

\$410,000 - 8727 Thomas Drive # C41, Panama City Beach

MLS® #753766

\$410,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft
Residential on 0 Acres

Sugar Beach Condo, Panama City Beach, FL

The Investor's Trifecta!!! LOWEST OVERALL PRICE, LOWEST Sq/Ft PRICE, and LOWEST HOA's of ALL the Gulf View 2 Bedroom / 2 Bathroom TURNKEY condos located on the beach! Wait... what?!? If a 8% ROI average (5.5% on a financed purchase) doesn't get your attention, maybe a \$26k average annual appreciation will. That's right... over the past 21 years, 2 bedroom / 2 bath condos in PCB have averaged a 6.4% annual gain in value due to simple appreciation! Let's look at the facts... Maximizing rental income starts with one basic concept - maximizing "Heads in Beds." And when it comes to ensuring incredible occupancy rates, this unit offers all the key amenities renters look for when booking their vacation: View, Location, Complex Amenities, and Price. VIEW: Most people come to PCB for the breathtaking Gulf views, and this condo does not disappoint. What they don't expect is to also have an incredible view over an expansive courtyard that is so well manicured, including a beautiful Koi/Turtle pond. Sugar Beach is the only place on the beach with views like this, and they are truly unforgettable... LOCATION: After watching some of the world's most awe-inspiring sunsets, simply head out your front door and experience the legendary action of Thomas Drive. If you don't want to drive to dinner, rest assured knowing that your vehicle is safely parked right outside - and there is no need to drive anywhere to enjoy the best that PCB has to offer. Located on the coveted East



end of the beach (considerably less traffic), there are go cart tracks, video arcades, mini golf courses, thrill rides, ice cream shops, a winery, souvenir shops, etc. - directly in front of the property. For the adults, there are numerous bars/restaurants, and countless options for live music, right outside your door - including the Famous Ms. Newby's! No need to drive after those adult beverages, your condo is perfectly located just a few seconds away!!! And did I mention that Tootsies is looking to open it's very first beach bar just 2 doors down?!? Yep... talk about KILLER location!!!

AMMENITIES: Success in business is all about Competitive Advantage, and Sugar Beach offers something that differentiates itself from everyone else in PCB... It is one of the only PET FRIENDLY Gulf front rental destinations in the entire area. Years of market data shows that pet friendly options bring a higher nightly rate, have a better vacancy rate, and are more likely to attract "snowbirds" during the off season, so you have true competitive advantage with this one. In addition to being pet friendly, Sugar Beach is a private/family friendly gated community with no elevators. The list of Gulf Front complexes where you can park directly at your door are few and far between, but Sugar Beach offers exactly that! It also offers a private gated beach access, a pool, huge clubhouse with games, tennis/pickleball courts, shuffleboard, a grilling area, over 375 feet of incredible beach access, and expansive greenspace unique from every other Gulf Front property in PCB!

PRICE: Last but not CERTAINLY not least, renters pick their vacation condo based on price. With a low selling price, low utility costs, and some of the lowest HOA's of all the competition, you have less overhead which ensures that you can charge less per night (as compared to the competition), bringing in strong rentals and generating an incredible profit! The average 2 bedroom in Sugar Beach

brings in over \$50k annually in rentals, and some of the well-established ones bring in excess of \$80k. At the high end your annual ROI would be well over 20% on a financed purchase - which is unheard of nowadays. This condo has had many recent updates and is 100% turnkey ready. Welcome Home!

Built in 1974

Essential Information

| | |
|----------------|-------------|
| MLS® # | 753766 |
| Price | \$410,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,086 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Low Rise |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 8727 Thomas Drive # C41 |
| Area | 03 - Bay County - Beach |
| Subdivision | Sugar Beach Condo |
| City | Panama City Beach |
| County | Bay |
| State | FL |
| Zip Code | 32408 |

Amenities

| | |
|-----------|--|
| Amenities | Beach Rights, Gated |
| Utilities | Electricity Available, Water Available, Trash Collection, High Speed Internet Available, Phone Available |
| Features | Landscaped, Waterfront |
| Parking | Additional Parking, Parking Lot |

| | |
|---------------|------------------------------------|
| Garages | Additional Parking, Parking Lot |
| View | Gulf, Pond |
| Is Waterfront | Yes |
| Waterfront | Pond, Shoreline - Sand, Waterfront |
| Has Pool | Yes |
| Pool | Community, Fenced, In Ground, Pool |

Interior

| | |
|--------------|--|
| Interior | Tile |
| Appliances | Dishwasher, Disposal, Refrigerator, Dryer, Electric Oven, Washer/Dryer Stacked |
| Heating | Central, ENERGY STAR Qualified Equipment |
| Cooling | Central Air, ENERGY STAR Qualified Equipment |
| # of Stories | 3 |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete |
| Exterior Features | Balcony, Fully Fenced, Outdoor Grill, Pool |
| Lot Description | Landscaped, Waterfront |
| Roof | Flat |
| Construction | Concrete |

School Information

| | |
|------------|-----------------|
| Elementary | Breakfast Point |
| Middle | Breakfast Point |
| High | Arnold |

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2024 |
| HOA Fees | 1584 |
| HOA Fees Freq. | Quarterly |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | Beachy Beach Real Estate |
|----------------|--------------------------|

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