

Verdant[®]

Pre-Construction Land Investment



ABOUT US

- Established in 1996 for the purpose of investing in real estate in London.
- Main focus purchasing residential buildings for letting investment.
- Management and lettings.
- Multi-let office buildings in City Fringe areas such as Aldwych East.
- Refurbishment and planning for residential and commercial buildings.
- Residential Development in Eastern Europe.
- Land in Florida since '04.
- Incorporated in Florida as Blue Pearl Development.

Investment profile

- Each lot has planning to build a Single Family Residence (SFR). This planning never expires. All lots zoned R1.
- Lots are sold in established communities, in areas where there is huge population growth.
- All lots have access to roads and other services.
- Buy to Build, Buy to Sell, or Buy to Hold... the choice is yours!

On-going Support

- We're with you every step of the way, however long you hold it, and whatever you do with the land; our team in Florida is only a phone call away.
- Likewise, our team in Huntington Beach, California, and the West Coast is ready to assist you.
- Whether you decide to build and are looking for a local builder, or want to know how much you can sell the land for, we are here for you.

Established Investment

- Buying land purely as an investment is a well established product in the U.S. in general and Florida in Particular.
- Many lots are bought and sold on the open market and are bought for investment purposes more often than buying to build on.

Established Investment

SUB-DIVISON	COUNTY	VACANT LOTS	SALES 2004	SALES 2005
COMPASS LAKES	JACKSON	6,300	320	1700
SILVER SPRING SHORES	MARION COUNTY	18,772	8327	9342
RAINBOW PARK	MARION COUNTY	5202	2155	2737
ORANGE BLOSSOM HILLS	MARION COUNTY	1830	497	641
RAINBOW LAKES ESTATES	MARION COUNTY	9736	3874	3998
DEROSA VILLAGE	CITRUS COUNTY	377	130	192
HOLIDAY HEIGHTS	CITRUS COUNTY	300	119	210



“By 2011 Florida will become the state with the third largest population overtaking New York. Florida's estimated population for 2030 is almost 30 million, compared to today's 17.9 million” (April 2005).

Economic Factors



Gregory Miller, Chief Economist of Sun Trust Banks, Inc., called Florida's low unemployment rate "quite remarkable" and went on to state that "Florida in particular, might well be undergoing another golden age similar to the one we saw in the 80's." He credited this to the population growth and the housing boom.

More Economic Factors



According to John Adams, president and CEO of Enterprise Florida, Marion County (population 250,000) created more jobs in 2005 than the states of Minnesota and Michigan (population c.15,000,000). He went on to say that Marion County held “nothing but opportunity.”

More Economic Factors

MILKEN INSTITUTE
A PUBLICLY SUPPORTED INDEPENDENT ECONOMIC THINK TANK

- The Milken Institute released its annual list of Best Performing Cities. This list is in two parts, the 200 largest metros and 179 Small Cities.
- Within the 200 largest metros, Ocala in Marion County was number 13 (with Florida achieving 8 out of the top 15 places).
- Within the 179 Small Cities List, Panama City (Compass Lakes) was ranked number 4.

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Appreciating Market



2004/2005 saw rapid double digit growth in each of the 4 counties. CNN Money.com stated that Ocala in Marion County grew by 41.2% in '05 alone.

(February 15, 2006)

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Population Growth

- Florida has witnessed unprecedented levels of population increase over the past decade.
- Florida's net population, taking into account births, deaths and migration, grows by 1000 every day.
- The affluent baby-boomer generation is now beginning to retire. Florida is the destination of choice for these "Snow Birds."
- A developing trend is the push out from metropolitan states such as New York, Michigan, and California. Florida has become one of the most popular destinations for these migrators.

Quotes



“Florida's rapid economic growth is closely tied to its rapid population growth. Spurred by a favorable natural, economic, and tax environment, population growth is an important reason why the state's economy has outperformed the national rate of job creation and income growth.”

University of South Florida, Tampa. January 2006

Population Growth



“Look at the trends in Florida, and you have a microcosm of the affordable housing link to migration patterns happening throughout the entire country. On the one hand you have Miami, which is comparable to New York, Chicago and Los Angeles as far as housing costs. Then you have the counties in North Central Florida that are more affordable and growing rapidly like the smaller, more affordable metro areas in the interior of the country.”

William Frey, a demographer with the Brookings Institution, a Washington public policy think tank.

