



# OFFERING MEMORANDUM

1390 RIO DE JANEIRO AVE, PUNTA GORDA, FL

**.54 ACRES**

**RMF-15**

**MULTI-FAMILY  
RESIDENTIAL**

**6 UNITS POTENTIAL**

**DEVELOPER  
OPPORTUNITY**

**LIST PRICE**

**\$425,000**



## OFFERING SUMMARY



**Location:** 1390 Rio de Janeiro Avenue  
Punta Gorda, FL 33983  
Unincorporated Charlotte County

**Community:** Deep Creek

**County:** Charlotte County

**Property Size:** .54 Acres

**Zoning:** RMF-15

**Future Land Use:** High Density Residential

**Public Utilities:** Sewer, Water, Electric

**Parcel ID:** 402309331002

**Tax Information:** \$1,091 (2025)

**POA:** \$205 (annually)

### GET IN TOUCH

Elle Asti, Owner-Broker  
elleasti@tsestates.com

As-Is with Right to Inspect Offers should be sent via Contract or Letter of Intent to, but not limited to basic terms such as purchase price, earnest money deposit, feasibility period and closing period.  
\*\*\* Listing Broker is a Principal of the Seller.

## FINANCIAL OVERVIEW & DEVELOPMENT POTENTIAL



### FINANCIAL SNAPSHOT

**\$208,800** / year  
Premium Rentals

**\$129,600** / year  
Mid-Range Rentals

**\$100,800** / year  
Conservative Rentals

#### DISCLAIMER:

All financial projections are based on nearby comparable properties and market observations. Buyers are responsible for independently verifying zoning, density, rental rates, construction costs, and all development assumptions.

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### RENTAL INCOME POTENTIAL

(Based on comps - buyer to verify all assumptions)

Comparable **2 bed / 2 bath units** in multifamily developments located near the property along the golf course. See projections below based on current comparable rental data which show a wide range of achievable rents depending on unit quality, finishes, and positioning.

#### PREMIUM SCENARIO

- **\$2,900** / unit average
- **\$17,400** / month
- **\$208,800** / year

#### MID-RANGE SCENARIO

- **\$1,800** / unit average
- **\$10,800** / month
- **\$129,600** / year

#### CONSERVATIVE SCENARIOS

- **\$1,400** / unit average
- **\$8,400** / month
- **\$100,800** / year

#### LAND ACQUISITION BASIS

- Asking Price: \$425,000
- Approximate Price per Unit: ~**\$70,833**

#### INVESTMENT POSITIONING

This property offers a flexible development opportunity supported by demonstrated rental demand and nearby multifamily performance. With a wide range of achievable rental rates and an adjacent comparable development validating feasibility, the asset is well-suited for a long-term hold strategy focused on income generation and potential appreciation.

#### KEY ADVANTAGES

- Adjacent multifamily development supports feasibility
- Golf course & water views enhancing tenant appeal
- Utilities in place (water, sewer, electric)
- No flood zone / no scrub jay restrictions
- Located within a stable, deed-restricted community

## EXECUTIVE SUMMARY

### MULTIFAMILY DEVELOPMENT OPPORTUNITY



- RMF-15 Zoning
- ±6 Unit Potential (Buyer to Verify)
- Golf Course & Water Views
- Utilities in Place
- No Flood Zone / No Scrub Jay
- Adjacent Multifamily Development

### PROVEN MARKET METRICS

(based on nearby comps)

**\$8,400 - \$17,400**

Projected Monthly Income

**\$100k - \$208k**

Projected Annual Income

Information is believed to be accurate based on available data but is not guaranteed. Buyers should independently verify all property details and development potential.

### PREMIER MULTIFAMILY DEVELOPMENT SITE IN DEEP CREEK

#### THE OPPORTUNITY

0.54-acre RMF-15 zoned multifamily development site with capacity for an estimated ±6 units (buyer to verify), positioned within the highly desirable Deep Creek community in Punta Gorda, Florida.

Comparable multifamily development is located directly adjacent to the property, with nearby units achieving approximately \$1,200 to \$3,000 per month in rent depending on unit quality, finishes, and positioning. This combination of adjacent development, proven rental demand, and flexible income potential supports multiple investment approaches.

#### HIGH-VALUE GOLF COURSE EXPOSURE

This site offers direct frontage on the Deep Creek Golf Course, with unobstructed fairway and water views. Unlike typical infill parcels, the property benefits from premium positioning within a maintained, deed-restricted community—enhancing long-term tenant appeal and overall asset value.

