

5462 GRAND BLVD • NEW PORT RICHEY  
*THE PROPERTY TODAY*



# THE PASCO HUB

*THE PROPERTY TOMORROW*

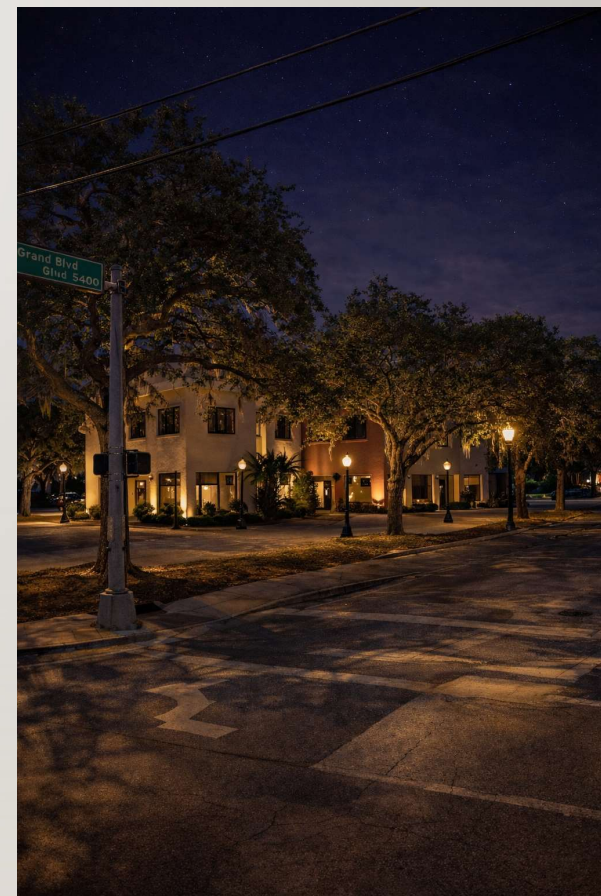
WORK • CONNECT • CREATE



IN ONE OF THE FASTEST  
40 GROWING COUNTIES  
IN THE UNITED STATES



# A COMMUNITY WORK CENTER 24-HOUR ACCESS





# CAFÉ & DRIVE THRU



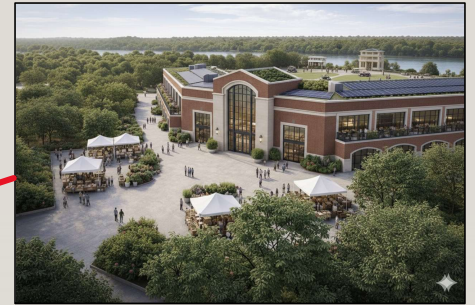


**GEORGE STREET  
BEING ACQUIRED  
BY OUR PROPERTY**

**THE RIGHT PLACE  
THE RIGHT TIME**

**ACROSS STREET 8-ACRE  
PUBLIC PROJECT**

**GRAND BLVD BEING RENNOVATED**



**473 NEW HOMES 3 BLOCKS AWAY**

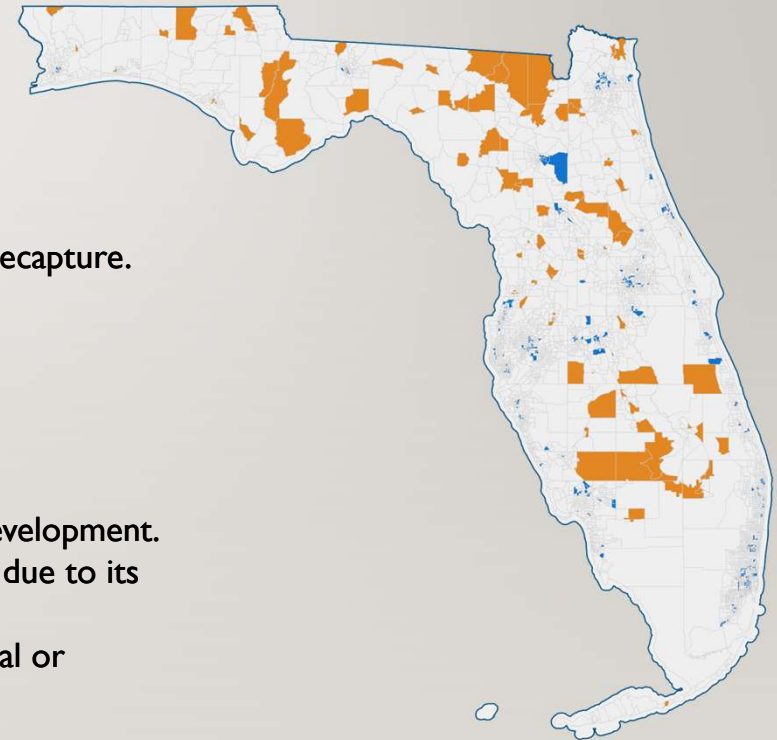
## ADVANTAGE OF AN OPPORTUNITY ZONE

- Accepts capital gains from a wide range of assets — stocks, real estate, cryptocurrency, bonds, collectibles, and more.
- Defers capital gains taxes for up to five years.
- Potential to reduce the taxable capital gain by 10% or more.
- 10-year hold: future appreciation can be realized tax-free with no depreciation recapture.

## ADVANTAGES OF THIS PROPERTY

- Most Opportunity Zone investments involve new construction or ground-up development.
- 5462 Grand Blvd qualifies as an existing building under Opportunity Zone rules due to its vacancy period and planned improvements.
- Prime urban location — unlike most Opportunity Zone properties found in rural or weaker markets.

THERE ARE REQUIREMENTS FOR COMPLIANCE ON OPPORTUNITY ZONES



# INVESTMENT SUMMARY & FINANCIAL PROJECTIONS

5462 GRAND BLVD, NEW PORT RICHEY	
PURCHASE PRICE	\$ 1,390,000
SQUARE FEET	13,310
PRICE PER SQUARE FOOT	\$ 104
DOWN PAYMENT %	20%
DOWN PAYMENT	\$ 278,000
INTEREST RATE	5.95%
MONTHLY PAYMENT AMOUNT (INTEREST ONLY)	\$ 6,925.00
CASH FOR IMPROVEMENT	\$ 920,000
EST REIMBURSEMENT FROM CITY IMPROVEMENTS	\$ 170,000
NET CASH NEEDED FOR IMPROVEMENT	\$ 750,000
<b>TOTAL CASH FOR PROJECT</b>	<b>\$ 1,028,000</b>
GROSS ANNUAL REVENUE	\$ 540,240
NET ANNUAL OPERATING EXPENSES	\$ 175,000
<b>EST. NET OPERATING ANNUAL INCOME</b>	<b>\$ 365,240</b>
CFBT - CASH FLOW BEFORE TAXES	\$ 282,140
<b>ROI</b>	<b>17.1%</b>
CoC - CASH-ON-CASH	27%
DSCR - DEBT SERVICE COVERAGE RATIO	4.4
ARV - AFTER 18 MOS OF OPERATION	\$ 3,652,400
<b>INCREASED ASSET VALUE (10% CAP RATE)</b>	<b>\$ 1,234,400</b>
<b>ROI ON ASSET</b>	<b>101%</b>

REVENUE NUMBERS ESTIMATED AT THE END OF 18 MOS OF OPERATION  
 DOES NOT INCLUDE DEPRECIATION WRITE-OFF + OPPORTUNITY ZONE TAX BENEFITS

**\$1,028,000 Total Basis → \$365,240 NOI → \$3,652,240 Stabilized Value**

