

MOORINGS PARK® AND LONDON BAY
PROUDLY ANNOUNCE

EAGLEVIEW

A New Collection of Life Plan Residences



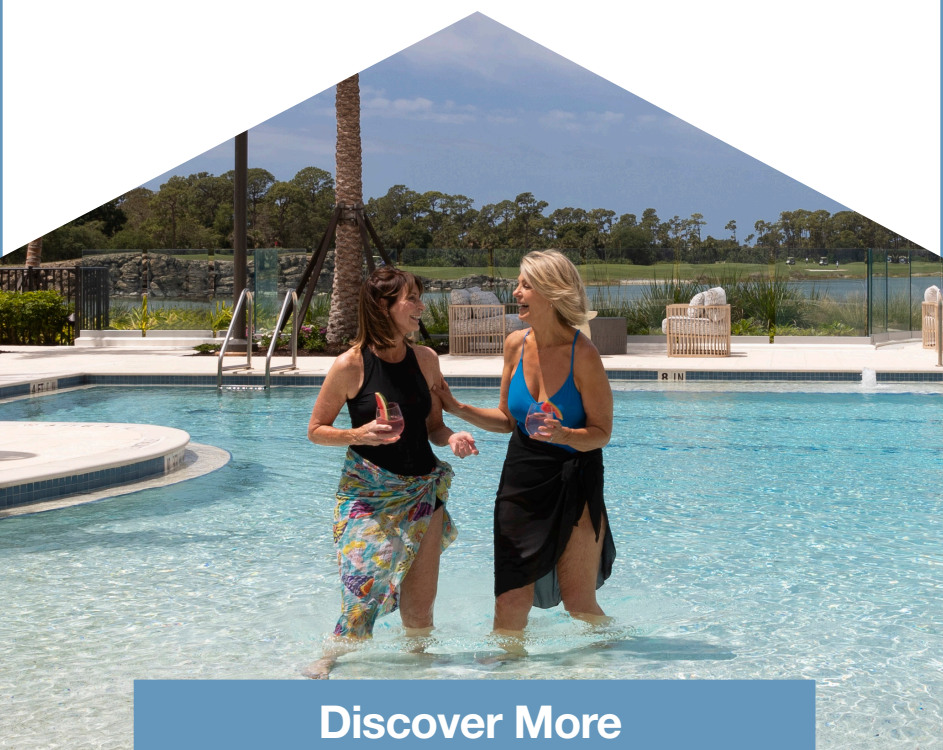
7 Grande New Floor Plans

Soaring above Grande Lake, this exquisite collection of 41 residences delivers breathtaking views from your expansive lanai or private lakeside terrace.



NOW ACCEPTING Priority Reservations

Your stunningly appointed residence is steps away from world-class amenities, exclusive restaurants and North America's top ranked wellness program.



Discover More Details Inside

This unprecedented style of living includes concierge physicians, personalized healthcare and a wellness team dedicated to providing you an integrated, holistic plan designed to help you age successfully.


MOORINGS PARK®
GRANDE LAKE™

ENTRANCE FEES FROM \$3.2M
70% REFUNDABLE

MooringsParkGL.org



Introducing Eagleview with Views that Soar

Moorings Park Grande Lake's newest building, Eagleview, is a unique Naples treasure in so many ways.

Start with the long views, due West, overlooking the lake...the lake beautifully capturing the day's colorful sunset hues and massaging your soul. Whether you are enjoying the vista from your expansive lanai or alfresco entertaining from one of the grande-sized private lakeside terraces, it's easy to see that you are gazing at the world from a privileged position. And that privileged position goes beyond the aesthetics, your

For those fortunate enough to secure a residence with a lakeside terrace, gas outdoor kitchens and fire pits, along with private putting greens are just a few of the upgrade options that will be available.

Now Accepting Priority Reservations

While final pricing is not yet available for Eagleview, \$50,000 fully-refundable priority position deposits are now being accepted (a non-refundable \$2,500 application fee is also required). Prices

are expected to range from \$3.2 to \$8 million. Interested parties will be allowed to place a hold on their preferred floorplan and location in the order of their priority position, which is particularly important if you are interested in one of the eleven super premium locations.

Place your priority reservation today by calling 239-778-9574.



Breathtaking Lake and Golf Course Views

new home is also right next door to the Clubhouse which means the three restaurants, the state-of-the art fitness center, theatre, golf simulator, spa and salon, and resort-style swimming pool are all just steps away from your stunningly appointed residence.

Just 41 Homes, Including 11 Super Premium Residences

With an estimated move-in date in the first quarter of 2026, Eagleview will be home to 7 new floorplans never before seen at Grande Lake, from spacious 2-bedroom / 3-bath homes of 2,626 square feet, to 4-bedroom / 6-bath penthouses of over 6,300 square feet. When completed, this gem of a building will be home to just 41 lucky families.

While all of the residences in this building are considered premium, 11 of the 41 homes located in Eagleview are beyond compare. With a tiered design, 6 of the residences are penthouses, while 5 of the homes on the second floor benefit from *grande*-sized private lakeside terraces, ranging from 3,424 sq. ft. to 5,455 sq. ft., that provide generous yards and captivating views overlooking Grande Lake.

