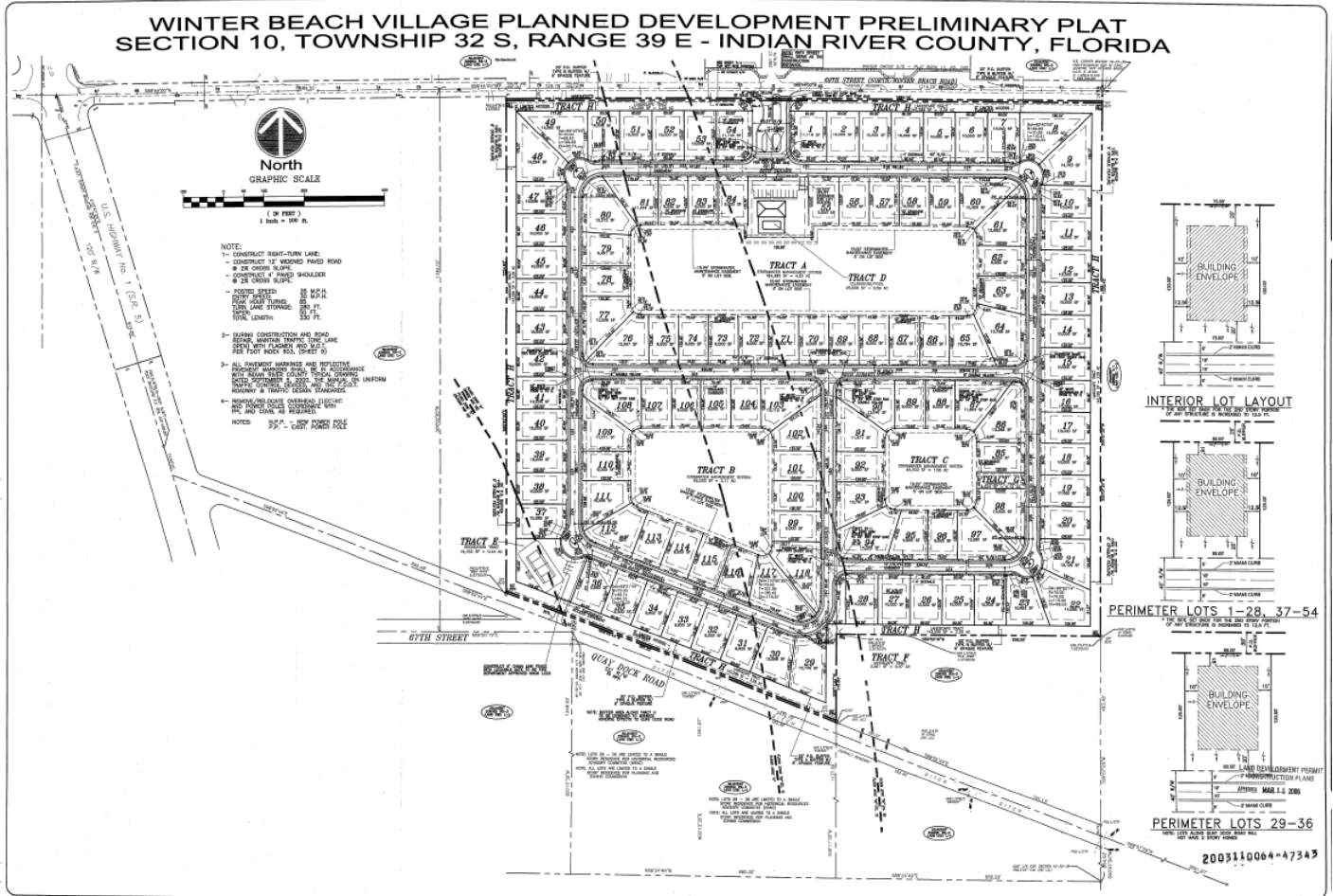
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AERIAL VIEW



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THE SITE PLAN



Full plans are available upon request.

