



CAPITAL  
INVESTMENTS LLC

# OFFERING MEMORANDUM

**10670 CHILDERS STREET  
BONITA SPRINGS, FL 34135**

COMMERCIAL DEVELOPMENT OPPORTUNITY

## Disclaimer:

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Aerial View:

Public Library



CHILDER ST

PULLEN AVE

# Property Summary:

Introducing a rare land development opportunity in the heart of Bonita Springs — a prime parcel ready for a thoughtfully designed residential project. This site offers the potential for three modern, three-story buildings, each with elevated rooftop decks and spacious balconies, set within a lush, tree-lined enclave just minutes from Southwest Florida's finest beaches, dining, and lifestyle amenities. Buyers also have options to proceed with either current plans on property, or by code, can also fit 6 multi-family duplex homes.

Crafted by TN Capital Investments LLC in conjunction with Trident Property Development, LLC, this offering represents a unique chance to acquire a boutique residential project designed for long-term value, strong rental appeal, and enduring demand in one of the region's most desirable growth corridors.

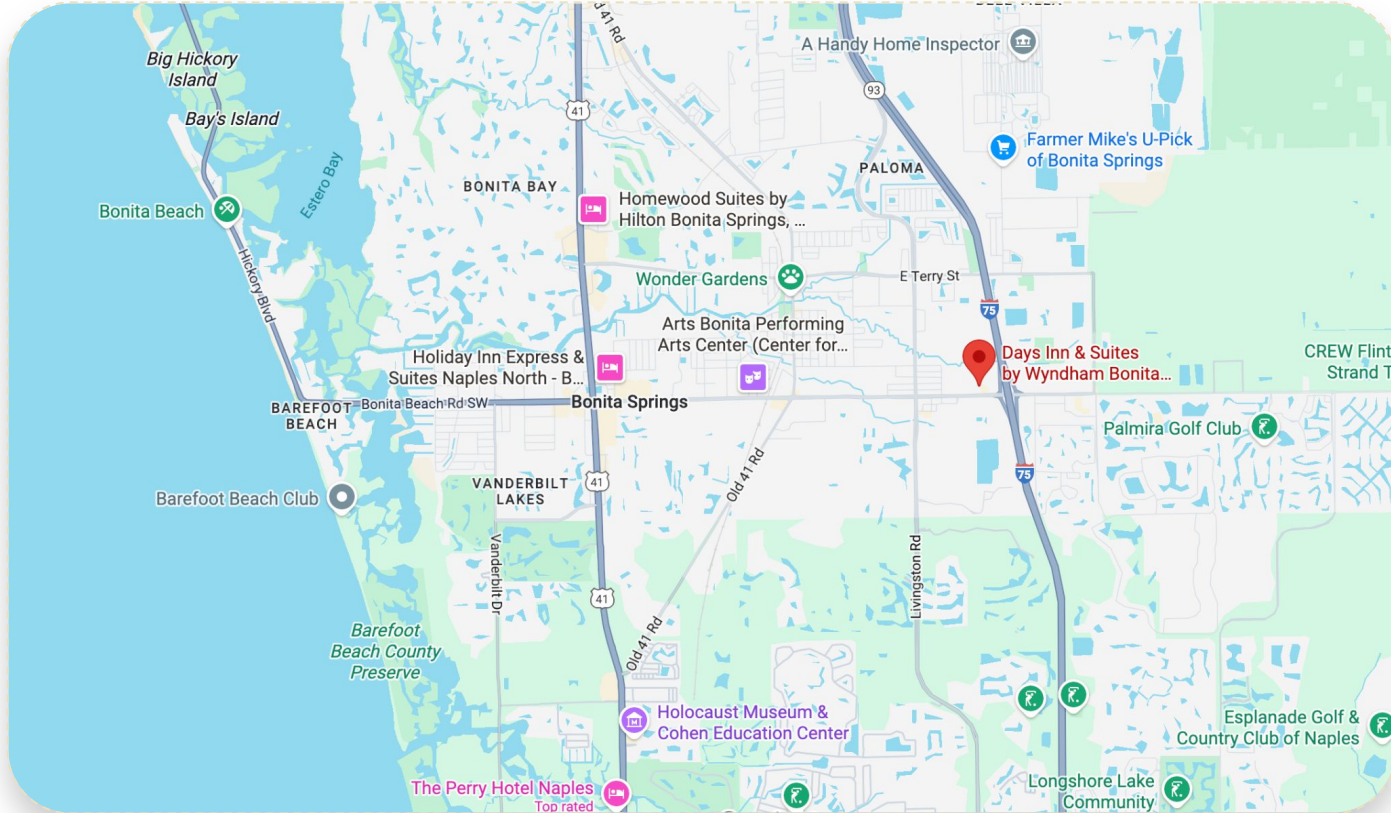
## 3-mile radius around 10670 Childers St:

