

Best price per sq. ft. on new oceanfront in the United States.

Every oceanfront condo claims
"luxury features" and "spectacular views."

A few may even offer more than your
basic two-bedroom/two-bath floor plan.
(We offer three and four-bedroom homes
exclusively.) But *none* provides the very

best price-per-square foot for new
oceanfront residences *in the entire
nation.* (You can Google it.) Aruba
Condominium gives you all of that *plus*
an exceptional weekly rental policy.
Better hurry, though. Point your flip-flops
toward Daytona Beach Shores *today.*

www.TheArubaCondos.com



ARUBA
CONDOMINIUM

Priced from the Mid \$300,000s

3 & 4 Bedrooms • Private oceanfront or ocean-view balcony
• Secure parking & on-site storage • On-site building
management & on-site custodial service • Pets allowed

**Call us for the Latest Pricing
and Availability**

Jim Mack 407-415-6000

Ed Rancourt 386-795-0912



Reasons TO Buy

The Aruba is currently the fastest selling condominium in Daytona Beach Shores. Here are a few reasons why!

1. LOCATION

The Aruba is ideally located in the most desirable address within Daytona Beach, Daytona Beach Shores. This community is the most sought after location in the area for those wishing to own a luxury oceanfront condominium. It provides amazing beaches and numerous dining options all minutes away from The World's Most Famous Beach.



2. EASY ACCESS

Daytona Beach Shores is easily accessible by car due to its proximity to I-95 and I-4. Via air there are direct flights to Daytona Beach International Airport to Charlotte, Atlanta, and New York. This makes the Aruba a great location for a primary residence, second home, or a weekend getaway.



3. STRONG DEVELOPMENT TEAM

Aruba Ventures, LLC is led by Managing Member Greenpointe, LLC. The team's collective experience includes raising and investing more than \$800 million to develop 100,000 acres of land, build 80,000 homesites and construct 30,000 homes. Having this experience and access to capital should make any purchaser at the Aruba comfortable. Aruba Ventures, LLC will deliver what they were promised, when they were promised.



4. NEW CONSTRUCTION

The Aruba is the 1st new oceanfront condominium to enter the market in approximately 10 years. This gives the Aruba the ability to offer floorplans and features that are in line with expectations and desires of today's purchasers. No other property in the market can make this claim. Until the Aruba came to market buyers were faced with buying older condominiums and then paying for upgrades they desired.

5. GREAT TIMING

Currently the Aruba is offering discounted Pre-Construction Pricing and Incentives. This provides a great opportunity to get in early and save thousands and get the best selection. With only 84 residences, demand is expecting to be strong.