#### STRATEGIC SITE ADVANTAGES

Key pre-development barriers have been minimized, supporting an efficient path to construction (based on available information):

- Utilities: Public water, sewer, and electric available on-site
- Environmental: No flood zone / no scrub jay restrictions
- Site Conditions: Level topography with direct road frontage
- Title: Clear title supported by existing title insurance policy

#### MARKET POSITIONING

Located just minutes from I-75, the property sits within a growing corridor of Southwest Florida experiencing continued residential demand. Deep Creek is recognized as a stable, deed-restricted community with consistent rental interest, driven by its balance of suburban tranquility and proximity to major employment, retail, and coastal destinations.

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## LOCATION MAP



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**1390**  
**Rio de Janeiro Ave**

Conceptual 6-unit development based on RMF-15 zoning

.54 Acres

RMF-15 Zoning

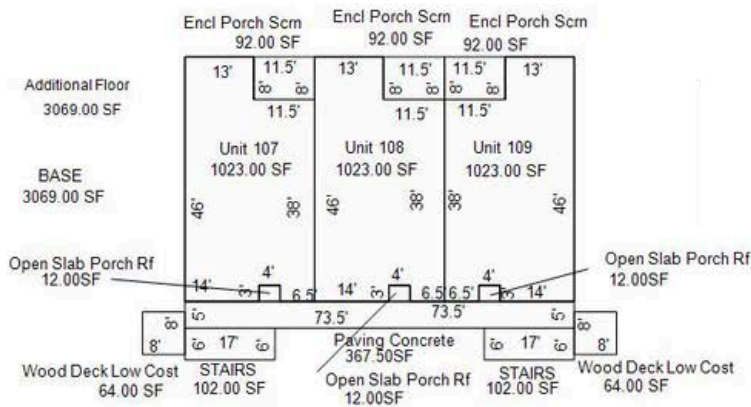
High Density Residential

Public Utilities  
 Sewer, Water,  
 Electric

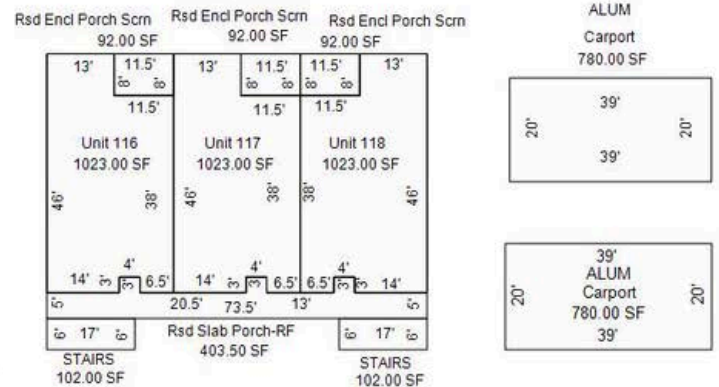


**CONCEPTUAL RENDERINGS**

FIRST FLOOR AND CARPORT



SECOND FLOOR AND CARPORT



**Buyer to verify development with Charlotte County & POA**

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## COMMUNITY GOVERNANCE & STANDARDS



This development site is situated within a premier deed-restricted community, providing long-term value protection and high architectural standards. The property is subject to the protective covenants of the Deep Creek Property Owners Association (POA) and Charlotte County. Governing documents are available for review as links below. Buyer to verify development capacity directly with Charlotte County & POA.

### LINKS — RESTRICTIONS, PERMITS & BUILDING DOCUMENTS

**POA:** <https://www.deepcreek23.com/>

**Deed Restrictions:** <https://www.deepcreek23.com/file/document/2699596078/n9GFwD4pvwAKjI0I.pdf>

**Architectural Review Committee (ARC):** <https://www.deepcreek23.com/file/document/1439029195/Q93NxomyODIkoSto.pdf>

**Multi-Family Building Permit:** [www.deepcreek23.com/file/document/1562922040/gleyDm0ZCfFTeJ9I.pdf](http://www.deepcreek23.com/file/document/1562922040/gleyDm0ZCfFTeJ9I.pdf)