- Population: ~38,880 residents
- Total households: ~15,496
- Average household size: 2.3 persons
- Owner-occupied housing units: ~13,229
- Renter-occupied housing units: ~4,316
- Median age: 51.1 years
- Median household income: \$76,298
- Average household income: \$103,225

- **Property ID: 35-47-25-B2-00325.001A**
- **Lot Size: 0.69 acres / 30,200 sq ft**
- **Approx. Lot Dimensions: 200 x 150 x 204 x 150**
- **Section/Township/Range: 35 / 47 / 25E**
- **Total Tax Bill (2025): \$1,623.54**



# Map View:





# Duplexes:



1990

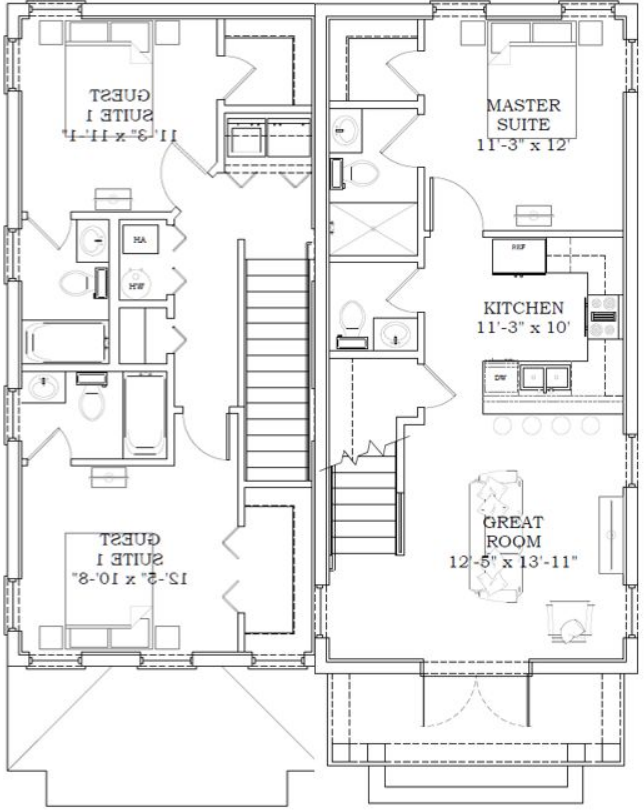


