
DEVELOPMENT & CONSTRUCTION PORTFOLIO



ATLANTIC

DEVELOPMENT GROUP

A VERTICALLY INTEGRATED DEVELOPMENT AND CONSTRUCTION PLATFORM
FORMED THROUGH THE STRATEGIC PARTNERSHIP OF **STRATUS CAPITAL** AND **CAP CONSTRUCTION**



GROUND-UP DEVELOPMENT • RESIDENTIAL • MULTIFAMILY • MIXED-USE • HOSPITALITY

COLORADO | FLORIDA | NEVADA | NEW MEXICO

THE PLATFORM

A Vertically Integrated Development Platform

Stratus Capital Corp and CAP Construction represent a fully integrated approach to real estate development combining acquisition expertise, development leadership, and in-house general contracting capability across luxury residential, multifamily, mixed-use, and hospitality asset classes.

STRATUS CAPITAL CORP

Development · Acquisition · Sponsorship

Peter C. Gonzalez leads Stratus Capital Corp as Developer and Sponsor across ground-up residential, multifamily, and mixed-use projects in Colorado, Florida, and New Mexico.

CAP CONSTRUCTION

General Contracting · Project Execution

Carlos Pena leads CAP Construction as General Contractor delivering ground-up construction and complex renovations across residential, commercial, and hospitality project types.

25+

Projects
Completed & Active

4

States
CO · FL · NM · NV

\$35M+

Construction
Value

500+

Residential Units
Developed & Built

LEADERSHIP

PETER C. GONZALEZ

President & Founder
Stratus Capital Corp

Developer · Sponsor · Acquisitions



ABOUT PETER

Peter C. Gonzalez is the President and Founder of Stratus Capital Corp, a development and investment platform focused on ground-up residential, multifamily, and mixed-use real estate across high-growth markets in Colorado, Florida, and New Mexico.

With deep expertise in project development, site acquisition, capital formation, and construction oversight, Peter brings a vertically integrated approach to each project from identifying the opportunity through final delivery. He has served as Developer and Sponsor on over \$30 million in construction across resort markets, urban corridors, and emerging residential submarkets.

Peter's portfolio spans luxury single-family and townhome communities, multifamily development, boutique hospitality, and commercial repositioning. His work is defined by disciplined underwriting, active construction oversight, and a consistent focus on quality delivery and community fit.

ASSET CLASSES

Luxury SFR · Townhome ·
Multifamily · Mixed-Use ·
Hospitality

MARKETS

Colorado · Florida · New Mexico

ROLE

Developer / Sponsor / Construction
Executive

LEADERSHIP

CARLOS PENA

President
CAP Construction

General Contractor · Construction Lead



ABOUT CARLOS

Carlos Pena is the President and construction lead of CAP Construction, the general contracting arm of the Stratus Capital development platform. With hands-on experience across ground-up construction, multifamily renovation, hospitality, and commercial buildouts, Carlos brings field-level execution capability to every project.

Carlos has served as General Contractor on projects ranging from luxury single-family homes and apartment communities to large-scale hotel renovations and commercial tenant improvements throughout South Florida and beyond. His work is characterized by precise project management, quality craftsmanship, and an ability to deliver on complex, multi-phase builds.

As a construction partner to Stratus Capital, Carlos provides the team with direct access to GC services, subcontractor networks, and on-site oversight a critical advantage in an environment where construction execution defines project outcomes.

PROJECT TYPES

Ground-Up · Renovation ·
Hospitality · Commercial

MARKETS

South Florida · Central Florida ·
Colorado

ROLE

General Contractor / Construction
Manager

FEATURED PROJECT

THE RESERVE

CLEARWATER, FLORIDA

Luxury Waterfront · Condominium · Developer / Sponsor



Luxury Waterfront Living Near Clearwater Beach

The Reserve is a boutique luxury condominium development situated on the water near the white sands of Clearwater Beach a sparkling gem of Florida's Gulf Coast. Designed for privacy and elevated living, each residence delivers waterfront access, premium finishes, and resort-quality amenities.