**Charlotte County Municode Codification:** [https://library.municode.com/fl/charlotte\\_county/codes/code\\_of\\_ordinances?nodeId=PTIILADEGRMA\\_CH3-9ZO\\_ARTIIDIRE\\_S3-9-26DI](https://library.municode.com/fl/charlotte_county/codes/code_of_ordinances?nodeId=PTIILADEGRMA_CH3-9ZO_ARTIIDIRE_S3-9-26DI)

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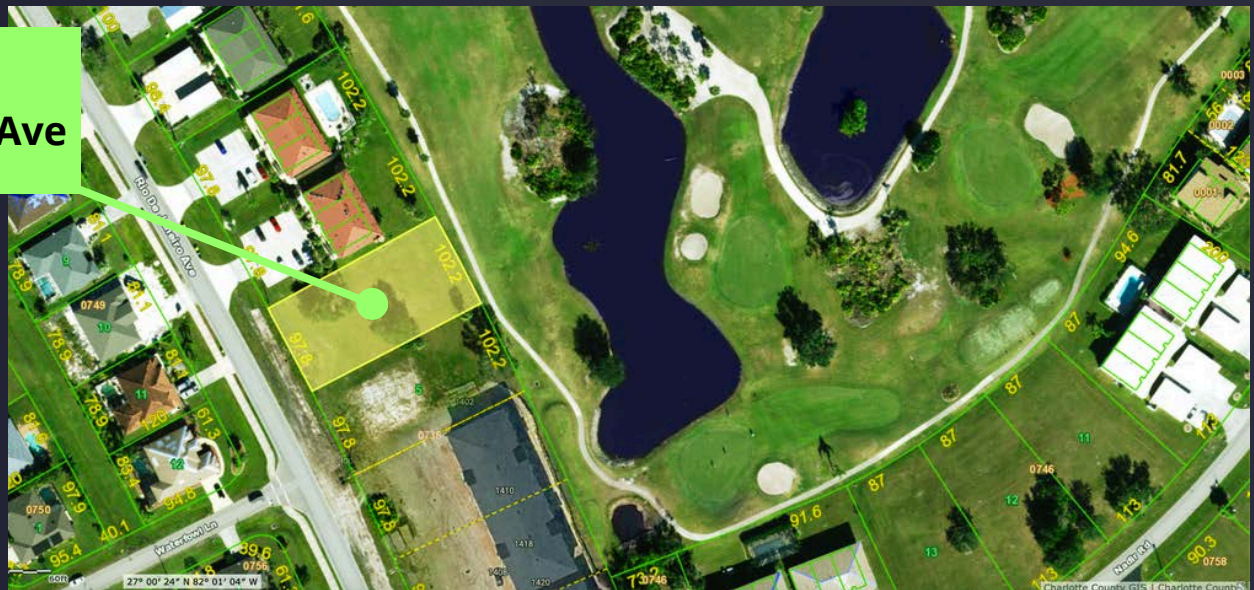
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# AERIALS



**1390  
Rio de Janeiro Ave**

.54 Acres  
RMF-15 Zoning  
High Density Residential  
Public Sewer, Water, Electric



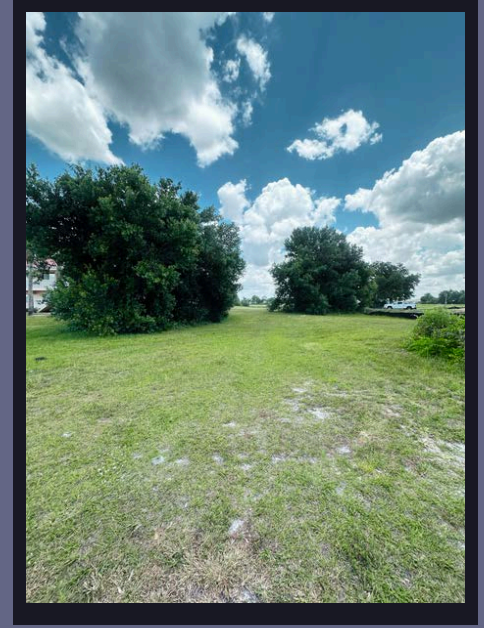
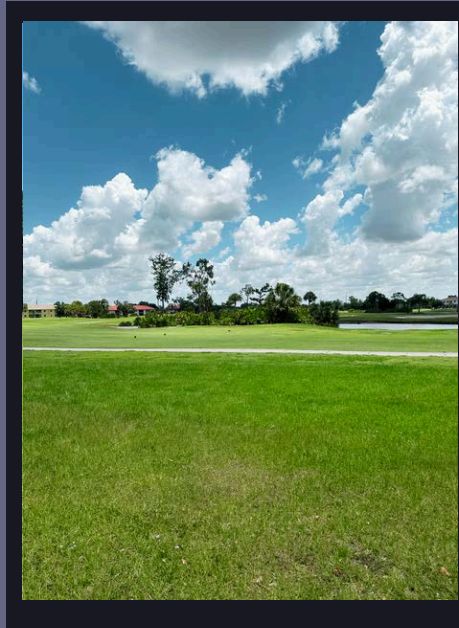
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# PHOTOS



