



Luxury Oceanfront Homes in
the Heart of the Florida Keys



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Overview

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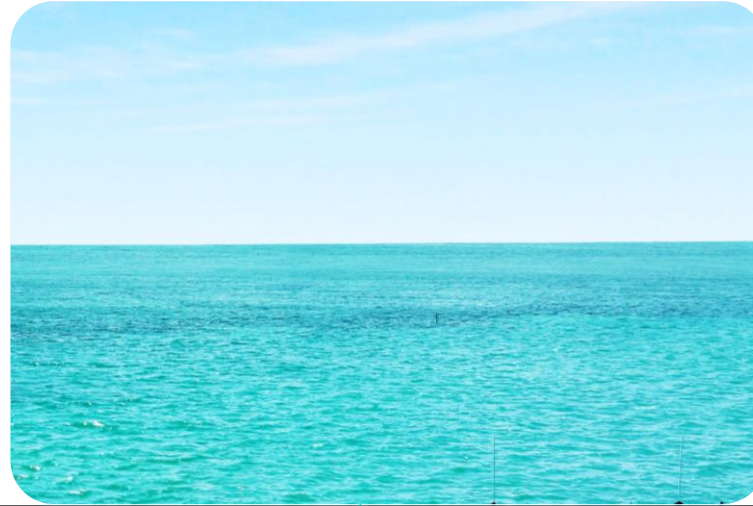
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Welcome to Keys Time!

Keys Time at Marathon Shores is a unique oceanfront development in the heart of the world-famous Florida Keys. Each new home will feature 6 bedrooms, 6.5 baths, 5,500+ sq. ft. of living and entertaining area, private pool, ocean view balconies, and amazing rooftop deck. The planned neighborhood will have many desirable amenities such as dockage, boat ramp, parking and a tiki bar.

Located in the heart of Marathon provides convenient access to everything, including the Marathon airport, bars, restaurants, etc. Homes are vacation rentable on a weekly basis and its designated Opportunity Zone location makes your purchase of a new home in the Keys a tax-advantaged investment.

Don't miss this unique chance to purchase a turnkey new home in the Florida Keys!



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Virtual Tour

Click below for a virtual tour video. Also accessible on <http://www.keystime.net/sales>



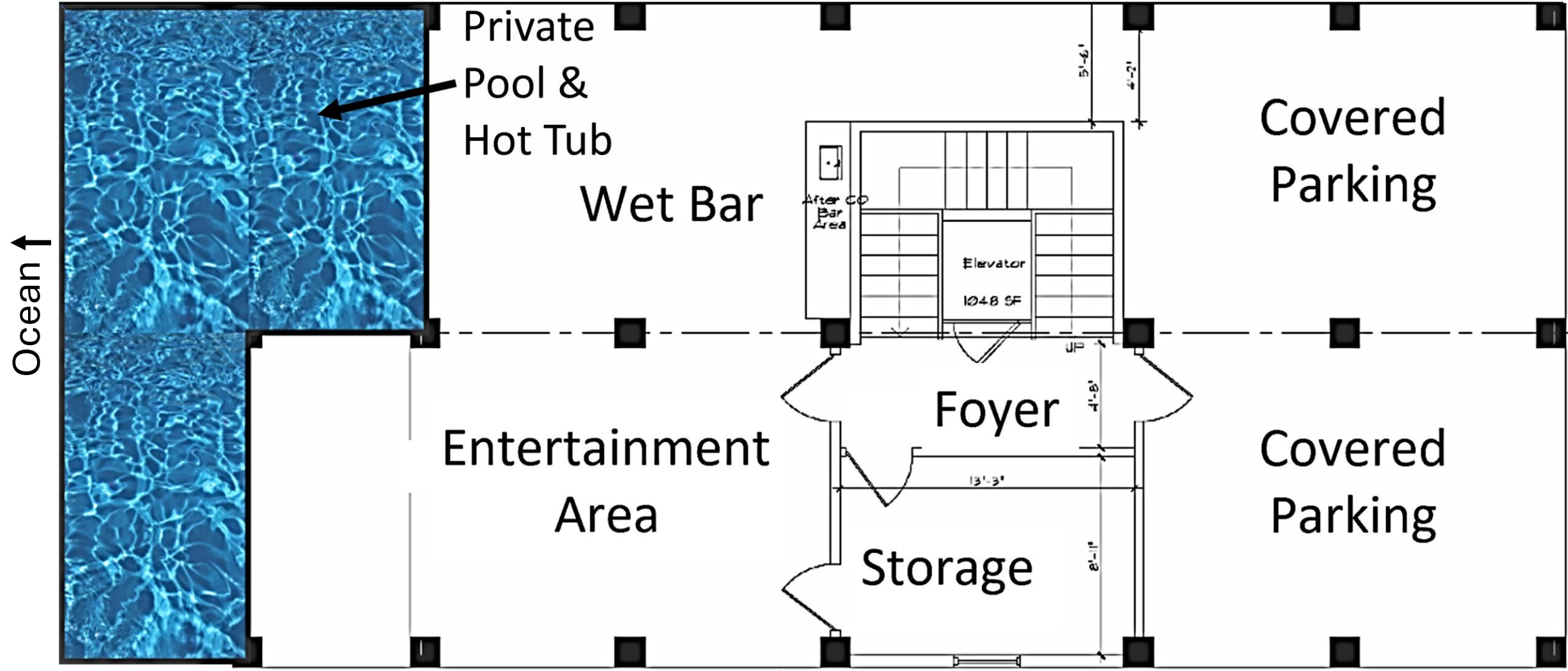
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Floorplan – Ground Floor

