

# Sands North Condominium Project



## Luxury Gulf Front Condos

These are brand new luxurious condos where no corners have been cut. Inside and out they are fantastic. The project is an enormous money making opportunity if purchased for the correct price. We feel it can be. To follow is an overview of the property and an analysis of what we hope it can be purchased and sold for. This is a completely turn key operation. The condos need very little before they can be marketed and sold!

### Property Highlights

- 36 units
- onsite sales office
- 300+ ft community pier
- individual covered parking
- elevators
- Top of the line kitchen appliances
- Washer and Dryer
- Granite countertops
- Upgraded Flooring
- Each unit has a gulf view deck

## Property Location



Sands North is located only 50 miles from Tallahassee, the state capital of Florida. The marina village of Carrabelle is only 5 miles to the West.



## The View



**These condos enjoy an uninhibited view of the Gulf of Mexico that goes all the way to Cuba!**



**The view from a private deck**



## The Interior



This picture says it all. High end appliances, Granite counter tops, high quality cabinetry, 8" crown molding and base boards as well as beautiful hardwood floors. Bathrooms have tile flooring while the bedrooms have premium carpet.





## Condo Breakdown

<b>8</b>	<b>1st Floor</b>	<b>1bed/1bath</b>	<b>800 sq ft</b>
<b>8</b>	<b>2nd/3rd Floor</b>	<b>2bed/3bath</b>	<b>1600 sq ft</b>
<b>10</b>	<b>1st Floor</b>	<b>2bed/2bath</b>	<b>1160 sq ft</b>
<b>10</b>	<b>2nd/3rd Floor</b>	<b>3bed/3.5 bath</b>	<b>2233 sq ft</b>

All first floor units have one deck. The two story units have a deck on the main floor as well as one off of the master bedroom. The same high quality materials and appliances are in all units regardless of size.



## Purchase and Sale Estimates

Please note that all purchase and sale figures are professional estimates based on our real estate expertise and knowledge of the market surrounding this project. Based on dialogue we've had with the property owners we feel this project can be bought for \$3.3 million dollars. The 36 units have a total of 53,130 sq ft which comes to \$62.11 a square foot. That is completely unheard of. We feel we can resell these high end units at \$110 a sq ft very quickly. Finding the profit in this project is not difficult. We have a business plan in place to turn this project over quickly with profits in the millions!

### Additional Pictures



Master bath with tile shower and jetted tub



Guest room full bath