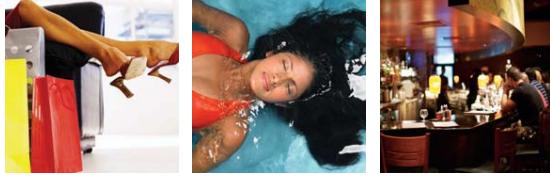


# Construction 75 percent completed AT THE RESORT AT MARINA VILLAGE



The time is nearing when residents and guests will experience the luxury of MarinaVillage at Tarpon Point Marina.

BBL Construction of Florida has completed 75 percent of the work on The Resort at MarinaVillage. In addition, the company has broken ground on the retail component of the project, The Shops at MarinaVillage and the adjacent six-story parking structure. This area of MarinaVillage will be a commercial, residential and retail center within Tarpon Point Marina that will be open to the public. Pavilions situated along a waterfront promenade will offer boutiques and retail outlets, a day spa and fitness center. Plans include two waterfront restaurants featuring marina views, a full bar and award-winning cuisine.

“The construction of the resort and retail components are on schedule, and will be completed in the next eight months,” said Grosse Pointe Development President Jim Crumbie. “This will give us a few months to finish the interiors, furnishings, and landscaping in time to open in late 2009.”

The Resort at MarinaVillage is Cape Coral’s first Residence Club, and will feature fully furnished, two- and three-bedroom residences ranging in size from 1,235 to 2,195 square feet, featuring master suites, grand rooms, guest suites, and private dining terraces.

Residence Club members will enjoy all the amenities of Tarpon Point Marina, plus concierge and spa services, room service, housekeeping, and access to a resort-style pool, spa and deck. The Resort at MarinaVillage will be managed by Fort Myers-based SunStream Hotels & Resorts.

Fractional ownerships are sold in 1/12th options starting at \$74,000. Homebuyers can purchase one, two, or more fractions.

Situated at the mouth of the Caloosahatchee River, Tarpon Point Marina is located at 5902 Silver King Boulevard. The sales center is open 10 a.m. to 5 p.m. Mondays through Saturdays, and noon to 5 p.m. Sundays.

To learn more about Tarpon Point Marina, call (239) 549-8500 or (800) 446-3641, or log on to [www.tarponpoint.com](http://www.tarponpoint.com).



Those interested in seeing the identical furnishings that will be placed in The Resort at MarinaVillage can visit a new display model at Tarpon Landings in Unit 101 of Building Three.

# Holiday Happenings

## It's open season at Silver King's



The Silver King's Tropical Bar & Eatery at Tarpon Point Marina is now open for the season. This local favorite features tropical dining and poolside refreshments for lunch and dinner at the clubhouse at Tarpon Gardens for residents and guests alike.

Grab a quick bite from a variety of island-style refreshments including appetizers, chicken and turkey paninis, fish sandwiches and grilled chicken delights. Silver King's also offers a daily happy hour featuring beer, wine and well drinks.

### VISIT US

Wed. - Sat. 11:30 a.m. to 7:00 p.m.

Sun. 11:30 a.m. - 6:00 p.m.

Daily Happy Hour 4 p.m. - 7 p.m.

Children's Menu Available

Grosse Pointe Development gathered together to make a donation of toys and dollars to the Salvation Army this Holiday Season. With some help from our friends and community residents, many toys were collected to bring smiles to children on Christmas morning.



Lorene Campbell, Jim Crumbie President, Major Penhale, Bob Hensley CEO, Jim Fischette and Sandy Fischette present a corporate donation to the Salvation Army for the Christmas Season.



Jim and Ingrid Sculley, owners of Sal's Pizza and Belle Sera Ristorante in Cape Coral.



Denise Wozniak and the staff from Total Look Hair Design Fort Myers with a sampling of the many toys they gathered.



Oral representations cannot be relied upon as correctly stating representation of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by developer to buyer or lessee.

Brochure, Web site and any marketing materials presented are not legal documents. Descriptions, photos, drawings and artist renderings are for illustration purposes only and are subject to change without notice. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. Prices, floor plans and specifications are subject to change without notice.



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Offered by Grosse Pointe Development Company, Inc. Developers of The Residences at Ball Tower Park, Tarpon Point Marina and Palms del Sol. For more information on all of our fine communities, please call 239-437-0007 or visit online at [gpddevelopment.com](http://gpddevelopment.com).



