HOVLAND REALTY LLC

OFFERING MEMORANDUM

2974 Van Buren Ave
Naples, Florida 34112

MIXED-USE NAPLES ASSET I LIVE • WORK • RENT • INVEST

5	4	PRIVATE	NO HOA
BEDROOMS	FULL BATHS	ATTACHED SUITE	REPORTED

A differentiated Naples acquisition opportunity. A substantial residential layout, attached private-entry mother-in-law suite and mixed-use business potential create a rare platform for an investor, entrepreneur or owner-user seeking more than a traditional home or conventional office.

CONFIDENTIAL OFFERING MEMORANDUM

01 EXECUTIVE SUMMARY

THE OPPORTUNITY

2974 Van Buren Ave presents a flexible mixed-use acquisition in Naples with the ability to serve multiple buyer and occupancy profiles. The property offers five bedrooms, four full bathrooms, a private attached mother-in-law/guest suite, flexible office/bedroom space, a two-car garage and an oversized driveway. Its configuration supports a compelling live/work thesis while creating potential residential and commercial income strategies.

**ONE ACQUISITION. MULTIPLE POTENTIAL INCOME STREAMS.
MULTIPLE EXIT PATHS.**

INVESTMENT HIGHLIGHTS

- Five-bedroom / four-full-bath layout provides the scale to pursue premium residential, corporate or multi-generational occupancy.
- Attached mother-in-law suite features a separate entrance, private living room, wet bar, oversized bedroom, large walk-in closet and renovated full bathroom.
- Potential to monetize the primary residence and attached suite through different occupancy strategies where legally permitted.
- Mixed-use positioning creates owner-user and business potential beyond a conventional residential acquisition.
- Reported no HOA and no rental restrictions provide a strong flexibility story, subject to independent buyer verification.
- Commercial-use appeal for professional services, real estate, construction, design, consulting, property services and other permitted neighborhood-serving businesses.
- Naples infill location within the broader Bayshore Gateway Triangle redevelopment environment.
- Multiple potential exit audiences: residential buyer, investor, entrepreneur, corporate user or owner-occupant business buyer.

02 PROPERTY OVERVIEW

5	4	2-CAR	MIXED-USE
BEDROOMS	FULL BATHS	GARAGE	POSITIONING

Property	2974 Van Buren Ave, Naples, FL 34112
Asset Profile	Residential-scale mixed-use / live-work opportunity
Bedrooms / Baths	5 bedrooms / 4 full bathrooms
Attached Suite	Private-entry mother-in-law / guest suite with living room, wet bar, bedroom, walk-in closet and full renovated bath
Main Living	Open coastal-style living; oversized quartz island; flexible downstairs office / bedroom
Upper Level	Primary suite plus additional bedrooms, built-in desk areas, Jack-and-Jill bath and upstairs laundry
Improvements	Impact windows and doors
Parking	Attached 2-car garage plus oversized gravel driveway
HOA	None reported
Rental Restrictions	None reported by listing information; buyer to verify
Commercial Story	Mixed-use / business-use potential subject to zoning and use verification

VALUE PROPOSITION

The property's defining characteristic is optionality. It combines the functionality of a large Naples residence with a separately accessible suite and a commercial-use story. That combination may allow a purchaser to create value through occupancy, rental income, business operations, or a blend of the three.

04 INVESTMENT INCOME POTENTIAL

ILLUSTRATIVE LONG-TERM RENTAL UNDERWRITING

The property's 5-bedroom / 4-bath layout and private-entry attached suite create several ways to underwrite income. The scenarios below are intentionally presented as ranges rather than promises and are designed to show the asset's flexibility.