Population Expansion



Projections released by the University of Florida in January 2006 stated that by 2025:

- Citrus County is estimated to grow from its current population of 132,635 to 233,300.
- Levy County is estimated to grow from its current population of 37,985 to 67,900.
- Marion County is estimated to grow from its current population of 304,926 to 569,800.
- Jackson County is estimated to grow from its current population of 49,691 to 73,800.

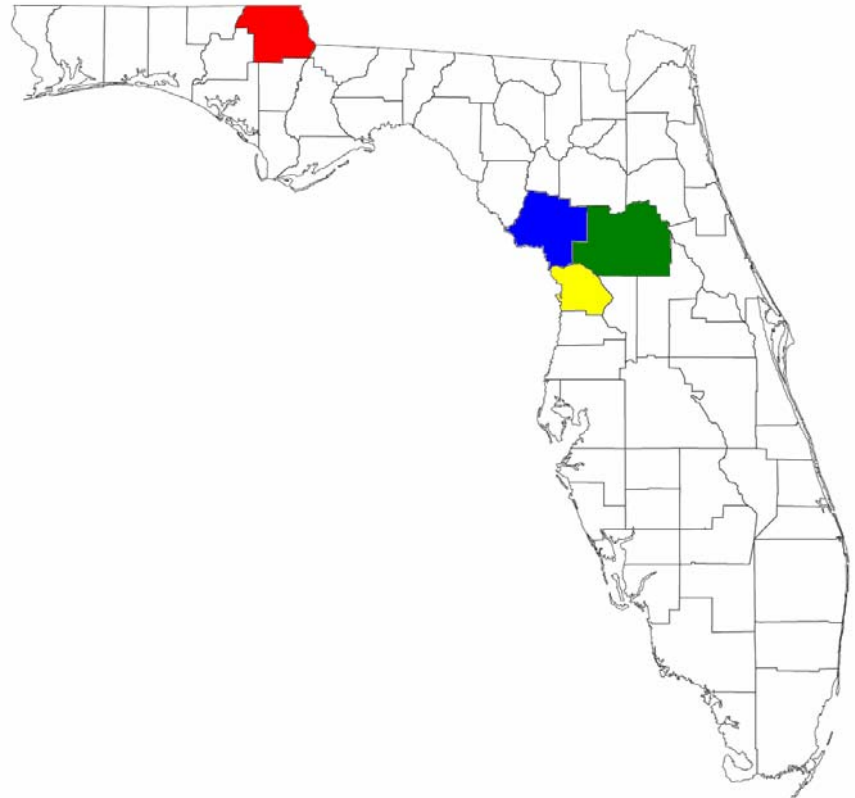
Florida... The State

- 12 international airports.
- 1,800 miles of coastline.
- 1,200 miles of sand beaches.
- Florida has more golf courses than any other state in the U.S.
- Cost of living is one of the least expensive in the U.S.
- Florida has no state income tax.
- Florida has more than 30 theme and water parks across the state.



Established Investment (Counties)

Citrus County – Yellow
Jackson County – Red
Levy County – Blue
Marion County – Green



Citrus County Overview

- Citrus County is located on the Gulf of Mexico, 60 miles northwest of Orlando.
- The main towns are Inverness (pop. 7,287) and Crystal River (pop. 3,604).
- 683 square miles in size.
- Has the highest number of golf courses per capita in the U.S.
- Unspoiled coastline, pine forests, an abundance of lakes, natural springs and rivers.
- A Mecca for fishing, often referred to as the "Bass Capital of the World."
- 55% state-owned and protected.
- Crystal River is the Manatee capital of the World.
- Abundance of natural springs and rivers and lakes.



Jackson County Overview

- Located in northwest Florida in the area commonly known as the “Panhandle,” which is flanked by Georgia and Alabama.
- The county seat is Marianna (pop. 6,230), an hour’s drive from the state capital of Tallahassee.
- The southern side of Jackson stretches along the Gulf of Mexico, Panama City being the main attraction with its fabulous beaches, fishing and diving activities.
- Interest in Jackson is growing rapidly and its economy is expanding. Several multi-national companies are building distribution hubs and headquarters in the area.
- A new international airport is being built in the area, which is due to be completed by 2007-2008.
- Our properties are in Compass Lakes in the Hills, considered to be one of the most desirable subdivisions in North Florida. Compass Lakes boasts excellent recreational facilities and is very accessible to Tallahassee and Panama City.
- Jackson County’s geography is quite unique in Florida with its low rolling hills and sprawling oak trees. There is the usual array of waterways, springs and lakes which provide endless recreation opportunities such as diving, sailing and canoeing.



