

# Tulia Homes

## *Investor Presentation*



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# Outline



- **About Us**
- **Why Tulia?**
- **How We Do It**
- **110 15th Rendering Model**
- **Project Timeline**

# About **Us**



- **Over 40 years of building experience**
- **Approved developer in Port Royal Naples, the richest community in the United States**
- **Track record for setting the highest price per square foot on new construction**
- **All our houses appraise pre-construction**
- **All interior design & architectural drawings are done in house**
- **Tulia Homes is the Bugatti of home building because we use the best materials combined with world class design**

# Key *Team* Members



**Johnny Francisco**  
Owner



**George Nicholas**  
VP Construction



**Mona Riashi**  
VP Interior Furnishings



**Mickey Francisco**  
Sr. Consultant/Finance Mgr.



**Juan Garcia**  
VP Interior Design/Cabinets



**Dave Seidl**  
Business Development





## How **We Do It**

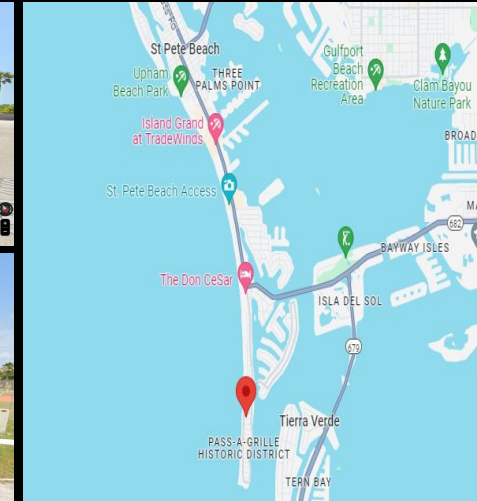


- Innovation of the building industry.
- The secret sauce - all star team, in house interior design, architectural drawings, superintendents on the job sites, spec book with everything specced out,
- All Smart Home Technology
- All houses are current code Fema compliant with high impact glass that can withstand winds over 200 mph
- All of our buildings use the highest standards of construction - core filled block, spray foam insulation, form and pour columns, elevated concrete slabs, metal framing, TPO flat roofs, & the most expensive impact windows,
- Every one of our houses sells pre-CO at record sales
- World class marketing and renderings

# Property Overview



- One of the most sought after oceanfront properties
- Faces Gulf Ocean
- Park Next Door
- 50 x 200 Lot