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Rio de Janeiro Ave**

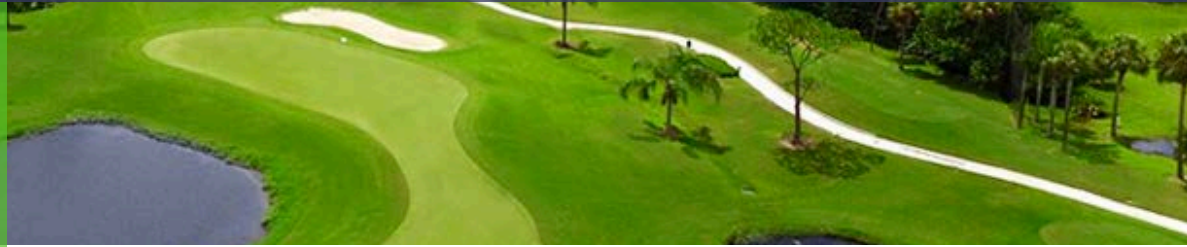


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## OFFERING TERMS



**PROVEN  
MARKET METRICS**  
(based on nearby comps  
for 2/2 units)

**\$8,400 - \$17,400**  
Projected Monthly Income

**\$100k - \$208k**  
Projected Annual Income

## HIGHLIGHTS

- **RMF-15 Zoning**
- **±6 Unit Potential (Buyer to Verify)**
- **Golf Course & Water Views**
- **Public Utilities: Water, Sewer, Electric**
- **No Flood Zone / No Scrub Jay**
- **Adjacent Multifamily Development**

### PERSONAL INTEREST DISCLOSURE

Prospective buyers are hereby notified that the Listing Broker has an ownership interest in the subject property.

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### OFFER SUBMISSION

All offers should be submitted in the form of a Letter of Intent (LOI) or Purchase and Sale Agreement and include, at a minimum, the proposed purchase price, earnest money deposit, feasibility (inspection) period, and closing timeline.

### TRANSACTION STRUCTURE

Seller intends to transact under an "As-Is with Right to Inspect" contract. Buyers are encouraged to complete all due diligence during the feasibility period.

### EARNEST MONEY DEPOSIT

A competitive earnest money deposit is encouraged and should be specified within the offer.

### FEASIBILITY PERIOD

Buyers should outline a defined feasibility period for inspections, zoning verification, and all due diligence. Seller prefers a streamlined feasibility timeframe.

### CLOSING TIMELINE

Seller prefers a timely closing and will consider offers based on both price and overall terms.

### TITLE & CLOSING

Seller will convey marketable title at closing and is prepared to provide a standard owner's title insurance policy.