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SITE ADDRESS: 2906 69TH STREET

PROJECT LOCATION: SOUTH SIDE OF 69TH STREET, EAST OF U.S. 1
SECTION 10, TOWNSHIP 32, RANGE 39

TAX I.D. NO'S: 32-39-10-00000-1000-00001.0
32-39-10-00000-1000-00002.0
32-39-10-00000-1000-00003.0

STATEMENT OF USE: SINGLE FAMILY "PLANNED DEVELOPMENT"
SUBDIVISION (118 LOTS) VIA "P.D. SPECIAL EXCEPTION
APPROVAL PROCESS"

EXISTING ZONING: RS-3

EXISTING LAND USE: L-1

PROPOSED MAINTENANCE ENTITY: PROPERTY OWNERS ASSOCIATION

DEDICATION OF IMPROVEMENTS: PRIVATE ROAD/ RIGHT-OF-WAY, PUBLIC UTILITIES

MEANS OF CONVEYANCE OF OWNERSHIP: FEE SIMPLE

FLOOD ZONE: FIRM NO. 12061C0093 E, MAY 4, 1989, SITE LIES IN ZONE X
(OUTSIDE 500-YEAR FLOOD PLAIN), X (WITHIN 500 YEAR FLOOD
PLAIN), AE-B & AE-7

GROSS AREA: 46.33 AC.

PROPOSED RIGHT-OF-WAY DEDICATED TO IRC: 0.27 AC

TOTAL DEVELOPABLE AREA: 46.06 ACRES

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
12/04	8/05

SITE AREAS:

AREAS	TOTAL
GROSS AREA:	46.33 Ac.
MINUS DEDICATED R/W:	0.27 Ac.
NET DEVELOPED AREA:	46.06 Ac.
DWELLING UNITS:	118 LOTS
DENSITY:	2.56
LOT AREA:	28.33 Ac.
ON-SITE RIGHT-OF-WAY:	5.87 Ac.
TRACT 'A' (STORMWATER):	4.23 Ac.
TRACT 'B' (STORMWATER):	2.11 Ac.
TRACT 'C' (STORMWATER):	1.06 Ac.
TRACT 'D' (CLUBHOUSE/RECREATION):	0.59 Ac.
TRACT 'E' (RECREATION):	0.44 Ac.
TRACT 'F' (LANDSCAPE):	0.07 Ac.
TRACT 'G' (LANDSCAPE):	0.12 Ac.
TRACT 'H' (LANDSCAPE):	3.28 Ac.

DEVELOPMENT PARAMETER/ WAIVERS:	ZONING			
	RS-3	PROP. PD		INTERIOR
		PERIMETER LOTS 1-28	PERIMETER LOTS 29-36	
- MINIMUM LOT SIZE:	12,000 sf	10,000 sf	9,600 sf	9,000 sf
- MINIMUM LOT WIDTH:	80 ft	80 ft	80 ft	75 ft
- MINIMUM LOT FRONTAGE:	30 ft	30 ft	30 ft	30 ft
- MINIMUM YARD SETBACKS:				
- FRONT:	25 ft	25 ft	20 ft	20 ft
- SIDE:	15 ft	10ft/15ft***	10 ft	10ft/15ft***
- REAR:	25 ft	15 ft *	15 ft **	20 ft
- POOLS:				
- FRONT:	25 ft	25 ft	25 ft	20 ft
- SIDE:	10 ft	10 ft	10 ft	5 ft
- REAR:	10 ft	10 ft	10 ft	5 ft
- PATIOS:				
- FRONT:	5 ft	5 ft	5 ft	5 ft
- SIDE:	5 ft	5 ft	5 ft	5 ft
- REAR:	5 ft	5 ft	5 ft	5 ft
- DECKS:				
- FRONT:	5 ft	5 ft	5 ft	5 ft
- SIDE:	5 ft	5 ft	5 ft	5 ft
- REAR:	5 ft	5 ft	5 ft	5 ft
- MAXIMUM BUILDING HEIGHT:	35 ft	35 ft	35 ft	35 ft
- MAXIMUM LOT COVERAGE:				
- BUILDINGS:	30%	40%	40%	40%
- IMPERVIOUS AREA:	60%	60%	60%	60%
- MINIMUM SEPARATION DISTANCES:				
- BETWEEN RESIDENCES:	30 ft	30 ft	30 ft	20 ft
- MINIMUM OPEN SPACE:				
- LOT:	40%	40%	40%	40%
- PROJECT:	40%	40%	40%	40%
- MINIMUM R/W WIDTH:	50'	40'	40'	40'

* THE REAR SETBACK IS 15' PLUS 25' FOR P.D. BUFFER TRACT = 40' FROM PL
 ** THE REAR SETBACK IS 15' PLUS 30' FOR P.D. BUFFER TRACT = 45' FROM PL
 *** THE SIDE SET BACK FOR THE 2ND STORY PORTION OF ANY STRUCTURE IS INCREASED TO 15 FT.

