

Avalon PEG, LLC *The Sable Court -St Petersburg Project*

ADDRESS: 1065 Sable Court NE
St Petersburg, FL 33702

PURCHASE PRICE: \$1,050,000.00

TYPE: Single Family Residence

SQUARE FT: 3,808 - **BED/BATH:** 4Bed 3 Bath

SITE: 13,939 - **BUILT:** 1987 - 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):

\$2,250,000

Total Acquisition Cost:

\$1,237,563

Estimated Renovation Budget:

\$ 357,437

Total Hard & Re-Sell Costs:

\$1,775,000



PROJECT ESTIMATED PROFIT

\$475,000

RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
1285 Gasparilla Dr NE, St Petersburg, 33702	4/3.5	4,384 sq ft	14,810	1991	.10 Miles W	\$ 3,150,000	05/13/2026
1200 45th Ave N, St Petersburg, 33703,	5 /4.5	4,582 sq ft	18,295	1977	.75 Miles SE	\$ 3,150,000	04/24/2026
600 Tallahassee Dr NE, St Petersburg, 33702	4/3.5	2,966 sq ft	10,271	2024	.15 Miles SE	\$ 1,600,000	05/03/2026
9050 San Martin Blvd NE, St Petersburg, 33702	4/3.5	3,110 sq ft	35,283	2004	.25 Miles S	\$ 1,579,000	11/25/2025

PROFORMA FINANCIALS:

ACQUISITION COSTS		REHABILITATION COSTS		MARKET VALUE:		
Purchase Price	\$ 1,050,000.00	Materials	\$ 257,437.00	Total Hard Cost	\$ (1,237,563.00)	
Finance Costs	\$ 176,000.00	Labor	\$ 100,000.00	Rehab Costs	\$ (357,437.00)	
Taxes & Insurance	\$ 11,563.00		\$	Re-Closing Costs	\$ (180,000.00)	
Total Acquisition Costs	\$ 1,237,563.00	Total Rehab	\$ 357,437.00	Total Project Costs	\$(1,775,000.00)	
Cost to Engage: Initial Fee \$250 - EMD Lease \$250 - Appraisal Fee if Req \$500 (TOTAL - \$1,000)					Estimated Net Profit	\$ 475,000.00