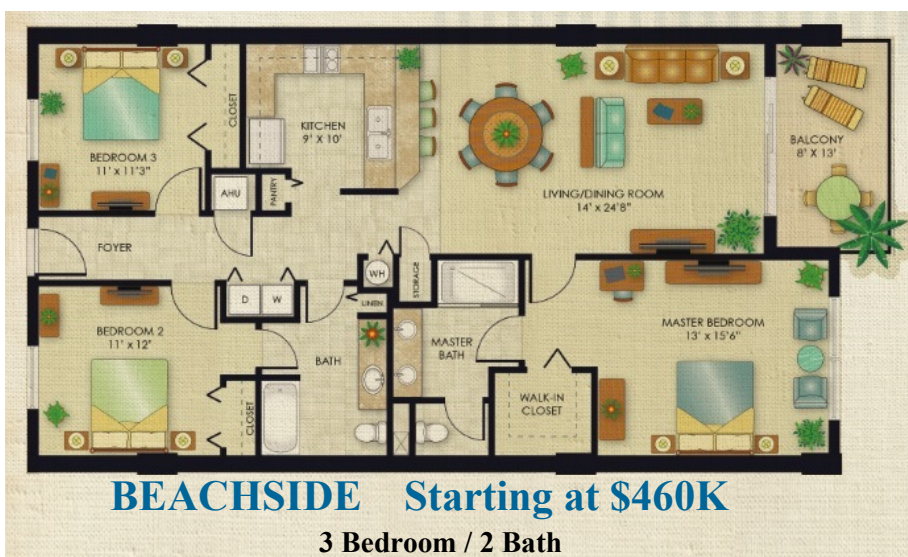
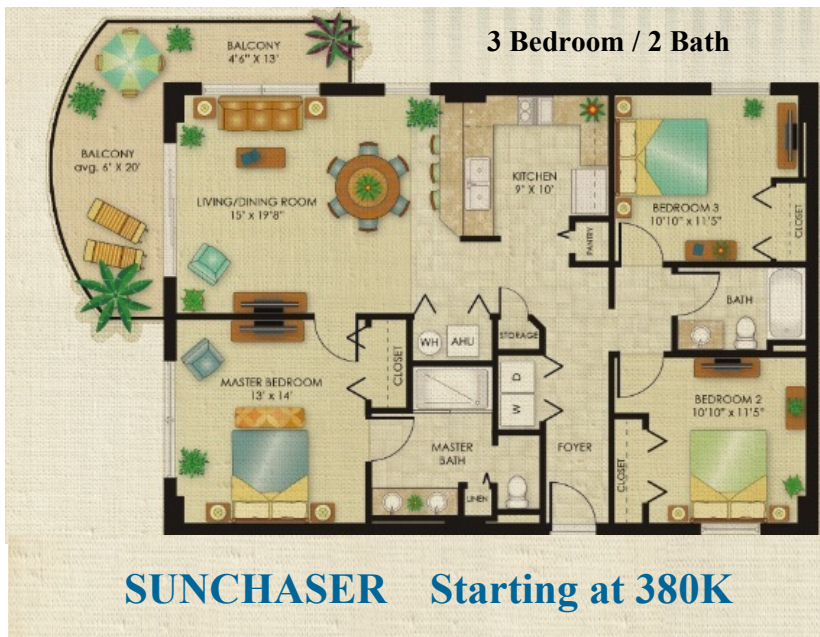


**AFTER ALL, YOU'RE IN FLORIDA.
WHY LIVE ANYWHERE ELSE?**

Unbelievable, Breathtaking Views from the Aruba Oceanfront Site



Well Laid-Out, Efficient 3 & 4 Bedroom Floor Plans



Outstanding Features

- Upscale Condo Community
- Upgraded Features as Standard
- All the Flooring is Ceramic Tile except the Carpeted Bedrooms
- Granite Counter Tops
- Solid Wood Cabinetry
- Stainless Steel Appliances
- Washer & Dryer Included
- Built to Withstand Hurricane Winds
- Surrounded by Concrete & High Impact Glass - pretty much blocking out exterior sound
- Owner Storage Units on each Floor
- Assigned Underground Garage Parking and plenty of guest parking
- Fitness Center
- Designer Clubhouse & Lobby
- Heated Resort-Style Pool & Spa
- Adults Only Outside Entertainment Area
- 8' Tall Balcony Sliding Glass Doors
- Full-Time On-Site Manager & Maintenance Man



FLOOR 1 SITE PLAN



3721 South Atlantic Avenue | Daytona Beach Shores, Florida 32118 | 386.233.3420 | Thearubacondos.com

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA. STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ALL RENDERINGS AND DRAWINGS ARE PROPOSED AND ARE CONSIDERED AN ARTIST'S RENDERING FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.





FLOORS 2-12 SITE PLAN



3721 South Atlantic Avenue | Daytona Beach Shores, Florida 32118 | 386.233.3420 | Thearubacondos.com

ALL DIMENSIONS ARE APPROXIMATE AND MEASURED FROM THE MIDDLE OF COMMON WALLS TO THE OUTSIDE OF EXTERIOR WALLS. PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL AND OTHER REVISIONS AS THEY ARE DEEMED ADVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW.





