



KINGDOM  
HOUSE SOLUTIONS

# TAMPA, FL

INVESTMENT OPPORTUNITY

by Kevin Dixon



# PROJECT OVERVIEW

Our project involves the construction of a mixed-use development located in Tampa, FL 33603. The development will feature 4 condos, each 1,500 square feet with 3 bedrooms and 2 bathrooms. Additionally, the project will include 3 units for retail/commercial use, each spanning 1,200 square feet. Designed for the rental market, this high-end development is projected to achieve an after-build value (ABV) of \$5.9 million, making it a prime investment opportunity.



***3043 N Florida Ave  
Tampa FL 33603***



# KEVIN DIXON



COMPANY FOUNDER

Kevin Dixon is a native of Salisbury, North Carolina. After graduating from Winston Salem State University, Kevin transitioned and settled in Charlotte NC in 2004. There he set his eyes on a real estate career. In 2005, setting his sights in the real estate market, Kevin began working for Allen Tate Realtors. Kevin gained valuable knowledge and experience with purchasing, renovating, and selling homes excelling in the market during his initial experience. At the time of the economy's major housing recession, Kevin gained a new perspective and purpose in the real estate market. It was no longer about creating wealth for himself. Kevin realized that no matter the circumstances, whether renting or purchasing, everyone deserves a place to call home. Not only is Kevin passionate about purchasing and selling real estate but he loves teaching and equipping both individuals and families on the path to homeownership. It is his belief that owning real estate not only enhances your overall quality of life, but more importantly it provides a generational legacy.

In 2021, Kevin began buying property in Tampa FL and surrounding areas with properties ranging from \$400k-\$900k. These days, Kevin now immerses himself in luxury new construction and multi family investing in Charlotte and surrounding areas in NC. Kevin is always learning new real estate opportunities and trends. He also enjoys being involved in church, watching sports, movies, beautiful 75 degree weather with a slight breeze, and most importantly leaving a legacy for his family.

