



ANTILLES



Ahh... Antilles

INTRODUCTION

Antilles is conceived as an island resort set off by its own richly landscaped walls of deep green foliage. Its setting is its centerpiece. All that its name implies - exotic, remote, unlike your everyday - is at the heart of this community. Antilles' 54 acre site is removed from the whirl that surrounds a world class resort town like Naples. Its handsome and gracefully proportioned buildings are architecturally detailed to communicate classic West Indies Island style refined by contemporary artisan level attention to detail.

Located at the end of a long approach rich in colorful Old Florida style and native vegetation, and crowned by palms, shade trees and distinctive landscape installations, The Flamingo Club at Antilles takes center stage. Imposing and fresh as a tropical breeze, its cool toned exterior is punctuated by cedar corbels, substantial louvered shutters and elegant gables within a grey tile roof. Grand paired glass doors complete its distinguished entry. Its 5,000 square foot, amenity rich interior spaces are fitted out to suit the requirements of 21st century fitness, business and after hours socializing, creating a sleek home base for owners to gather, relax, take a class or host an event. The Club's 3,500 square foot infinity edge pool has a sun shelf entry in one section and separate spa. Its wraparound sun deck is complimented by a Tiki Bar with al fresco seating at one end and a large arbor-enclosed fire pit lounge with plenty of comfortable seating at the other. Bocce and pickleball courts complete the outdoor amenities.

Kingfisher Lake lies beyond, its 5 acres being part undisturbed Wetland Preserve and entirely a natural resource for serene views and wildlife sightings yet to come. A linear park invites waterfront trail walks.

Three types of 2 and 3 Bedroom condominiums are available. The Classic Coach Home is a 2-story, 4 unit building with attached garages. The Multiplex is a 12 unit building built 2-stories-over-parking. The Grand Coach Home is a larger floorplan 2-story, 4 unit building with attached garages. Lake, preserve and landscape views are available.

Whether chosen for the resort style Flamingo Club and its amenities or the peace and quiet within this natural oasis of tranquility, Antilles is a concept driven community in which every component has been selected to underscore the peace and tropical beauty that abounds here. Thoughtful design, timeless style and premium materials express living well at every turn.

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ANTILLES

ANTILLES CORE PLANNING PRINCIPLES

Antilles is all about the quiet elegance of peace and tranquility in its natural setting, taking inspiration from the abundance of tropical beauty that surrounds it.

Balmy weather, quiet coastal living and varied flora and fauna in their natural habitats draw you in, make you look, and bring a restorative peace and sense of well being to your life.

Locals new and old call Naples paradise ... the paradise coast. Antilles is all that in a resort setting within a resort town. The best of Naples - of paradise - is all around. Antilles provides the home from which you can enjoy it all quietly, surrounded by every natural wonder in paradise.

Antilles' master plan incorporates walking paths and exercise trails to engage the homeowners, instill a sense of community and facilitate an active lifestyle and the sense of well being it promotes.

The Flamingo Club's multiple and diverse gathering areas present as many avenues for social and neighborly engagement as it does for exercise, fitness training and recreation. Antilles presents an opportunity to live the good life.

The degree to which owners engage can create a proportional relationship to how they define living well.

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DEVELOPER BIO

Dennis Albaugh is a successful businessman with a lifelong affection for his hometown of Ankeny, Iowa, and the Midwest lifestyle under which he, his family and his businesses thrived. He built his first business there and grew it into a massive agri-chemical company and the largest formulator of crop protection products in the industry. When that went global he stayed put, refusing to relocate to a more cosmopolitan city, but instead establishing Albaugh LLC's World Headquarters there in order to bring an improved economy to Ankeny.

To further enhance life in his hometown, Mr. Albaugh established DRA Properties, a real estate development company which was selected in 2005 by Ankeny's City Manager to be the master developer for a 1,000 acre new build community outside Ankeny. Prairie Trail was conceived and master planned to reflect hometown livability and a sense of community aligned with 21st century ecology and sustainability requirements. It is the first Iowa development of its kind and one of the largest in the Midwest to incorporate New Urbanism and Conservation Design at every stage in its planning and development.