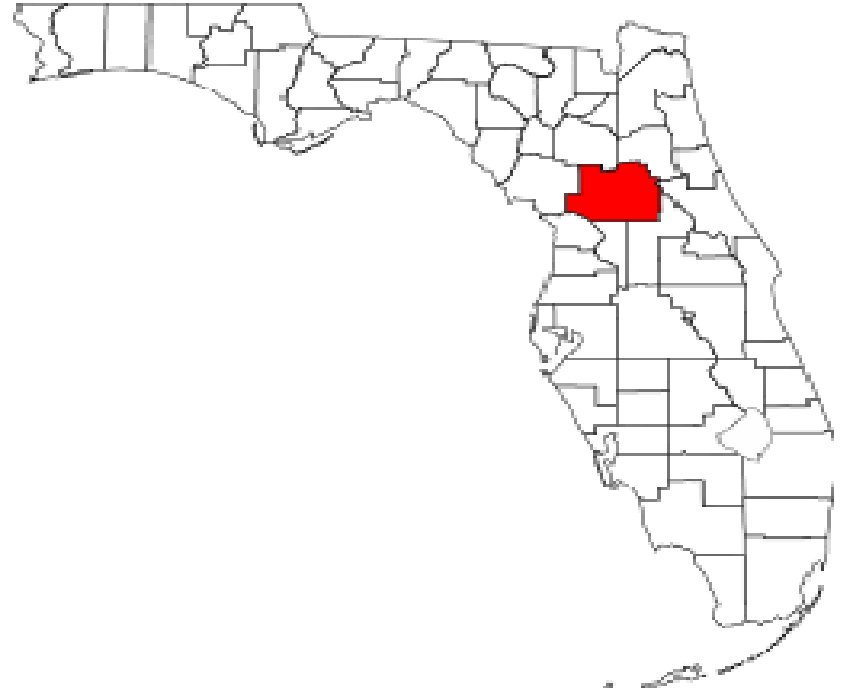
Levy County Overview

- Sparsely populated 1,118 square miles of mostly rural countryside.
- Main town is Bronson, population 1,028.
- 100 miles northwest of Orlando and bordering Marion and Citrus counties.
- Unspoiled Gulf of Mexico coastline.
- Cedar Key is a tranquil and picturesque island community nestled among many tiny keys.
- The Forest of Goethe is a 53,398-acre preserve and a haven for the equestrian, hiker, or photographer.
- Fanning and Manatee Springs State Parks have two of the region's finest natural springs.
- Levy has a host of lakes and rivers including the famous Suwannee River and Lake Rousseau.
- Levy has many golf courses, including the beautiful Williston Golf and Country Club.
- Williston is expanding rapidly with 1,500 new homes under construction. The price of land in the area is increasing significantly as a result, and investors have bought extensively in the area.



Marion County Overview

- Marion County is located approximately 65 miles north of Orlando, 30 miles from the Gulf of Mexico.
- Main town is Ocala whose population is 48,901.
- With more than 290,000 residents, Marion County is North Central Florida's largest and most populated county — having grown 50% in 15 years.
- Ocala is ranked 13th highest metropolitan area for Job growth in the U.S. It is experiencing unprecedented levels of growth with a burgeoning job market.
- Key areas such as Silver Springs Shores have experienced intense investment over recent years.
- Marion is known in many quarters as the “Horse Capital of the World” for its strong equestrian culture and many horse farms.
- It is also famous for its amazing natural springs, the most famous of which is Silver Springs, which borders the Ocala National Forest.
- Marion County has the usual compliment of golf courses, both public and private, 15 in total.



Parting Quotes

“Tropical storms, congestion and housing costs keep pushing South Floridians to greener pastures in North Central.”

Florida Trend

“The booming housing market — especially in Marion, Alachua and Sumter counties — and other development reflect a growing regional population.”

Florida Trend

“With more than 290,000 residents, Marion County is North Central’s largest and most populated county — having grown 50% in 15 years.”

Florida Trend

“Williston [is] a town with 1,500 new homes in various stages of construction. That equates to 180% growth based on our current population.”

Jim Coleman (Williston city manager) in Florida Trend

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For More Information

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- For listings of currently available lots by county and subdivision, go to <http://jimalvino.com/florida/florida.php>

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