

SHOVEL-READY · PLANS INCLUDED · PERMITS APPROVED

# A ready-to-build *5-townhome* opportunity.

LIST PRICE · LAND PACKAGE

\$598,000

Includes land, approved plans  
and issued building permits.

Land · Approved plans · Issued building permits — a single, de-risked package.

# A curated infill site, *ready to break ground.*

Lakeshore Breeze is a five-unit residential townhome package located on **East Orange Avenue in Eustis, Florida, Eustis, Florida**, with individual addresses along Lakeshore Breeze Ct. The offering conveys the land together with a together with a full architectural plan set and five issued City of Eustis building permits — eliminating the eliminating the entitlement risk and timeline that typically front-loads a project of this size.

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PROGRAM

5 units

Two-story townhomes with attached garages.

BUILD TIMELINE

6 months

Documented construction timeline in the investor pro-forma.

EXIT STRATEGIES

3 paths

Sell · Lease · Hybrid.  
Full pro-formas on later slides.

# Everything you need to *turn dirt into keys*.

## 01

### The Land

A cleared, buildable infill parcel positioned on **East Orange Avenue in Eustis, FL**, with the five development lots addressed **60 – 68 Lakeshore Breeze Ct.** Site is graded and access-ready per the approved site plan.

## 02

### The Plans

A complete two-story townhome plan set — architectural, structural and full material spec (monolithic slab foundation, wood frame, **30-year architectural shingle roof**, Hardie lap siding, quartz counters, engineered wood flooring, Samsung appliance package).

## 03

### The Permits

Five issued **City of Eustis residential building permits** (BLDG-25-(BLDG-25-0470 through BLDG-25-0474), paid impact fees covering covering school, sewer, road and building — a documented six-digit documented six-figure entitlement position already in hand.

# Modern farmhouse elevation, *designed to lease and to sell.*



ANGLED PERSPECTIVE • ALL 5 UNITS

# Level One

*the day-to-day floor.*

ROOM SCHEDULE

|                      |        |
|----------------------|--------|
| Family Room          | 205 SF |
| Kitchen              | 44 SF  |
| Living Room / Dining | 42 SF  |
| Powder Bath          | 43 SF  |
| 2-Car Garage         | 111 SF |
| Foyer / Circulation  | 31 SF  |

Finishes per plan set: 7"×54" 5mm engineered wood, 12×24 porcelain tile, 3cm quartz counters, custom 42" upper cabinetry with soft-close.



# Level Two

*the private floor.*

ROOM SCHEDULE

|              |        |
|--------------|--------|
| Master Suite | 265 SF |
| Bedroom 1    | 173 SF |
| Bedroom 3    | 133 SF |
| Bedroom 2    | 132 SF |
| Full Bath    | 82 SF  |
| Master Bath  | 55 SF  |

Fixtures per spec: Delta Modern faucets, Kwikset Chelsea hardware, 8'0" solid-core square interior doors, MIWD FLG 3540 single-hung windows.



# Site layout & context.

Approved site plan on file with the City of Eustis, showing lot layout, stormwater, lift station and dual mini-park playground amenities.

FRONTAGE

## East Orange Avenue

100 ft right-of-way access corridor.

INFRASTRUCTURE

## Utilities in place

Stormwater, lift station and roadway per approved plan.

THIS OFFERING

## 5 permitted lots

Addresses 60 – 68 Lakeshore Breeze Ct.  
Permit-ready portion of the master site.

