

PREMIER 30A INVESTMENT PROPERTY PRODUCING \$800,000+ RENTAL INCOME

GrahamCompany.com



FOR SALE | Inlet Beach, FL 32461

Scenic | Sotheby's
INTERNATIONAL REALTY

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FOR SALE

\$800,000+ Gross Income 30A Beach Investment

39 Seabreeze Boulevard Inlet Beach, FL 32461

BUILDING SIZE 5,981 Total SF

SITE SIZE 0.25 Acres

SALE PRICE: \$8,500,000.00

PROPERTY HIGHLIGHTS

- 4,524 SF New construction, two-story vacation home with 7.5 bedrooms, each with en suite bathroom, (3) living rooms, chef's kitchen, zero entry pool with hot tub, and deeded beach access + 1,457 SF unconditioned space.
- 7% CAP rate (unlevered)
- 2026 & 2027 bookings tracking in line with previous years
- VRBO's 2024 Vacation Rental of the Year
- In the heart of 30A, close proximity to Alys Beach, Rosemary Beach, and the Big Chill



RENTAL INCOME

2024 Gross Rental Income: \$799,789

2025 Gross Rental Income: \$802,457

**Does not include owners block over Memorial Day for 2024 & 2025*

2024 NOI: \$591,550

2025 NOI: \$594,210

Information deemed reliable; not guaranteed.

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39 Seabreeze Blvd - Rental Proforma

Cost Assumptions	
Purchase Price	\$ 8,500,000
Improvements	\$ -
Closing Costs	\$ 55,000
Total Cost	\$8,555,000
What's the home worth after improvements? ARV	
Long-Term Capital Growth Assumption	3.00%

Financing Assumptions	
Purchase type	Finance
Down payment	50%
Finance Amt	\$ 4,305,000
Down payment Amt	\$ 4,250,000
Interest Rate	6.75%
Mortgage (Years)	30
Mortgage Payment	\$27,922.15
Total Cash Needed	\$4,305,000

Revenue Assumptions	
Annual Rent	\$730,541
Estimated Vacancy	0%
Property Manager Expense	0%
CF & ROI (Outsourced PM)	
Annual Cash Flow	\$257,236
Cash ROI (Looking for +10%)	5.98%
Total ROI	7.04%

Paradise Found 30A - Rental History

	2025	Revenue	Taxes	Net Revenue	2024/2025 Average
AirBnB	\$ 181,423	Already Remitted	\$ 181,423		\$ 730,541.18
VRBO/Direct	\$ 621,034	\$ 73,867	\$ 547,167		
		Total	\$ 728,590		
	2024	Revenue	Taxes	Net Revenue	
AirBnB	\$ 234,038	Already Remitted	\$ 234,038		
VRBO/Direct	\$ 565,746	\$ 67,291	\$ 498,454		
		Total	\$ 732,492		

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Annual Revenue Increase	2%	0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual Operating Expense Increase	2%	0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Revenues																
	Annual Proj.	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Rental Income	\$730,541	\$730,541	\$745,152	\$760,055	\$775,256	\$790,761	\$806,576	\$822,708	\$839,162	\$855,945	\$873,064	\$890,525	\$908,336	\$926,503	\$945,033	\$963,933
Vacancy/Loss Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vacancy/Loss Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Income	\$730,541	\$730,541	\$745,152	\$760,055	\$775,256	\$790,761	\$806,576	\$822,708	\$839,162	\$855,945	\$873,064	\$890,525	\$908,336	\$926,503	\$945,033	\$963,933

