

# 8010 Estero Blvd

New construction project

Description: Single Family Home

5 Bedrooms 5 Bathrooms

3516 sqft (326m<sup>2</sup>)

This location poses as one of the last remaining buildable lots in the largest size category on the island, with its vast 0.4 acres it guarantees uninterrupted beach front views, sunsets and privacy. Located at 8010 Estero Blvd in Fort Myers Beach, this project offers a lucrative investment opportunity in a prime location. The design envisions a 3,516 square foot, 5-bedroom, 5-bath luxury residence with high-end finishes and an elevated pool that frames stunning coastal views.

Timeline: 18 months (includes permit and construction)



## FINANCIALS:

Land price: 3M

Construction cost: 1.7M

Total Costs: 4.7M

Sales price: 7.9M (\$2250/sqft)

Total Profit: 3.2M

ROI: 68 % (45 % p.a.)