110 15th  
Rendering  
Model



Real Estate Developer  
Tampa, FL



110 15th Ave  
ELEVATION

07/23/2024



110 15th  
Rendering  
Model



Real Estate Developer  
Tampa, FL



110 15th Ave  
**ELEVATIONS**

07/23/2024



110 15th  
Rendering  
Model



Real Estate Developer  
Tampa, FL



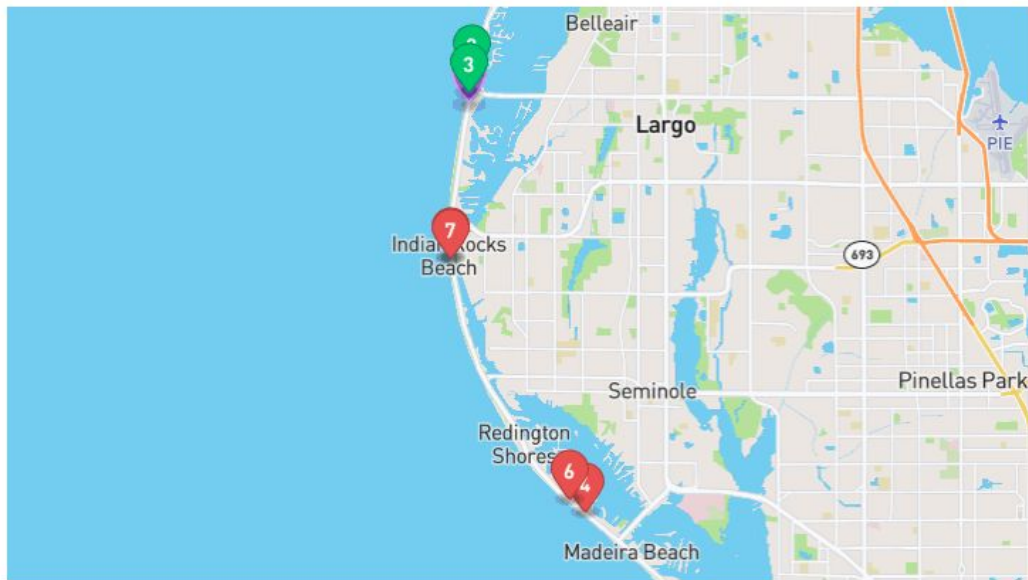
110 15th Ave  
Unnamed

07/23/2024

# 110 15th Comparative Market Analysis (CMA)

Comparative Market Analysis

## Map of Comparable Listings



STATUS: A = ACTIVE S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	<b>Subject</b>		<b>660 Gulf Blvd</b>	-	-	-	-
2	U8247381	<span style="color: green;">A</span>	1520 Gulf BOULEVARD	6	7.00	6,958	\$11,995,000
3	U8244271	<span style="color: green;">A</span>	960 Gulf BOULEVARD	5	8.00	7,528	\$8,995,000
4	T3372181	<span style="color: red;">S</span>	15802 GULF BOULEVARD	6	7.00	8,500	\$10,700,000
5	T3503774	<span style="color: red;">S</span>	34 Gulf BOULEVARD	5	6.00	5,825	\$10,500,000
6	T3295592	<span style="color: red;">S</span>	16124 GULF BOULEVARD	6	9.00	7,787	\$7,650,000
7	U8198653	<span style="color: red;">S</span>	32 Gulf BOULEVARD	5	6.00	5,828	\$10,000,000



# 110 15th Comparative Market Analysis (CMA)

## Comparative Market Analysis

# Summary of Comparable Properties

### **S** 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

### **A** 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  
110 15th*

# 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  
110 15th*

## 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**



*Comps For  
New Build at  
110 15th*

## 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 110 15th  
Currently Being  
Built*

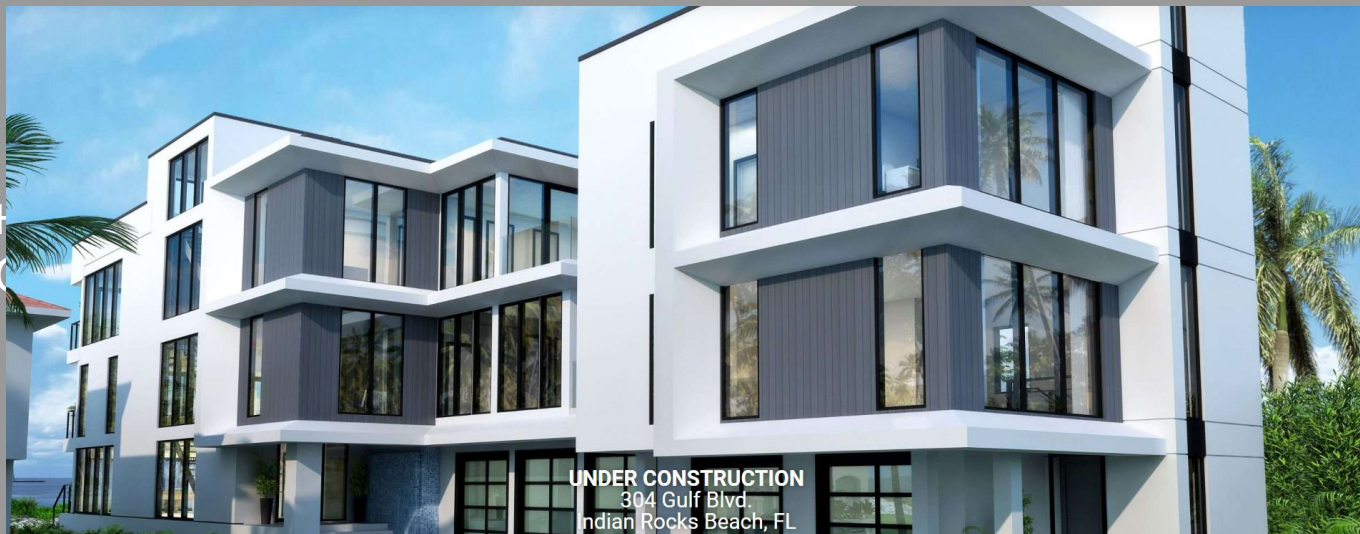
Oceanfront New Build  
Projected Price: \$12M-\$15M





*Future Comps  
For New Build  
at 110 15th  
Currently Being  
Built*

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





# Timeline



Contact **Info**



# Thanks For Your Time!



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