TRANSPAR

# Floor Plans:

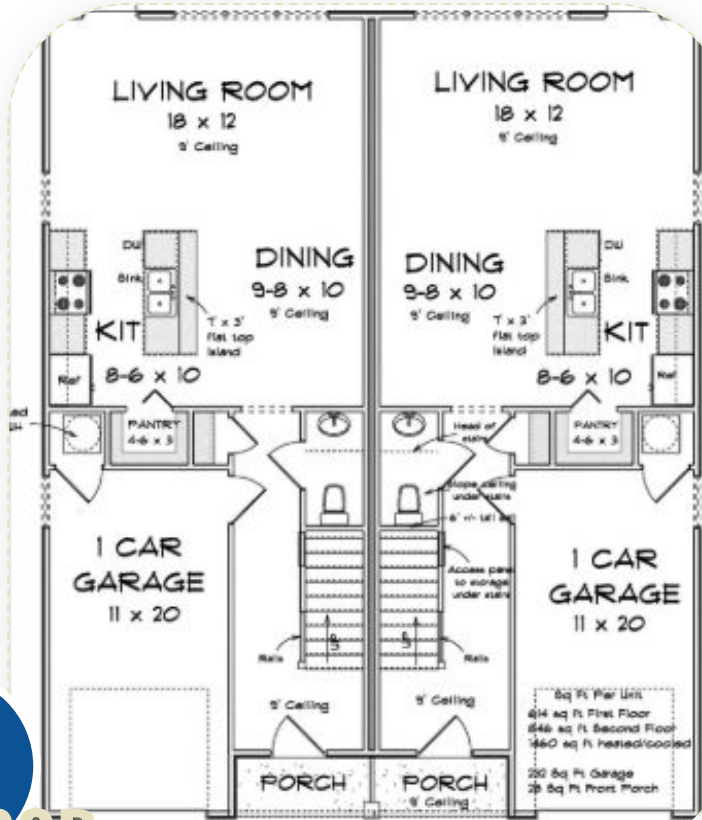


Duplex Front elevation

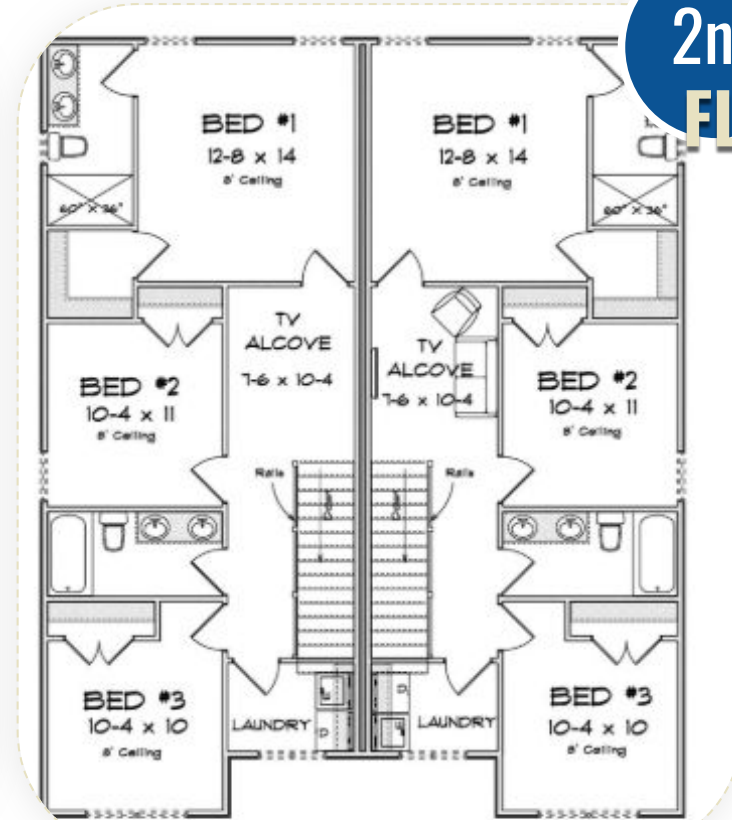


# Floor Plan:

1st  
FLOOR



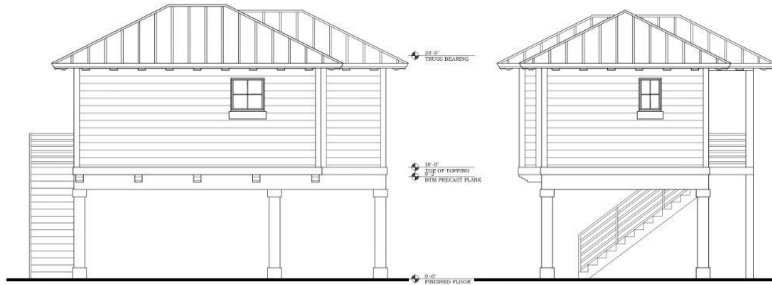
2nd  
FLOOR



**Units: 470 Sq Ft over parking spaces**



# Elevation Plans:

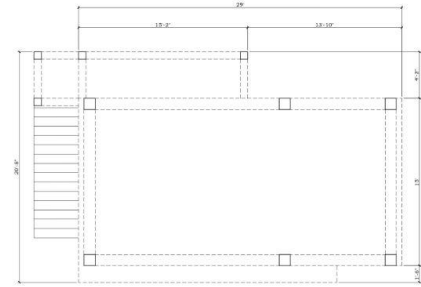


**FRONT ELEVATION**

SCALE: 1/4"=1'-0"

**RIGHT ELEVATION**

SCALE: 1/4"=1'-0"



**1st FLOOR PLAN**

SCALE: 1/4"=1'-0"



**REAR ELEVATION**

SCALE: 1/4"=1'-0"

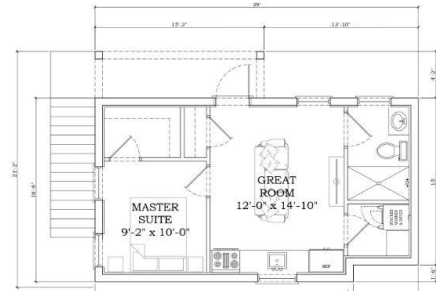
**LEFT ELEVATION**

SCALE: 1/4"=1'-0"