The Prairie Trail community is projected to become home to a population of about 10,000. To date, DRA Properties has completed about 600 single family homes, hundreds of multi family units, thousands of office space square feet, hundreds of thousands of retail space square footage and countless miles of walking, hiking and biking trails. In 2013 Mr. Albaugh was recognized as one of the top 100 Leaders in STEM education and workplace ecosystems by STEMconnector, a professional services group focused on Science, Technology, Engineering and Math education and readiness in the global workplace.

In 2008, Mr. Albaugh and his wife Susan initiated the Prairie Trail Scholarship Program to encourage the local citizenry to invest in support of higher education in their community. Once a year, they open his large private car collection to the public and donate the proceeds of the day to the scholarship fund.

Mr. Albaugh has been vacationing on Marco Island since his childhood and has maintained a family residence there for years with his wife, daughters, sons-in-law and grandchildren. The idea for developing Antilles is in part due to the promise of a smart 21st century hometown at the heart of the Prairie Trail concept, and in part as a response to the escalating club, community, membership and HOA fees.

BUILDER & DEVELOPER

Developed by JMD Development

JMD Development is an Iowa-based real estate investment group with long standing ties to the Southwest Florida marketplace. Principal partners Jason Loutsch, Matt Meredith and Dennis Albaugh conceived of Antilles as a response to renewed interest in the luxury home market in the development of smaller properties in which privacy and tranquility are highlighted over many of the elements that constitute life in high membership, high fee communities.

JMD is concurrently developing Prairie Ridge, an entire city with a population of 10,000 outside of Ankeny, Iowa, constituted around a fresh interpretation of hometown living.

Built by The Henning Group

The Henning Group is a 4th generation residential and commercial construction company originally from the Midwest and now in Naples.

They have been active in other communities here including Bridgewater Bay, Renaissance Center, Discovery Village and the clubhouse at Palmira.

Jeff Henning and company are Sand Dollar winners and members of the AIA of Southwest Florida and The National Association of Home Builders.





ANTILLES



155 Indies Drive East, Naples, FL, 34114

DRIVING DIRECTIONS: Three miles south of US 41 on Collier Blvd., (SR951.)
Turn left on Port Au Prince Road, just north of Fiddler Creek's entrance.
Antilles' gated entrance is set back 1/4 mile from 951.



ANTILLES

-  12-PLEX
-  4-PLEX BUILDING-B
-  4-PLEX BUILDING-A



Artist's Conception

MASTER SITE PLAN



The Flamingo Club

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AMENITIES AT A GLANCE

The Lifestyle

Developed for its quiet setting adjacent to a wetland preserve, the community is positioned to inspire thoughtful exploration and peaceful meditation while enjoying all the comforts of resort level appointments located minutes from downtown Naples.