ILLUSTRATIVE GROSS RESIDENTIAL INCOME POTENTIAL: APPROX. $54,000 - $81,000+ ANNUALLY

SCENARIO	ILLUSTRATIVE MONTHLY	ILLUSTRATIVE ANNUAL	INVESTMENT RATIONALE
Whole Property	$4,500 - $5,500	$54,000 - $66,000	Larger 5/4 Naples rental with private suite; targets family, relocation, executive or multi-generational demand.
Main Home + Suite	$4,000 - $4,800 + $1,500 - $1,950	$66,000 - $81,000	Potential two-component strategy where legally permitted; private suite adds a second income opportunity.
Owner-Occupant + Suite	$1,500 - $1,950 offset	$18,000 - $23,400 offset	Owner occupies the main residence while suite income may offset carrying costs, where permitted.
Corporate / Furnished	Market-dependent premium	Potential upside vs. annual lease	Five bedrooms, four baths and separate living zone may appeal to relocations, project teams or executive housing.

MARKET SUPPORT

Current 34112 asking rents demonstrate a wide range by size, condition and furnishing. Recent public listings include 3-bedroom houses around $2,950-$5,100 per month, while 1-bedroom apartment asking rents commonly span roughly $1,500-$2,200+ per month. These market observations support using a range-based underwriting approach rather than a single rent assumption.

COMMERCIAL OWNER-USER ECONOMICS

The commercial upside can also be measured as **occupancy-cost savings**. A buyer who operates a permitted business from the property may be able to replace outside office rent with ownership while retaining the residential and suite income potential. This can create economic value even when the commercial component is owner-occupied rather than leased to a third party.

UPSIDE NOT INCLUDED IN THE BASE RANGE

The $54,000-$81,000+ illustration does not assign value to short-term/seasonal premiums, commercial rent, owner-user rent savings, appreciation, or future redevelopment. Any of those may add upside but should be separately underwritten.

Important: These figures are illustrative broker marketing assumptions, not an appraisal, rent guarantee, pro forma, or representation of permitted use. They are based in part on current public asking-rent observations in ZIP 34112 and the property's reported configuration. Actual rent depends on condition, furnishings, lease term, utilities, seasonality, management, tenant profile and market conditions. Buyer must independently verify zoning, separate-rental legality, licensing, taxes, insurance, operating expenses and achievable rents before acquisition.

03 INVESTMENT & RENTAL POTENTIAL

MULTI-COMPONENT INCOME STRATEGY

Rather than underwriting the property as a single-purpose residence, an investor can evaluate the economic value of each functional component. The primary home provides substantial residential scale; the attached suite adds separation and privacy; and the mixed-use positioning creates potential business utility.

MAIN HOME	ATTACHED SUITE	BUSINESS USE
PRIMARY INCOME COMPONENT	SECONDARY INCOME COMPONENT	OCCUPANCY / RENT SAVINGS

POTENTIAL STRATEGIES

WHOLE-PROPERTY RENTAL

Position the full 5-bedroom / 4-bath property as a larger-format Naples rental for families, corporate occupants, relocations or multi-generational users.

MAIN HOME + SUITE

Where permitted, lease or occupy the main residence while separately utilizing the private-entry suite to create an additional income component.

EXECUTIVE / CORPORATE HOUSING

Offer a furnished, flexible property to executives, relocating professionals, project teams or companies seeking residential accommodations in Naples.

OWNER-OCCUPANT / HOUSE HACK

Occupy a portion of the property while generating income from another component, potentially offsetting ownership costs.

BUSINESS + RESIDENTIAL

Operate a permitted business from the property while retaining residential space for the owner, manager, employee or other occupant.

COMMERCIAL OWNER-USER

Acquire the real estate for business operations and redirect occupancy expense from rent toward ownership and equity.

No projected rents or returns are represented in this memorandum. A purchaser should independently underwrite market rents and verify whether any proposed separate rental configuration is permitted.

04 COMMERCIAL / OWNER-USER OPPORTUNITY

A DIFFERENT ALTERNATIVE TO TRADITIONAL OFFICE SPACE

For an entrepreneur or professional user, the property may provide advantages that a standard office condominium cannot: residential utility, private living accommodations, parking, a full kitchen and multiple rooms that can potentially serve as offices, conference areas, workspaces or support functions. Ownership also gives the buyer control over the real estate rather than remaining dependent on a commercial landlord.

OWN THE ADDRESS. OPERATE THE BUSINESS. RETAIN THE RESIDENTIAL UPSIDE.