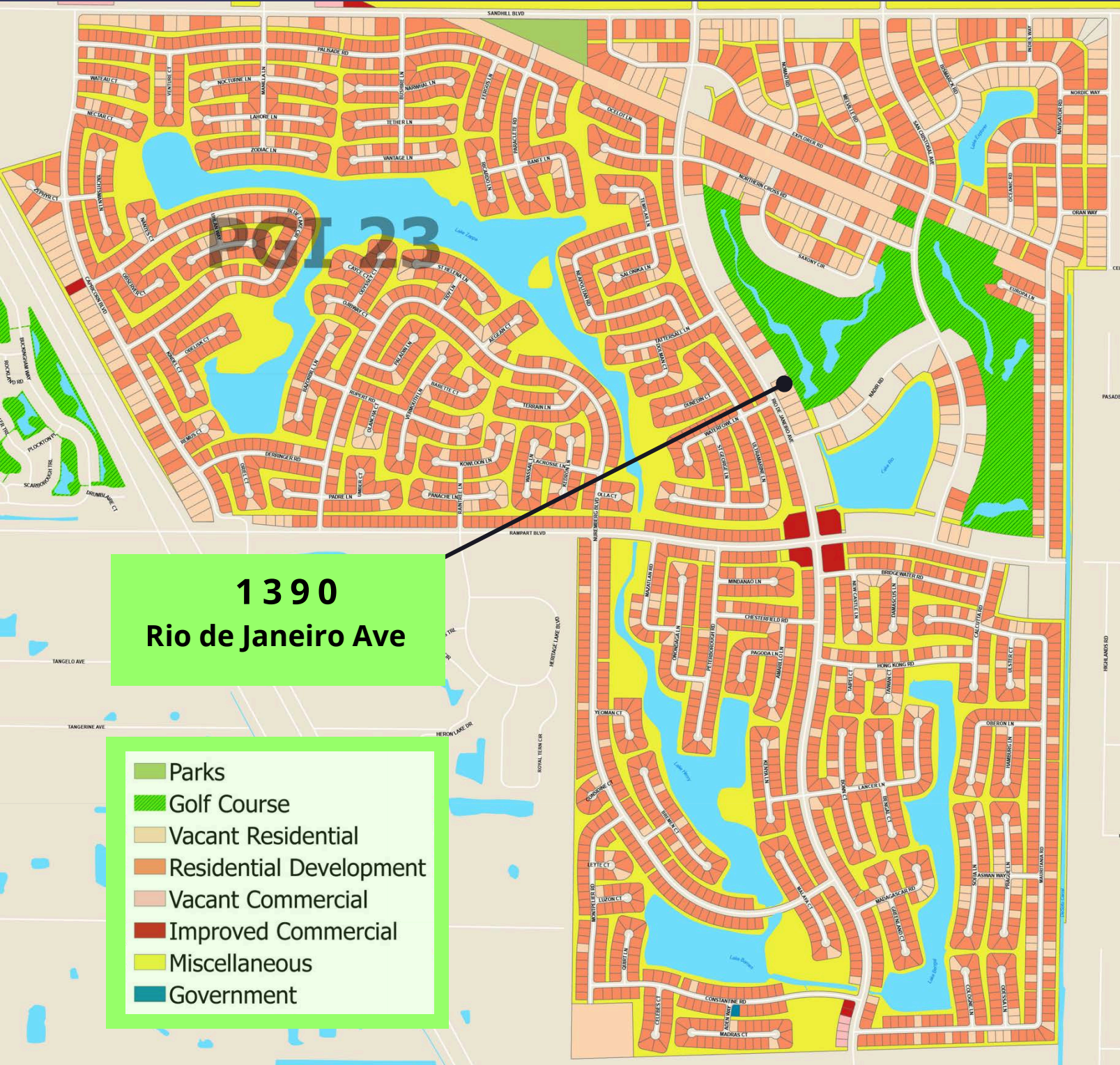
### UTILITIES & DUE DILIGENCE

All information provided is believed to be accurate; however, buyers are responsible for independently verifying all aspects of the property, including zoning, utilities, environmental conditions, and development potential.

### SELLER CONSIDERATIONS

Seller reserves the right to accept, reject, or counter any offer and may select an offer based on factors other than price, including strength of buyer and terms.