The Flamingo Club

Bocce Ball Courts

Pickleball Courts

Sonny's Cafe

Catering Kitchen

On-Site Concierge

TV and Lounge Area

Fitness Center & Massage Room

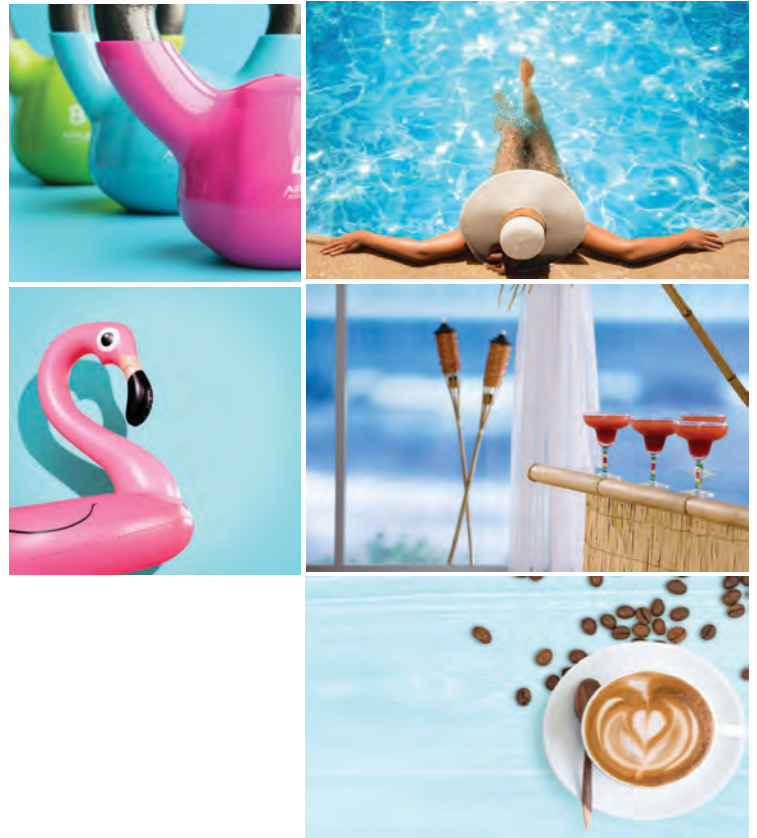
Covered Lanai with Outdoor Seating

Tiki Hut with Bar

Outdoor Fire Pit with Lounge Seating

Conference Room and Executive Center

3,500 s.f. Infinity Edge Pool with Sun Shelf Entry and Spa



The Community

Private Gated Entry

5 acre Kingfisher Lake & Triple-tier Fountain

Linear Park Exercise Trail

THE CLUBHOUSE

The Flamingo Club, Antilles' clubhouse will fully live up to its extravagant name but there will not be golf, water parks or tennis. Our courts will be lower key.

Pickleball is a proven winner and bocce ball's sociability is well known. That it can be played one-handed with a wine glass in the other could be chief among its charms at Antilles.

The 5,000 square foot state-of-the-art Flamingo Club at Antilles has an infinity-edge 3,500 square foot outdoor pool with sun shelf entry and spa, plus expansive sun and shade deck areas and a Tiki Hut bar.



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ANTILLES

THE GAME COURTS

Pickleball

The popularity of pickleball has surged in the last few years, but from its inception in the mid 1960's, it has been a rising star in the world of paddleball sports. Naples hosts the annual US Open Pickleball Championship annually in April.

A pickleball court is the same size as a doubles badminton court, measuring 20x44 feet. In pickleball, the same court is used for both singles and doubles play. The net height is 36 inches at the sidelines and 34 inches in the middle.

The court is striped similarly to a tennis court, with left and right service courts and a 7-foot non volley zone in front of the net (referred to as the "kitchen").

These courts are constructed specifically for pickleball.



Bocce Ball

The ancient and traditional Italian lawn game Bocce Ball is a very sociable yet highly competitive sport played on a regulation size 13 feet x 91 feet flat court of sand or short lawn and contained within a low wooden border.



Notably, the historical significance of Bocce through the ages may have something to do with the fact that it is one of very few sports that can be played with a wineglass in one hand.

FEATURE SHEET

Exterior Features

- West Indies Style Architecture
- Structurally engineered reinforced concrete block construction on all levels
- 8' decorative impact resistant front entry door with Schlage entry locks and hardware
- Paver driveways and entry walkways
- Raised panel garage doors with automatic openers
- Lush tropical landscaping with automatic irrigation system
- Decorative shutters and railings per plan
- Low E impact resistant vinyl windows

Luxurious Master Bedroom

- Shaker style wood cabinetry with his and hers sinks
- Large tiled walk-in shower
- Designer carpet
- Glass Shower enclosures per plan
- Full width mirrors above vanities
- Kohler plumbing fixtures
- Spacious walk-in closets w/ designer closet systems per plan

Laundry

- GE washer and dryer
- Laundry sink per plan
- Kohler plumbing fixtures

Energy Efficient

- 16 SEER Carrier high efficiency central air conditioning and heating system
- R-30 Batt Ceiling Insulation
- R-4.1 Fi-foil insulation on exterior masonry walls

Interior Features

- 7', 1 3/8" solid wood routed profile interior doors.
- 5 1/4" premium base and 3 1/4" door casing
- Decora trim wall switches
- Merano interior door hardware
- Walk in closet in each master suite
- Ceramic tile in living and wet areas

Low Voltage & Electricity

- Advanced home wiring package to include CAT5e and RG6 wiring for data, voice, and video
- Decora silent rocker light switches
- Recessed lighting
- Prewired for ceiling fans and lighting fixtures

