



778 100<sup>th</sup> Ave. North  
Naples, Florida

TSJ REAL ESTATE ADVISORS / SEAN COHANE / NAPLES/ MANHATTAN / NEWPORT / 239 -766-9010 / [scohane@tsjadvisors.com](mailto:scohane@tsjadvisors.com) / [www.tsjrealestateadvisors.com](http://www.tsjrealestateadvisors.com)

# FINANCIAL SUMMARY

## HIGHLIGHTS

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INCOME	Current	Proforma
Gross Potential Rent	\$206,000	\$319,574
Vacancy/Collection Loss	(\$10,300)	(\$15,979)
Effective Gross Income	\$195,700	\$303,595
<i>Average Residential Rent/Month/unit</i>	\$17,167	\$25,300

EXPENSE	Current	Proforma
Property Taxes	\$3,762	\$5,375
Electric	\$0	\$0
Water & Sewer	\$1,200	\$1,426
Repairs and Maintenance	\$7,300	\$8,000
Total Expenses	\$12,262	\$14,801
Net Operating Income	\$183,438	\$288,794



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Rare Under Market Offering With Substantial Future Upside.

Perfect Naples Location

Works as a Naples Rental with EXTREME CASHFLOW potential or A Luxury Home

Or

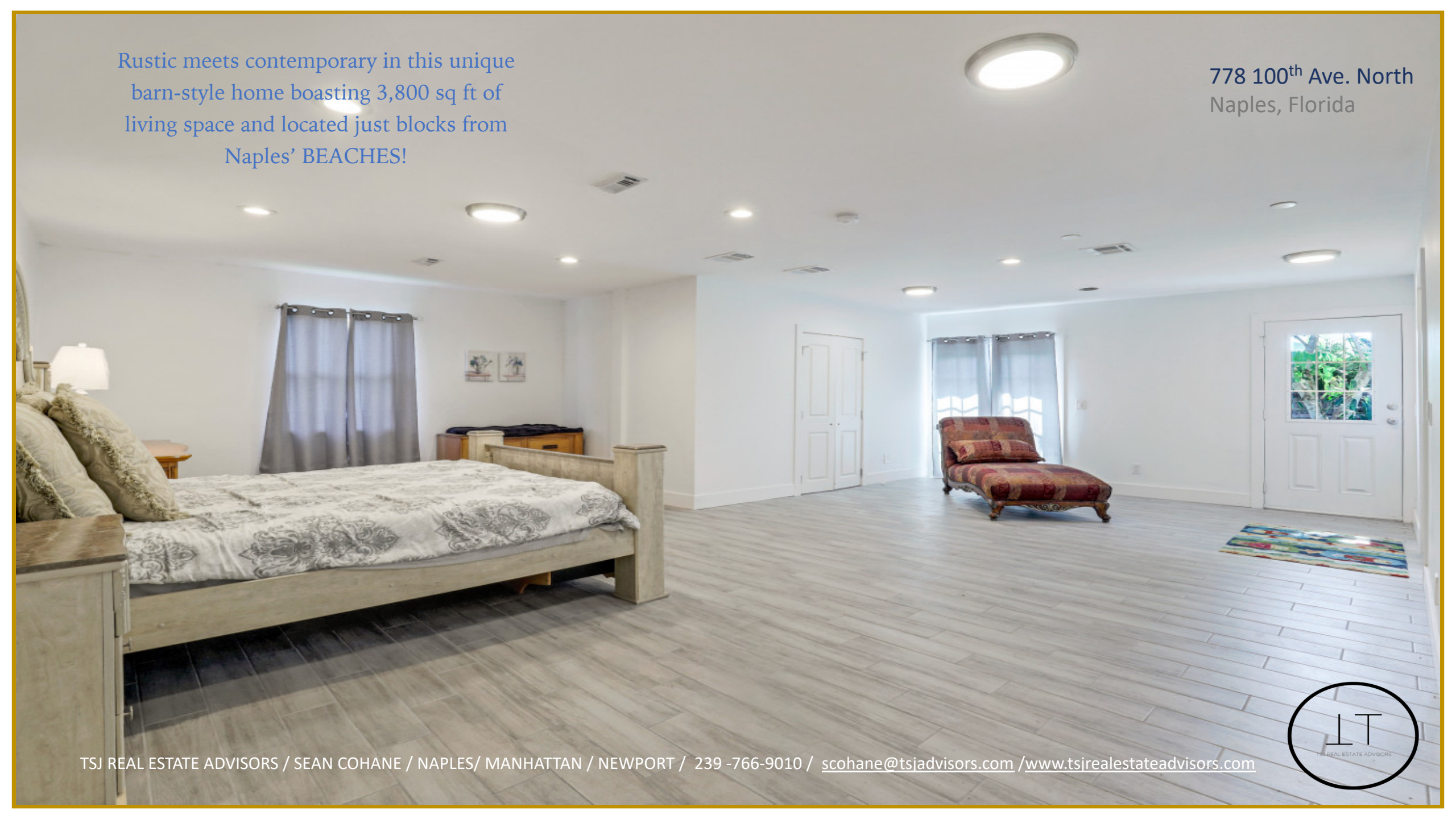
BOTH!