COMMUNITY AMENITIES



TYPE	Luxury Waterfront Condominium
LOCATION	Clearwater, Florida
ROLE	Developer / Sponsor
STATUS	Active – Final Phase

THE RESERVE

Boutique luxury waterfront living near the white sands of Clearwater Beach, FL.

CLEARWATER, FLORIDA • CONSTRUCTION PROGRESS



SITE • CONSTRUCTION PROGRESS



ARCHITECTURAL RENDERING

PROJECT SNAPSHOT

TYPE

Luxury Waterfront Condominium

LOCATION

Clearwater, Florida

ROLE

Developer • Sponsor

STATUS

Active • Final Phase

SIGNATURE AMENITIES

- Boat Slips & Waterfront Access
- Outdoor Grill Area
- Heated Pool & Fire Pit
- Pet-Friendly Units
- Secure Parking Garage
- Morning Deck

STRATUS CAPITAL CORP

FEATURED PROJECT

SUMMIT TRAIL LODGE

FRASER, COLORADO

Mountain Townhome Development · 42 Lots · Active · Developer / Sponsor



CAP CONSTRUCTION · PROJECT EXPERIENCE

WELTON STREET

DENVER, COLORADO

Historic Commercial Renovation

SITE AERIAL



SUMMIT TRAIL LODGE · FRASER, CO

Mountain Townhome Development Opportunity

Summit Trail Lodge ("STL") is located in Fraser, Colorado, adjacent to the Winter Park ski area — 45 minutes west of Downtown Denver. STL is an approved condo development with 17 completed and occupied units, 20 fully improved lots remaining for Phase I construction, and an additional 20–25 units in Phase II.

Surrounded by year-round recreation including the Rendezvous Trail System, National Forest access, and Grand Lake proximity, STL offers a compelling mountain residential investment in one of Colorado's most established resort submarkets.

ADDRESS

310 Cougar Avenue, Fraser, CO 80446

UNIT TYPE

Mountain Townhomes

TOTAL LOTS

42 Lots (Phase I + II)

UNIT SF

2,600 – 3,200 SF

CONST. COST

\$5,200,000

EST. VALUE

\$7,500,000 (On Market)

TIMELINE

2025 – 2027 · 18 Months

ROLE

Developer / Sponsor

ADDITIONAL PHOTOS

MAGNOLIA PARK

Venice, Florida





CAP CONSTRUCTION · GC LEAD

HAZE NIGHTCLUB

ARIA RESORT & CASINO · LAS VEGAS, NEVADA

Tenant Improvements · Nightclub / Hospitality

PROJECT GALLERY



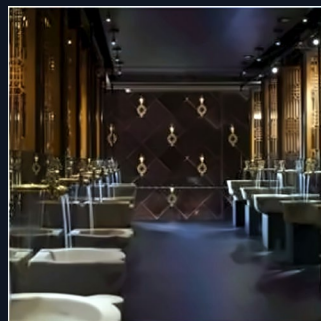
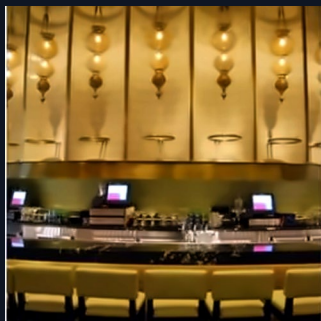
CAP CONSTRUCTION · GC LEAD