Kitchen Features

- Gourmet designed kitchen with Shaker style wood cabinetry
- Quartz countertops with under mount sinks
- GE Stainless Steel appliance package
- Kohler plumbing fixtures

Quality Construction

- Premium materials and craftsmanship
- Reinforced concrete slabs with vapor barriers
- Engineered roofs with hurricane clips and 160 mph wind protection tie downs per building codes
- Underground water and sewer lines
- Underground telephone and cable services
- Moisture resistant drywall on exterior walls

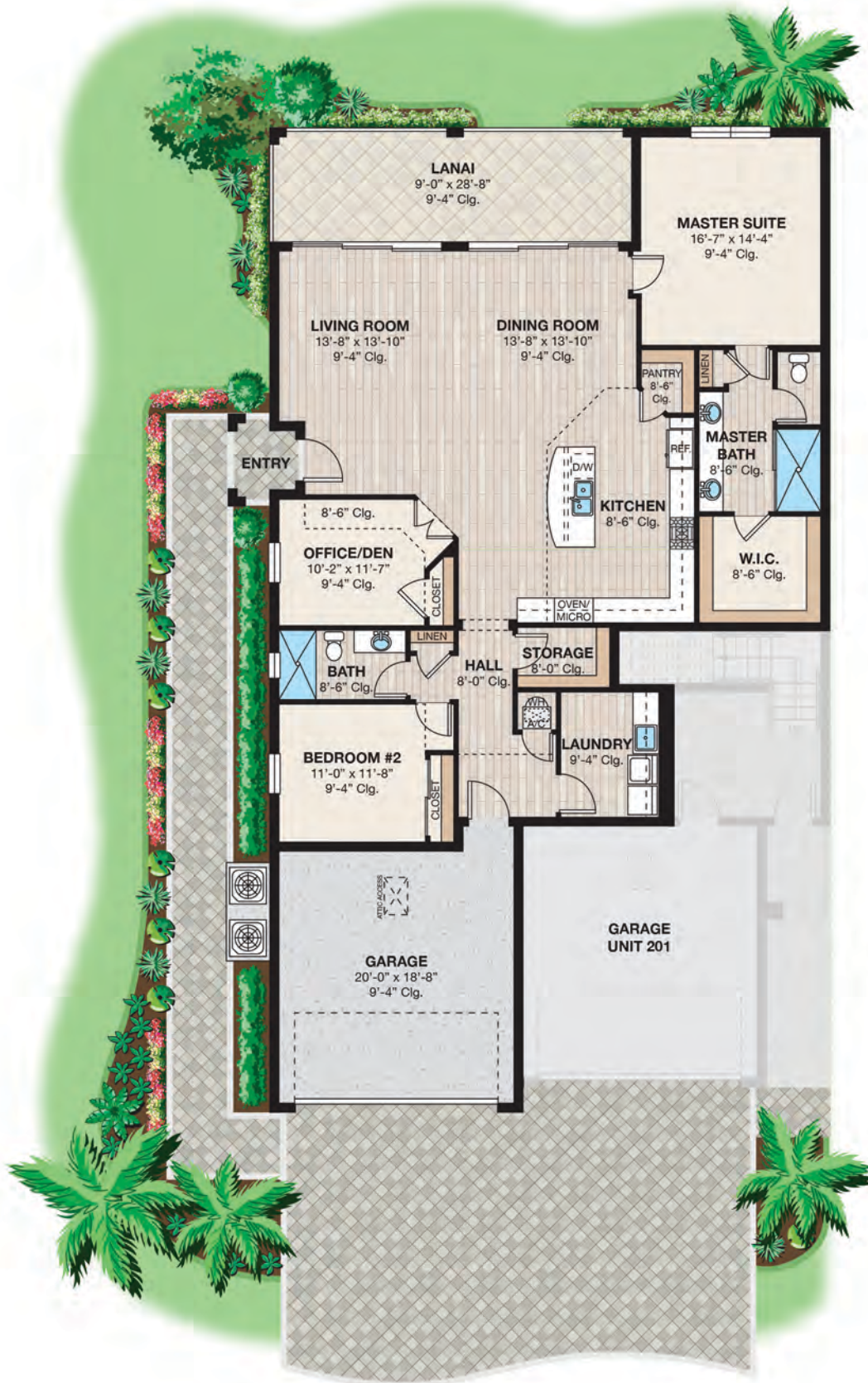
All features, specifications, and plans are subject to change. Substitutions may apply.