Lunch and Learn

Friday | April 21st | 11:30 AM

Moorings Park Grande Lake Clubhouse
7410 Little Lane, Naples FL 34105

Interested in learning more about these extraordinary new floorplans? Join us for a delicious Lunch and Learn event featuring Tom Mann, VP of Sales and Marketing and Mark Wilson, the CEO of London Bay. Seating will be limited to the first 50 people.



RSVP by April 19th by visiting MooringsPark.org/Events, scanning the QR code, or calling 239-778-9574.



Moorings Park Communities is a nationally accredited, non-profit, Medicare-certified organization and one of the only Life Plan providers with A or A+ ratings by Fitch and S&P Global Ratings. All images are conceptual renderings and developer reserves the right to make modifications, including amenities, without prior notice.

**NOW
ACCEPTING
Priority Reservations**



The Surprising Financial Advantages of Moving to a Life Plan Community

Many of the lifestyle benefits of moving into a top-quality Life Plan Retirement Community are easy to see: the stunning amenities, spacious maintenance-free residences, beautiful interiors, and picturesque campuses. But savvy boomers and seniors are finding there can be significant financial advantages to these communities as well.

An Expert's Analysis

Ron Salvagio and his wife, Patti, recently moved to Moorings Park Grande Lake.

"We decided we no longer wanted to deal with all the requirements of single family home living, including all the maintenance, risks, and repairs," he explains. "We wanted some place we could call home for the rest of our lives which included medical options we might need in the future. We were impressed with the property, the location, and the organization. It's a first-class operation."

Ron, a CPA and retired partner with Accenture, took a careful look at the financial side of the decision. "We did a good deal of analysis before we moved," he explains. "The benefit that I looked at was the net investment cost to become a resident. Because the entrance cost is fixed, it becomes more attractive the longer you live here."

Maybe Taxes Aren't Inevitable?

One financial benefit he discovered was the potential of a significant tax deduction when you move in. This deduction is derived from the entrance fee (or what most people think of as the purchase price). In addition, there is a 70% refund of that entrance deposit.

"Part of the entrance fee goes towards future medical activities, such as medical services and facilities. Many of us sold our home the same year we moved into Moorings Park, and are able to get this deduction to offset gains from selling in what has been a hot Naples real estate market," Ron points out. In addition, residents pay no real estate taxes or condo assessments.

Moorings Park Communities Vice President, Tom Mann, notes, "Residents also really like knowing that 70% of their entrance fee will be refunded to them should they ever move out ... or returned to their estate when they are no longer living with us."

Worry-free Living

Director of Sales, Gina Paris says the 'maintenance-free living' aspect of life at Moorings Park Communities has become an increasingly important financial advantage for residents.

"I just signed up a future resident who keeps a list of

all the home maintenance things he does, like pressure cleaning the driveway and pool deck," she explains. "There are also things that his homeowners association mandates on a yearly basis, and then there are all the things that go wrong, like needing a new hot water heater, pool pump, or air conditioning unit. It's a huge expense!"

"That amounts to a big savings for our residents, because the community takes care of all that. We maintain, repair, and replace all the light bulbs, appliances, windows and screens in a residence ... basically everything that was there before the resident moved their own furniture in.

"The community also pays the property taxes," she continues. "Residents don't need homeowners' insurance, just a tenants' policy. The community insures the buildings.



A Rewarding Life

Not all of the financial advantages are 'behind the scenes.' The residents' monthly package covers health programs, world class concerts at the acoustically exquisite Bower Chapel, and fascinating presentations on current events, history, and technology.

"There are a great variety of programs here that are educational and enjoyable," says Ron. "There's never a lack of things to do, that's for sure. I work out a lot, and the exercise facilities are state-of-the-art, and the personal trainers are excellent." He adds there are intangible benefits to living at Moorings Park Grande Lake that can't be quantified. "The residents are super," he says. "They all excelled in their field, and the camaraderie is amazing."

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NOW ACCEPTING
PRIORITY RESERVATIONS

DISCOVER

The Science and Art of Longevity & Luxury

Take a drive around Downtown Naples and you'll discover an abundance of luxury condos offering a sea of amenities. In fact, it seems like a new building goes up every day. But if you put all these spectacular towers together in the shimmering Southwest Florida sunlight, you'll find one offering that stands apart with a truly unique benefit.

Moorings Park Grande Lake is the only luxury residence in Naples that provides a concierge physician and wellness team that is dedicated to providing you an integrated, holistic plan for keeping you healthy, active, and out of higher levels of care.



At Grande Lake you'll enjoy a lavish London Bay inspired residence, a world-class clubhouse, and North America's top ranked Wellness program. All designed to help you age successfully.



A Grande Lifestyle

Spacious 2 to 4-Bedroom Residences
Captivating Lake and Golf Course Views
5 Private Lakeside Terraces Available

ENTRANCE FEES FROM \$3.2M | 70% REFUNDABLE