



Las Palmas

Senior Living

GIBRALTAR BUILDERS LLC



The Ask



- We are seeking a \$2 million investment. \$200,000 within 30 days.
- We're offering investors a 15% annual preferred return, paid quarterly, following a two-year stabilization period.
- 10% equity participation upon project exit.
- \$1.8 million due prior to real estate closing – estimated May 2027.

*THESE NUMBERS INVOLVE FORWARD-LOOKING PROJECTIONS THAT ARE NOT GUARANTEED.
ALL REAL ESTATE INVESTMENTS CARRY RISK, INCLUDING POTENTIAL LOSS OF PRINCIPAL.



Opportunity Overview



- Las Palmas is strategically positioned to capitalize on the unprecedented demand created by the Baby Boomer generation, with more than 10,000 Americans reaching retirement age each day and Central Florida remaining one of the nation's fastest-growing retirement markets.
- The project introduces a differentiated continuum-of-care model, beginning with independent 55+ cottage-style residences enhanced by optional hospitality, wellness, and concierge services. This age in place community creates a built-in pipeline for future assisted living occupancy. This integrated approach drives long-term resident retention, recurring revenue, and higher lifetime customer value while offering a unique alternative to traditional senior housing.

Projected Payouts



Annual Preferred Dividends

- \$300,000 (%15) / year paid quarterly
- Dividends begin Q3 2029

Q3 2034 Exit – General Partner Option

- Initial investment returned after institutional debt = \$2M
- 10% equity which is projected to be between \$1 .4 – 1 .7M

Financial Snapshot

Revenue Streams

- Independent Living Cottages
- Assisted Living
- Community Fees
- Resident Services

Investment Highlights

- Multiple recurring revenue streams
- Age-in-place model supports long-term resident retention
- Strong projected operating margins
- Central Florida demographic tailwinds

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\$5.12M

Revenue at 100% occupancy

\$4.86M

Revenue at 95% occupancy

\$1.54M

Net Operating Income

31%

NOI Margin



Project Timeline

Late 2028

Project Completion
Full community construction completed and fully operational with an occupancy target of 50%.

Early 2028

First Assisted Living Residences Complete
First units delivered, allowing resident move-ins as development continues.

June 2027

Construction Begins + Pre-Sales Launch
Presales will launch during construction, allowing buyers to secure residences as the community is developed.

November 2026

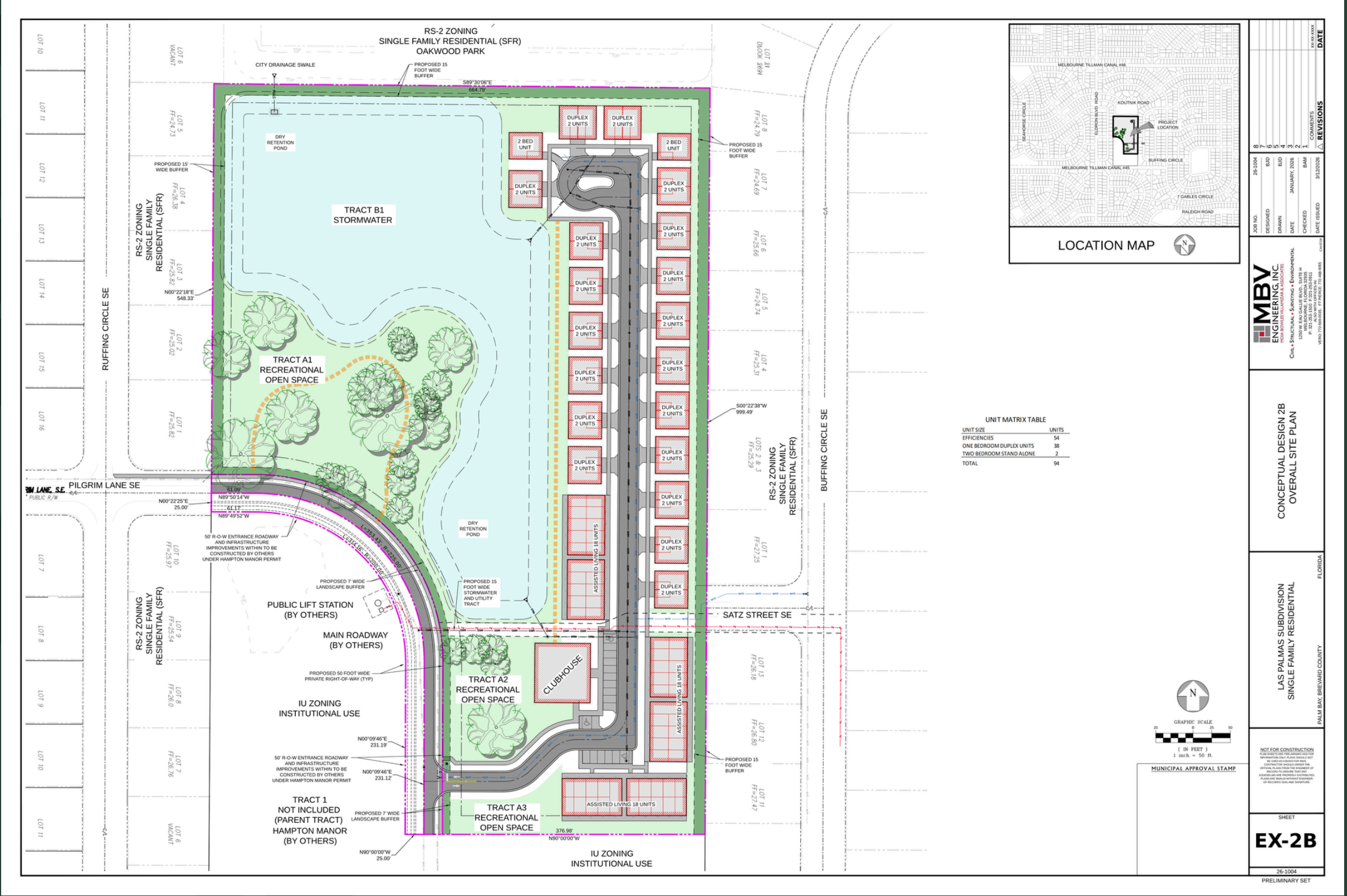
Project Approval Anticipated
Targeted approval milestone to begin project execution.

Currently

Conditional Use Permitting Phase
Advancing through permitting and entitlement process.



Site Plan



Cottage-Style Duplex Residence



*CONCEPTUAL RENDERING ONLY. FINAL DESIGN SUBJECT TO CHANGE.

