



ST PETE BEACH • FL

## Rare 4-Unit Multifamily Opportunity



Before



After



Before



After



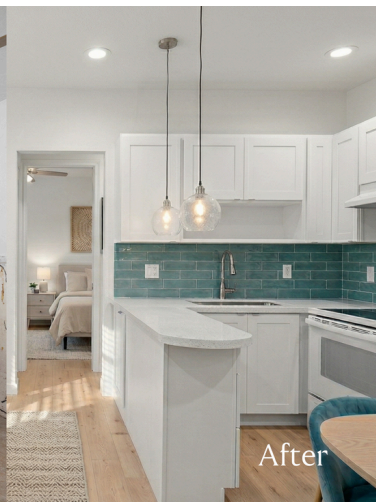
Before



After



Before



After



# Rare 4-Unit Multifamily Opportunity

7815 Boca Ciega Drive | St. Pete Beach, FL 33706

Offered At	Living Area	Year Built
\$1,100,000	2,672 sq. ft.	1956
Units	Water Frontage	
4	50 Feet	

## Executive Summary:

This is not a turnkey property. This is a waterfront value-add opportunity in one of the most supply-constrained coastal markets in Florida.

- Control over value creation
- Multiple income strategies
- Entry below fully realized market value

## Current Condition:

- Property has experienced hurricane impact
- Requires renovation and repositioning
- Structural foundation and location remain strong

## Why This Deal Stands Out:

- Waterfront inventory in St. Pete Beach is extremely limited
- Ability to buy before renovation-driven price increases
- Flexible exit strategies (hold, short-term rental, resale)
- High demand for coastal rental experiences

## Key Investment Considerations:

Before moving forward, every serious investor should evaluate:

- Renovation scope and cost ranges
- timeline to stabilization
- rental strategy (Short-term vs long-term)
- Management Structure



Measurements Are Approximate. Deemed Highly Reliable But Not Guaranteed.

### Our Investor Advantage:

Using our Investor Insight & Rental Potential Blueprint, we help you:

- Understand realistic income potential
- Avoid overestimating returns or underestimating costs
- Approach this property with a clear strategy
- Make confident, data-backed decisions

### Next Step:

Schedule a private investor consultation to review:

- Strategic approach
- Renovation considerations
- Rental positioning

This is where clarity turns into action.

### Final Perspective:

This property is not about what it is today.  
 It's about what it becomes in the hands of the right investor.  
 Most buyers will pass on this.  
 The right buyer will recognize it as a rare opportunity to create value in a market where that opportunity is quickly disappearing.



HALLAMEK TEAM • ENGEL & VÖLKERS BELLEAIR  
 PRIVATE OFFICE ADVISOR

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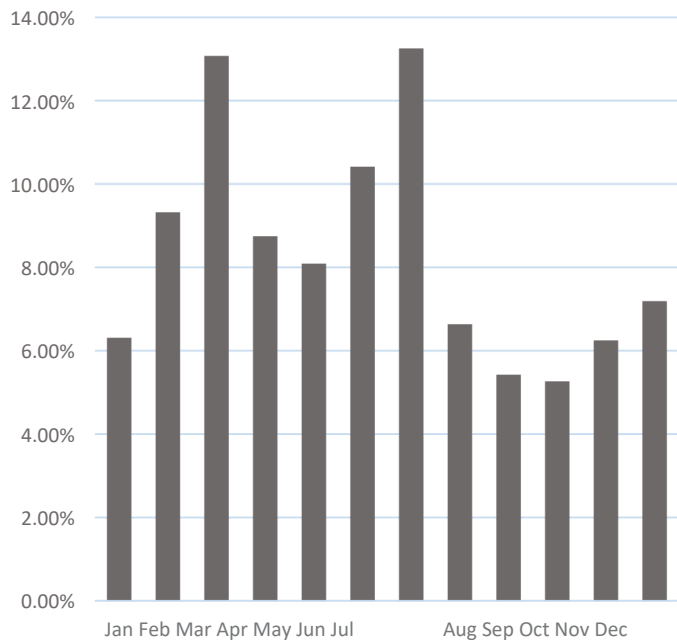
# Rental Income Projection

7815 Boca Ciega Drive, St. Pete Beach, FL 33706

## Distinctive Beach Rentals' Recipe for Success:

- High Review Scores**- Guest experiences are the best marketing! Our goal is to keep your home's rating above a 4.5 with the help of our dedicated local team keeping your home perfectly maintained.
- Dynamic Pricing**- Adapt to changing post- Covid consumer behaviors by ensuring your rates are competitive in the marketplace to drive conversion.
- Promos**- Participating in Promotions drives longer lengths of stay, and shifts consumer behavior to optimize revenue.
- Distribution**- Expand your reach by leveraging online travel agencies like Airbnb, Vrbo, Expedia, and regional channels alongside direct bookings to maximize demand capture.
- Local Market Experts**- Working with a team of local experts will give you incredible insight into managing your property. Our Client Success Managers are your single point of contact connecting you with every department for seamless property management.