- Private pool and hot tub
- Entertainment area
- Wet bar
- Covered + uncovered Parking
- Storage
- Stair and elevator access



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3D Floorplan – Ground Floor

- Private pool and hot tub
- Entertainment area
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Ocean ↑

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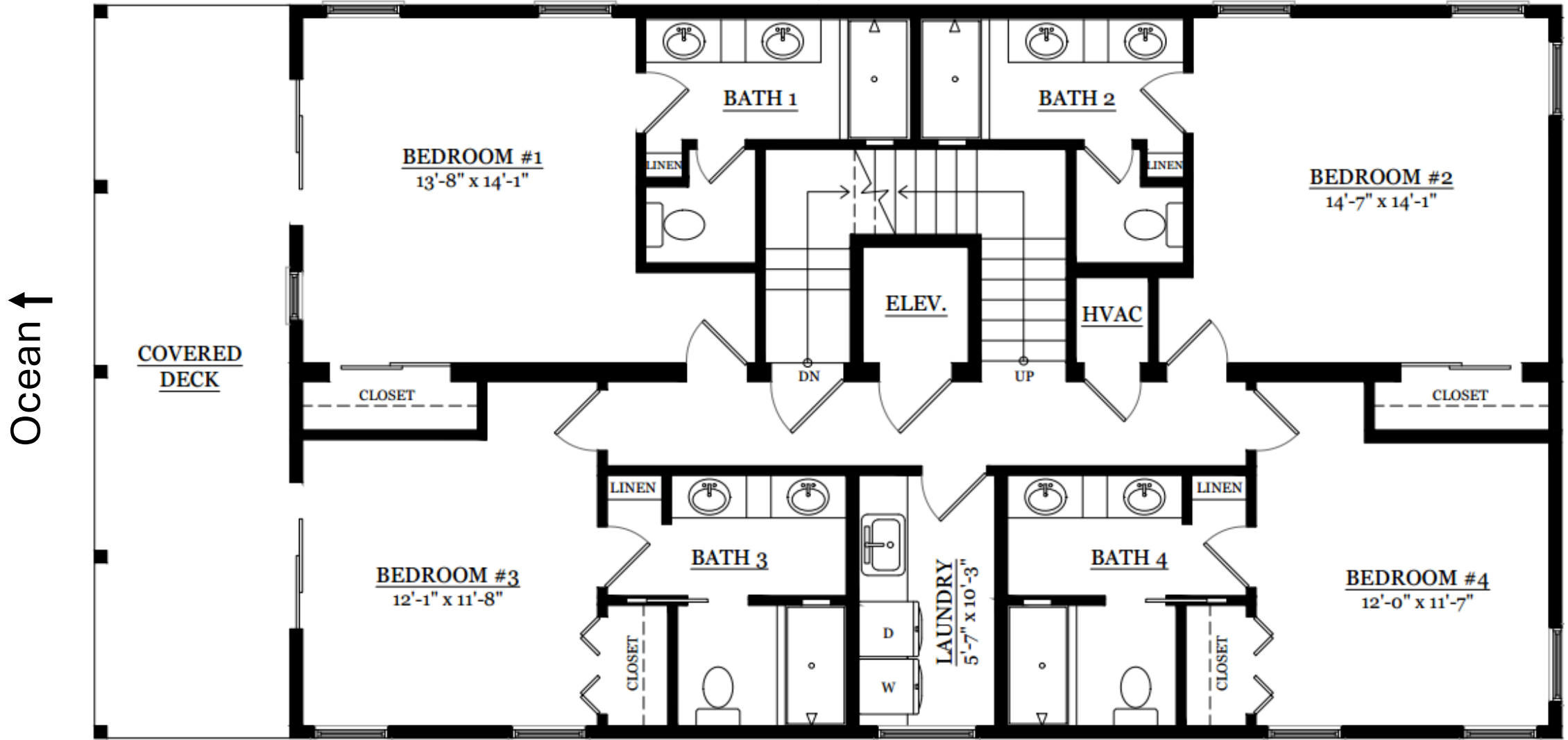


