



OCTOBER 2025 · VOL. 3

# GreatLeaf Capital Newsletter

*We build communities. You build wealth.*

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### MARKET INSIGHTS

## Florida's Growth Story

Driven by migration, job creation, and strong demand for attainable housing, Florida's real estate market continues to lead the nation. Despite broader market cooling, the Sunshine State's growth story remains bright as people continue to take advantage of Florida's attractive weather and tax benefits.

### As of Q3 2025:

- Florida has recorded over 82,600 new residential permits year-to-date – keeping it #1 in the nation for new housing starts.
- Central Florida's permit activity rose 18%, led by projects in Lake, Sumter, and Marion Counties –

the heart of The Villages corridor.

- Population growth remains steady at 1,000+ new residents per day, sustaining long-term demand for both ownership and rental housing.

For GreatLeaf Capital and our investors, this means one thing: strategic opportunity. As large public builders scale back, disciplined private developers are stepping into a rare window of value creation. So, if you're an accredited investor seeking portfolio income and personal service with strong returns, we can be your easy button to passive Florida real estate investing.



“Why compete in a crowded resale market when you can build ahead of the curve?”

— Sean Myers, Co-Founder,  
GreatLeaf Capital

## The Built-to-Rent Advantage

As affordability challenges reshape traditional homeownership, Build-to-Rent (BTR) communities continue to gain ground. Florida remains “ground zero” for this trend – with strong investor returns, renter demand, and institutional partnerships fueling growth.



Raul Veitia, Co-Founder,  
GreatLeaf Capital



### Q3 HIGHLIGHTS:

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7

Homes Sold

16

Homes Currently Listed

141

Lots & Homes in Pipeline

Q3 marked another steady period of activity for GreatLeaf Capital and GreatLeaf Homes, reflecting healthy investor interest and regional demand across our portfolio.

Our focus remains on strategic acquisitions, disciplined pricing, and delivering consistent results – positioning us for an active Q4 and a strong start to 2026.

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### What We Do

- Strategically acquire land
- Build middle-market homes
- Deliver to market
- Repeat

## How We Do It

- **Data-Driven Decisions** - Every investment is backed by thorough market research and strategic planning.
- **Experienced Team** - Our professionals have decades of experience developing successful real estate projects.
- **Strategic Locations** - We focus on high-growth areas in Florida where demand for housing remains strong.

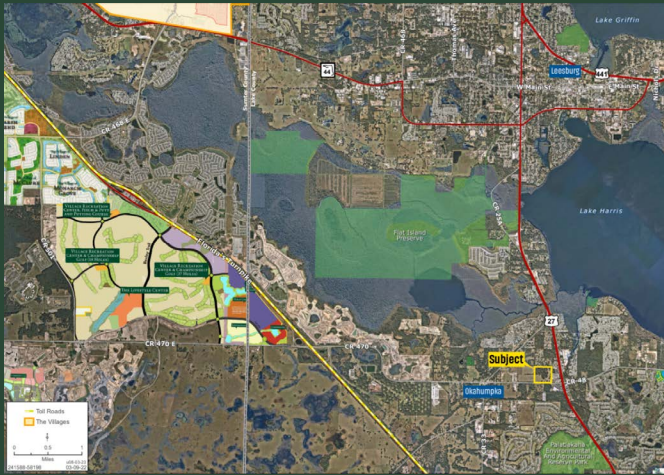


These aren't just stats - they're a reflection of our track record, our team, and the opportunities we bring to our investor community.

# Ohnstad Oaks Townhomes

We're excited to share progress on Ohnstad Oaks, our 36-acre townhome community located adjacent to Publix and just a few minutes from the new Villages Town Center.

This project will bring **253 thoughtfully designed townhomes** to one of Central Florida's fastest-growing corridors.



The property is now fully entitled and approved, with all major zoning and land-use approvals secured.

It's a strong addition to the GreatLeaf pipeline, pairing an ideal location with a housing type that continues to see robust demand from both buyers and renters in the region.

**Ohnstad Oaks represents exactly what GreatLeaf Capital does best — creating high-quality housing where growth meets demand.**



The Villages:

## Our Growing Presence

We're proud to announce that GreatLeaf Capital is expanding in The Villages area — with a new office, community partnerships, and a special investor event.



## Why The Villages Loves GreatLeaf:

- **Lifestyle-designed investments:** well designed and priced, and income-generating.
- **Local support:** the GLC real estate team is right here in The Villages.
- **Simple onboarding and open communication:** modern platform with full visibility into investments.
- **Proven track record of delivering:** 10 to 15% returns.



**OUR NEW OFFICE LOCATION**  
510 County Road 466,  
Lady Lake, FL 32159 Suite 207

**Visit us on the 2nd floor**  
(by appointment only)

Or join us at the  
**October 29th seminar.**

[Register Today!](#)



## New Villages Office

We've opened our satellite office at the Sabal Palms Executive Suites in Lady Lake, Florida, just minutes from The Villages. This new space allows investors and community members to meet with our team one-on-one to explore passive real estate opportunities and learn more about upcoming projects. Visit us on the 2nd floor (by appointment only).

**Address:**

Sabal Palms Executive Suites  
510 County Road 466, Lady Lake, FL 32159  
(Only 3 miles from Lake Sumter Landing)



## The Villages Halloween Celebration – October 25th

We're proud to be a community sponsor of The Villages' annual Halloween Celebration on October 25th. Stop by our booth to meet the GreatLeaf team, learn about our local projects, and enjoy an afternoon of spooky fun.

- **Brownwood Paddock Square**
- **October 23-26, 2025.**
- **FREE**
- **Sat 10:00 AM - 10:00 PM**

## Upcoming Investor Seminar – Complimentary Brunch

Join us for an informative, in-person seminar hosted by the GreatLeaf Capital team. We'll discuss how passive real estate investing can create consistent returns and long-term wealth – all while you enjoy a complimentary brunch.

### Reserve Your Spot:

[greatleafcapital.com/events](https://greatleafcapital.com/events)

Call us at (352) 437-6736

**Wednesday October 29th**

11 AM - 1 PM EST

**510 County Road 466**

Lady Lake, FL 32159

(Sabal Palms Executive Suites - only 3 miles from Lake Sumter Landing)

Team Spotlight:

## Adam Richardson

This quarter, we're highlighting Adam Richardson, a key member of the GreatLeaf Capital operations team.

A University of Arizona graduate, Adam manages many of the operational functions that keep GreatLeaf's projects running smoothly – including vendor coordination, insurance, sales, acquisitions, and investor communications.



- Outside the office, Adam is a first-degree black belt and nationally ranked judo athlete, currently ranked 3rd in the U.S. for his weight class.
- Growing up in Colorado, Kenya, Thailand, and Maryland as a military brat, Adam developed a global perspective at an early age.
- Adam's dedication to excellence reflects the same discipline and focus that drives GreatLeaf Capital's success.



**"The best part of my job is advancing my skills as a real estate professional."**

— Adam Richardson



## Let's Build Wealth Together

Florida's housing story is one of continued growth and we're proud to help shape it. From Ohnstad Oaks to our new Villages office, and from Taylor Morrison partnerships to steady quarterly sales, GreatLeaf Capital continues to expand its footprint while delivering value and stability to our investors.

Please contact us anytime if you have questions or schedule a one-on-one with our team.

**Sean Meyers and Raul Veitia**  
GreatLeaf Capital, Co-Founders

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