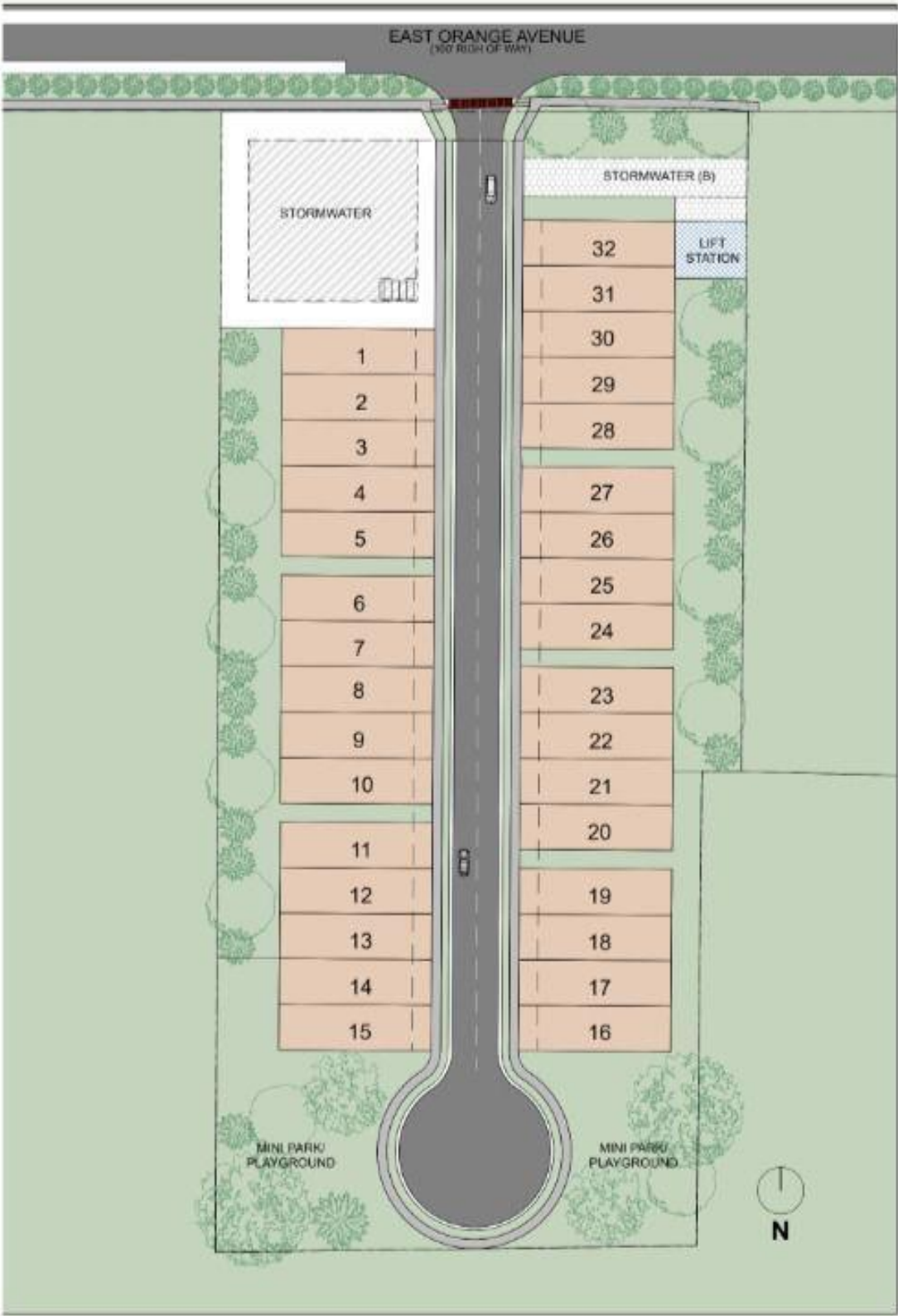
AMENITIES

## Twin mini-parks

Two on-site playground / green spaces anchor the community.

NOTE

Site plan depicts the broader entitled subdivision. This listing conveys the 5 permit-ready lots & associated approvals; balance of the master site is not part of the \$598K package.



# Five permits.

## *Six-figure head-start.*

TOTAL IMPACT & BUILDING FEES

\$103,232

Sum of the five issued invoices from the City of Eustis Building Department — school, sewer, road and residential building fees, already paid and documented.

School Impact (per unit)

\$10,474

Sewer Impact (per unit)

\$2,668

Road Impact (per unit)

\$1,938

PERMIT REGISTER

| Permit #     | Address                | Type                   | Fees Paid   |
|--------------|------------------------|------------------------|-------------|
| BLDG-25-0470 | 60 Lakeshore Breeze Ct | Residential SFR/Duplex | \$20,646.17 |
| BLDG-25-0471 | 62 Lakeshore Breeze Ct | Residential SFR/Duplex | \$20,646.57 |
| BLDG-25-0472 | 64 Lakeshore Breeze Ct | Residential SFR/Duplex | \$20,646.57 |
| BLDG-25-0473 | 66 Lakeshore Breeze Ct | Residential SFR/Duplex | \$20,646.57 |
| BLDG-25-0474 | 68 Lakeshore Breeze Ct | Residential SFR/Duplex | \$20,646.57 |

# The economics, *at a glance.*

| Assumption                | At today's \$598K list |
|---------------------------|------------------------|
| Land / acquisition basis  | \$598,000              |
| Construction cost — total | \$875,000              |
| Number of units           | 5 townhomes            |
| Construction timeline     | 6 months               |
| Average cost per unit     | \$294,600              |
| Total project investment  | \$1,473,000            |

LISTING NOTE

What \$598K gets you.

The \$598,000 list price applies to the **land package with plans and permits included.**

*Construction cost, unit count, sale / lease values and timeline are pro-forma assumptions carried from the underwriting document; buyer to verify.*

STRATEGY 01

# Build & *Sell.*

Build all five townhomes and sell them individually as they deliver. The pro-forma releases **2 units at delivery (Month 7)** and the remaining **3 units month-over-month** — a compact 10-month capital cycle from acquisition to full sell-through.

