

# 61 Flamingo st

New construction project

Description: Single Family Home

5 Bedrooms 4.5 Bathrooms

2362 sqft (220m<sup>2</sup>)

This is a prime investment opportunity to acquire a premium lot at 61 Flamingo Street, Fort Myers Beach, with a fully designed new construction home ready to build—ideal for a secure, high-return resale. Located just steps from direct beach access in a quiet, low-traffic neighborhood, the property offers strong appeal to future buyers seeking luxury coastal living or high-performing short-term rentals. The 5-bedroom, 4.5-bathroom, 2,362 sqft home features modern finishes and thoughtful amenities tailored to today's market demands. With limited inventory in beachside properties, this project offers a clear path to profit upon completion.

Timeline: 18 months (includes permit and construction)



## FINANCIALS:

Land price: 1.2M

Construction cost: 1.25M

Total Costs: 2.45M

Sales price: 3.55M (\$1500/sqft)

Total Profit: 1.1M

ROI: 45 % (30 % p.a.)