

Avalon PEG, LLC

The Palm Beach Gardens Project

ADDRESS: 8781 N Bates Road,
Palm Beach Gardens, FL

PURCHASE PRICE: \$1,500,000.00

TYPE: Single Family Residence
SQUARE FT: 5,912 - **BED/BATH:** 7 Bed 6 Bath
SITE: 98,881 - **BUILT:** 1963 - **POOL**

PROJECT STRATEGY

Comprehensive full gut renovation of existing structure, modernizing all systems and finishes to achieve class-A comparable status in a high demand sub-market. Focus on open-concept layout and energy efficiency.

KEY FINANCIAL METRICS

ARV (After Repaired Value):

\$2,850,000 - \$3mm

Total Acquisition Cost:

\$1,751,383

Estimated Renovation Budget:

\$ 263,162

Total Hard & Re-Sell Costs:

\$2,243,575



PROJECT ESTIMATED PROFIT

\$607,455

RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
7660 Bold Lad Rd , Palm Bch Gardens, 33418	6/5.5	4,507 sq ft	56,610	2022	.10 Miles W	\$ 3,239,000	02/09/2026
7703 Bold Lad Rd, Palm Bch Gardens, 33418	5 /5.5	5,842 sq ft	54,450	2015	.25 Miles SE	\$ 4,500,000	09/25/2025
5383 Sea Biscuit Rd, Palm Bch Gardns, 33418	4/4.5	3,448 sq ft	46,173	1988	.25 Miles SE	\$ 2,600,000	11/12/2025
7656 Steeplechase Dr, Palm Bch Grdn, 33418	5/5.5	4,048 sq ft	49,228	1995	.50 Miles S	\$ 3,050,000	10/01/2025

PROFORMA FINANCIALS:

ACQUISITION COSTS

Purchase Price	\$ 1,500,000.00
Finance Costs	\$ 234,650.00
Taxes & Insurance	\$ 17,188.00
Total Acquisition Costs	\$ 1,751,383.00

REHABILITATION COSTS

Materials	\$ 100,000.00
Labor	\$ 163,162.00
	\$
Total Rehab	\$ 263,162.00

MARKET VALUE:

MARKET VALUE:	\$2,850,000.00
Total Hard Cost	\$ (1,751,383.00)
Rehab Costs	\$ (263,162.00)
Re-Closing Costs	\$ (228,000.00)
Total Project Costs	\$(2,243,575.00)

Cost to Engage: Initial Fee \$250 - EMD Lease \$250 - Appraisal Fee if Req \$500 (TOTAL - \$1,000)

Estimated Net Profit **\$ 607,455.00**