POTENTIAL COMMERCIAL USER PROFILES

- Real estate brokerage, investment or property-management office
- Mortgage, title, insurance or transaction-services company
- Attorney, CPA, bookkeeping, financial planning or consulting practice
- Builder, contractor, developer, roofing or construction company headquarters
- Interior design, architecture, engineering or landscape-design studio
- Home-watch, concierge, estate-management or vacation-property services
- Marketing, media, photography, technology or creative agency
- Professional or appointment-based services where permitted
- Cabinetry, flooring, furnishings or finish-selection consultation/showroom concept where permitted
- Small corporate headquarters or Naples satellite office
- Business office with owner, manager or employee living accommodations
- Entrepreneurial live/work operation designed to consolidate residential and business overhead

Specific uses are illustrative only. Purchaser must verify permitted and conditional uses, parking, signage, licensing, occupancy and change-of-use requirements.

05 ATTACHED SUITE ADVANTAGE

A TRUE SECOND LIVING ZONE

The attached mother-in-law / guest suite is central to the investment thesis because it offers substantially more functionality than a standard guest bedroom. Its private entrance and dedicated living spaces can broaden the property's appeal to investors, corporate users and owner-occupants.

Private Entrance	Allows independent access and greater separation from the main residence.
Living Room	Dedicated living area increases functionality for extended stays or independent occupancy.
Wet Bar	Adds convenience and supports guest, executive or secondary-living use.
Oversized Bedroom	Provides a substantial private sleeping / living component.
Walk-In Closet	Enhanced storage for longer-term occupancy.
Renovated Full Bath	Creates a self-contained private bathroom component.
Potential Value	Rental income, corporate accommodation, owner/manager housing, multi-generational living, guest suite or business-support space, subject to applicable rules.

THE SUITE CREATES AN ADDITIONAL LAYER OF VALUE WITHOUT SACRIFICING THE MAIN RESIDENCE.

06 MARKET & LOCATION

NAPLES / COLLIER COUNTY

The Naples market benefits from population growth, high household incomes, significant seasonal demand, luxury residential investment and a service economy built around real estate, construction, hospitality and lifestyle businesses. These fundamentals are particularly relevant to an asset positioned for both residential and business use.

417,131	+11.0%	$90,045	34.8%
COLLIER COUNTY 2025 POP.	VS. 2020 ESTIMATE BASE	MEDIAN HOUSEHOLD INCOME	AGE 65+ SHARE

LOCATION DRIVERS

- Access to US-41 / Tamiami Trail and Davis Boulevard commercial corridors.
- Minutes from Downtown Naples and 5th Avenue South.
- Close to Celebration Park, Bayshore Arts District and waterfront dining.
- Near Naples Botanical Garden and East Naples lifestyle amenities.
- Convenient to beaches, hospitality and the Naples seasonal visitor economy.
- Located within the broader Bayshore Gateway Triangle redevelopment area, where public policy encourages revitalization and mixed-use development.
- Surrounding residential investment supports demand for real estate, construction, design, home services, property management and professional users.

07 INVESTMENT THESIS

WHY 2974 VAN BUREN

The investment case is built around scarcity and optionality. A standard house generally serves one purpose. A conventional office generally serves another. 2974 Van Buren combines a substantial 5-bedroom / 4-bath residential footprint, a private attached suite and mixed-use business potential in a single Naples acquisition.

Income Optionality	Potential whole-home, main-home, suite, corporate or owner-user strategies, subject to applicable regulations.
Occupancy Flexibility	Residential, live/work and permitted commercial-use audiences can broaden the property's relevance.
Owner-User Economics	Potential to consolidate business and residential occupancy costs while building equity in the underlying real estate.
Exit Optionality	Future marketing can potentially target investors, homeowners, entrepreneurs and commercial owner-users.
Location Exposure	Naples infill ownership in a designated redevelopment environment.
Differentiation	The 5/4 configuration and private suite create a product that is difficult to replicate with a typical office condo or conventional residence.

LIVE HERE. WORK HERE. RENT IT. INVEST IN IT.

OFFERING DISCLAIMER