LAVO RESTAURANT & NIGHTCLUB

PALAZZO RESORT & CASINO · LAS VEGAS, NEVADA

Tenant Improvements · Restaurant / Nightclub

PROJECT GALLERY



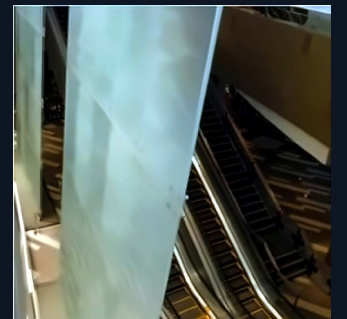
CAP CONSTRUCTION · GC LEAD

ARIA SOUTH VALET

ARIA RESORT & CASINO · LAS VEGAS, NEVADA

Tenant Improvements · Hospitality / Common Area

PROJECT GALLERY



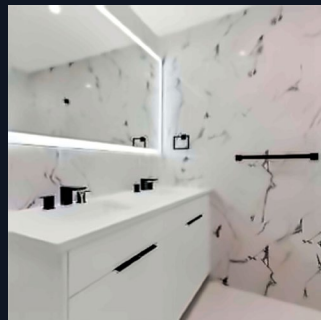
CAP CONSTRUCTION · GC LEAD

3934 DORAL DRIVE

TAMPA, FLORIDA

Full Renovation · Single-Family Residence

PROJECT GALLERY





CAP CONSTRUCTION · GC LEAD

SHOWROOM

1070 NE 79TH ST · MIAMI, FLORIDA

Showroom Build-Out · Commercial Interior



PROJECT GALLERY



CAP CONSTRUCTION · GC LEAD

COCONUT GROVE RESIDENCE

Luxury Single-Family · Ground-Up Construction · CAP Construction GC

COCONUT GROVE · MIAMI, FLORIDA

CAP CONSTRUCTION · GC LEAD

COCONUT GROVE RESIDENCE

MIAMI, FLORIDA

Full Renovation · Single-Family Residence

PROJECT GALLERY



ANGEL FIRE CROSSING

ANGEL FIRE, NEW MEXICO

Angel Fire Crossing ("AFX") is a mixed-use development located in Angel Fire, New Mexico adjacent to Taos Ski Resort and the Angel Fire Resort Country Club. Set at 8,600-foot elevation with year-round resort amenities, AFX is strategically positioned at the entry corridor of one of northern New Mexico's most sought-after mountain resort communities.

Phase 1 delivers 40 single-family attached townhome units. Phase 2 adds 60 multifamily workforce units and a commercial lot — a use-by-right development with zoning approved by the governing municipality.

PHASE 1: 40 Townhome Units (1,002 SF ea.)

PHASE 2: 60 Multifamily Units + Commercial Lot

TOTAL UNITS: 100 Units • 83,280 SF Total

ROLE: Developer / Co-Sponsor





CAP CONSTRUCTION · PROJECT EXPERIENCE

ADVANCE AUTO PARTS

OCOE, FLORIDA

Commercial Building Renovation

BASE CAMP ANGEL FIRE

ANGEL FIRE, NEW MEXICO

Base Camp is a mountain townhome community at the base of Angel Fire Resort in the Village of Angel Fire, set in the Sangre de Cristo Mountains at 8,382 feet.

Sited between the Village Events Venue and the resort base and walkable to the lifts, the four-level townhomes feature private rooftop verandas with Wheeler Peak views, an outdoor grill, fire pit, and hot tub.

PRODUCT	Luxury Mountain Townhomes
SETTING	Base of Angel Fire Resort
ELEVATION	8,382 ft
STATUS	Priority Reservations Open
ROLE	Developer



CAP CONSTRUCTION · PROJECT EXPERIENCE

CITIZENS BANK

MIAMI BEACH, FLORIDA

Commercial Building Renovation



SANGRE DE CRISTO TOWNHOMES

ANGEL FIRE, NEW MEXICO

Sangre de Cristo Townhomes deliver new mountain homes in Angel Fire built and positioned as the best ownership value in ski country.

Reached via Highway 64 east of Taos over Palo Fehado Pass, the community sits in one of New Mexico's most striking mountain valleys, surrounded by the Sangre de Cristo range.

