

**Why Buy 365 E Water One off the Gulf with Unbelievable Views**  
**5 BR | 2 Bunk Rooms | 5.5 BA | 4,409 Sq. Ft | offered at \$7,195,000**



**365 E Water Sold Furnished**

**Financials** [Click for Detail ROI](#)

- **Projected Purchase Price \$7,195,000**
- **Rental Projections \$330,720 with only 17.5 weeks**
- **Positive Cash Flow \$191,000**
- **At 3% appreciation Market Value at end of year 6 \$8,600,000**
- **Cash on Cash Return 2.5%**
- **Tax depreciation \$202,000**
- **Save 3 weeks of Rental Costs over \$75k**

**Highlights**

- **Concrete Block Structure**
- **Large lot .13 Acres**
- **Just one Home off the Gulf**
- **New Copper Roof 2019**
- **New Interior and Exterior Paint 2016**
- **Heated Pool**
- **Carriage House**
- **Renovated Kitchen**

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## SPECIAL FEATURES

- Exclusive South of 30A location, just one home off the Gulf
- Concrete construction
- New copper roof (2019) - 100+ year
- New interior and exterior paint (2016)
- New Bevolo exterior lighting
- Renovated kitchen, including new countertops, backsplash, cabinets, and appliances
- Solid Mahogany doors and hurricane shutters, all recently refinished
- Bosch, Wolf, and Sub Zero appliances in Main & Carriage House kitchens
- Whole house Sonos sound system, including on the 4th floor tower
- Double pane Marvin windows
- Marble entry flooring
- New, custom window treatments throughout
- Culligan whole-house water softener
- Two Guest Master Suites on the 1st level
- Recently refinished pool, with new pool heater
- Wrap around balcony on the 2nd level, overlooking the boardwalk to the beach and Gulf of Mexico beyond
- Outdoor fireplace on the 2nd level balcony
- 4th floor covered tower with 360° views of the Gulf of Mexico and *Rosemary Beach* community
- Private Master Suite on the 2nd level with sitting room featuring Gulf views
- Recently renovated Master Bath and walk-in closet
- Hardwood flooring throughout the house, recently refinished
- New pool deck
- Renovated wet bar in living area with ice maker and wine fridge

## COMMUNITY FEATURES

- 5 Pools, including new Owners' Pool & Pavilion
- 12 Restaurants ranging from casual to fine dining
- Racquet Club & Fitness Center offering classes, yoga, and massage
- 107 Acres with 9 Beach Walkovers & just under 1/2 mile of private beach
- Concierge, beach chair, bike, and bonfire services for Owners and guests
- 20 Retail stores for clothing, kids, decor, gifts & more
- Biking/Walking access to the 18.6 mile trail along beautiful Scenic 30A

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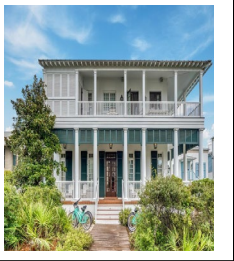



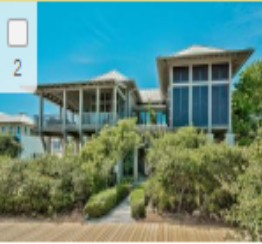



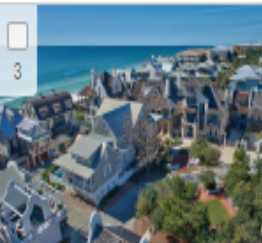







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365 E Water Comps as of 2/1/2021 average selling price per square foot **\$2,037**

**Note 365 E Water is listed for \$1,631 per square foot**

**Sold Comps as of 2/1/2020**

**All Sales were one off the GULF**

	Price   Status   MLS #	Year Built	Apx SqFt(Htd/Cooled)	Bedrooms	Half Baths	Sold Date	Sold Price/SqFt	Full Baths
<input type="checkbox"/>	 <b>\$7,000,000</b>    427 E Water Street Rosemary Beach, FL 32461 <b>Sold</b> / 784293 ▼	2002	3,628	6	1	02/12/2018	1,929.44	4
<input type="checkbox"/>	 <b>\$7,350,000</b>    409 E Water Street Rosemary Beach, FL 32461 <b>Sold</b> / 770484 ▼	2002	3,663	6	2	07/28/2017	2,006.55	5
<input type="checkbox"/>	 <b>\$7,800,000</b>    12 S Spanish Town Lane Rosemary Beach, FL 32461 <b>Pending</b> / 813679 ▼	2004	5,159	7	2			6
<input type="checkbox"/>	 <b>\$8,200,000</b>    125 Hope Town Lane Inlet Beach, FL 32461 <b>Sold</b> / 815018 ▼	2002	3,770	6	1	02/19/2019	2,175.07	6

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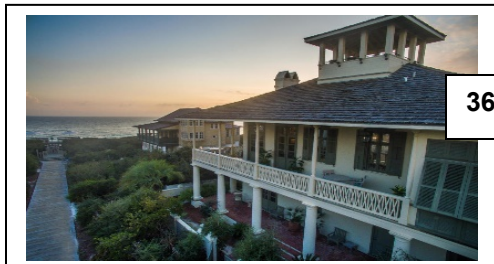
**Why Buy 365 E Water One off the Gulf with Unbelievable Views**  
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Note only 427 E water is one off the Gulf and is listed for **\$2,260** per square foot