Sunchaser

1400 SQUARE FEET
LIVABLE AREA
3 BEDROOMS | 2 BATHS



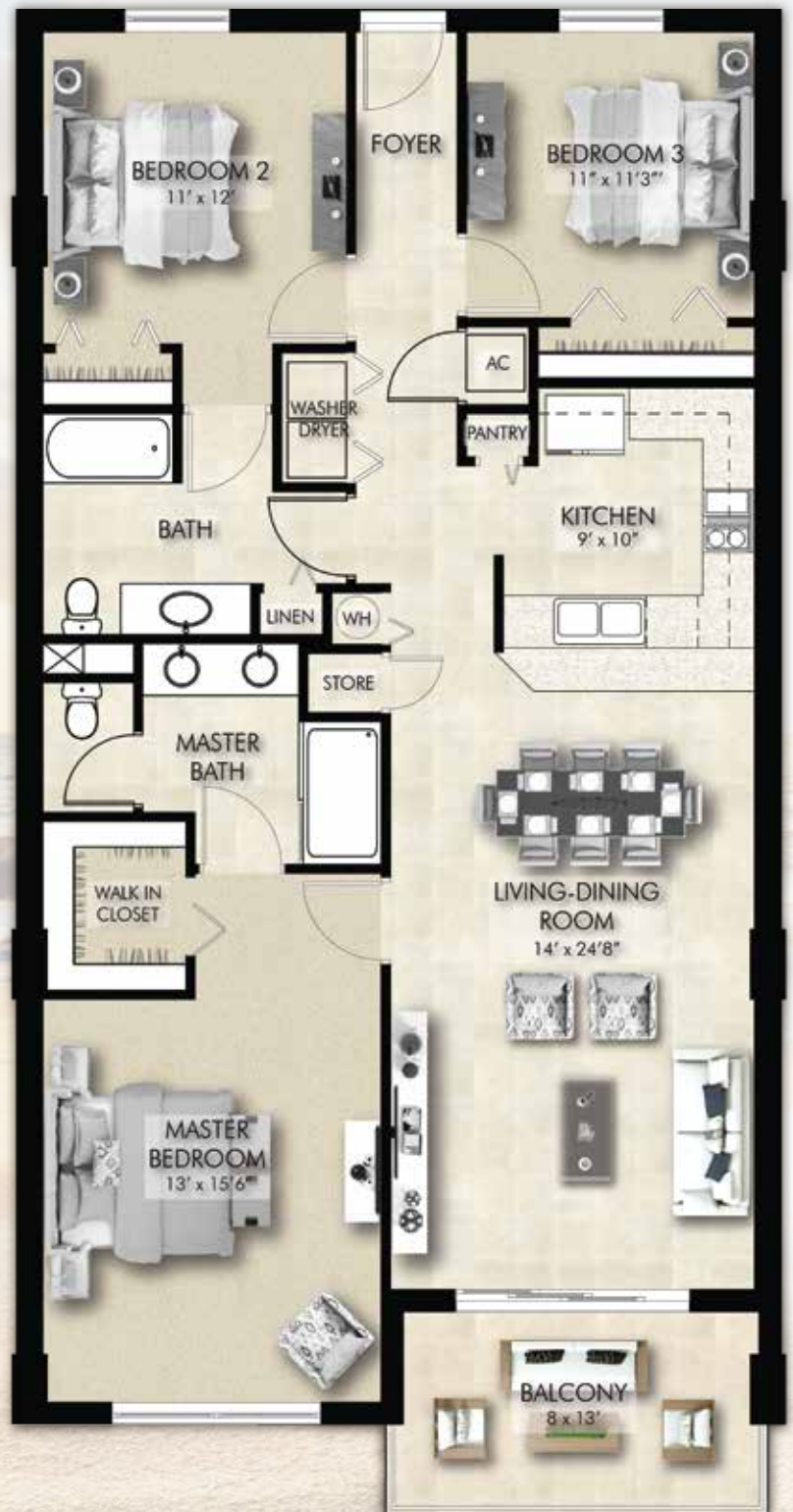
ALL DIMENSIONS ARE APPROXIMATE AND MEASURED FROM THE MIDDLE OF COMMON WALLS TO THE OUTSIDE OF EXTERIOR WALLS. PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL AND OTHER REVISIONS AS THEY ARE DEEMED ADVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW.