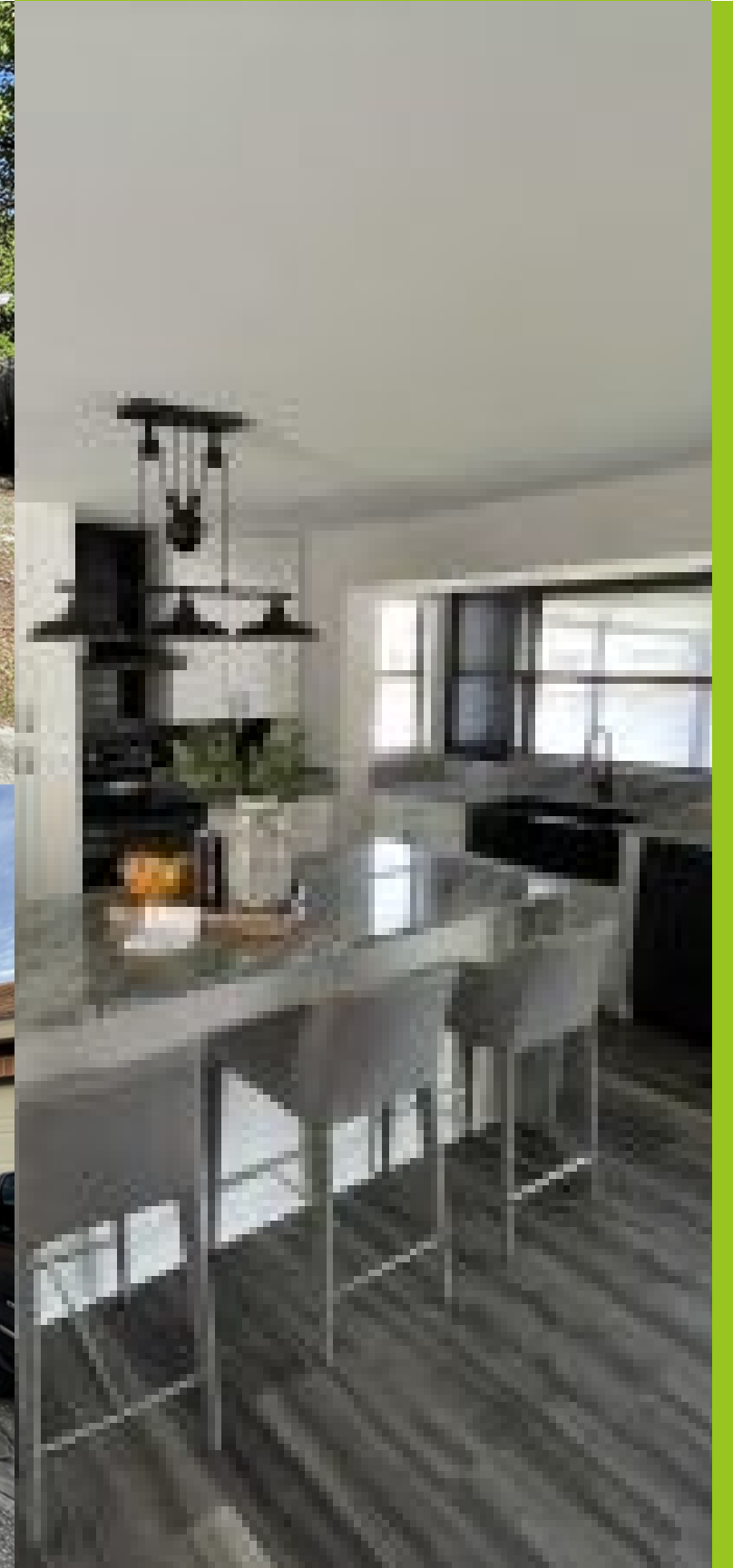
# OUR PARTNER



Tactical Construction Group was formed in 2017, and has been serving clients in the Hillsborough, Pasco and Pinellas counties since then. They branch out to nearby counties following relationships as well.