15065 McCREGOR BLVD., SUITE 108  
FORT MYERS, FL 33908

GROSSE POINTE DEVELOPMENT COMPANY INC.





# Pointes of View

A Grosse Pointe Development Company Report

## Fractional Ownership Opportunities at Marina Village

**W**hat a smart way to own a vacation home in Southwest Florida. Opportunities at The Resort at Marina Village Residence Club offer you the perfect reason to purchase a four-star residence at a fraction of the cost of a traditional home. Deeded fractional ownerships are available in 1/12th options starting at just \$74,000 — the perfect solution for you to pay just for the time you can actually use. It's the ideal vacation experience that guarantees luxury homeownership with all the rewards of an exclusive resort lifestyle.

*These are deeded residences that you own, not a timeshare* where vacationers share blocks of times with others. Instead, as a Residence Club member, each purchaser holds a minimum of 1/12th (one calendar month) ownership of a residence. Purchase as many 1/12th fractions as you please — suit yourself!

We know you'll want to own your vacation home for many years, as you won't miss the hassles and chores of traditional homeownership. That's because in your free time you'll be playing in the pool, socializing with neighbors, or boating out on the Gulf of Mexico instead.

In addition, Residence Club members can take advantage of **Interval International Vacation Exchange Network**, offering exciting travel opportunities and access to exclusive resort properties worldwide.

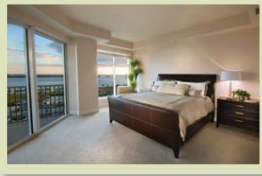
More information can be obtained by calling Tarpon Point Marina at (239) 549-8500 or (800) 446-3641. Or, visit us on the Web at [www.tarponpoint.com](http://www.tarponpoint.com).



Fractional ownership opportunities in this luxurious Residence Club resort are available now from just \$74,000.







## We're Paying Association Fees for New Residents at Tarpon Landings

Grosse Pointe Development Company is offering no association fees for three years on developer-owned residences at Tarpon Landings. Tarpon Landings is the first mid-rise condominium village within Tarpon Point Marina in Cape Coral.

The attention to detail, quality of construction and natural setting of Tarpon Point Marina, offer a unique opportunity to a select few to enjoy the best of Southwest Florida in a resort setting.

These spacious residences range in size from 2,844 to 5,296 square feet of air-conditioned living space, and are available for sale with prices starting in the high \$600s to more than \$3 million.

Tarpon Landings consists of three residential towers, with each building offering 12 floors of residences over two floors of two- and three-car enclosed garages. There are 70 residences, four penthouses and 20 pool cabanas in each building. Tarpon Landings' tropical resort-style swimming pool, hot tub, and a 4,000-square-foot clubhouse with exercise facilities, media lounge, recreation area and catering kitchen overlook the marina.

Outstanding attention to detail and unique design features in each residence of Tarpon Landings include elevators to your own private foyer, in suite full baths in each bedroom, and sweeping views.

Situated at the mouth of the Caloosahatchee River, Tarpon Point Marina is located at 5902 Silver King Boulevard. At build out within the next nine years, Tarpon Point Marina will have 976 single-family homes, condominium homes, park homes and lake-view homes.

The Tarpon Point Marina Sales Center is open from 10 a.m. to 5 p.m. Mondays through Saturdays, and noon to 5 p.m. Sundays. To learn more about Tarpon Point Marina, call (239) 549-8500, (800) 446-3641, or log on to [www.tarponpoint.com](http://www.tarponpoint.com).

Grosse Pointe Development is a diversified company that has earned a strong reputation in the field of planning, development, sales, and management of master-planned communities and commercial developments. Grosse Pointe Development is the developer of Tarpon Point Marina in Cape Coral, The Residences at Bell Tower Park and the Palmas del Sol community within Gulf Harbour in Fort Myers. More information on Grosse Pointe Development can be found at [www.GPDevelopment.com](http://www.GPDevelopment.com).

## Sneak a Peek at MarinaVillage

Current owners and potential owners will soon be able to sneak a peek at the lifestyle available at The Resort at MarinaVillage. Grosse Pointe Development has partnered with Robb & Stucky to complete a display model that will showcase the design company's selections.

The model is located in a residence at Tarpon Landings in Tarpon Point Marina. It will feature the furnishings, flooring, paint, wall coverings, and sample cabinetry and kitchen appliances that will be available in the soon to be completed residences at The Resort at MarinaVillage.