## MONTHLY ESTIMATED REVENUE



Projected Income Range

**\$15,000 - \$25,000**

Homeowners who partner with Engel & Völkers watch their rental income grow thanks to our dedicated local teams backed by big company resources.

Projection Created on: 10/16/2025

The estimate provided is an initial gross rent projection based on information about the performance of similar vacation rental properties with the limited information we have on your specific property at the time of generating this document. Actual net rent proceeds could differ materially from this estimate and depend on many factors outside VTrip's knowledge or control at this time, such as the property's condition, layout, and furnishings; existing and future regulations; current and future economic, social, and political trends and conditions; and weather and environmental factors. VTrips makes no representations or warranties, express or implied, about the accuracy of this estimate. Gross and Net Rent proceeds do not include non-rent fees paid directly to VTrips to cover operational costs such as cleaning or channel costs. Therefore, you should not place undue reliance on statements in this document.

CONTACT INFORMATION

Michele Strong

michele.strong@evrealestate.com

\*This projection is conservative, based on potential future renovations. This projection is for 1/1, street view units (2)

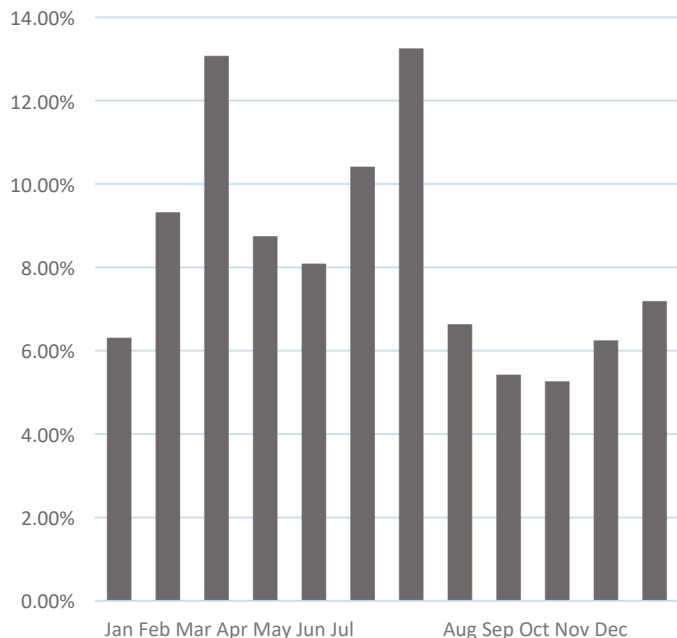
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Marine Specialty State License # SCC131151818  
4790 95<sup>th</sup> St. N. St. Petersburg, FL 33708  
EdgeMarineConstruction.com  
Phone: (727) 482-9573

### Quote

Mary Ann Tuchol  
7815 Boca Ciega Isle Dr.  
St. Pete Beach, FL

Date: 10/29/2025  
Site Address: Same  
Phone: (727) 642-7985  
Email: Kristin.hallamek@evusa.com

#### DESCRIPTION OF WORK

***Price includes the wrapping of all piling installed by Edge Marine Construction***  
***Price includes City and County Permit Fees***

Wreck and remove existing dock and build a new dock as follows:

- A **10' wide x 25' long main dock**
- Existing boatlift to remain in place
- Piling to be **7.5" to 8"** tip minimum **2.5 CCA** treated and hammer driven (when possible) Butt down.
- Framing lumber to be **2"x8" pressure treated** and caps to be **2"x10" pressure treated**.
- Caps and double outside stringers to be through bolted with **5/8" stainless steel** bolts.
- Deck to be **AZEK** from the **Harvest Collection OR WEAR Deck** and screwed down with **304 stainless steel** screws.

Total: **\$18,450.00**

OPTION: To re-install existing boatlift on 4 new independent piling: **Add + \$5,500.00**

*\*All piling needed to complete listed work above are to be wrapped with black vinyl by Coastal Dock Concepts.\**

*Price Includes All Permit and Administrative Fees*

*NOTE: It has become evident that there is a serious marine worm problem in Pinellas County. We strongly recommend that all piling be wrapped to help prevent damage to the piling.*

**\*PRICE AND LEAD TIME IS ONLY VALID FOR 30 DAYS AFTER RECEIPT\***

**NOTE: Any permitting revisions will be \$350.00 per revision**

The above work will be completed in accordance with the terms, conditions, and specifications herein, for the sum of \_\_\_\_\_.

Payment to be made as follows: **A nonrefundable deposit of 25% (\$) is due upon acceptance of contract for permitting and administrative fees. REMAINDER (\$) DUE UPON COMPLETION OF WORK PERFORMED BY EDGE MARINE CONSTRUCTION LLC.** PLEASE NOTE THAT PAYMENT IS TO BE MADE BY CHECK. CREDIT CARDS ARE NOT ACCEPTED.