PRODUCT	Townhomes — 4 per Building
PLAN	8 Buildings · 30 Townhomes
LOCATION	Angel Fire, New Mexico
ROLE	Developer



FRONT ELEVATION & SITE PLAN · ANGEL FIRE, NM

CAP CONSTRUCTION · PROJECT EXPERIENCE

PINECREST BAKERY

WEST PALM BEACH, FLORIDA

Commercial Renovation



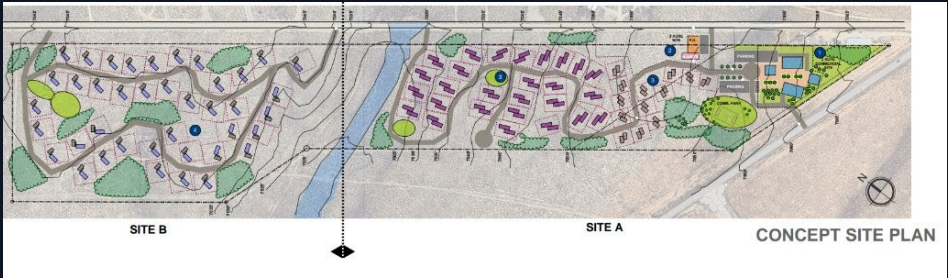
VISTA CRUZ

TAOS COUNTY, NEW MEXICO

Vista Cruz is a ±58-acre master-planned residential and mixed-use community at Highway 64 and Calle Feliberto in El Prado, Taos County delivering for-sale housing at scale in a supply-constrained market.

The plan blends 80 townhomes and 40 single-family homes with a neighborhood commercial plaza and a civic fire-station component across 136,520 buildable SF, phased over Site A and Site B.

LAND AREA	±58 Acres
RESIDENTIAL	120 Units (80 TH + 40 SFH)
COMMERCIAL	15,000 SF Plaza
CIVIC	3,000 SF Fire Station
ROLE	Developer / Sponsor





CAP CONSTRUCTION • PROJECT EXPERIENCE

THE FLATS AT CITYPLACE

DORAL, FLORIDA

Apartment Complex Renovation



STRATUS CAPITAL CORP

VILLAGE CENTER BUILDING A

WINTER PARK, COLORADO

Village Center Building A anchors the Lot A Village Center development in Winter Park, Colorado, a three-story mixed-use building.

The project is advancing through the Town of Winter Park Minor Site Plan process.

ADDRESS	78491 Highway 40, Winter Park, CO
BUILDING	Village Center - Building A
STAGE	Minor Site Plan
LOCATION	Winter Park, Colorado
ROLE	Developer



NORTHWEST PERSPECTIVE · WINTER PARK, CO



CAP CONSTRUCTION · GENERAL CONTRACTOR

C2E CHARTER SCHOOL EXPANSION

CHALLENGE TO EXCELLENCE CHARTER SCHOOL EXPANSION

ANCHEN WANG ARCHITECTURE



Architectural Expansion · Education Facility · Ground-Up Addition

Stratus Capital served as developer and construction lead for the Challenge to Excellence (C2E) Charter School expansion a multi-phase ground-up educational project delivering new classroom, administrative, and common areas while coordinating construction within an active operating campus.