Beachside

1479 SQUARE FEET
LIVABLE AREA
3 BEDROOMS | 2 BATHS



ALL DIMENSIONS ARE APPROXIMATE AND MEASURED FROM THE MIDDLE OF COMMON WALLS TO THE OUTSIDE OF EXTERIOR WALLS. PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL AND OTHER REVISIONS AS THEY ARE DEEMED ADVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW.





Sandcastle

1808 SQUARE FEET

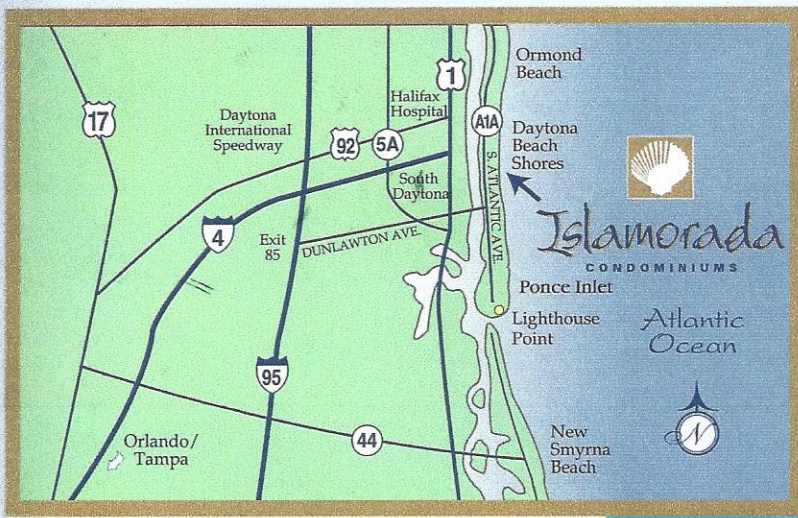
LIVABLE AREA

4 BEDROOMS | 3 BATHS



ALL DIMENSIONS ARE APPROXIMATE AND MEASURED FROM THE MIDDLE OF COMMON WALLS TO THE OUTSIDE OF EXTERIOR WALLS. PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL AND OTHER REVISIONS AS THEY ARE DEEMED ADVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW.



