



644 W Caladium

Panama City Beach, FL

Value-Add Investment Opportunity

STR & Hybrid Conversion Analysis

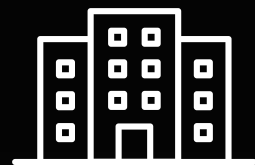


Current Operations Overview

Stabilized Long-Term Rental Operations

Consistently Maintaining +90% Occupancy

ASSET SNAPSHOT



26 UNITS



CONSISTENTLY HIGH OCCUPANCY



GROSS INCOME + \$315,000



NOI + \$152,000 (48%)



NI + \$120,000 (38%)



FULL LONG TERM RENTAL MODEL



Option 1 – Full Short Term Rental Conversion

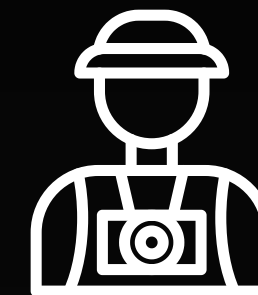
OPERATIONAL OVERVIEW

Average ADR	\$145-\$195
Average Occupancy	68-70%
Projected Gross Income	\$1,050,000
Projected Operating Expenses	\$325,000
Projected NOI	\$725,000 (69%)

INVESTMENT HIGHLIGHTS



POTENTIAL 21.3%
CAP RATE AT LIST



MAXIMIZES TOURIST
DEMAND



8% CAP VALUATION
\$9,062,500

ALL PROJECTIONS, ASSUMPTIONS, AND FINANCIAL ESTIMATES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE INDEPENDENTLY VERIFIED BY BUYER AND/OR INVESTOR THROUGH THEIR OWN DUE DILIGENCE.

Option 2 - Hybrid STR & Long-Term Rental 50/50

OPERATIONAL OVERVIEW

STR Projected Income	\$525,000
LTR Projected Income	\$150,000
Total Projected Income	\$675,000
Projected Operating Expenses	\$250,000
Projected NOI	\$425,000 (63%)

INVESTMENT HIGHLIGHTS



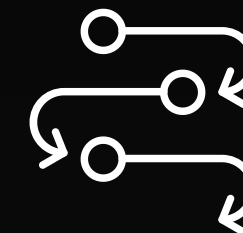
POTENTIAL 12.5%
CAP RATE AT LIST



VALUATION AT 8% CAP
\$5,312,500



STR UPSIDE PRESERVED



PHASED IMPLEMENTATION
OPTION AVAILABLE

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Estimated Conversion CapEx



CapEx Item	Full STR (26 Units)	Hybrid 13 STR/13 LTR
Furnishings	\$113,100	\$56,550
Appliances	\$42,900	\$21,450
Smart Locks/Tech	\$2,600	\$1,300
TVs	\$10,400	\$5,200
Decor/Branding	\$19,500	\$9,750
Kitchen/Housewares	\$16,250	\$8,125
Photos/OTA Setup	\$1,950	\$975
Paint/Refresh	\$13,000	\$6,500
Contingency	\$10,556	\$5,278
Total Estimated CapEx	\$230,256	\$115,128

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Summit Execution Plan



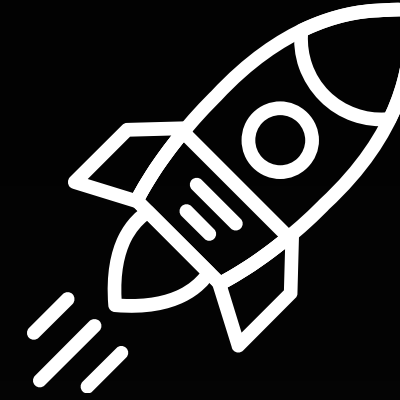
Client Acquires Asset

Secure the asset with a clear operational and value-add execution strategy.



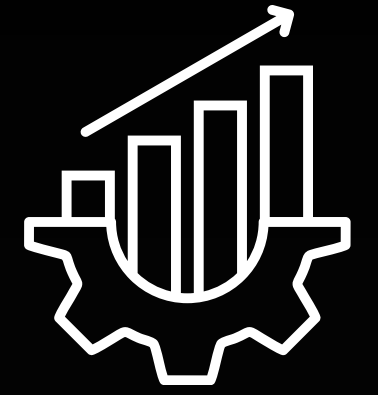
Renovate & Furnish Units

Transform units through targeted renovations and professionally curated coastal furnishings.



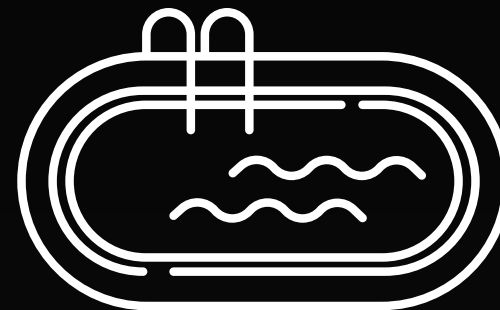
List & Launch Marketing

Position the property across leading booking platforms with optimized pricing and marketing systems.



Optimize & Stabilize

Refine operations and pricing strategies to maximize profitability and long-term scalability.



Summit Strategic Recommendation

The addition of a resort-style pool and outdoor amenity space could potentially increase projected NOI by an estimated **20–35%** through higher ADRs, improved occupancy, and enhanced guest demand.



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