



COLLAGE ON 5TH



Shovel-Ready Development Opportunity – Rosemary District, Sarasota

- Ultra-Luxury Condominium Site | 7 Units | 12-Month Buildout | \$14.5M Projected Revenue
- PRICED at \$1,299,000.00



Rare Urban Infill Parcel with Premium Entitlements

- Last buildable parcel in Sarasota's Rosemary District

FRANK & ANITA LAMBERT

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- FLOOD ZONE “X”
- Surrounded by 65+ restaurants within 6 blocks
- Steps from 53-acre Bay Sarasota Park
- Highly walkable, culturally vibrant neighborhood



Competitive Edge: Time + Density

- Shovel-ready: Permits available in under 30 days
- Legacy zoning at 75 units per acre (now 40)
- Avoids typical 24-month entitlement delays



Project Highlights – Boutique Condo Living

- 7 ultra-luxury residences – no commercial use
- 2-, 3-, and 4-bedroom penthouse-style layouts
- Only 2 units per floor for enhanced privacy
- Private outdoor kitchens and splash pools
- Floor-to-ceiling glass walls for light-filled spaces
- Secure garage parking with private access
- Built to the latest hurricane construction codes

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Financial Snapshot

- Pricing: \$1M–\$3M per residence
- Total projected revenue: \$14,515,600, projected profit potential: \$4,026,242.00
- Construction timeline: 12 months
- High-margin, short-cycle investment opportunity

Designed for Modern Buyers

- Ideal for second-home buyers and seasonal residents
- Walkable luxury meets downtown Sarasota lifestyle
- Lock-and-leave convenience with premium finishes

 Pro forma attached.

Capitalize on Sarasota's luxury boom and secure your next successful development.

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Premier Sotheby's International Realty

August 6, 2025

COLLAGE ON 5TH - 1469 5th St. , Sarasota, FL 34236

7 Unit Residential Project in the Red Hot Rosemary District

We are offering the Total Package of Assets of Collage on 5th, LLC., - 1469 5th St., for the Design and Development of a 7 Unit Condominium Project. This project has received entitlement for 7 Residential Units, and is 30 days away from Permit being issued.

TOTAL OFFERING PRICE OF \$ 1,299,000.00

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TO INCLUDE THE FOLLOWING:

1. THE LAND ITSELF – Lot 18, Block 28, Town of Sarasota - 5,347 Sq. Ft.
2. Proposals for All Architectural Engineering, including Structural, Civil, Geotechnical and Fire , and any surveying or whatever else needed to obtain a Building Permit from City of Sarasota included in Projected Profit Potential.
3. Costs computed for Official Building Permit issued by City of Sarasota including Public Art fees of \$20,000.00, are also included in Projected Profit Potential.
4. Architectural Renderings provided for the marketing efforts.
5. A complete Marketing Campaign from Premier Sotheby's International Realty, produced by Frank Lambert, Broker Associate, if so desired.
6. Enclosed, Secure and Gated Parking Garage
7. All necessary Legal Services to acquire Building Permit and Submittal of Condo. Docs. to State of Florida for Approval, are included.

1469 5th St. Condominium Project Unit Breakdown:

- | | |
|--|----------------|
| 1. 7 Residential Condominium Units | 14,172 Sq. Ft. |
| 2. Parking Garage , Terraces, Walkways | 5,433 Sq. Ft. |

TOTAL SQUARE FOOTAGE	19,605 Sq. Ft.
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The idea was to have the first 2 years of any Development effort to already have been completed. Land acquisition, design, architectural and Site Plan Approval Process completed. Engineering and actual Building Permit Issuance completed.

Summary of Projected Sales and Profit Potential:

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Projected Sales Breakdown by Unit :

UNIT 102 – 2 BR/2 BA – 1036 SF X \$950 = \$984,200 + \$55,000 GARAGE/TERRACES	\$1,039,200
UNIT 202 – 3 BR/2 BA – 1660 SF X \$950 = \$1,577,000 + \$185,000 GARAGE/TERRACES	\$1,762,000
UNIT 204 – 3 BR/2.5 BA – 1740 SF X 950= \$1,653,000 + \$185,000 GARAGE/TERRACES	\$1,838,000
UNIT 302 – 3 BR/2 BA – 1660 SF X \$950 = \$1,577,000 + \$230,000 GARAGE/TERRACES	\$1,807,000
UNIT 304 – 3 BR/2.5 BA – 1740 SF x \$950 = \$1,653,000 + \$230,000 GARAGE/TERRACES	\$1,883,000
UNIT 402 PENTHOUSE 4 BR/4.5 BA – 3156 SF X \$950 = \$2,998,200 + \$55,000 GAR/TERR	\$3,053,200
UNIT 404 PENTHOUSE 4 BR/4.5 BA – 3176 SF X \$950 = \$2,998,200 + \$135,000 GAR/TERR	\$3,133,200

TOTAL PROJECTED SALES VOLUME

\$ 14,515,600.00



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TOTAL SALES VOLUME \$14,515,600.00

LESS CONSTRUCTION COSTS, Permit, Impact fees, and Public Art @\$400/sq.ft.	7,842,000.00
LESS SALES COMMISSIONS AVERAGED AT 5.5%	798,358.00
LESS ACQUISITION COSTS FOR PROJECT	1,299,000.00
LESS SLUSH FUND FOR UNFORESEEN EXPENSES	300,000.00
LESS SELLERS CLOSING COSTS (Most closing costs pd. By Buyers)	50,000.00
LESS MANAGEMENT FEE (Owner's Rep.) and Misc. Costs (Slush Fund)	100,000.00
LESS CONSTRUCTION LOAN INTEREST	100,000.00

NET PROJECTED PROFIT POTENTIAL **\$ 4,026,242.00**

Obviously, a very healthy Rate of Return assuming a 12 month building time with simultaneous Sellout – \$1,299,000.00 Investment yielding a \$4,026,242 Profit + Return of Investment in 12 months time.

THESE ARE PROJECTIONS BASED ON CURRENT MARKET VALUES AND CONSTRUCTION COSTS THAT HAVE BEEN ESTIMATED AND/OR BID OUT TO REPUTABLE, EXPERIENCED CONTRACTORS DOING BUSINESS IN THE SARASOTA MARKETPLACE. MARKET CONDITIONS WILL VARY FROM YEAR TO YEAR.

**Frank Lambert, Broker Associate,
Premier Sotheby's International Realty**

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