

# Sunexus Apartments

At North Port



## Who we are:

We are Sunexus Group, a real estate company located in Miami, Florida, with expertise in design, technical and financial structuring of real estate projects, construction, and sales.

We specialize in bringing to life the vision of landowners, builders or developers, and real estate companies. And we do so by creating highly profitable projects that exceed expectations in terms of quality and aesthetics.

All of our projects, as well as our mission, are driven by a philosophy of innovation and creativity. That's why we approach each new project as an opportunity to create something unique. We see the spaces we create as a canvas where it's possible to project lifestyles, and the results are timeless designs that change the way people work, live, and have fun.

We are proud of this tradition and look forward to continuing to build projects that benefit our clients, the community, and the real estate industry as a whole.

Team: <http://sunexusgroup.com/quienes-somos/>





# REASONS TO LIVE AND INVEST

## North Port, Florida



### AFFORDABLE PROPERTIES

The local market offers unique prices, amenities, and incentives for buying and selling.



### TOP TOURISM DESTINATION

It offers a wide variety of parks, recreation, events, and family activities for all ages throughout the year.



### INTERNATIONAL MARKET

Florida is the preferred state in the US for international buyers.



### ATTRACTIVE LIFESTYLE FOR EVERYONE

North Port is rich in archaeological history, springs, and other natural areas.



### GLOBAL BUSINESS CENTER

Strategically located between Tampa and Fort Myers, it has the amenities and assets that make it an attractive place for corporate headquarters, technology, financial operations, and more.

# North Port Florida

It is a city located in Sarasota County, Florida. It is conveniently located within a short drive to the best beaches. It features over 80 miles of freshwater canals and 800 miles of local roads, providing connectivity for business development and promoting tourism.



## Key Indicators:

### POPULATION

The current population of North Port, Florida is 78,281. The median age is 38 years, with a population ratio of 49% males and 51% females.



### INCOME

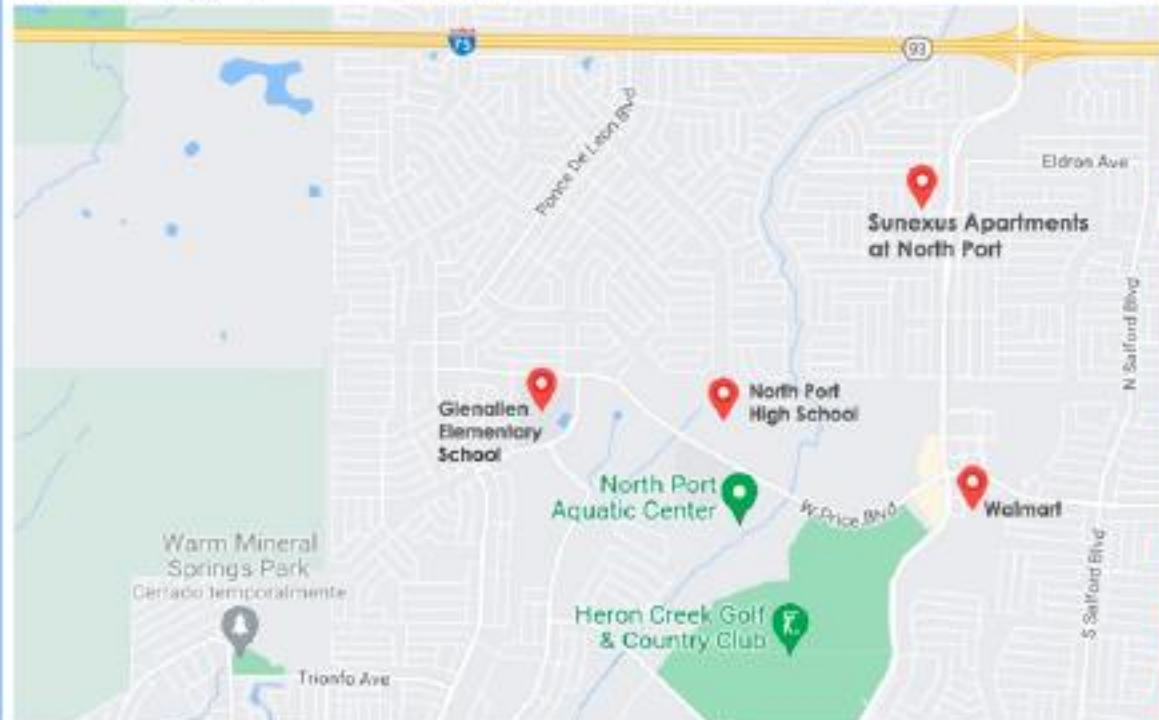
In 2020, the average household income was \$64,543 per year. The per capita income in 2020 was \$34,514 per year.