Note 365 E Water is listed for **\$1,631** a square foot

**Active Comps as of 2/1/2021**

	▼ Price   Status   MLS #	Year Built	Apx SqFt(Htd/Cooled)	List Price	List Price/SqFt	Bedrooms	Full Baths	Half Baths
<input type="checkbox"/> 1 	<b>\$8,200,000</b>    427 E Water Street Rosemary Beach, FL 32461 <b>Active</b> / 835988 ▼	2002	3,628	8,200,000	2,260.2	6	5	1
<input type="checkbox"/> 2 	<b>\$6,995,000</b>    28 W Spanish Town Court Rosemary Beach, FL 32461 <b>Active</b> / 847767 ▼	2006	5,017	6,995,000	1,394.26	5	5	
<input type="checkbox"/> 3 	<b>\$6,200,000</b>    267 W Water Street Inlet Beach, FL 32461 <b>Active</b> / 862702 ▼	2014	5,342	6,200,000	1,160.61	6	6	1
<input type="checkbox"/> 4 	<b>\$6,125,000</b>    473 E Water Street Rosemary Beach, FL 32461 <b>Active</b> / 849758 ▼	2000	3,066	6,125,000	1,997.72	4	4	1



365 E Water Images



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# Why Buy 365 E Water One off the Gulf with Unbelievable Views 5 BR | 2 Bunk Rooms | 5.5 BA | 4,409 Sq. Ft | offered at **\$7,195,000**

## PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Address: 365 E Water  
Rosemary Beach  
Florida, 32461



### Presented By:

Name: John Skinner  
Company: Rosemary Beach Realty  
Address:  
Phone: 850-865-0154  
Email: [condoman@cox.net](mailto:condoman@cox.net)

### Property Information:

Type: - Single-Family  
Asking Price: \$ 7,253,000  
Fair Market Value: \$ 7,195,000  
Number of Units: 1  
Sq. Footage: 4,409  
Appreciation Rate: 3.00%

### Financial Information

	% of Cost	% of FMV
Projected Down Payment/ Investment:	100.00%	100.81%
	0.00%	0.00%

	Amount	Rate	Term (Years)	Payment
Loan #1	-	0.00%	0.00	\$ -
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

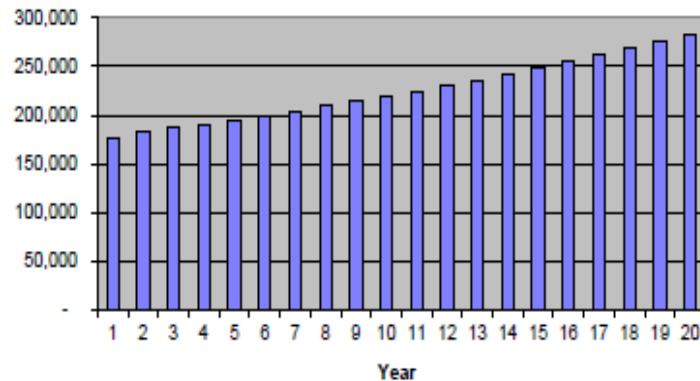
### Rental Income & Expenses:

Monthly Rents: \$ 25,000  
Annual Rents: \$ 300,000  
Other Annual Income: \$ -  
Annual Vacancy: \$ -  
Annual Expenses: \$ (138,980)  
Annual Mortgage Payments: \$ -

### Assumptions:

Rental Growth Rate: 3.50%  
Expense Growth Rate: 3.00%  
Property Growth Rate: 3.00%  
Marginal Tax Rate: 35.00%  
Capital Gain Tax Rate: 20.00%

### Property 20-year Projected Cash Flow



### Financial Ratios:

	Year 1	Year 5	Year 10		Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	Can't Comp.	Can't Comp.	Can't Comp.	Gross Rent Yearly Multiplier (GRM)	24.70	24.23	23.65
FMV of Property per Sq Ft	1,596.80	1,797.22	2,083.47	Value of Property Using Your GRM	\$ -	\$ -	\$ -
Cash on Cash Return b/f Taxes	2.22%	2.57%	3.08%	Loan to Value Ratio (LVR)	0.00%	0.00%	0.00%
Cash on Cash Return a/f Taxes	2.42%	2.69%	3.02%	Net Present Value Leveraged (NPV)	\$ (35,100)	\$ 1,205,352	\$ 2,997,474
Capitalization Rate	2.17%	2.23%	2.31%	Net Present Value Unleveraged (NPV)	\$ (35,100)	\$ 1,205,352	\$ 2,997,474
Value of Property - Your Cap Rate	\$ -	\$ -	\$ -	Cumulative Leveraged IRR	-0.48%	3.27%	3.88%
Gross Rent Monthly Multiplier (GRM)	296.43	290.75	283.79	Cumulative Unleveraged IRR	-0.48%	3.27%	3.88%

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