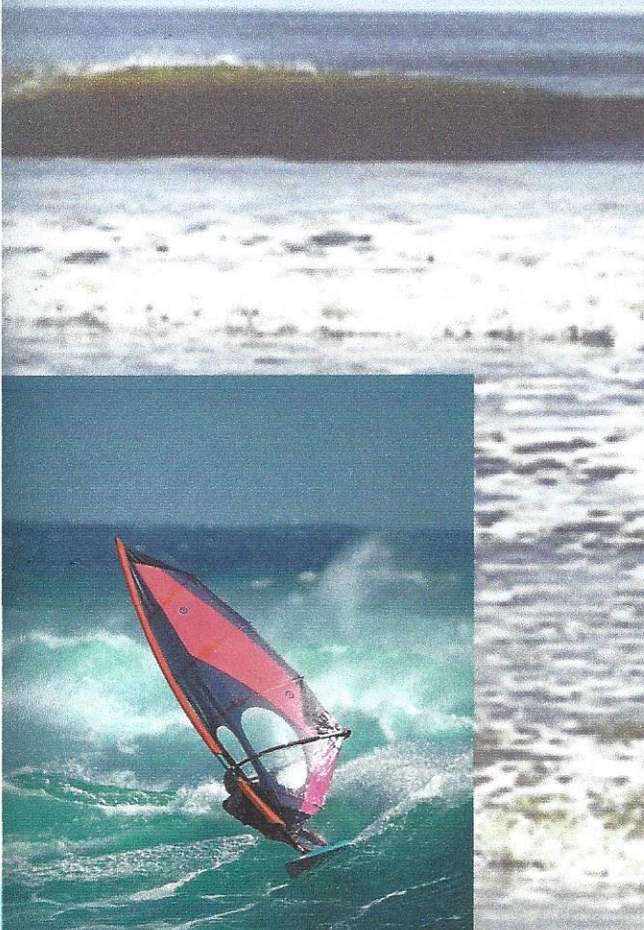


The Aruba Condominiums

Projects Developed by Jim Mack



Daytona Beach Shores is... the best of both worlds – a thriving oceanfront resort with the history and heritage of an early Florida small town fishing village. Beautiful non-driving beaches stretch all the way to Ponce Inlet. Fine restaurants, shopping, championship golf courses, theaters and entertainment are just minutes away and Central Florida's acclaimed attractions are within easy reach.



**Volusia Properties
Sales / Model Center**

Islamorada CONDOMINIUMS

Opus CONDOMINIUMS

Key Largo CONDOMINIUMS

Sanibel CONDOMINIUMS

Captiva CONDOMINIUMS

KINGSTON TOWER

Antigua CONDOMINIUMS

Martinique CONDOMINIUMS

Malibu CONDOMINIUMS

DUNLAWTON AVE

VOLUSIA PROPERTIES

The Developers...

The seeds for Volusia Properties were planted in late 1970's when principals Jim Mack and Allan Koch first collaborated on a New Smyrna Beach oceanfront development. In the decades since, the combined development experience of these professionals has resulted in large condominium projects in Aspen, Colorado, South and Central Florida and commercial properties in the Caribbean, as well as the development, construction and sale of over 1,200 oceanfront condominium homes, including Ponce Inlet's Antigua and Martinique Condominiums.

Together, they have assembled a team of experienced, highly skilled designer/builders who consult with Volusia Properties to develop the most luxurious condominium homes in the market.



*A*ntigua Condominiums in Ponce Inlet has 24 oceanfront condominium homes with the unique concept of two master bedrooms on the ocean.



*M*artinique Condominiums in Ponce Inlet features river-facing Florida rooms as a specialty of this 24 oceanfront condominium home building.



*K*ingston Tower, Daytona Beach Shores, has only 14 oceanfront condominium homes with two on each floor. Larger wrap-around balconies are the trademark.



*C*aptiva Condominiums, Daytona Beach Shores, features 18 oceanfront condominium homes on a NON-DRIVING BEACH.



*M*alibu Condominiums, New Smyrna Beach, has 29 oceanfront condominium homes.



*S*anibel Condominiums, Daytona Beach Shores, has 65 oceanfront condominium homes.

The Aruba Condominiums



Local Condominium Projects Designed & Marketed by Ed Rancourt



Towers of Ponce Inlet

*Designed and got approved a 368 Unit
Oceanfront Condominium Project housed
in 6 seven-story buildings (1989-1990)*

Sold whole project to DiMucci Development in 1991
and they subsequently built many more Oceanfront
Units using the same plans.



*Designed and successfully marketed
this 43 Unit Oceanfront Condominium
Complex in an 11-story Tower in
Daytona Beach Shores (2003-2006)*



*Designed and successfully marketed a 189 Condo
Development in a 21-story Tower in Daytona
Beach Shores (2002-2004)*



*Designed and marketed a 186 Condo
Development in a 16-story building in
South Daytona on the Intracoastal
River (2004-2007)*

Summary: Total of Buildings 9 | Total of Units 786

Jim Mack
407-415-6000
jrmack816@gmail.com

Ed Rancourt
386-795-0912
ed@edrancourt.com