Grand Coach Homes

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Nevis 101

Grand Coach Home
First Floor

TOTAL A/C AREA	1,980 SQ FT
GARAGE	416 SQ FT
ENTRY	34 SQ FT
LANAI	258 SQ FT
TOTAL AREA	2,688 SQ FT

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Nevis 102

Grand Coach Home
First Floor

TOTAL A/C AREA	1,980 SQ FT
GARAGE	416 SQ FT
ENTRY	34 SQ FT
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TOTAL AREA	2,688 SQ FT

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Montserrat 201

Grand Coach Home
Second Floor

TOTAL A/C AREA	2,444 SQ FT
GARAGE	410 SQ FT
ENTRY	34 SQ FT
LANAI	258 SQ FT
TOTAL AREA	3,148 SQ FT

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Classic Coach Homes

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Saba 101

Classic Coach Home First Floor

TOTAL A/C AREA	1,537 SQ FT
GARAGE	256 SQ FT
ENTRY	64 SQ FT
LANAI	153 SQ FT
TOTAL AREA	2,010 SQ FT

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Saba 102

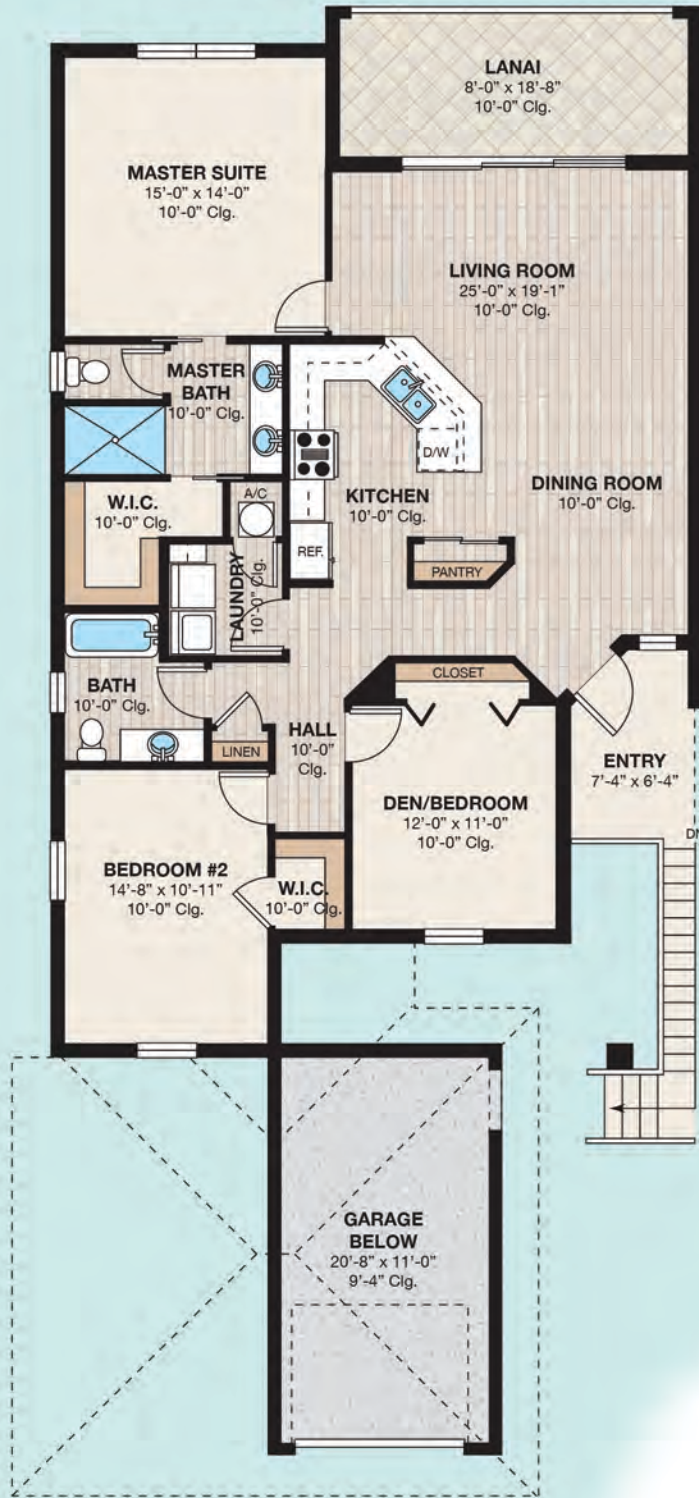
Classic Coach Home First Floor

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Tobago 201

Classic Coach Home
Second Floor

TOTAL A/C AREA	1,509 SQ FT
GARAGE	262 SQ FT
ENTRY	64 SQ FT
LANAI	153 SQ FT
TOTAL AREA	1,988 SQ FT

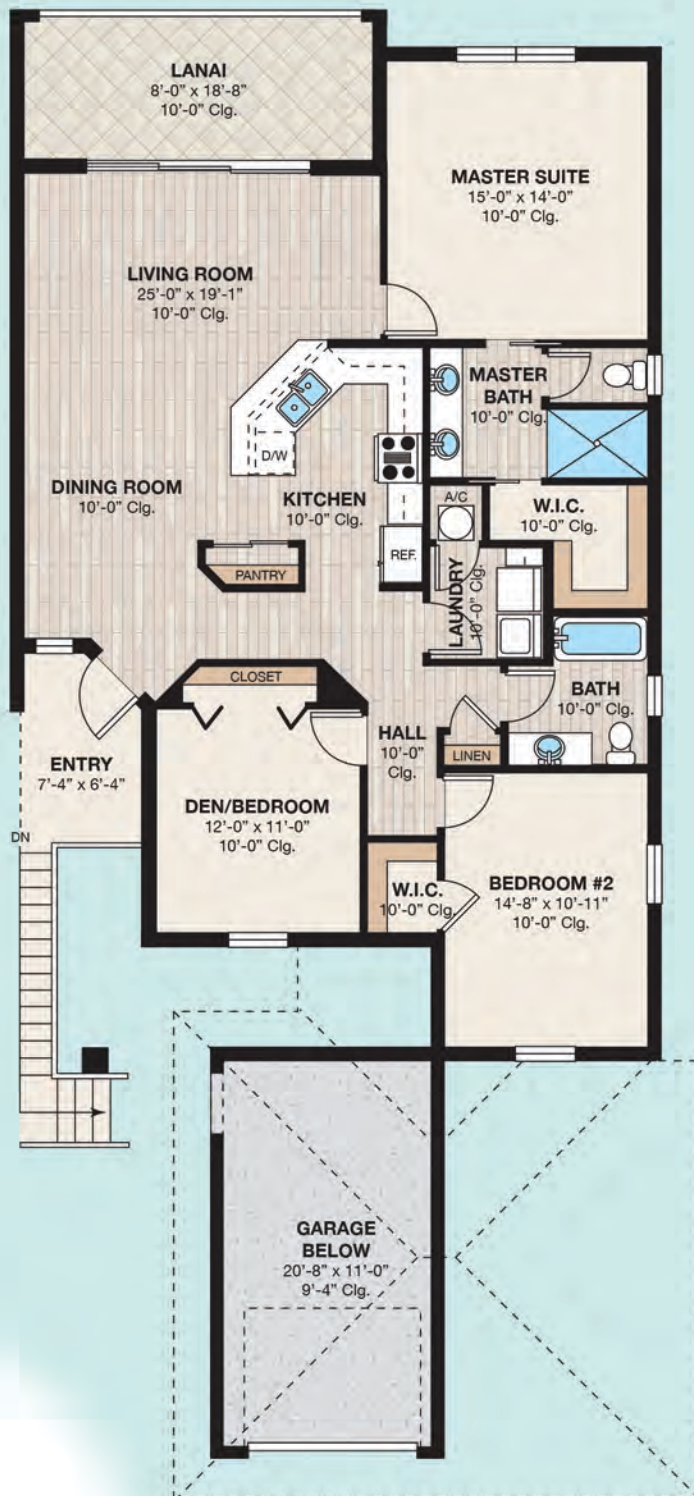
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Tobago 202

Classic Coach Home Second Floor

TOTAL A/C AREA	1,509 SQ FT
GARAGE	262 SQ FT
ENTRY	64 SQ FT
LANAI	153 SQ FT
TOTAL AREA	1,988 SQ FT



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MEET THE TEAM

Cheryl Deering

Director of Sales



Originally from Colorado, Cheryl's early career in advertising and retail marketing took her from Los Angeles to New York City until she and her husband took a vacation drive to Naples more than 30 years ago and never left.