Stop by the Tarpon Point Marina Sales Center today and ask for a tour of this exciting new display model. The sales center is open 10 a.m. to 5 p.m. Mondays through Saturdays, and noon to 5 p.m. Sundays.



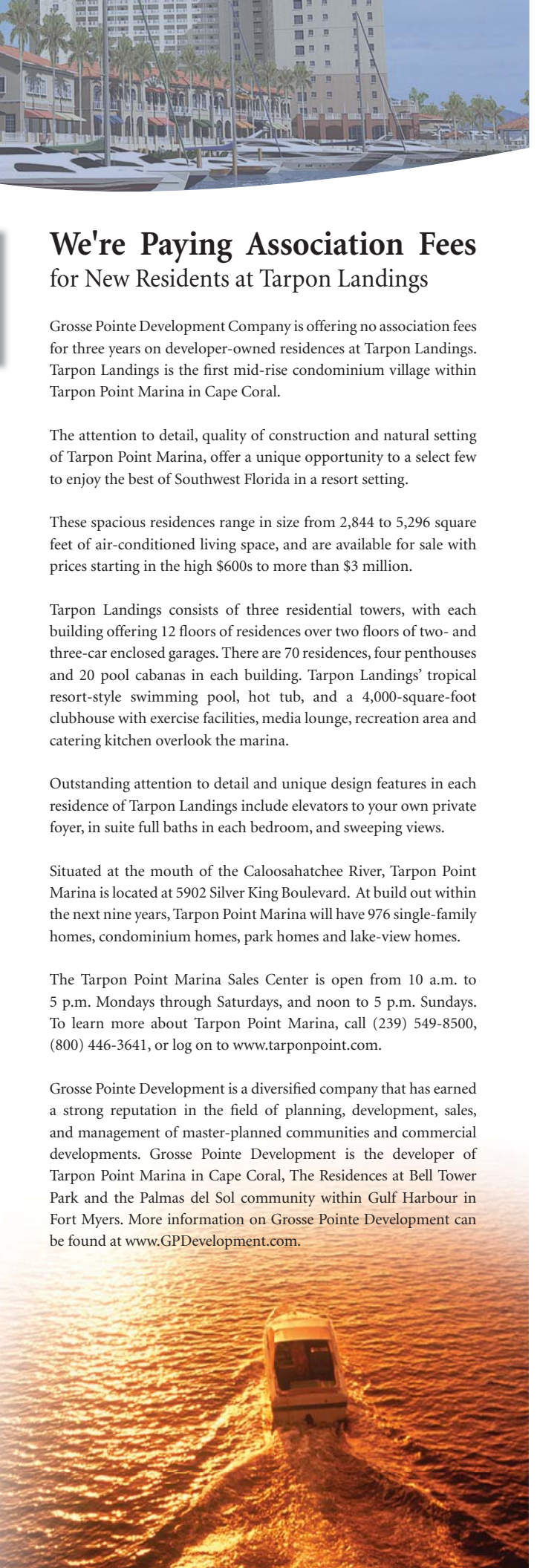
## Welcome Lauren Snyder Hagan

*Lauren Snyder Hagan has been appointed as the director of sales for Grosse Pointe Development, announced company CEO Bob Hensley. She directs all sales and marketing operations for the developer's communities including Tarpon Point Marina, The Resort at MarinaVillage, and The Residences at Bell Tower Park.*

*"I look forward to assisting buyers in their pursuit of attaining the best lifestyles available in Southwest Florida. Helping people make their dreams become a reality has always been my goal. With a company like Grosse Pointe Development it is easy to make those dreams come true," said Lauren. "Between Bell Tower Park, Tarpon Point Marina and The Resort at MarinaVillage, we have something to offer everyone."*

*Lauren has been a real estate professional in Lee and Collier counties since 1981. She is an active member of the Fort Myers Board of Realtors and the Bonita Estero Board of Realtors.*

*Additionally, she is a Florida real estate broker; a CSCP Certified New Home Sales Professional; past member of the Women's Council of Realtors and the Sales and Marketing Council; holds numerous sales awards; and is a graduate of Florida State University with a bachelor's degree in finance.*







## Developer Closeout at Bell Tower Park

the residences at



Don't miss the Developer Closeout at Bell Tower Park on a select number of Carriage Homes with prices **starting at \$197,000**. Bell Tower Park is in south Fort Myers, on the east side of U.S. 41 about one mile south of Daniels Parkway.