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AREA ATTRACTIONS



SPORTS & RECREATION

The Vero Beach environment provides excellent weather for enjoying sports and recreation year-round. Vero Beach is home to Historic Dodgertown, a multi-sport, 79-acre complex on Florida's Treasure Coast managed by former Dodger owner Peter O'Malley. As the home of Dodger Spring Trainings from 1948-2008, it is now an all-inclusive facility. It's the perfect location for tournaments, camps, schools, business conferences and seminars.

Enjoy top Florida golf courses and a wide variety of shopping, from elegant boutiques to some of your favorite outlet stores. Nature lovers can indulge in miles of unspoiled beaches and the wonders of a nearby state park, botanical garden and river preserve.

Vero Beach's location makes it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

ATTRACTIONS & ENTERTAINMENT

Vero Beach is well known for its culture, arts, and entertainment scene and offers activities that can satisfy everyone's interests. Take in a show at the Riverside Theater, stroll through an art gallery at the Vero Beach Museum of Art, or find a quaint artist studio tucked away from the main streets.

The Manatee Observation and Education Center is a waterfront wildlife observation and nature education center located in downtown Fort Pierce. The Smithsonian Marine Station provides a window into the unsurpassed biological diversity that lies below the Florida waters.

The Indian River Lagoon is home to 36 rare and endangered species, one-third of the U.S. manatee population, and an unusual mix of flora, from ancient oak trees to swaying palms. This beautiful, unspoiled 64-acre Indian River Lagoon Island is a place to lead educational programs and EcoAdventures which teaches visitors about the rich biodiversity of the Indian River Lagoon and the importance of its heritage, preservation and continued legacy in the Vero Beach community.

BEACHES

Golden Sands Beach is the starting point of the 248-acre Archie Carr National Wildlife Refuge which spans 20.5 miles. With its long stretches of wide open unspoiled sandy beach, Golden Sands is a family favorite. This spacious, secluded beach is perfect for picnics and parties underneath the covered pavilions.

Sexton Plaza, located at the end of Beachland Blvd., is one of the best places to catch a sunrise in Vero Beach. Sandwiched between two Vero restaurants and located in the heart of Vero's Beachside Shopping District, Sexton Plaza Beach is the perfect place to relax.

Seagrape Beach is a beautiful, secluded beach and is a treasure hunter's dream. Many silver coins from the 1715 sunken Spanish Fleet have been recovered along this stretch of coastline. It is not uncommon to see beachcombers roaming the sands searching for washed up antiques here.

Humiston Park is centrally located in Vero Beach's Beachside Shopping District. Impeccably maintained, this is a favorite park for beach-goers and families alike.

AREA AMENITIES



SHOPPING & DINING

Locally owned shops and stores make up the fabric of the Vero Beach community and residents take pride in supporting local business owners. Shoppers are offered a variety of choices in clothing boutiques, athletic equipment and gear, locally grown Indian River citrus, consignment and thrift stores, organic foods, and much more. Whether enjoying a day in Historic Downtown Vero Beach, exploring the beautiful Beachside Shopping District, or taking a short drive north to Sebastian, shoppers find there is something for everyone in Vero Beach.

INDIAN RIVER MALL is an indoor shopping center where visitors can enjoy shopping at one of over 70 shops, including Macy's, Sears, JCPenney, Dillard's, Zales, Hollister, Victoria's Secret, PacSun, Champs Sports, Kay's, Spencer Gifts, Gymboree and Express. Grab a bite to eat at the food court or sit down at T.G.I. Friday's. Catch the latest movies at the AMC 24-Screen Stadium Theatre or test your gaming skills at Game Time Arcade.

VERO BEACH OUTLETS is a 339,000 square foot outlet center featuring a collection of more than 50 leading designer and brand names such as Banana Republic Factory Store, Gap Outlet, Coach Outlet, J.Crew Factory Store, Chico's Outlet, Polo Ralph Lauren Factory Store, Nike Factory Store, Restoration Hardware Outlet and Williams-Sonoma Outlet, among many more, which offer savings of up to 65 percent off regular retail prices every day.

CENTURY TOWN CENTER is a 116,669 square foot retail property located across the street from the Indian River Mall, which is the only enclosed mall in Vero Beach. The center offers easy access from I-95 and nearby beach communities. Century Town Center is situated in the heart of Vero Beach's major retail corridor with more than 2 million square feet of retail.

For additional information, contact exclusive agent:



Simon C. Lipton "Skip"
President | Broker
Monopoly Real Estate, Inc.
Direct: (954) 344-8400
Cell: (954) 701-9900
slipton@monopolygroup.com
www.monopolygroup.com