### REAL ESTATE

The appreciation rate over the last year has been 7%. Renters account for 23% of North Port's population in Florida.

# Location



# North Port, an attraction in SOUTH FLORIDA

- Located very close to major transportation routes and various points of interest .
- Strategically positioned along Interstate 75 between Punta Gorda and Siesta Key .
- North Port provides easy access to major highways such as Interstate 75 along with US Route 41.



## Port of Tampa

It is one of the most diverse seaports in the United States. It is one of the world's top cruise ports and one of the busiest container ports in the United States.



## North Port Thruway

Makes traveling around North Port, Sarasota, and Port Charlotte very easy.



## Tampa International Airport (TPA)

Ranks 27th in the United States in total passenger traffic.



## Freight Train

Both the Florida East Coast Railway and CSX Railroad run through North Port, providing a convenient and affordable option for freight transportation between rail stations and terminals.

## Passenger Train

Connects North Port with Orlando, from the north and central areas to Fort Myers in the south.

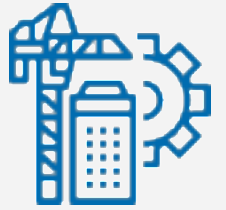
North Port welcomes businesses of all sizes and has a reputation for streamlining the planning and permitting process.



With ample open land, the city of North Port offers many opportunities for developers to build shopping centers or residential communities.

## Completed Projects

Affordable housing options and top-rated public and charter schools make this an ideal community to raise a family.



Location: 1430 Sun Market Pl, North Port, FL 34288

### Flats at Sundown

A \$45 million apartment community, this development of 224 units offers one, two, and three-bedroom floor plans to provide housing for the growing workforce in need of additional housing.





## Grande Court Apartments at North Port

A complex located off Tamiami Trail, offering one, two, and three-bedroom apartments with carpeted rooms. The complex provides various amenities for its residents.



## Lakes at North Port

Lakes at North Port Is an apartment complex that offers a selection of luxury apartments with designer floors and a fully equipped kitchen.





## Warm Mineral Springs Park

With a constant average temperature of 85 degrees throughout the year, Warm Mineral Springs Park offers visitors a range of passive and therapeutic recreation options.

Known internationally for its alleged healing qualities due to its anaerobic and highly mineralized properties, the park attracts over 130,000 visitors annually who come to immerse themselves in its waters.



## North Port Performing Arts Center

This is the second-largest theater in Sarasota County.

The Northport Performing Arts Center is dedicated to providing the Northport community and visitors access to high-quality shows and performances, professional musicians, affordable ticket prices, free summer events, and community-focused shows and productions.



## Myakka State Forest

The Myakka River, Florida's first designated wild and scenic river, flows through a vast expanse of wetlands, prairies, hammocks, and pine forests that make up the Myakka River State Park. Popular activities on the water include boating, fishing, canoeing, and kayaking, while hikers and cyclists explore miles of trails and back roads.



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## Live it!

Come to Sunexus Apartments at North Port, a luxurious complex consisting of 40 apartments and 2 independent villas.

