

# Avalon PEG, LLC

# The Longboat Key Project

**ADDRESS:** 793 Jungle Queen Way  
Longboat Key, FL 34228

**PURCHASE PRICE: \$1,600,000.00**

**TYPE:** Single Family Residence

**SQUARE FT:** 2,688 - **BED/BATH:** 4Bed 3 Bath

**SITE:** 13,860 - **BUILT:** 2007 - 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):

**\$2,800,000**

Total Acquisition Cost:

**\$1,754,575**

Estimated Renovation Budget:

**\$ 226,000**

Total Hard & Re-Sell Costs:

**\$2,204,575**

**PROJECT ESTIMATED  
PROFIT**

**\$595,425**



## RECENT COMPARABLE SALES: (SOLD COMPS)

Property	Bed / Bath	Square Feet	Site	Year Blt	Distance	Sold Price	Date of Sale
630 Companion Way, Longboat Key, 34228	4/4.5	2,812 sq ft	8,400	2024	.10 Miles W	\$ 2,449,000	01/28/2026
781 Binnacle Point Dr, Longboat Key, 34228	3 / 2.5	2,269 sq ft	16,500	1976	.25 Miles SE	\$ 2,550,000	11/21/2025
5382 Sandhamn Place, Longboat Key, 34228	4/4.5	3,330 sq ft	16,831	1996	.25 Miles SE	\$ 3,075,000	03/06/2026
5960 Gulf of Mexico Dr, Longboat Key, 34228	4/3.5	2,624 sq ft	36,285	1980	.50 Miles S	\$ 3,050,000	02/17/2026

## PROFORMA FINANCIALS:

### ACQUISITION COSTS

Purchase Price \$ 1,600,000.00

Finance Costs \$ 137,200.00

Taxes & Insurance \$ 17,375.00

**Total Acquisition Costs \$ 1,754,575.00**

### REHABILITATION COSTS

Materials \$ 150,000.00

Labor \$ 76,000.00

\$

**Total Rehab \$ 226,000.00**

### MARKET VALUE:

**\$2,800,000.00**

Total Hard Cost \$ (1,754,575.00)

Rehab Costs \$ ( 226,000.00)

Re-Closing Costs \$ ( 224,000.00)

**Total Project Costs \$(2,204,575.00)**

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

**Estimated Net Profit \$ 595,425.00**