TYPE

Ground-Up Expansion / Education Facility

ROLE

Stratus Capital served as developer and construction lead

SCOPE

Two-story addition with full interior fit-out

STATUS

Final Phase

C2E CHARTER SCHOOL EXPANSION

Architectural Expansion • Education Facility • Ground-Up Addition



Final Phase



PALM BEACH, FLORIDA



PALM BEACH HOTEL

CAP CONSTRUCTION · PROJECT EXPERIENCE

300-Unit Hotel Renovation



CAP CONSTRUCTION · PROJECT EXPERIENCE

GLASS FACTORY

TAMPA, FLORIDA

Commercial Interior Renovation
Office Build-Out
50,000 SF OFFICE
BUILDING



GLASS FACTORY

TAMPA, FLORIDA

Commercial Interior Renovation
Office Build-Out
50,000 SF OFFICE
BUILDING



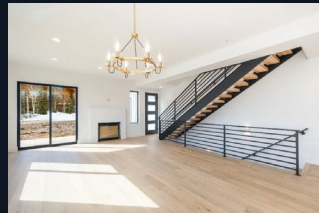
STRATUS CAPITAL CORP · DEVELOPMENT

REUNION LOFTS

DOWNTOWN WINTER PARK, COLORADO

New-Construction Townhomes · Mountain Modern

PROJECT GALLERY



STRATUS CAPITAL CORP · DEVELOPMENT

REUNION LOFTS

DOWNTOWN WINTER PARK, COLORADO

RESIDENCES

Luxury Townhomes · Condos · Commercial

FLOOR PLANS

3 Bed + Secondary Living (2 w/ Loft)

GARAGE

2-Car, Attached

OUTDOOR

Hot-Tub-Ready Decks · Mountain Views

DESIGN

Mountain Modern

LOCATION

442 & 460 Lions Gate Drive

STATUS

Now Selling · New Construction



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

Stratus Capital Corp & CAP Construction

#	Project	Location	Type	Cost / Value
1	Fraser Townhomes – Summit Trail Lodge	Fraser, CO	Ground-Up TH (42 lots)	\$5.2M / \$7.5M
2	Grand Oaks – Sarasota	Sarasota, FL	Ground-Up TH (65 units)	U/C w/ DR Horton
3	Sunset Lane Taos	Taos, NM	Mixed Res. (15 units)	\$7.3M / \$630K avg
4	Magnolia Park – Venice	Venice, FL	Ground-Up MF (18 units)	\$7.8M / \$495K avg
5	Welton Street	Denver, CO	Commercial Renovation	\$330K / Leased
6	Base Camp Angel Fire	Angel Fire, NM	Ground-Up Townhomes	—
7	Sangre de Cristo Townhomes	Angel Fire, NM	Townhomes (30 units)	Under \$500K
8	Vista Cruz	Taos County, NM	Master-Planned (120 units)	—
9	Reunion Lofts	Winter Park, CO	Ground-Up Townhomes	—
10	Wynkoop 38	Winter Park, CO	2 SFR + 2 ADU	—
11	Village Center – Building A	Winter Park, CO	Mixed-Use Building	—
12	Magnolia Park (GC)	Venice, FL	Ground-Up – 8-Unit Bldg	—
13	Coconut Grove Residence	Miami, FL	Luxury SFR Ground-Up	—
14	Palm Beach Hotel Condo	Palm Beach, FL	300-Unit Hotel Renovation	—
15	The Flats at CityPlace	Doral, FL	Apartment Complex Reno	—
16	Citizens Bank	Miami Beach, FL	Commercial Renovation	—
17	Advance Auto Parts	Ocoee, FL	Commercial Renovation	—
18	Pinecrest Bakery	W. Palm Beach, FL	Commercial Renovation	—
19	SG Glass Factory	Oldsmar, FL	Commercial Renovation	—
20	Fort Lauderdale SFR	Fort Lauderdale, FL	Single-Family Renovation	—
21	C2E Charter School	Colorado	Ground-Up Expansion	\$10M
22	Haze Nightclub	Las Vegas, NV	Nightclub TI	—
23	LAVO Restaurant & Nightclub	Las Vegas, NV	Restaurant / Nightclub	—
24	Aria South Valet	Las Vegas, NV	Hospitality TI	—
25	3934 Doral Drive	Tampa, FL	Single-Family Renovation	—
26	Showroom	Miami, FL	Showroom Build-Out	—

DEVELOPMENT & CONSTRUCTION EXCELLENCE



ATLANTIC

— DEVELOPMENT GROUP —



CONTACT

Peter C. Gonzalez

Stratus Capital Corp

pcg@atlanticdevelopmentgroup.com

(303) 908-2228

Carlos Pena

CAP Construction

cap@atlanticdevelopmentgroup.com

(305) 766-3930

COLORADO • FLORIDA • NEVADA • NEW MEXICO