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Floorplan – Middle Level

- 4 full bedrooms
- 4 full bathrooms
- Convenient laundry room

- 2 bedrooms with private ocean-facing balconies
- Timeless stone tile showers
- Double vanities in all bathrooms



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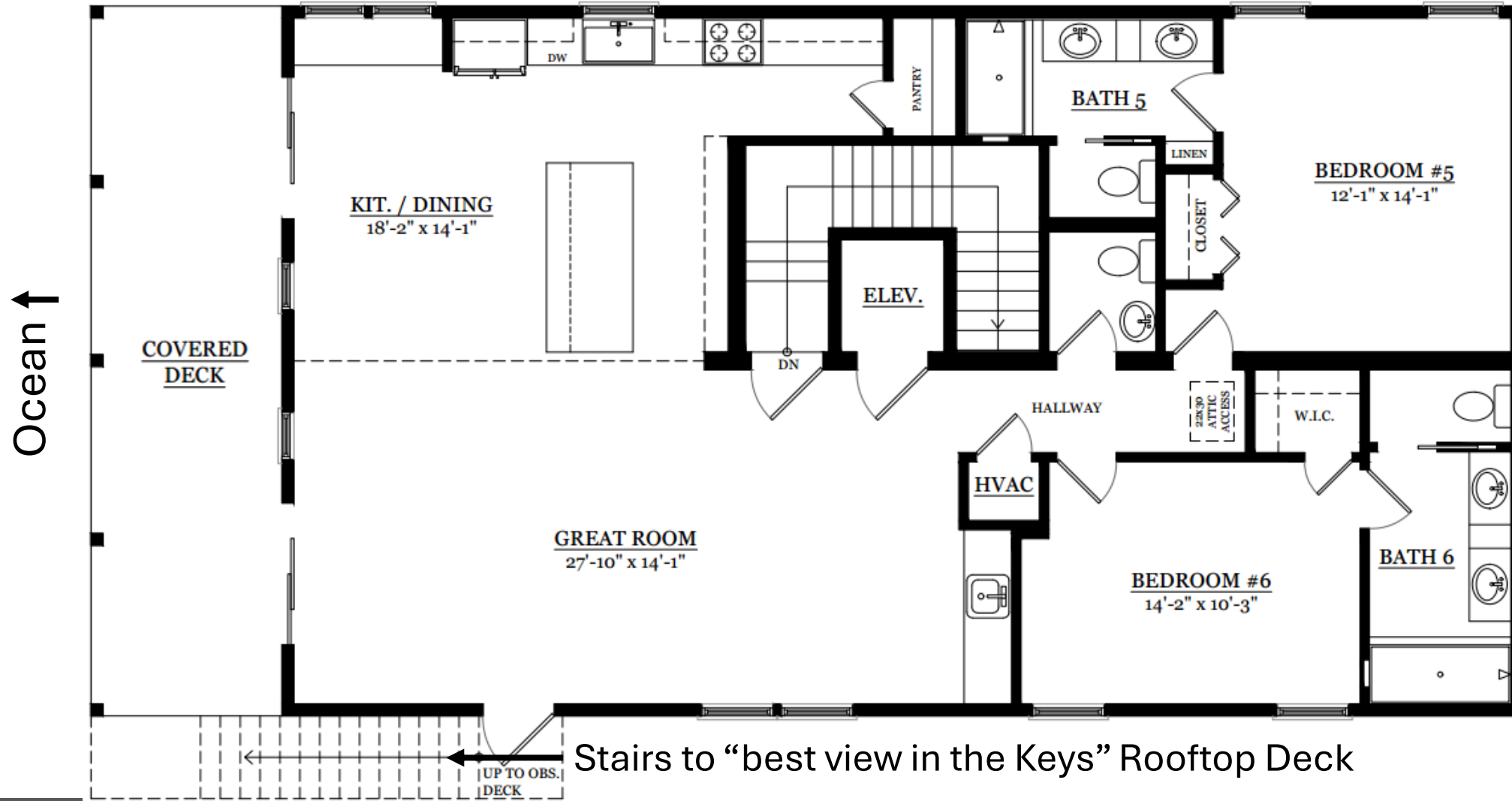


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Floorplan – Top Level

- Open chef's kitchen + dining
- Large great room
- Wet bar

- Ocean view balcony
- Convenient half bath
- 2 bedrooms with full baths



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Ocean View

Imagine you and your guests waking up every day to this spectacular view! This picture was taken from the balcony level of a future home site. With an ocean-facing ground-level pool, entertainment area, 2 levels of covered balconies and a rooftop deck, each home is built to maximize this beautiful view!



