CABANA RESORT AND SPA





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INTRODUCTION

Cabana Resort and Spa offers luxury living in true Southwest Florida style: full of fun, sun and family vacation quality entertainment and attractions - all within the resort itself - and just a 3-minute Cabana Shuttle ride to the miles and miles of Bonita Springs' glorious Gulf of Mexico beaches.

The resort accommodations aspect is wide ranging: seven low and mid-rise buildings with two and three bedroom luxury condominium units for sale or vacation rentals overlooking Cabana Cove, a grand waterpark with multiple pools, a spa and a meandering Lazy River feature to delight and engage at every turn, sun and shade decks; a Tiki Hut with air conditioned or al fresco seating; a dog park; pickleball courts; and enough quiet lounge areas to accommodate our book lovers.

The entertainment and attractions will be what set it apart from other developments and make it a year round vacation destination designed to attract families, couples young and not so much, foodies, coffee and brew enthusiasts and a few art lovers.

In addition to the waterpark, a large Bonita Beach Road frontage parcel has been acquired to be redeveloped into multiple air conditioned dining and casual entertainment spaces that will showcase select micro-brewers, live music, exotic and exceptional foods and occasional artful sundries - always with a CABANA commitment to quality and originality.

This space and its scheduling will be flexible to respond to seasonal usage and popularity. Moveable and mutable, the space will evolve in response to the homeowners and the community it creates.

Cabana Resort and Spa will also encompass a large and flexible convention space with a boutique hotel, fine dining, shopping and spa services. Its singular location along Bonita Beach Road - the only gateway access to the Gulf beaches between north Naples and south Ft. Myers - will enhance its cache and introduce an ever changing audience to the family fun and amenity rich year round style that Cabana Resort and Spa brings to Bonita Springs, FL.

CABANA RESORT AND SPA CORE PLANNING PRINCIPLES

The overarching concept for Cabana Resort and Spa has been to create a destination-quality resort and entertainment property that applies good business practices, creates good employment opportunities, adheres to good fiscal and environmental citizenship and delivers good family fun for its buyers.

As a model for success, Cabana Resort and Spa delivers benefits at every level of involvement.

Led by Omer Dror, 3BL Ventures LLC has acquired several parcels that comprise the 25 acre site for Cabana Resort and Spa, including Bonita Village and the former Rode's Restaurant and Fish Market.

Mr. Dror, a Yale MBA and MIT real estate development master student, brings his education, talents and love of Bonita Springs to bear on the development of Cabana Resort and Spa to create a destination resort enterprise built to profit people and planet.

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DEVELOPER BIO

A Florida resident since childhood, Omer Dror began his career in real estate development the old fashioned way, helping his parents after school to build their family business. When it grew to the point that they needed a way to guarantee a steady flow of inventory for their accounts, Mr. Dror found his calling. He suggested they buy a warehouse. And they did. At auction, and together they restored and refurbished it, and grew their business even more.

Looking back decades later, Mr. Dror observed, "... even then, as a kid, I could see how fixing up that building brought business, activity, benefits to us all - my family, the workers, the clients, and even the warehouse district. I can't say I was focused on it then, but - yeah - it did, and I felt good about it."

In the years that followed, he earned a triple BS in Social Sciences from the University of Florida, and advanced degrees from Yale and MIT in associated real estate development disciplines. He has been a licensed commercial real estate broker since 2001, focusing on the purchase and rehabilitation of older or distressed properties Florida which he restores, rebrands and markets.

Two large properties in particular, the Palm Club in Palm Beach and Prentiss Pointe in Ft. Myers shaped his vision for future developments. In both instances, the projects had fallen into disuse. The poor economy in the latter 2000's and the lack of any cohesive urban planning that could attract and engage buyers' interests in the developments spoke volumes to Mr. Dror about how to plan and create a successful enterprise - real estate or otherwise.

First: it's not just a condo. It's a condo on a street in a neighborhood and a community, town, county and state. Applying the tenets of urban planning, if all entities in that chain realize some benefit to the degree they are involved, there is an improved possibility for success. In the case of Cabana Resort and Spa, Mr. Dror started acquiring properties in the area five years ago in order to assemble enough acreage to build a large resort.

In 2012 he initiated the Bonita Beach Road Alliance for Beautification to bring together business owners with vested interests in seeing the area improved. As a group their voices have more weight with the town and county in discussions about the future of the Bonita Beach Road corridor from US 41 to the Gulf of Mexico.

By nature, experience and education, Mr.Dror believes that Cabana Resort and Spa is a successful enterprise on its way to becoming a destination quality resort and entertainment property, because he and his partners in 3BL Ventures apply good business practices, create good employment opportunities, adhere to good fiscal and environmental citizenship and deliver good family fun for its owners. While he and his wife, Kylie, await the birth of their first child, he is committed to the town where he met her and where they started their life together.

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AMENITIES

CABANA is the family vacation destination for fun, sun entertainment and attractions...

25 Acre Site

Brick Pavered Grand Arrival Court

Pedestrian-Only Streets, Paths, Parks and Garden Installations Throughout

Dog Park

Great Lawn Area for Al Fresco & Picnic Dining

Pickleball Courts

3 Additional Community Pools

Food Hall - serving an array of foods by local chefs

Bonita Beach Brewery

Boutique Hotel and Shops

Spa Services

24 hour Security

Fitness Center



Expansive Waterpark with Separate Entrance

Lazy River

Waterslides

Main Pool with Multiple Seating Coves

Cabanas

Splash Pad

Food and Beverage Service

Dedicated Cabana Beach Shuttles

Air Conditioned Flexible Space/ Convention/Event Facility

Private Beach Club



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CABANA FEATURES AND SPECS

7 Condominium Mid-Rise Elevator Buildings

2- and 3-Bedroom Floorplans

Luxury Furniture and Fittings Packages

Owners Lock-Out Storage per Plan

Covered Parking

Bicycle and Golf Cart Storage

On-Site Maintenance Crew

Professional Management

EXTERIOR/ CONSTRUCTION

- Contemporary Architecture
- CBS Construction on all levels
- Reinforced concrete floors between levels with sound-abatement membrane
- State of the Art front and lock-off door access control system
- Impact Glass Windows and Sliders
- Three elevators and two controlled access lobbies
- Deep and spacious lanais
- Expansive Roof-Top deck and amenity area with amazing views of the Gulf of Mexico
- Separate High Efficiency A/C systems for main living areas/guest rooms and lock-outs

ELECTRICAL / SAFETY

- 3/4HP disposal
- Decorator light switches throughout
- Ceiling fan and light fixture pre-wire
- Fire Sprinklers / Smoke Detectors

INTERIOR FEATURES

- Minimum 9'4" ceiling heights in main living and guest rooms
- Quartz countertops throughout
- Solid Wood Cabinetry throughout
- Kohler plumbing fixtures throughout
- 8' Solid Core Interior Doors
- 4" door casing and 6" base boards
- Complete decorator flooring package and window treatment package
- Ceiling Crown Molding in main living and bedrooms

BATHROOM FEATURES

- Kohler Plumbing Fixtures
- Full height shower tile with frameless enclosure
- Quartz Countertops w/ undermount sinks
- LED Backlit vanity mirrors

KITCHEN FEATURES

- GE Profile Stainless Steel Kitchen Appliance package
- Kohler Plumbing Fixtures
- Quartz countertops w/ undermount sink and designer tile backsplashes
- Solid Wood Cabinetry with 42" uppers and soft close hinges
- Luxury/waterproof vinyl flooring

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