# DEEP CREEK - SECTION 23 MAP

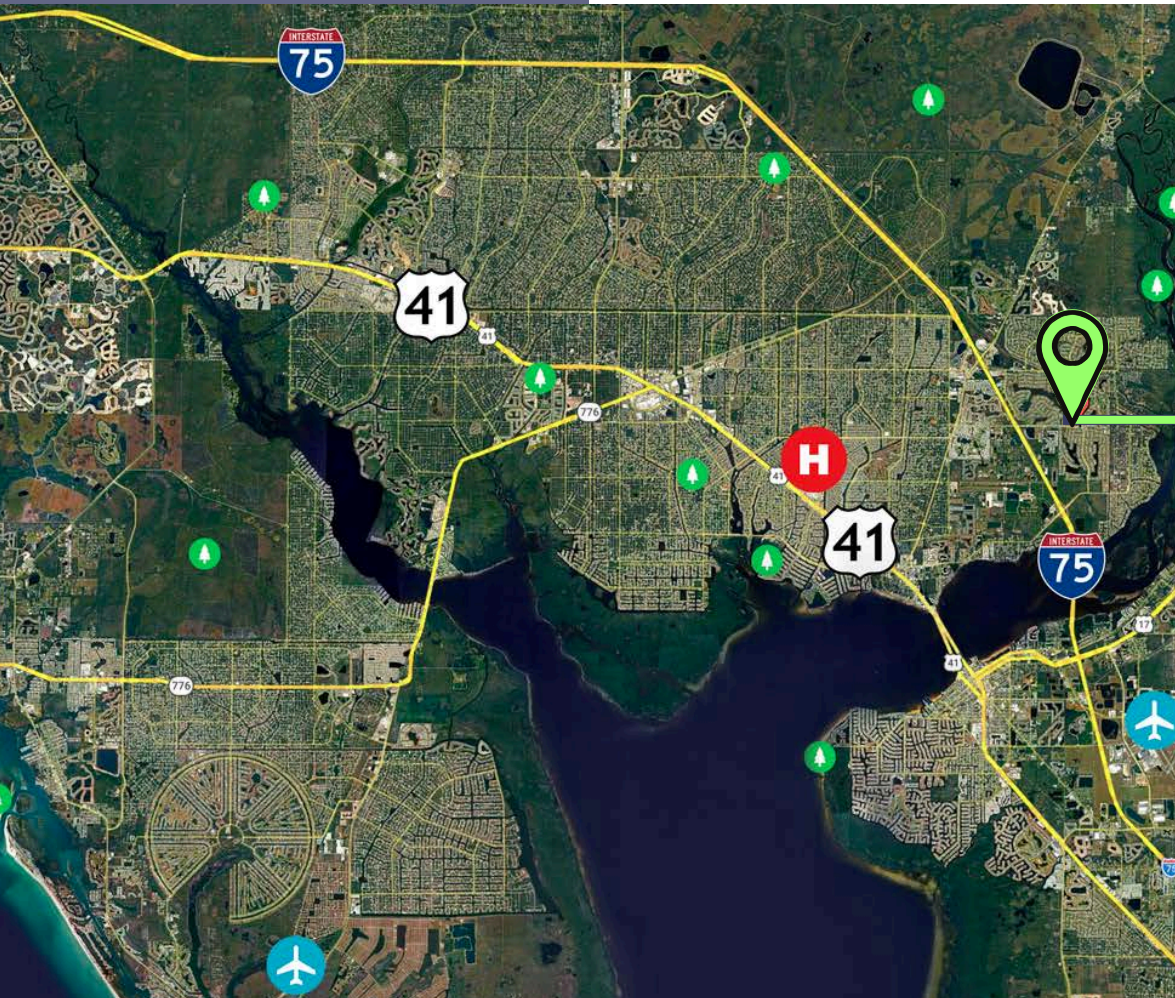


**1390**  
**Rio de Janeiro Ave**

- Parks
- Golf Course
- Vacant Residential
- Residential Development
- Vacant Commercial
- Improved Commercial
- Miscellaneous
- Government

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**1390**  
**Rio de Janeiro Ave**



**Punta Gorda Airport**  
 9.8 miles - 12 minutes

**Southwest Florida International Airport**  
 43.9 miles - 46 minutes

## AREAS OF INTEREST

**Deep Creek Golf Club**  
 .7 miles - 2 minutes

**Punta Gorda Airport**  
 9.8 miles - 12 minutes

**Walmart Supercenter**  
 3.0 miles - 7 minutes

**HCA Florida Fawcett Hospital**  
 6.1 miles - 13 minutes

**Fisherman's Village Shops**  
 8.5 miles - 17 minutes

**Peace River Botanical & Sculpture Gardens**  
 8.4 miles - 14 minutes

**Promenades Mall**  
 6.6 miles - 15 minutes

**Port Charlotte Town Center**  
 8.7 miles - 18 minutes

**Lower Peace River Corridor**  
 7 miles - 14 minutes

**Deep Creek Park**  
 7.1 miles - 12 minutes

**Port Charlotte Beach Park**  
 8.3 miles - 17 minutes

**Larry Taylor Kiwanis Park**  
 8.2 miles - 18 minutes

**Ponce De Leon Park**  
 11 miles - 21 minutes

**Charlotte Harbor Environmental Center**  
 11 miles - 21 minutes

**Charlotte Harbor Preserve**  
 12.6 miles - 19 minutes

**Myakkahatchee Creek Environmental Park**  
 19.8 miles - 21 minutes

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