- 4,000 Square Feet
- Over 300K Revenue Potential
- 8.5 Cap Rate
- \$6,782,518 Net Cash Flow Over 10 Years
- IRR – 20%
- Multiple ~3X



Rustic meets contemporary in this unique barn-style home boasting 3,800 sq ft of living space and located just blocks from Naples' BEACHES!

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Featuring 5 bedrooms, 4 baths, and an extended open concept living area, this spacious two-story residence offers endless UPGRADES

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Featuring 5 bedrooms, 4 baths, and an extended open concept living area, this spacious two-story residence offers endless UPGRADES



The kitchen features butcher-block countertops, stainless steel appliances, a breakfast bar, and an abundance of counter space and cabinets

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From rustic barn doors, luxury plank floors, and French doors throughout to beautifully appointed bedroom suites and baths

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All bedrooms are  
situated on the  
second floor which  
showcases a balcony  
that runs the length  
of the house.



Whether you choose to use this as your primary residence or as vacation rental, this property offers it all: close proximity to area beaches, upscale shopping and dining at nearby Mercado, and just a short drive to downtown 5<sup>th</sup> Avenue and Third Street South. Nearby I-75 provides easy access to SWFL International Airport and all of southwest Florida's cultural offerings and entertainment.

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[Faculty](#)

## Sean Cohane

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[M.S. Real Estate Development](#)



Sean Cohane is a Professor and the Founder of TSJ Advisors, LLC a privately held, vertically-integrated multi-family real estate investor, operator, property manager and consultant. Founded in 2008, the company targets students, young professionals, and those looking for an economic alternative to prime New York City & Naples locations. Investment is realized through cash flow, refinance proceeds and sale of the repositioned asset. Sean's unique relationships with international multi-family owners, has resulted in decades long track record of strong returns for his global investors.

Prior to founding TSJ, Sean was a Vice President at Garnet Capital ("GCA"). While at GCA Sean managed client-origination, multi-family loan sales and FDIC loan sale efforts. He had been involved in over 200 such transactions; his asset brokerage experience includes credit cards, installment loans, mortgages, and multi-family loan products. Sean also initiated and was co-head of GCA's West Coast and Las Americas loan portfolio sales and advisory business. Sean was a leading figure in the marketplace for all types of whole loan asset trades.

Prior to his role at Garnet, Sean initiated the Upper Manhattan Multi-Family Investment Sales Platform at Marcus & Millichap (NYSE: "MMI"). While at MMI, Sean sourced, underwrote, and sold over \$1 billion in New York & Florida based single family & multi-family assets. Sean received national sales awards and was a leading figure in the marketplace for all types of single family & multi-family trades. He has written for and been widely quoted in numerous industry publications. He is a frequent speaker at industry-sponsored events.

Throughout his career, Sean has managed and trained teams of acquisition, sales, development, construction, and management professionals. He has sourced, sold, brokered and managed over \$2 billion in over 200 transactions including the acquisition of 18 multi-family buildings in North Brooklyn and Queens. Sean has worked through all stages of real estate and finance, including sourcing, due diligence, financing, construction, refinancing, property management, asset management, and disposition. Sean maintains relationships with a massive number of domestic and international clients.

Sean received a B.A. from Boston College and received a Masters in Real Estate Development from Columbia University, where he was the recipient of Columbia's prestigious **Hank Bell Entrepreneurial Award**.


Sean was also Nominated for **THE PRESIDENTIAL TEACHERS AWARD** for outstanding work as a Professor at Columbia University.

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Sean's global influence and experience with complex transactions moves the needle. Working with Sean is a no-brainer.

**JOHN C JOHNSON**  
*Naples Client*



Sean is top notch. Put together a complex deal to make it happen. He handled everything from beginning to end. I recommend him to anyone selling a property.

**MICHAEL SCHMIDT**  
*Naples Client*





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"Sean Cohane of TSJ is the rock star of Naples Real Estate! His pricing was outstanding! He took care of us from beginning to end! If he can't sell it nobody can!"

**SUSAN CHODY**  
*Naples Client*



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Sean's experience as a legendary broker, developer and deal maker bring a new level of sophistication and honesty to the sales process in Southwest Florida. He drives asset pricing to the max.

**JOHN KNAPP**  
*Naples Client*



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***Cohane is great; he talks well and explains concepts well. He is very honest and it is very interesting to know about his personal career path and how he got to where he is. Very inspiring. - Client***

***Engaging, always available! - Client***

***Passionate! has years of real world experience he can draw upon. - Client***

***Sean Cohane was extremely receptive to dialogue with clients, which facilitated a comfort level. I really look forward to continued communication with him on future sales. - Client***

***He is extremely knowledgeable and enthusiastic! - Client***

***I really enjoyed how Sean was and how he wasn't shy to explain how he approaches a deal or potential development. As someone with architecture background, I was quick to want to make certain approaches to a real estate deal. Sean really challenged me to think about approaching and deals in a new way. This was valuable. - Client***