Applying her advertising business skills, she has been a driving force behind some of Southwest Florida's most prestigious addresses including neighborhoods in Pelican Bay, Pelican Marsh and the master-planned communities of Mediterra, Twin Eagles, Treviso Bay, Quail West and Talis Park.

As a Realtor Broker, she is credited with over one billion dollars in real estate sales. She joined John R. Wood Properties in 2012 as manager of its newly formed division, JRW Developer Resources, which focuses on new construction developments from concept through land acquisition, funding and construction to closed unit sales.

Ms. Deering has been a board member of Collier Building Industry Association's Sales and Marketing Council and also served on the Board of Directors of the Humane Society of Naples.

Jaime Lynne Downey

Broker Associate

Jaime began her career in real estate in 2002 and earned her Broker Associate status while in the developer services division of Premier Properties where she was project coordinator for all phases of project development from concept to completion on over \$500,000,000 in sales of new real estate projects.

Based on her volume of sales, she was later named to Coldwell Banker's Diamond Society, and was named her office's Top Sales, Listing and Referral Agent for various months. During that time she was also the executive listing agent for the final phase of South Naples' Botanical Place.



For a change of pace, Jaime applied her training and talents in the research, management and maintenance of land leases for a Texas oil and gas production company. She returned to Naples in 2011 and joined John R. Wood Properties. Jaime is a Naples native and University of Florida alumna. Go Gators!



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MEET THE TEAM

Kerry Griner

Luxury Sales Specialist



A native Southwest Floridian, Kerry's first career as a Lee County Deputy Sheriff was a vocation that continues to influence how he works today.

After his retirement in 2005, he began his new career as a licensed Realtor in Southwest Florida with the same discipline and sense of responsibility that he brought to his former career.

Kerry believes his job is to make his clients' home buying experiences pleasant and trouble free. He works hard to make it easy for his clients - but always according to the rules.

Suzanne Eckenstein

Public Relations



Born in Buffalo, Suzanne moved to New York, worked in advertising and marketing and eventually grew her position to that of a copywriter.

After snowbirding between Chicago and Naples for more than 20 years, she refocused her career in 2017 and started Lucitt & Co. as a real estate publicist firm with clients including custom builders and The Deering Group/JRW Developer Resources.



ANTILLES FAQ'S

How Many Acres is Antilles?

The property is over 54 acres.

How Close Are the Shopping Centers?

All are as close as 2 to 3 miles.

Where Are the Nearest Hospitals and Health Care Facilities?

Physicians Regional is 6 miles away.

Where Are the Closest Theater and Cultural Centers?

Less than 15 minutes away.

Where is the Nearest Golf Course?

Eagle Creek is less than 3 miles away.

Who Are the Utility Providers?

Florida Power and Light, Comcast and Collier County Public Utilities.

Can I Fish in Kingfisher Lake?

Yes, for sport.

Is Antilles a Community Development District?

No

How Much Will the Taxes Be?

Approx. 1.25% of the assessed value.

What Amenities Will Be Available in The Flamingo Club?

5,000 sq. ft. clubhouse with fitness and business center, Sonny's Cafe, Tiki Hut, extensive pool and outdoor living areas, bocce and pickleball courts.

What Type of Equipment Will Be Available in the Fitness Center?

Treadmills, free weights and weight machines, a recumbent bicycle and ellipticals, kettle bells and various exercise balls.

How Many Pickleball Courts Will There Be?

4 courts for league play

How Many Bocce Ball Courts Will There Be?

2

Can I Have a Golf Cart?

Absolutely!

Is Antilles Pet Friendly?

Yes