Expenses																
	Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Property Taxes (Estimated)	\$40,000	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297	\$44,163	\$45,046	\$45,947	\$46,866	\$47,804	\$48,760	\$49,735	\$50,730	\$51,744	\$52,779
Insurance (Estimated)	\$17,000	\$17,000	\$17,340	\$17,687	\$18,041	\$18,401	\$18,769	\$19,145	\$19,528	\$19,918	\$20,317	\$20,723	\$21,137	\$21,560	\$21,991	\$22,431
Maintenance/Repairs/Lawn	\$6,000	\$6,000	\$6,120	\$6,242	\$6,367	\$6,495	\$6,624	\$6,757	\$6,892	\$7,030	\$7,171	\$7,314	\$7,460	\$7,609	\$7,762	\$7,917
Electricity	\$8,909	\$8,909	\$9,067	\$9,269	\$9,454	\$9,643	\$9,836	\$10,033	\$10,234	\$10,438	\$10,647	\$10,860	\$11,077	\$11,299	\$11,525	\$11,755
Natural Gas	\$14,400	\$14,400	\$14,688	\$14,982	\$15,281	\$15,587	\$15,899	\$16,217	\$16,541	\$16,872	\$17,209	\$17,554	\$17,905	\$18,263	\$18,628	\$19,000
Water/Sewer	\$1,800	\$1,800	\$1,836	\$1,873	\$1,910	\$1,948	\$1,987	\$2,027	\$2,068	\$2,109	\$2,151	\$2,194	\$2,238	\$2,283	\$2,328	\$2,375
Phone/Internet/Cable	\$2,680	\$2,680	\$2,734	\$2,788	\$2,844	\$2,901	\$2,959	\$3,018	\$3,078	\$3,140	\$3,203	\$3,267	\$3,332	\$3,399	\$3,467	\$3,536
Pest/Termite	\$800	\$800	\$816	\$832	\$849	\$866	\$883	\$901	\$919	\$937	\$956	\$975	\$995	\$1,015	\$1,035	\$1,056
Pool	\$3,900	\$3,900	\$3,978	\$4,058	\$4,139	\$4,221	\$4,306	\$4,392	\$4,480	\$4,569	\$4,661	\$4,754	\$4,849	\$4,946	\$5,045	\$5,146
Cleaning Fees	\$42,750	\$42,750	\$43,605	\$44,477	\$45,367	\$46,274	\$47,199	\$48,143	\$49,106	\$50,088	\$51,090	\$52,112	\$53,154	\$54,217	\$55,302	\$56,408
Property Manager Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$138,239	\$141,004	\$143,824	\$146,700	\$149,634	\$152,627	\$155,680	\$158,793	\$161,969	\$165,208	\$168,513	\$171,883	\$175,320	\$178,827	\$182,403	
Expenses as % of Gross Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Net Operating Income (NOI)	\$592,302	\$604,148	\$616,231	\$628,556	\$641,127	\$653,949	\$667,028	\$680,369	\$693,976	\$707,856	\$722,013	\$736,453	\$751,182	\$766,206	\$781,530
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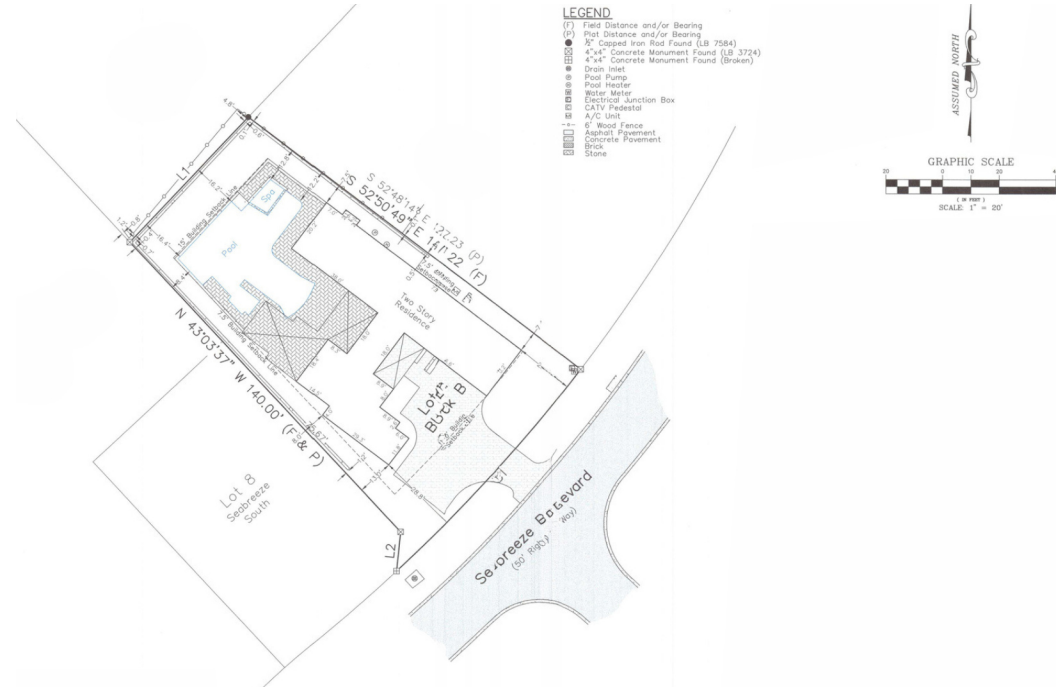