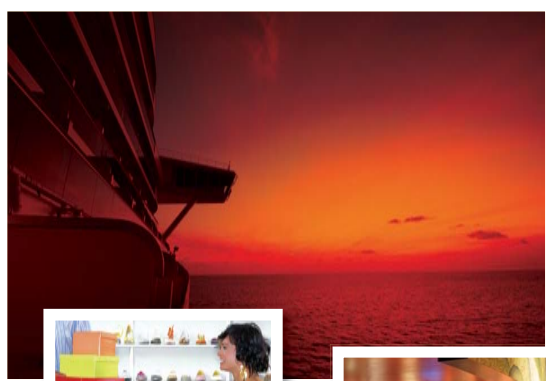
Carriage homes are offered as first- and second-floor residences and range from 1,748 to 2,315 square feet of living area. Each home has two, three or four bedrooms, at least two baths, a screened lanai, and a one- or two-car attached garage.

Courtyard homes, designed for privacy, have the option to have a pool and spa package along with a separate guest cabana. These residences are offered as one- or two-story floor plans and range from 1,746 to 2,429 square feet of living area. Each home has two, three or four bedrooms, at least two baths and a two-car attached garage. Courtyard homes are priced from the high \$200s.



The Residences at Bell Tower Park is in a park-like setting, complete with mature shade trees, lakes and areas of protected wetlands. Amenities include a 6,200-square-foot clubhouse with resort-style swimming pool and in-ground spa; tennis courts; sports court; children's play area; fitness center; and a media lounge with a billiards area, big-screen television, game tables, and a catering kitchen for social events and community gatherings.

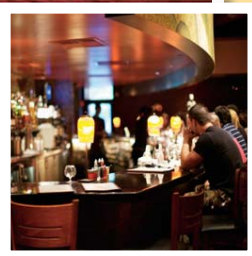
For more information, call (239) 433-2500 or (800) 445-2795, or visit online at [www.belltowerpark.com](http://www.belltowerpark.com).



### *Here's your chance to win a \$1,000 gift card or a sunset cruise for 20 on the Silver King*

Enter to win a gift card for a \$1,000 shopping spree at the Bell Tower Shops or a sunset cruise for 20 aboard the Silver King when you complete a brief survey updating your information and telling us how we can best serve you.

Visit [www.tarponpoint.com/cruise](http://www.tarponpoint.com/cruise) or [www.belltowerpark.com/gift](http://www.belltowerpark.com/gift) and enter the **promo code** listed above your name on the front of this newsletter, complete the questionnaire and you will be entered for your chance to win.



Take a few minutes now for this special invitation, and you will also be among the first to receive new information about upcoming specials and events.





## Brokers: Offer your clients the best in waterfront living



Real estate agents and brokers are invited to join us for an exclusive event on February 17 at Tarpon Point Marina to learn how to qualify for an exciting offer at The Resort at MarinaVillage. It's your opportunity to be part of an exclusive network representing Southwest Florida's most exciting Residence Club offering fractional ownerships at a luxury resort community. Check your mail for an invitation to this exceptional event!

You will learn why it's the perfect time to offer your top customers a fabulous opportunity to deeded residential ownership and Residence Club membership. Grosse Pointe Development is creating a unique and fascinating lifestyle within and around the 19-story tower rising above the Caloosahatchee River's southernmost point in Cape Coral.

The Resort at MarinaVillage Residence Club owners will enjoy the utmost in luxurious accommodations, with spacious residences fully furnished and decorated by Robb & Stucky, sweeping aquatic and preserve views, and unparalleled amenities for the most exquisite waterfront resort lifestyle imaginable.

There are only so many residences to go around, so register your clients today by calling us or visiting [www.TarponPoint.com](http://www.TarponPoint.com). When you see the property and learn more about this one-of-a-kind resort, and the lifestyle that goes along with it, we're confident you'll agree it's the most exciting idea around!

To qualify as a registered prospect, a Grosse Pointe Development Broker Participation Agreement must be fully completed and executed as set forth in the requirements *before* the prospect has had contact with The Resort at MarinaVillage or SunStream Hotels & Resorts as its representative, whether in person or by telephone, mail, email, fax or courier. **Please read our broker participation agreement thoroughly, and speak with one of our sales associates, for complete details about how to properly register clients for full commission benefits.** See you February 17th!