SALES WATERFALL

|          |                           |              |
|----------|---------------------------|--------------|
| Month 7  | 2 units close on delivery | \$335,000 ea |
| Month 8  | 1 unit closes             | \$330,000    |
| Month 9  | 1 unit closes             | \$330,000    |
| Month 10 | Final unit closes         | \$330,000    |

HEADLINE METRIC · ANNUAL IRR (TIR)

Annualized return on invested capital

25.63%

XIRR from the dated cash-flow schedule — reflects the timing of capital contributions and unit sale distributions over the project lifecycle.

ROI (TOTAL GAIN)

12.70%

Total gain on total capital deployed.

NET PROFIT

\$187K

Revenue \$1.66M  
less basis \$1.47M.

*IRR vs. ROI — ROI shows total gain on capital; IRR annualizes that gain against when each dollar was invested and returned. Short and returned. Short cycles make IRR the stronger read.*

STRATEGY 02

# Build & *Lease.*

Build all five units and lease the full portfolio at **\$2,500 / month per unit**. Locks in a **\$12,500 monthly / \$150,000 annual** income stream, while retaining the asset base at its full built value for long-term appreciation.

INCOME STACK

|                               |                  |
|-------------------------------|------------------|
| Rent per unit (5 units)       | \$2,500 / month  |
| Full-occupancy monthly income | \$12,500 / month |
| Annualized income             | \$150,000 / year |
| Retained asset value          | \$1,660,000      |

HEADLINE METRIC · CAPITALIZATION RATE

At today's \$598K list price

10.18%

Cap rate on the **\$1,473,000** project basis — a double-digit stabilized yield before any appreciation.

|                          |             |
|--------------------------|-------------|
| Monthly income           | \$12,500    |
| Annual income            | \$150,000   |
| 10-yr accumulated income | \$1,350,000 |

STRATEGY 03 · MODELED

# Lease most, *sell a couple.*

A middle path: **sell 2 units at delivery** to recycle capital and de-risk exposure, then **lease the remaining 3** as a stabilized income sleeve. Structured to recover a majority of construction cost quickly while retaining ongoing yield and long-term upside.

|                                         |                                                  |
|-----------------------------------------|--------------------------------------------------|
| SELL · 2 UNITS (40%)<br>Capital recycle | LEASE · 3 UNITS (60%)<br>Recurring income sleeve |
|-----------------------------------------|--------------------------------------------------|

Modeled scenario — derived directly from Scenario 1 unit-sale pricing and Scenario 2 rental pricing. Split is illustrative and can be tuned to buyer objective.

MODELED OUTCOME · AT \$598K LIST

Sale proceeds — Month 7 (2 units)

\$670,000

2 units × \$335,000 — recycles roughly the acquisition price.

Retained rental income (3 units)

\$90,000/yr

3 × \$2,500 × 12 — stabilized annualized cash flow at full occupancy.

Retained portfolio value (3 units)

\$990,000

3 × \$330,000 — asset base retained for long-term appreciation.

Net effective yield — \$90K income on ~\$803K of retained net basis after sale proceeds ≈ **11.2%**.

Modeled by combining source pro-forma prices with the \$598K acquisition. Illustrative — not a forecast.

# Rare in this market — *everything already lined up.*

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## 01 Permits already issued

5 residential building permits from the City of Eustis, complete with impact fees paid — a documented six-figure head-start over a raw-land alternative.

## 02 Full plan set included

A complete two-story townhome design with detailed architectural, structural and material spec — ready to hand to a builder without redesign or entitlement work.

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## 03 Multi-exit flexibility

Sell, lease, or a hybrid mix — the same asset supports a 12.7% ROI on a \$598K basis or a ~10% cap a ~10% cap on a long-hold rental portfolio, buyer's choice of strategy.

## 04 Time is the real edge

Skip 12–18 months of entitlement, plan development and permit review. Break ground on day one of a 6-month build cycle — capital works sooner, revenue arrives sooner.

LET'S BREAK GROUND

# Ready when you are.

Lakeshore Breeze is offered as a single land-plus-approvals package at **\$598,000**. Full document room — permits, plan set, site plan, and the investor pro-forma investor pro-forma — is available on request.

| OFFERING               | LOCATION        | LIST PRICE |
|------------------------|-----------------|------------|
| Land · Plans · Permits | Eustis, Florida | \$598,000  |

LISTING AGENT DETAILS → NEXT SLIDE

YOUR SUCCESS IS ONE CONNECTION AWAY

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THE LISTING

## Lakeshore Breeze

5-unit development · Eustis, Florida



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NEXT STEP

Request the full  
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