Amenities


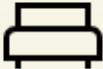






The Neighborhood

Thoughtfully designed to maximize ocean views and provide owners and vacation renters with an exceptional experience, Keys Time at Marathon Shores offers large homes with private pools, boat dockage and ramp, community tiki bar, and more. Conveniently located in the heart of Marathon, our neighborhood provides easy access to the best beaches, restaurants, airport, and venues in Marathon and the Florida Keys.

The Homes

Gone are the days of cramming into old, outdated houses in the Keys. These are brand-new 6 bedroom, 6.5 bath homes featuring 5,500+ square feet of living and entertainment area designed from the ground up to maximize the vacation experience. Modern, easy to maintain, well laid out, built tough, and designed with great ocean views, these are designed for rest and relaxation, not work.

Amenities

							
Direct Ocean Views	6 Bedrooms	6.5 Bathrooms	Private Pool & Hot Tub	Multiple Entertainment Areas	Generous Parking	Covered Patios & Rooftop Deck	Year-Round Vacation Rental

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Site Plan - Rendering



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Neighborhood Flyover

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Location

In addition to being a great oceanfront property, our development is conveniently located in the heart of Marathon. Renowned for its fantastic year-round climate, fishing, diving, boating, beaches, and watersports, Marathon is a great community and vacation spot. Easily accessible by car via US-1 and featuring an airport with a 5000' runway, getting to Marathon is simple. Caribbean life in the continental US! Click [here](#) for an aerial overview of Marathon.



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Vacation Rental Advantages

The Florida Keys is one of the hottest vacation rental markets in the world. This property has a number of key advantages that are unique in this environment

- ✓ Full-service vacation rental property management company in place to provide hands-off rental management
- ✓ Built to provide large families or groups with exceptional vacation experience
- ✓ Marathon allows weekly vacation rentals year-round
- ✓ Highly tax-advantaged as an Opportunity Zone investment

Vacation Rentals – Annual Revenue Projections			
House Location	Average Weekly Rental	Estimated Rented Weeks/Year	Revenue/House
Oceanfront	\$12,000	37	\$444,000
Canal Front - Ocean View	\$10,000	37	\$370,000
Ocean View (not on canal)	\$8,000	37	\$296,000
2nd Row, No Ocean View	\$6,000	37	\$222,000

THE BEST TURNKEY OPPORTUNITY ZONE INVESTMENT IN THE COUNTRY

- Opportunity Zones are designated areas for economic improvement across the US. They come with huge tax benefits. A 1-mile stretch of Marathon is the **ONLY** Opportunity Zone in the Florida Keys. **This property is in it.**
- **How would this work for me on this deal?**
 1. Utilize 100% of recent financial gains by deferring Capital Gains tax and putting cash toward the purchase of a new house in the Keys
 2. Use and/or rent home. Take depreciation. Leverage through debt if desired. Enjoy an awesome home in the Keys!
 3. Settle original Cap Gains tax in Dec 2026 (or 2028 if new law gets passed) and get a 10% discount on what is owed
 4. **Sell after 10 year hold tax-free (one-time step up in basis) and no recovery of depreciation taken!**
- **Opportunity Zone Background, Rules and Benefits:**
 - Far better and more flexible than a 1031 exchange
 - Original capital gains don't need to be settled till Dec. 2026, and only 85% of the original gain is owed (reduced original base by 15%). Legislation in process to extend this to December 2028.
 - "Significant improvement" must be accomplished within 30 months. This is defined as doubling the value of the investment. **Land value is excluded! This is key! New construction is ideal.**
 - Assets held in the Opportunity Fund receive tax-free appreciation if held for 10 years (IRS provides a step-up in Basis equal to the market rate at the 10-year mark when assets are divested). **After the 10-year hold, all assets can be sold tax-free, no depreciation recapture.**
 - **Each house sold prior to Cert. of Occupancy gets Opp Zone treatment for the buyer!**
 - This property is a very unique Opportunity Zone asset! One of the best in the US.

For further information, please
contact:

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