5.1-3 FRONTAGE FACADE GLAZING  
FIRST FLOOR  
N/A

SECOND FLOOR  
FRONTAGE AREA = 181.0 SF  
GLAZING AREA = 48.0 SF  
PERCENT GLAZING = 26%

5.6-5 FRONTAGE PROJECTION  
OUTWARD PROJECTIONS ATTACHED TO WALLS  
BREAKERS ATTACHED TO WALLS  
WHERE ATTACHED TO WALLS



SQ. FTG. CALCS.  
SECOND FLOOR S.F. 173  
COVERED PORCH S.F. 43  
TOTAL SECOND FLOOR: 216

**2nd FLOOR PLAN**

SCALE: 1/4"=1'-0"

# Single-Family House:



1990

EXCELLENCE



TRANSPAR

## ★ LIFESTYLE & COMMUNITY ANCHORS

- 2 Historic Downtown Bonita
- 3 Riverside Park
- 4 Everglades Wonder Gardens
- 5 Imperial River Corridor

## 🛍️ RETAIL & SHOPPING DESTINATIONS

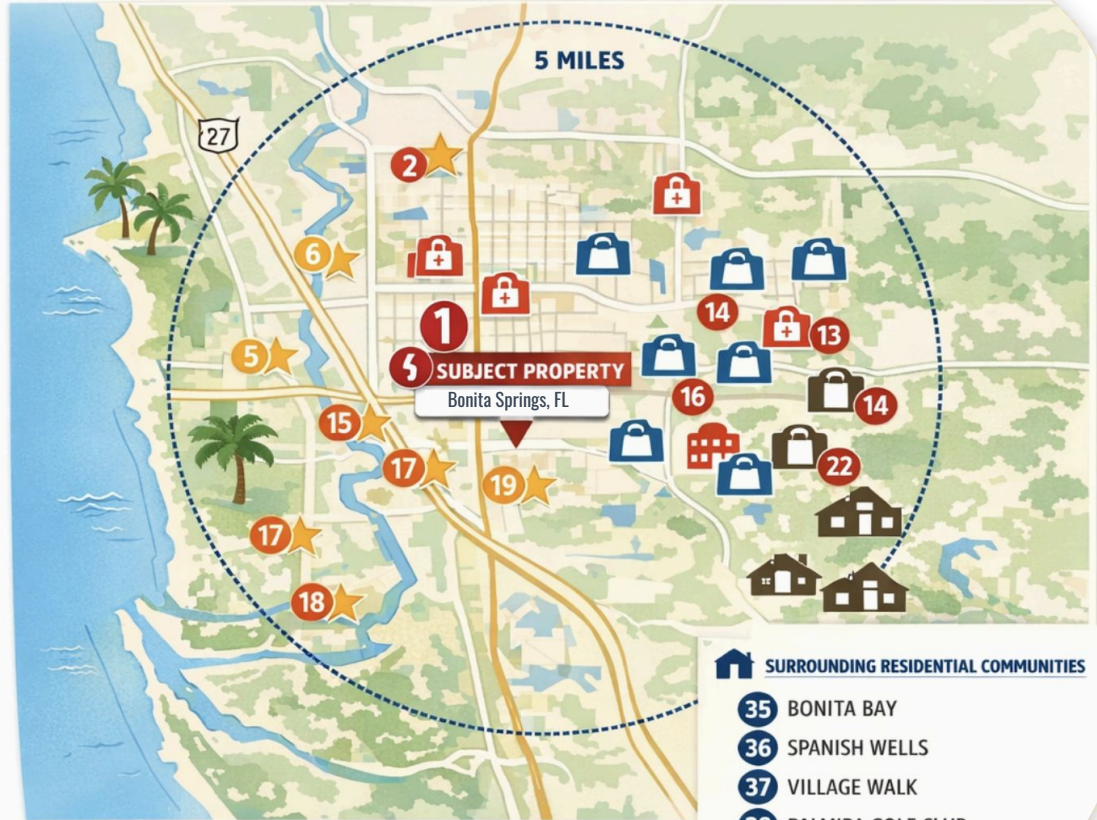
- 7 Promenade at Bonita Bay
- 8 Bay Landing Shopping Center
- 9 Bonita Grande Crossing
- 14 The Fresh Market

## 🍴 DINING & ENTERTAINMENT

- 15 Ceremony Brewing
- 17 Chartreuse Lounge
- 19 The Bohemian

## 🏥 MEDICAL & EMPLOYMENT HUBS

- 29 NCH Bonita Health Center
- 30 Bonita Springs City Hall
- 31 Bonita Springs Fire HQ



