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Outline



- Investment Team
- Deal Highlights
- Property Overview
- Rendering Video
- Comps
- Project Timeline
- Next Steps

Investment Team



Former NBA Player Kevin Martin, Owner



Bobby Alvarez, Builder



Peter Wallace, Real Estate Attorney



Real estate portfolio with over \$16M in profits and consistent track record of producing ROI

Since their beginning in 1983
Alvarez Homes has designed and built more than 450 breathtaking custom luxury homes throughout Tampa and the Pinellas County beaches.

Partner at Skelton, Willis & Wallace. St. Petersburg native and alumnus of St. Petersburg High School, a 1976 graduate of Harvard College and a 1979 graduate of Harvard Law School.

Deal Highlights



- This will be a \$16-17M beachfront property
- Only 6 shares available at \$1.3M a share
- Opportunity to own a property that CEO's of large companies own, with the same perks, but at a fraction of the price
- Each share is 10% stake in ownership
- Minimum 52 days a year per share
- You can sell your 10% to anybody, co-owners have first right of refusal
- Owners do not pay any closing costs when the property is sold
- Housing expenses will be handled by the equity you own. Ex. \$150,000 then owner owes \$15,000.
- Hypothetically, when we sell for 18M then that's the number the profit will come from!
 Ex. Sell for \$18,000,000 then you receive back your \$1,300,000 plus \$500,000 profit.

Deal Highlights

Payment schedule:

- 10% due August 15th \$130,000
- 25% due September 1st \$325,000
- 15% due September 15th \$195,000
- 10% due January 15th, 2025 \$130,000
- 10% due May 1st, 2025 \$130,000
- 20% due Nov/Dec, 2025 \$260,000
- 10% due Q2, 2026 \$130,000

Property Overview



- This area is the MOST SOUGHT AFTER
 OCEANFRONT within 2 hours. There are only
 58 properties total along this shore.
- Since 2011, I have done over \$120,000,000 in transactions in the area of my own funds.
- I have always believed in the area and the value. It offers comparable quality and luxury lifestyles as Naples, Miami, and Sarasota at ¹/₃ of the price creating incredible earning potential
- 80 ft of Oceanfront
- .47 acres total





660 Gulf Blvd

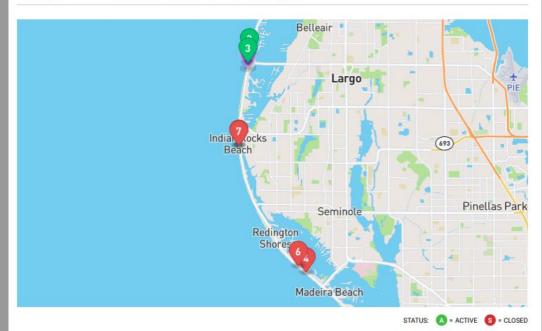
Belleair Shores

Comparative

Market Analysis

(CMA)

Map of Comparable Listings



	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE	
1	Subject	•	660 Gulf Blvd			-		
2	U8247381	Δ	1520 Gulf BOULEVARD	6	7.00	6,958	\$11,995,000	
3	U8244271	Δ	960 Gulf BOULEVARD	5	8.00	7,528	\$8,995,000	
4	T3372181	8	15802 GULF BOULEVARD	6	7.00	8,500	\$10,700,000	
5	T3503774	6	34 Gulf BOULEVARD	5	6.00	5,825	\$10,500,000	
6	T3295592	S	16124 GULF BOULEVARD	6	9.00	7,787	\$7,650,000	
7	U8198653	8	32 Gulf BOULEVARD	5	6.00	5,828	\$10,000,000	



Comparative Market Analysis

660 Gulf Boulevard, Belleair Shore, Florida 33786

Summary of Comparable Properties

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
15802 GULF BOULEVARD	5/10/22	6	7.00	8,500	\$10,700,000	\$1,259
34 Gulf BOULEVARD	2/28/24	5	6.00	5,825	\$10,500,000	\$1,803
16124 GULF BOULEVARD	5/12/22	6	9.00	7,787	\$7,650,000	\$982
32 Gulf BOULEVARD	6/9/23	5	6.00	5,828	\$10,000,000	\$1,716
Averages				6,985	\$9,712,500	\$1,440



ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1520 Gulf BOULEVARD		6	7.00	6,958	\$11,995,000	\$1,724
960 Gulf BOULEVARD		5	8.00	7,528	\$8,995,000	\$1,195
Averages				7,243	\$10,495,000	\$1,459

Comps For New Build at 660 Gulf Blvd Belleair Shores

15802 GULF BOULEVARD REDINGTON BEACH, FL 33708

MLS #T3372181

\$10,700,000

CLOSED 5/10/22

6 Beds 7.00 Baths Year Built 2022

8,500 Sq. Ft. (\$1,259 / sqft) Days on market: 0





Comps For New Build at 660 Gulf Blvd Belleair Shores



32 Gulf BOULEVARD INDIAN ROCKS BEACH, FL 33785

MLS #U8198653

\$10,000,000

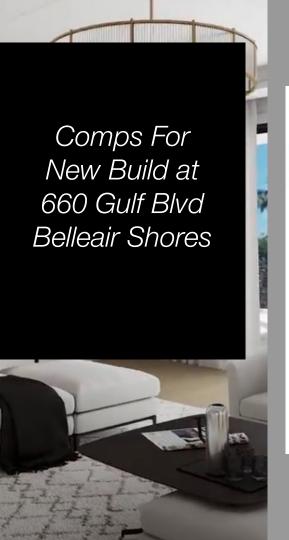
CLOSED 6/9/23

5 Beds 6.00 Baths Year Built 2023

5,828 Sq. Ft. (\$1,716 / sqft) Days on market: 7







34 Gulf BOULEVARD INDIAN ROCKS BEACH, FL 33785

MLS #T3503774

\$10,500,000

CLOSED 2/28/24



5 Beds 6.00 Baths Year Built 2023

5,825 Sq. Ft. (\$1,803 / sqft) Days on market: 8



Future Comps
For New Build
at 660 Gulf
Blvd Belleair
Shores
Currently Being
Built



Oceanfront New Build Projected Price: \$12M-\$15M Lot that is half the size of 660 Gulf



Future Comps
For New Build
at 660 Gulf
Blvd Belleair
Shores
Currently Being
Built



Oceanfront New Build Projected Price: \$12M-\$15M



660 Gulf New Build Rendering Video



660 Gulf New Build Rendering Photos











Plans City Approval Build Time Completion

3-4 Months 6-8 Weeks 11-14 Months

Next **Steps**





- Schedule Meeting or Zoom Call
- Showing for a project under construction or completed
- Showing of project site
- Get Started



Thanks For Your Time!



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