

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**, with individual addresses along Lakeshore Breeze Ct. The offering conveys the land together with a full architectural plan set and five issued City of Eustis building permits — eliminating the entitlement risk and timeline that typically front-loads a project of this size.

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\$598K

Includes land, plans and issued building permits.

PROGRAM

5 units

Two-story townhomes with attached garages.

BUILD TIMELINE

9 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-25-0470 through BLDG-25-0474), paid impact fees covering school, sewer, road and building — a 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

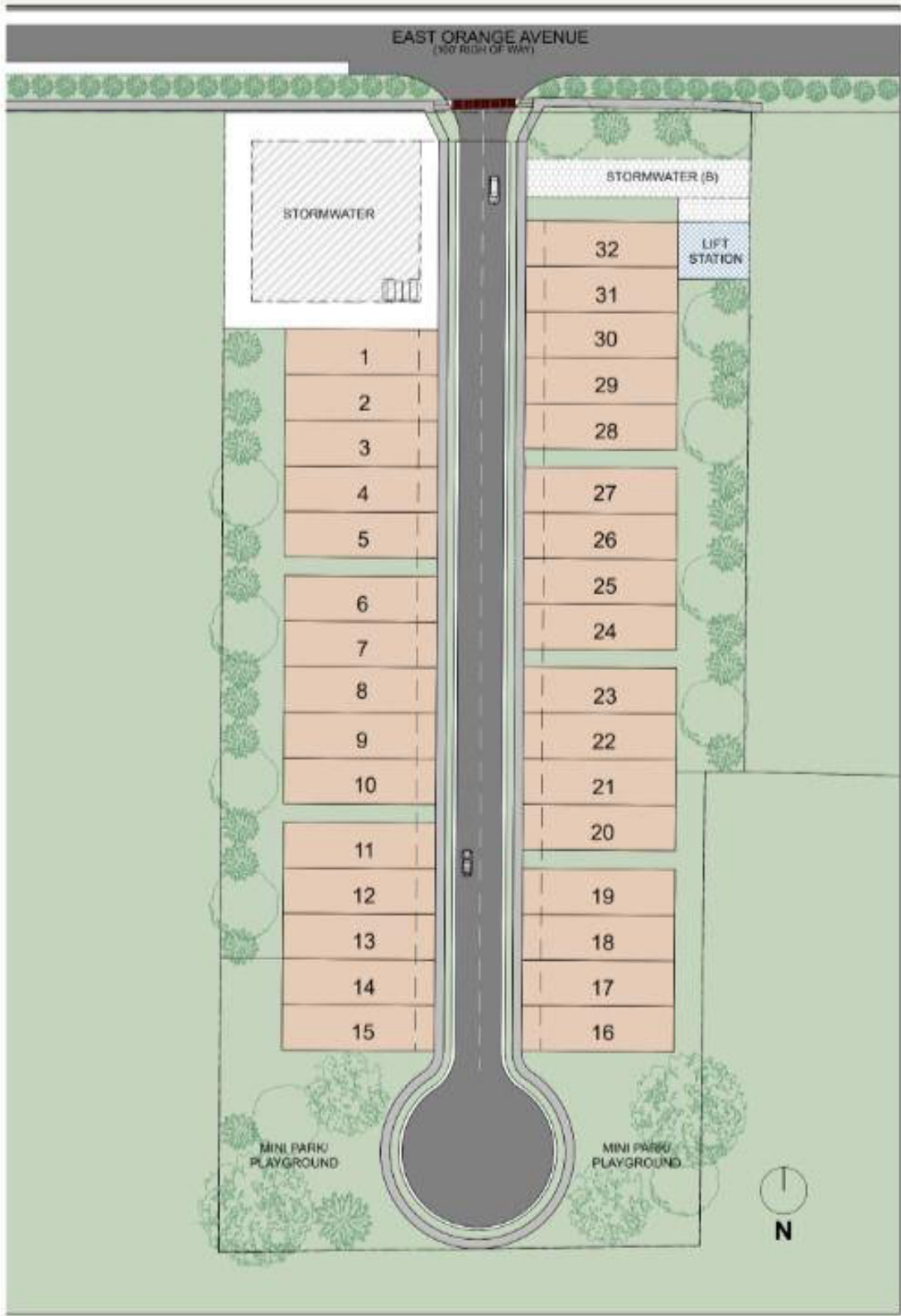
5 permitted lots
Addresses 60 – 68 Lakeshore Breeze Ct.
Permit-ready portion of the master site.

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	9 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 10)** and the remaining **3 units month-over-month** — a compact 13-month capital cycle from acquisition to full sell-through.

SALES WATERFALL

Month 10	2 units close on delivery	\$335,000 ea
Month 11	1 unit closes	\$330,000
Month 12	1 unit closes	\$330,000
Month 13	Final unit closes	\$330,000

HEADLINE METRIC · RETURN ON INVESTMENT

At today's \$598K list price

12.70%

ROI on the **\$1,473,000** project basis, delivered inside a 13-month capital cycle.

Total sales revenue \$1,660,000

Total project investment \$1,473,000

Net profit \$187,000

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%) Capital recycle	LEASE · 3 UNITS (60%) Recurring income sleeve
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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 10 (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.*

O1 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.

O2 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.

O3 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 on a long-hold rental portfolio, buyer's choice of strategy.

O4 Time is the real edge

Skip 12–18 months of entitlement, plan development and permit review. Break ground on day one of a 9-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 — 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

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