

# Avalon PEG, LLC

# The Henderson Beach Tampa Project

**ADDRESS:** 4700 W Melrose Avenue  
Tampa, FL 33629

**PURCHASE PRICE: \$1,090,000.00**

**TYPE:** Single Family Residence

**SQUARE FT:** 4,188 - **BED/BATH:** 4Bed 3 Bath

**SITE:** 14,319 - **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):

**\$2,000,000**

Total Acquisition Cost:

**\$1,212,512**

Estimated Renovation Budget:

**\$ 207,488**

Total Hard & Re-Sell Costs:

**\$1,580,000**

**PROJECT ESTIMATED  
PROFIT**

**\$420,000**



### RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
4807 W San Rafael Street, Tampa, 33629	5/4.5	3,988 sq ft	8,631	2023	.10 Miles W	\$ 2,230,000	03/20/2026
4612 W Estrella Street, Tampa, 33629	3 /2.5	1,781 sq ft	11,475	1969	.25 Miles SE	\$ 2,574,700	01/20/2026
4712 W Clear Avenue, Tampa, 33629	4/3.5	2,563 sq ft	10,275	1962	.25 Miles SE	\$ 2,578,000	03/13/2026
1608 Culbreath lles Dr, Tampa, 33629	4/3.5	3,019 sq ft	16,445	1973	.50 Miles S	\$ 2,400,000	02/11/2026

### PROFORMA FINANCIALS:

#### ACQUISITION COSTS

Purchase Price	\$ 1,090,000.00
Finance Costs	\$ 110,700.00
Taxes & Insurance	\$ 11,812.00
<b>Total Acquisition Costs</b>	<b>\$ 1,212,512.00</b>

#### REHABILITATION COSTS

Materials	\$ 107,488.00
Labor	\$ 100,000.00
	\$
<b>Total Rehab</b>	<b>\$ 207,488.00</b>

#### MARKET VALUE:

<b>MARKET VALUE:</b>	<b>\$2,000,000.00</b>
Total Hard Cost	\$ (1,212,512.00)
Rehab Costs	\$ ( 207,488.00)
Re-Closing Costs	\$ ( 160,000.00)
<b>Total Project Costs</b>	<b>\$(1,580,000.00)</b>

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

**Estimated Net Profit** **\$ 420,000.00**