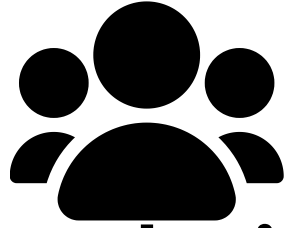
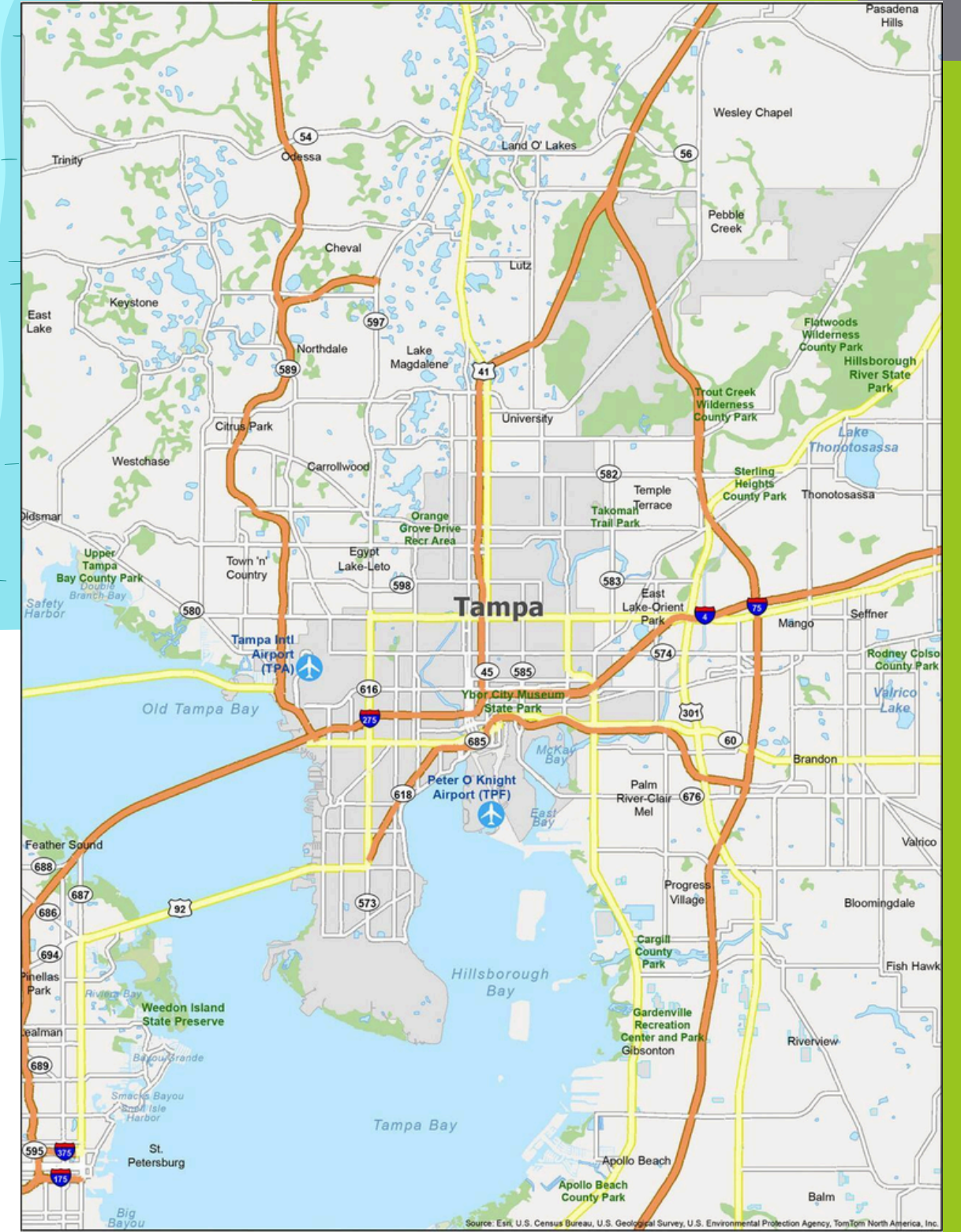
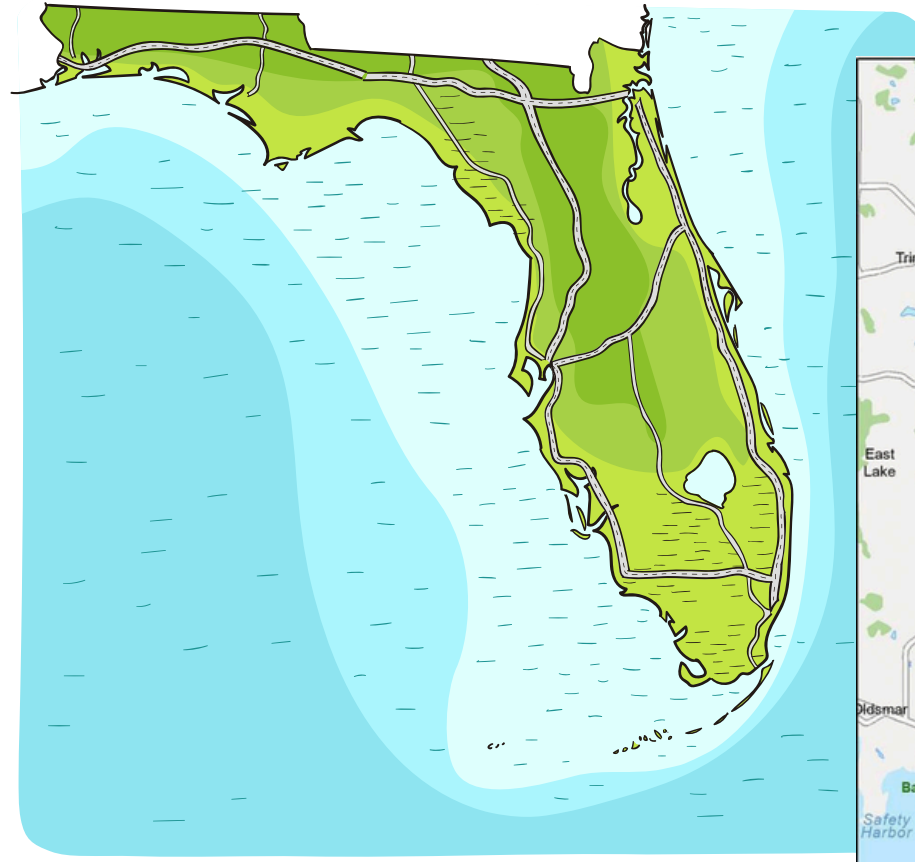
Their firm has had the pleasure of working with several investors, homeowners, and realtors over the last 6 years. They've completed high-end flips for investors on waterfront properties, construction of new ground-up projects, tenant build-outs for commercial spaces, and a lot of 4-point, home inspection, and real estate punch-list work to keep real estate transactions on track.

They have a diverse and very experienced team that oversees and performs Project Management for their construction projects. Starting with the owners, Adam and Pamela, they combine to bring over 50 years of project management experience! Adam grew up in the construction industry, managing projects while in the Air Force on active duty, then working for both public and private sectors in construction. He's managed everything from Department of Defense safety and security upgrade projects, to the construction of new restaurants, conference centers, greenhouses and pole barns, to new residences. Pamela spent 25 years in corporate IT as a project manager, overseeing projects worldwide that supported critical communications and IT infrastructure for Fortune 100 firms. Her attention to detail and communication skills are second to none, and she is a driven force when focused on driving project performance!