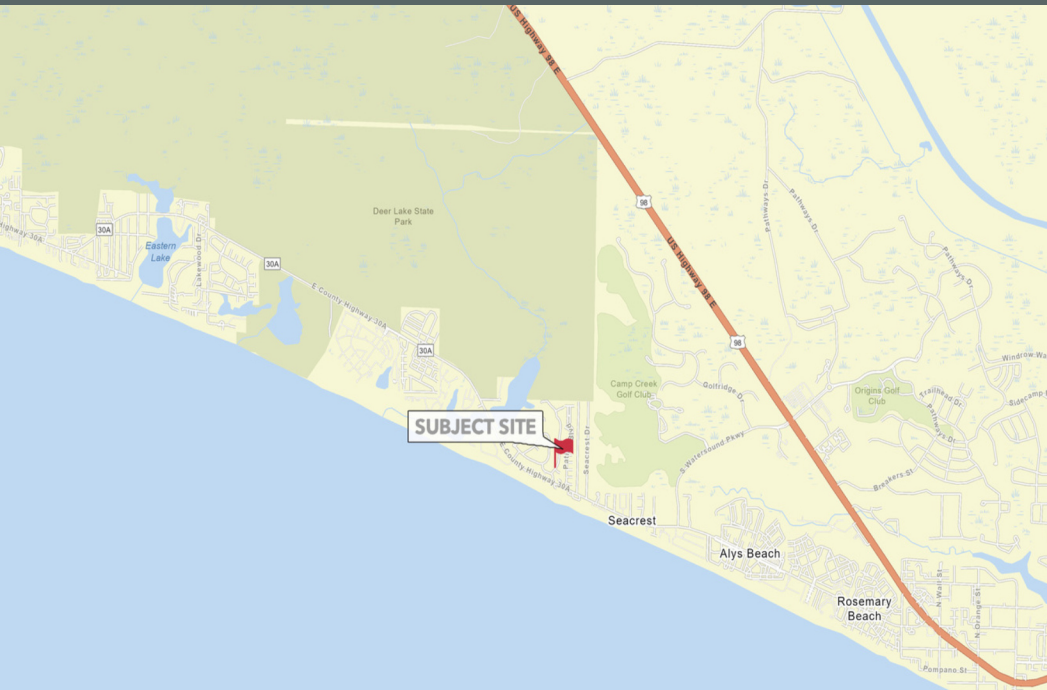
Cash Flow																
	Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
NOI (Cash Available)	\$49,358.50	\$592,302	\$604,148	\$616,231	\$628,556	\$641,127	\$653,949	\$667,028	\$680,369	\$693,976	\$707,856	\$722,013	\$736,453	\$751,182	\$766,206	\$781,530
Mortgage	\$27,922.15	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066
Total Cash Flow	\$21,436.35	\$257,236	\$269,082	\$281,165	\$293,490	\$306,061	\$318,883	\$331,962	\$345,303	\$358,910	\$372,790	\$386,947	\$401,387	\$416,116	\$431,140	\$446,464
Cash ROI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Accrued	\$45,880	\$49,075	\$52,492	\$56,147	\$60,056	\$64,238	\$68,711	\$73,495	\$78,612	\$84,086	\$89,940	\$96,203	\$102,901	\$110,066	\$117,730	
Total Return	\$303,117	\$318,157	\$333,657	\$349,637	\$366,117	\$383,121	\$400,673	\$418,798	\$437,523	\$456,876	\$476,888	\$497,590	\$519,011	\$541,206	\$564,194	
Total ROI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Cash Flow / Mortgage Ratio	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
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Total Equity Accrued	\$45,880	\$94,955	\$147,447	\$203,594	\$263,651	\$327,889	\$396,599	\$470,094	\$548,706	\$632,792	\$722,732	\$818,935	\$921,836	\$1,031,903	\$1,149,632
Loan Payoff Amount	\$4,259,120	\$4,210,045	\$4,157,553	\$4,101,406	\$4,041,349	\$3,977,111	\$3,908,401	\$3,834,906	\$3,756,294	\$3,672,208	\$3,582,268	\$3,486,065	\$3,383,164	\$3,273,097	\$3,156,368
Home Value with long-term Appreciation Factor	\$8,500,000	\$8,755,000	\$9,017,650	\$9,288,180	\$9,566,825	\$9,853,830	\$10,149,445	\$10,453,928	\$10,767,546	\$11,090,572	\$11,423,289	\$11,765,988	\$12,118,968	\$12,482,537	\$12,857,013
Total Equity	\$4,240,880	\$4,544,955	\$4,860,097	\$5,186,774	\$5,525,476	\$5,876,718	\$6,241,044	\$6,619,022	\$7,011,252	\$7,418,364	\$7,841,022	\$8,279,923	\$8,735,804	\$9,209,439	\$9,701,645

***These numbers are just estimates and should be verified by the reader - it is only used for illustration purposes and for differences in different scenarios.

39 SEABREEZE BOULEVARD | FOR SALE



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