









**PRE-CONSTRUCTION INVESTMENT OPPORTUNITIES**  
**IN OCALA, FLORIDA**  
**BROUGHT TO YOU BY**  
**BLUE PEARL DEVELOPMENT, LLC**

*OVER 3500 LOTS AVAILABLE IN OCALA'S FASTEST  
GROWING SUBDIVISIONS*  
**FAST CLOSING... USUALLY 60 DAYS OR LESS**

LOTS RANGE IN PRICE FROM  
\$39,900 TO \$59,900  
DEPENDING ON SUBDIVISION AND LOCATION

**And Now...Your Choice of EIGHT Floor Plans to Match  
The Perfect Home with The Perfect Lot**

***SPECIAL \$5,000 IN FREE UPGRADES, WHICH INCLUDE:***

-  Complete Landscape Package
-  Full Vaulted Ceilings throughout (except Bedrooms)
-  Plant Ledges (varies per model)
-  Marble Window Sills
-  Deluxe Kitchen Package including 22 Cubic Foot, Side by Side Refrigerator with Water & Ice in the Door
-  Self-Cleaning Stove & Oven
-  Pot Scrubber Dishwasher
-  Upgraded R-30 Insulation Package!

***ALL THIS FOR A \$500 DOWN REGISTRATION FEE!***

BUILDER PROVIDES  
**ZERO DOWN FINANCING** WITH NO OUT OF POCKET CLOSING  
COSTS TO BUYER

***BUILDING COSTS START AS LOW AS \$64.18 PER SQ. FT.!***

**BE THE PROUD OWNER OF ONE OF THESE FANTASTIC MODELS:**

<u>MODEL</u>	<u>SQ. FT</u>	<u>BEDS</u>	<u>BATHS</u>	<u>PRICE</u>
<i>The Catalina</i>	1425	3	2	\$119,050
<i>The Arbor</i>	1549	3	2	\$126,450
<i>The Bowman</i>	1683	3	2	\$134,450
<i>The Abbate</i>	1844	3	2	\$137,450
<i>The Jackson</i>	1959	3	2	\$144,450
<i>The Artesia</i>	1985	3	2	\$148,450
<i>The Sase</i>	2185	3	2	\$156,450
<i>The Kingsbury</i>	2874	3	2	\$184,450

### **BLUE PEARL OFFERS FIXED PRICE CONTRACTS**

- ✚ You Will Never Be Charged for ANY Additional Cost
- ✚ You Will Never Have to Worry About Increases in Materials...
- ✚ Or Special Assessments...
- ✚ Or Increased Labor Costs...
- ✚ Or Extra Lot Preparation Fees
- ✚ NEVER EVER ADDITIONAL COSTS!!!

### **PRICING SHOWN ON ALL MODELS INCLUDES:**

- ✚ All Permits
- ✚ All Impact Fees
- ✚ All Upgrades Per Plans and Specs

### **FOUR PROVEN INVESTMENT STRATEGIES**

Blue Pearl Development has helped HUNDREDS make THOUSANDS OF DOLLARS by investing in Marion County Real Estate. Assisting you from start to finish, Blue Pearl offers four proven exit strategies that have been successful for hundreds of our investors. Which strategy is right for you?!

1. **BUILD AND SELL** — One of the most attractive elements of Pre-Construction Investing! **Begin gaining equity in the home on the day you sign your Agreement to Build! Because we have locked in the price of both home and lot, you start gaining equity immediately.** Appreciation aside, we can guarantee that, with the rising costs of material, labor, and land, you would not be able to

build the same home on the same lot for the same money at the end of the 6–8 month construction period.

2. **BUILD AND LEASE** — The best of both worlds! Watch your equity grow with some of the highest appreciation rates in the country, while also enjoying a monthly income. The demand for rental homes is very strong in Marion County due to the influx of new families from the southern part of the state, as well retiring Baby Boomers flocking to North Central Florida. Need a Property Management Company? We can recommend some.
  
3. **BUILD AND LEASE WITH OPTION TO PURCHASE** — Our most popular strategy. This takes you out of the Landlord Business, puts a minimum \$5000 of Option Money in your pocket when lease is signed, and assures you a minimum profit of \$45,000 in the unlikely event that tenant exercises the Option after year 1.

The Option may not be exercised until the home has been leased for a minimum of 1 year, and it must be exercised within 5 years. Each year carries a minimum 10% escalation clause in sales price and rental amount. If tenant cannot exercise the Option, you receive the home back for resale, in many cases with improvements made by tenant that add to your property's value.

4. **SECTION 8 RENTAL PROGRAM** – Blue Pearl's Homes qualify for Florida's Section 8 Rental Program, which offers a steady stream of potential tenants from which to choose. Once your home is registered, your rental check comes directly from the state – no late payments, no chasing down the tenant for the rent!

FOR MORE INFORMATION CONTACT:

JIM ALVINO

BLUE PEARL WEST COAST REPRESENTATIVE

PRUDENTIAL CALIFORNIA REALTY

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