## 🏠 SURROUNDING RESIDENTIAL COMMUNITIES

- 35 BONITA BAY
- 36 SPANISH WELLS
- 37 VILLAGE WALK
- 38 PALMIRA GOLF CLUB
- 39 PELICAN LANDING

# AREA DEMOGRAPHICS

5-MILE RADIUS

BONITA SPRINGS, FL

## MARKET OVERVIEW



### POPULATION

**102,427** POPULATION WITHIN 5 MILES



**+6.1%** Projected Growth (Next 5 Years)



### HOUSEHOLDS & INCOME

**\$475K** MEDIAN HOME VALUE



### HOUSEHOLDS & INCOME

**45,028** HOUSEHOLDS WITHIN 5 MILES

**\$475K** MEDIAN HOME VALUE

**45,028** HOUSEHOLDS WITHIN 5 MILES



### MEDICAL & EMPLOYMENT HUBS

**29** NCH Bonita Health Center

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SOURCES: Claritas, CoStar, U.S. Census Bureau (2024 Estimates / Projections)

# COMPARABLE MARKET ANALYSIS

10670 CHILDERS ST • BONITA SPRINGS, FL



## ESTIMATED SALE COMPARABLES

For new construction duplexes in this specific sub-market, you are competing against both older multi-family stock and modern "villa" style attached homes.

PROPERTY TYPE	ESTIMATED SALE PRICE (PER UNIT)	PRICE PER SQ. FT.	NOTES
New Construction Duplex	\$475,000 – \$550,000	\$350–\$400	Premium for new warranties and modern finishes.
Renovated Duplex (Existing)	\$375,000 – \$440,000	\$280–\$325	
New Luxury Villa/Townhome	\$600,000+	\$450+	Based on recent sales on Deants St./Goodwin St.

## ⚠️ MARKET CONTEXT:

The lot at 10670 Childers was recently listed for **\$1,990,000** with plans for up to 18 units (condos) or 6 duplexes. High land cost necessitates a per-door exit price of at **least \$500k** to maintain healthy margins, which aligns with the current trend of "Old Bonita" appreciation.

## ESTIMATED RENTAL COMPARABLES

Rental demand in this area is driven by **walkability** to downtown and the lack of high-quality, modern 3-bedroom inventory.

RENTAL TYPE	MONTHLY RENT (3BR/2BA)	EST. ANNUAL INCOME
Short-Term unfurnished	\$2,850 – \$3,400	\$34.2K – \$40.8k
Seasonal / Short-Term	\$5,600 – \$9,000	Variable
Annual / Mid-Term	\$2,700 – \$4,000	\$32.4K – \$54k

## 👤 STRATEGIC OBSERVATIONS

- **The "Old Bonita" Factor:** Being "two blocks from the center of town" is your strongest selling point. Walkability to cafes and shops is a major plus, allowing you to market these as "Lifestyle Units" rather than just standard rentals.
- **Zoning Advantage:** The property is zoned TFC2, which specifically supports the 2-unit multifamily (duplex) structure **2.380k**.
- **Pricing Resistance:** While median duplex income in Bonita is **~\$605k**, duplex units that offer new amenities and "walk to everything-appeal" can command prices slightly lower than single-family home values.

# Investor Summary (3-Year Hold):

Metrics	6 Duplexes
<b>Units</b>	<b>16</b>
<b>Avg Monthly Rent / Unit (Stabilized)</b>	<b>\$3,400</b>
<b>Vacancy Rate</b>	<b>2.00%</b>
<b>OpEx % of EGI</b>	<b>25.00%</b>
<b>Annual Rent Growth</b>	<b>5.00%</b>
<b>Land Cost</b>	<b>\$1,500,000</b>
<b>Construction Cost (Hard+Soft)</b>	<b>\$5,000,000</b>
<b>Constr Loan % of Land</b>	<b>65.00%</b>
<b>Constr Loan % of Construction</b>	<b>100.00%</b>

# Investor Summary (3-Year Hold):

Metrics	6 Duplexes
<b>Constr Rate (10)</b>	<b>6.50%</b>
<b>Perm Rate (10)</b>	<b>6.00%</b>
<b>Perm Option 1: Rental LTV Cap</b>	<b>75.00%</b>
<b>Perm Option 1: DSCR Min</b>	<b>1.00x</b>
<b>Perm Option 2: Condo LTV Cap</b>	<b>75.00%</b>
<b>Perm Option 2: DSCR Min</b>	<b>1.00x</b>
<b>Perm Takeout Strategy (Rental/Condo)</b>	<b>Rental</b>

For Inquiries & Offers:

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# Building Wealth Through Smart Real Estate Development

At TN Capital Investments, we turn real estate opportunities into  
lasting value for investors and communities.