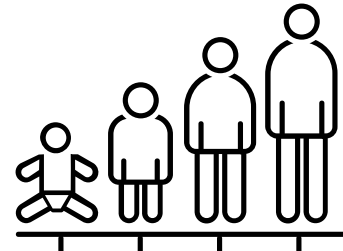
# LOCATION TAMPA, FL



**Population**  
408,438



**Median Household Income**  
\$66,802



**Median Age**  
35.5



**Households**  
157,000

Sources:  
<https://www.datausa.io>  
<https://worldpopulationreview.com/>



# STRATEGY

CAPITAL RAISE

\$750,000

PROJECT'S LENGHT

24 months

ROI

21-25%

MINIMUM INVESTMENT

\$100,000

EXIT STRATEGY

REFINANCE

CONSTRUCTION COST

\$2.6M

PURCHASE PRICE

\$695,000

ABV \$5.9M



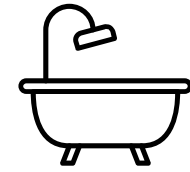


# 4 CONDOS - 3 COMMERCIAL UNITS

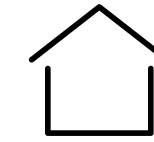
**4 CONDOS**



3 BEDROOMS

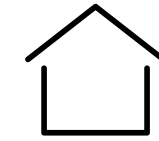


2 BATHROOMS



1500 sqft

**3 COMMERCIAL UNITS**



1200 sqft



# Investment Overview

We are excited to present an exclusive investment opportunity in a premium mixed-use development located at 3043 N Florida Ave, Tampa, FL 33603. This project involves the construction of 4 high-end condos, each featuring 3 bedrooms, 2 bathrooms, and a spacious living area of 1,500 square feet. Additionally, the development includes 3 units for retail/commercial use, each spanning 1,200 square feet.

The total capital raise for this project is \$750,000, with a minimum investment of \$100,000. The purchase price is set at \$695,000, and the construction cost is estimated at \$2,600,000, leading to an after-build value (ABV) of \$5,900,000.

Investors can expect a projected return on capital of 21-25%, with the exit strategy being a refinance. The project is being developed by the reputable Tactical Construction Group. This venture promises substantial returns and is strategically positioned in a thriving Tampa neighborhood, offering investors a lucrative opportunity to participate in a high-value real estate development.







# ***TAMPA, FL***



Tampa, Florida, is a vibrant city known for its rich cultural heritage, stunning waterfront views, and a thriving economy. Located along the Gulf Coast, Tampa boasts a warm, sunny climate year-round, making it an ideal destination for outdoor enthusiasts and those seeking an active lifestyle. The city offers a perfect blend of modern amenities and historic charm, with a bustling downtown area, numerous parks, and beautiful beaches just a short drive away.

Tampa is home to a diverse array of attractions, including the world-renowned Busch Gardens, the Florida Aquarium, and the historic Ybor City, known for its lively nightlife and unique boutiques. The city also hosts various cultural and sporting events, from the Gasparilla Pirate Festival to professional sports teams like the Tampa Bay Buccaneers and Tampa Bay Lightning.

Economically, Tampa is a hub for finance, healthcare, technology, and tourism, contributing to a strong job market and steady population growth. Its strategic location with access to major highways, ports, and the Tampa International Airport further enhances its appeal for businesses and investors alike.

As a place to live, Tampa offers a high quality of life with excellent schools, diverse dining options, and a welcoming community. For investors, Tampa's real estate market presents significant opportunities due to its affordability, robust rental demand, and potential for property value appreciation. The city's continuous development and investment in infrastructure further underscore its position as a prime location for real estate investment.



# OUR CONTACT



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This summary contains certain financial projections. These financial projections relate to future performance and reflect our views as at the date of this summary and are subject to known and unknown risks, uncertainties and assumptions that may cause future results, performance or achievements to differ materially from those expected. We believe the expectations reflected in these financial projections are reasonable but no assurance can be given that these expectations will prove to be correct and these financial projections should not be unduly relied upon. We cannot guarantee future results, level of activity, performance or achievements. Consequently, we make no representation that the actual results achieved will be the same in whole or in part as those set out in the financial projections.

The financial projections were prepared by management to assist with planning and operational decision making. The financial projections have been included in this summary as a tool to make an informed decision regarding the subject matter of this summary and readers are cautioned that the financial projections may not be appropriate for other purposes. We have approved of these financial projections as of the date of this summary.

The financial projections contained in this summary are expressly qualified by this cautionary statement. Readers are cautioned not to place undue reliance upon any such financial projections, which speak only as of the date made. Except as required by applicable law, we do not undertake or accept any obligation or undertaking to release publicly any updates or revisions to any financial projections to reflect any change in our expectations or any change in events, conditions, assumptions or circumstances on which any such financial projections are based.

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