

EXCLUSIVE INVESTMENT OPPORTUNITY

# INVESTMENT MEMORANDUM

Coral Gables Chateau - 7BR/8BA Luxury Tax  
Haven

**8010 Ponce De Leon Rd, Coral  
Gables, FL**

OFFERING PRICE	PRO FORMA CAP	ANNUAL NOI	LYNC SCORE
<b>\$9,795,000</b>	<b>2.14%</b>	<b>\$210,000</b>	<b>80/100</b>





Prepared: December 10, 2025

This document contains confidential information intended solely for qualified investors.

REALTYLYNC



## 1.0 EXECUTIVE SUMMARY

### Investment Thesis:

TROPHY ASSET: A fully turn-key, chateau-inspired residence in Coral Gables, offering unmatched luxury, security, and a direct pathway to Florida's no state income tax advantage. This is a premium capital preservation play with high appreciation potential, not a cash-flow rental.

### Property Overview

PROPERTY TYPE	Single Family Home
ADDRESS	8010 Ponce De Leon Rd, Coral Gables, FL
YEAR BUILT	2004
BUILDING SIZE	6,962 sqft
LOT SIZE	29,292 sqft
BEDS / BATHS	7 / 8.0

## 2.0 FINANCIAL ANALYSIS

COMPONENT	AMOUNT	% OF TOTAL
Purchase Price	\$9,795,000	100.0%
Renovation Budget	\$0	0.0%



TOTAL INVESTMENT	\$9,795,000	100.0%
After Repair Value	\$10,500,000	
Instant Equity	\$705,000	6.7%

Total Investment: \$9,795,000

After Repair Value: \$10,500,000

Instant Equity: \$705,000 (6.7%)

## 3.0 MARKET INTELLIGENCE

**WEALTH PRESERVATION & MARKET VALUATION:** This chateau-inspired asset is priced competitively for its size and location, sitting at \$1407/sqft, which is at the lower end of the prestige comparables. Comparable Sales (Ponce Davis Submarket): • 7000 SW 100th St: \$12,500,000 (\$1562/sqft) • 8500 Lugo Ave: \$8,900,000 (\$1369/sqft) Subject Property Analysis: • List Price: \$9,795,000 (\$1407/sqft) • Implied ARV Upside: \$10,500,000 • Architectural Volume: 9,289 SqFt Total Structure Area • Annual Property Taxes: \$53,256 (Approx. 0.54% of List Price) Market Dynamics (Coral Gables, FL - ZIP 33143): • Appreciation Growth: High single-digit annual growth in the 5M+ segment. • Average Days on Market: 120 days (Standard for HNW assets) • Submarket: South Coral Gables / Ponce Davis - Exclusive and highly secure neighborhood • Tax Advantage: No State Income Tax (Primary draw for international investors) The Investor Thesis: This is an acquisition for a buyer seeking an



immediate, turn-key residence or a safe harbor for global capital. The asset is a hedge against global instability, offering US dollar stability and the exceptional tax benefits of Florida residency.

## 4.0 VALUE CREATION STRATEGY

- Immediate Occupancy: Turnkey asset requires no renovation or capital expenditure.
- Tax Efficiency: Leverage Florida's No State Income Tax advantage.
- Permanent Residency Pathway: High-value asset supports investor visa applications.
- Capital Appreciation: Prime Miami-Dade location with 6.5% YoY growth in luxury sector.

## 5.0 RISK ASSESSMENT

Real estate investments involve inherent risks. Conduct comprehensive due diligence.

High Property Tax Burden: Annual tax is \$53,256.

High Insurance Costs: Florida luxury property insurance is a major operational expense.

Low Cash-on-Cash Return: This is a capital preservation play, not a yield play.

Luxury Market Volatility: High-end sales are subject to global economic swings.

## 6.0 NEXT STEPS

1. Submit Letter of Intent (LOI)
2. Provide proof of funds





3. Schedule property inspection
4. Review due diligence package

IMPORTANT DISCLAIMER: This Investment Memorandum is for informational purposes only. All projections are forward-looking statements subject to risks. Consult advisors before investing. Past performance is not indicative of future results.

© 2025 RealtyLync. All Rights Reserved.

REALTYLYNC

