



REAL ESTATE INTELLIGENCE - DEVELOPER

369 Valley Forge Road

West Palm Beach, FL 33405 - 2BR / 2BA + Pool - Built 1950 - South End (SoSo)

HIGHEST & BEST USE: WALK or DEEP-DISCOUNT ACQUIRE - Build Paths Carry Exit Risk

99th
ARV Percentile (\$5.0M)
WHITE ELEPHANT

Executive Read

Three paths: flip, teardown/new-build, or walk. The liquidity data is decisive - an aggressive \$5.0M new-construction ARV sits in the TOP 1% of the regional 2-year market, with no buyer pool and a -4.2% price trend. Flip economics are thin at the ask.

1 Three-Way Comparison

Path	Economics	Read
A. Fix & Flip	Acquire ~\$1.0M, light work (already renovated), resell ~\$1.15M	Thin / negative at the \$1.59M ask
B. Teardown + New Build	Demo + ground-up to ~\$5.0M ARV	99th percentile - WHITE ELEPHANT
C. Walk	No deal unless acquired at a steep discount	Rational at the current ask

2 Liquidity / ARV Percentile Check

Where a proposed after-repair value falls in the regional 2-year sale distribution determines exit risk:

Exit ARV	Percentile	Liquidity Read
\$1.5M (flip)	~91st	Elevated, but a functioning market exists
\$5.0M (new build)	99th	Top 1% - white-elephant risk, no buyer pool

Regional median price change is -4.2% and inventory is buyer-favorable. A \$5.0M new build would be among the most expensive homes in the region, in a softening market - the definition of illiquid exit risk.

3 WFC Programs & Recommendation

Flip routes to the Fix & Flip program; new construction to Ground-Up Construction (Deal Sizer N), sized on LTC against a percentile-checked ARV. World's Fair Capital will not underwrite an ARV at the top of the market without that liquidity gate.

Recommendation
WALK at the current ask, or acquire only at a deep discount (~\$1.0M) for a conservative flip. Do NOT pursue a \$5.0M ground-up exit - the liquidity check flags it as a white elephant.

IMPORTANT NOTICE. This Real Estate Intelligence Report is a preliminary, decision-support screening prepared by World's Fair Capital for informational purposes only. It is NOT an appraisal, investment advice, tax or legal advice, a guarantee of returns, or a commitment to lend. Figures labeled estimate or assumption are derived from publicly available web sources and modeled inputs, are unverified, and are subject to change. Any decision to purchase, finance, or invest must be independently verified with current source data and reviewed by qualified licensed professionals. Neighborhood data is presented solely as factual, value- and risk-related information in compliance with fair-housing law. Financing structures and terms are indicative only and subject to full underwriting and credit approval.