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## Features:

- Luxurious complex with 40 apartments and 2 independent villas.
- Natural light and ventilation, with a wide range of natural micro-scenarios for different activities.
- Close proximity to restaurants and shops of all kinds.
- Social areas for residents' recreation.
- Outdoor amenities.



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# Residences

- 40 luxury apartments ranging from 800 to 1,500 square feet.
- 1-bedroom, 1-bathroom units.
- 2-bedroom, 1-den, and 3-bathroom units.
- 3-bedroom, 3-bathroom units.
- Ground-level apartments feature private patios.
- Apartments on levels 2 to 4 have balconies and integrated interior spaces.
- Villas are situated on ground level, measuring 1,500 square feet, with patios/gardens on three sides and parking access.
- Spacious apartments with close and distant views, bathed in natural light and ventilation.

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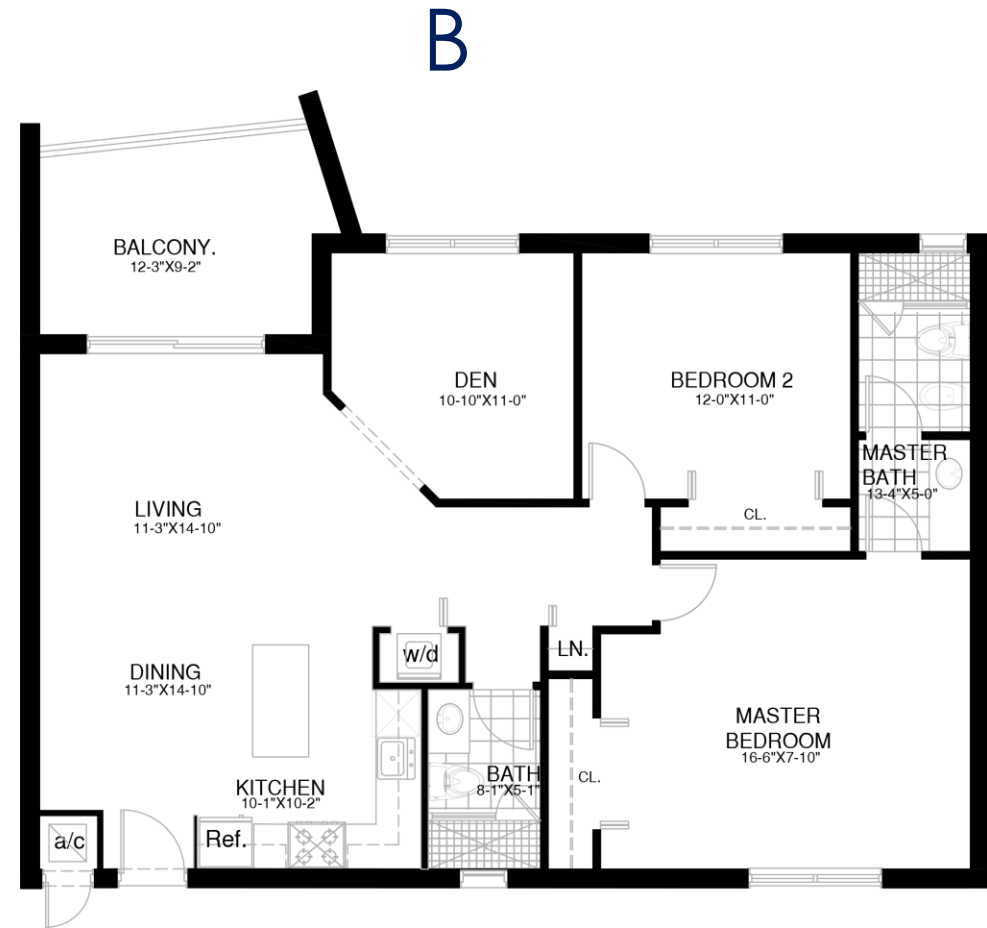


# Amenities

- Residents will enjoy an infinity pool area, sunbathing area, gym, spa, BBQ zone, picnic area, playground, pet-friendly zone, aerobic trail stations, reading trellis, social lounge, and wet area.
- Within the building, there are additional spaces for residents to enjoy various experiences, including a spacious lobby, coworking space, passive club house, coffee bar lounge, and interior gardens.