**FINAL PAYMENT MUST BE PAID AFTER JOB COMPLETION REGARDLESS OF UTILITY WORK (ELECTRIC/WATER) COMPLETION AND/OR IF PERMITS ARE NOT SIGNED OFF.**

**THIS CONTRACT AMOUNT IS BASED ON JETTING AND DRIVING PILING. ANY ADDITIONAL METHOD USED TO OBTAIN MINIMUM PENETRATION WILL REQUIRE ADDITIONAL CHARGES. IF GEOLOGICAL CONDITIONS PREVENT EDGE MARINE CONSTRUCTION LLC FROM COMPLETING SPECIFIED WORK, THE COST OF SUCH WORK WILL BE DEDUCTED FROM THE CONTRACT AMOUNT AS APPROPRIATE. EDGE MARINE CONSTRUCTION LLC**

Print: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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WILL NOT BE OBLIGATED TO COMPLETE FURTHER WORK BEYOND THEIR CAPABILITIES. THIS CONTRACT MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 45 DAYS. A LABOR AND MATERIAL PRICE INCREASE MAY APPLY IF THE WORK IS NOT COMPLETED WITHIN NINETY DAYS OF THE CONTRACT DATE. ALL DIMENSIONS ARE APPROXIMATIONS. FINAL DIMENSIONS MAY BE DIFFERENT THAN DRAWN DIMENSIONS DUE TO MATERIAL VARIATIONS AND TRIMMING. **THIS CONTRACT DOES NOT INCLUDE ANY UTILITY WORK UNLESS SPECIFICALLY STATED ABOVE.**

**DISCLAIMER:** Edge Marine is not responsible for any component / part / useability of an owner provided boatlift, including the re-installation of an existing boatlift.

**DISCLAIMER:** Due to water level change, boat lifts may not be useable at all times.

**DISCLAIMER:** If release of lien needs to be recorded within 365 days after commencement, there will be a \$50.00 administrative fee.

**DISCLAIMER:** All boat lifts need dedicated power source and breaker is to be completely turned off when lift is not in use.

NOTICE OF INSURANCE: We maintain federal workers' compensation and general liability insurance coverage, USL & H.

BOAT LIFT DISCLAIMER: At the time of installation, the cables for a boatlift are cut and installed in accordance with the water depth and the contour of the soil below the lift. If any dredging or "blowing out" of the slip is going to take place, please inform us before we install your boatlift so that the cables are cut at the correct length. Any change to the cable length after the boatlift is installed, for any reason, will be at the expense of the customer.

By signing below, you acknowledge that you understand this agreement.

CHAPTER 558 NOTICE OF CLAIM: CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION. YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTEREST.

EDGE MARINE CONSTRUCTION LLC

\_\_\_\_\_  
Purchaser Print                      Date

\_\_\_\_\_  
By: Bryan Burge

\_\_\_\_\_  
Purchaser Signature                      Date



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## **Boat Lift Operating Guidelines**

**IMPORTANT: Do not operate the lift if you are a first-time boat lift owner OR do not feel comfortable operating the lift without first consulting a representative from Edge Marine.**

**Raise Lift:** Press and hold the up button on the control box OR the remote control.

**Lower Lift:** Press and hold the down button on the control box OR the remote control.

**NOTE:** The lift will only operate when the up or down button is pressed in its respective direction. When using the remote and changing the direction from up to down or down to up, the operator needs to press the stop button on the remote before changing the direction of the lift.

As the lift is coming up, pay close attention to the plastic guide post next to the boat. At times, the boat can be swaying in the wind/tide, or the cradle is coming up unlevel, the guide post can get caught under the upper beam of the lift and cause serious damage.

The control box should always be turned off when the lift is not going to be in use. Turning the control box on or off can be done by inserting the key into the control box and turning it to the on and off position. It is also a good idea, especially for part-time residents, to cut the power off at the breaker when the lift will not be used for an extended period.

**The operator should always be mindful of the tide and verify that there is enough water to leave AND enter the boat lift. Especially with very low tides, the likelihood of bottoming out the lift's cradle beams on the ground is increased and can cause major damage to the lift if the cradle beams touch the bottom.**

**Maintenance:** Periodically, the lift cables should be inspected to make sure there are not any frays in the cable. Also, every 6 months the lift should be greased. There are four grease fittings on each top beam (total of eight) and one grease fitting at each pulley (total of four.)

**IF EDGE MARINE CONSTRUCTION HAS TO REPAIR ANY DAMAGE TO THE LIFT, IT WILL BE DONE AT THE OWNER'S EXPENSE.**

Print: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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## FLORIDA LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTION 713,001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN PLACED ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.