# Apartments

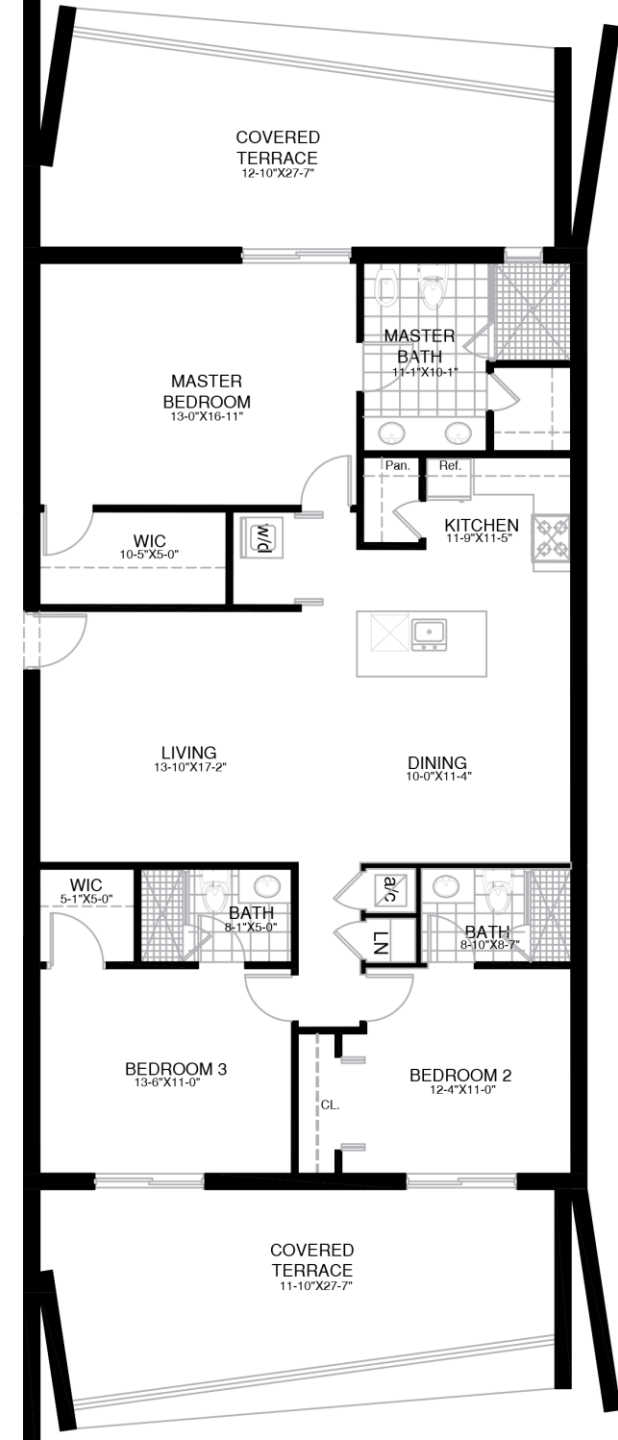


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# Apartments



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## Rental Apartments

Sunexus Apartments at North Port is a project aimed at building a rental community that accompanies the strong growth of the city of North Port, Florida. Additionally, it aims to meet the housing demand in the market.

The Sunexus Apartments at North Port project features innovative architectural design with a contemporary and naturally lit environment, aiming to surround guests with comfort and beauty.

The idea behind this concept is to create an architectural brand presence that could be replicated in the future and serve as a prototype for upcoming constructions.

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