

Single Family New Construction Proposal: "The Winker III Model "



0 NW 13th Ave, Ocala, FL 34475
Parcel ID 2570-402-301

Delva One Construction, LLC. has expanded the mission of Team Delva Properties, Inc. and Team Delva is now vertically integrated so that we may continue to fulfill the community need for new construction affordable housing.

The vacant lot is located within the city limits of Ocala and will be a new 3 bedroom, 2 bath home with 1,295 sf of living space and a garage.

Exclusively Presented to you by:



Delva One Construction, LLC | 3035 SE Maricamp Rd, #104-302 | Ocala, FL 34471

Bridgette Delva | bridgette@teamdelva.com | (352) 897-8326

Jean Delva | jd@teamdelva.com | (352) 897-8326

Need

Delva One construction is in the process of building The Winker III Model single family home. The new construction site is located in the Tucker Hill community at "address TBD" NW 13th Ave, Ocala, FL 34475 on parcel 2570-402-301. The Winker III Model is the right garage facing model of the Winker II model.

Delva One Construction & Team Delva Properties own several lots on the NW 8th St and NW 13th Ave block. We have completed or are in the process of building new single family homes, duplexes and single family home renovations. We continue to actively work in this community to acquire more properties so that we may further our mission of providing affordable, high quality housing options to the Ocala community.

There is still a significantly unmet need to fill the void of affordable housing and this new construction project will help satisfy the community. The neighborhood contains a significant number of revitalized homes as well as homes in need of revitalization along with vacant lots, in need of development.

The new build will have 3 bedrooms & 2 bathrooms, with 1,295 sf of living space. We're expecting this new build to take less than 12 months.

The new build will be centrally located on the north west side of Ocala, accessible to public transportation, schools and easy access to necessary amenities.

Project Readiness

Delva One Construction & Team Delva Properties has been in the real estate business for 8 years and have worked in the construction industry for more than 25 years.

The project site is currently owned by Delva One Construction, which will dedicate the Project Management and Site Supervisor resources. Delva One Construction will ensure the project remains on track and in compliance with building code requirements.

This project is wholly funded by Delva One Construction's private funds.

Site

The current site is a vacant lot, with no existing buildings. The site clearing has been completed and involved minimal brush clearing along the side & rear perimeters of the property line. There is one single family residence located on the west side of the lot. The home previously located at 1306 was demolished by Delva One Construction and is now the site of a duplex new construction property.



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Prior Activities

Project Type	Address
NEW BUILD	817 NW 13th Ave, Ocala, FL
NEW BUILD	1306 NW 8TH ST, OCALA, FL
NEW BUILD	1316 NW 8TH ST, OCALA, FL
NEW BUILD	0 NW 13TH AVE, OCALA, FL
NEW BUILD	922 SE 13TH ST, OCALA, FL
ADDITION/RENOVATION	1211 NW 8TH ST, OCALA, FL
ADDITION/RENOVATION	1409 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	1501 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	1505 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	607 SE 30TH AVE, OCALA, FL
ADDITION/RENOVATION	2811 SE 28TH RD, OCALA, FL
ADDITION/RENOVATION	1326 SE 36th Ave, Ocala, FL
ADDITION/RENOVATION	10523 SW 62nd Terrace Rd, OCALA, FL
ADDITION/RENOVATION	14360 SW 39th Ct Rd, OCALA, FL
ADDITION/RENOVATION	4635 SE 59th St, OCALA, FL
ADDITION/RENOVATION	2346 NE 10th Ct, OCALA, FL

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Project Budget & Schedule

PROPOSED SCHEDULE						
PROJECT TITLE		THE WINKER III - 0 NW 13TH Ave, OCALA, FL 34475				
PROJECT MANAGER		BRIDGETTE DELVA				
WBS NUMBER	TASK TITLE	TASK OWNER	START DATE	DUE DATE	BUDGET	DURATION
1	PERMITTING					
1.1	SUBMIT PERMIT	DELVA ONE	3/17/25	10/1/25	\$10,000.00	194
1.1.2	SURVEY	ELITE PROPERTY			\$850.00	
1.1.4	ENGINEERING	KERMIT HUGHES			\$1,350.00	
2	BUILDING SHELL				\$12,200.00	
2.1	CLEARING/PAD	PRO TOUCH	6/16/25	6/23/25	\$6,000.00	5
2.2	FORM	SILVER CONCRETE	6/24/25	6/26/25	\$0.00	2
2.3	ROUGH PLUMBING	YANSNEL	6/27/25	6/30/25	\$2,300.00	1
	DUMPSTER	SE RENTALS	per month	4	\$2,000.00	0
	PORTOLET	SE RENTALS	per month	4	\$600.00	0
2.5	SLAB PREP	PRO TOUCH	7/1/25	7/2/25	\$1,500.00	1
2.4	400 INSPECTION	CITY OF OCALA	7/3/25	7/4/25	\$0.00	1
2.6	SPRAY	STANDLEY	7/7/25	7/8/25	\$189.18	1
2.7	100 INSPECTION	CITY OF OCALA	7/9/25	7/10/25	\$0.00	1
2.8	POUR SLAB	SILVER CONCRETE	7/11/25	7/14/25	\$2,500.00	1
2.9	DELIVER FRAMING PACKAGE	TIBBETS	7/15/25	7/16/25	\$3,000.00	1
2.9.1	DELIVER TRUSSES	ROMAC	7/17/25	7/18/25	\$8,500.00	1
2.10	BLOCK UP	C&J MASONARY	7/21/25	7/22/25	\$0.00	1
2.11	119 INSPECTION	CITY OF OCALA	7/23/25	7/24/25	\$0.00	1
2.12	PUMP LINTEL	SILVER CONCRETE	7/25/25	7/28/25	\$0.00	1
2.13	SET TRUSSES	FRANCISCO	7/29/25	7/30/25	\$0.00	1
2.14	FRAME HOUSE	FRANCISCO	7/31/25	8/5/25	\$7,500.00	3
	EXTERIOR DOOR PACKAGE	ROMAC			\$2,500.00	
2.15	124 INSPECTION	CITY OF OCALA	8/6/25	8/7/25	\$0.00	1
2.16	RELEASE SHINGLES TO STOCK	BRIDGETTE	8/8/25	8/11/25	\$0.00	1
2.17	TUBSET PLUMBING	YANSNEL	8/12/25	8/13/25	\$1,500.00	1
2.18	ROUGH HVAC	SUNKOOL	8/14/25	8/15/25	\$2,500.00	1
2.20	ROUGH ELECTRIC	MPC ELECTRIC	8/18/25	8/19/25	\$4,000.00	1
2.21	DELIVER EXTERIOR DOORS	ROMAC	8/20/25	8/21/25	\$0.00	1
2.22	152 INSPECTION	CITY OF OCALA	8/22/25	8/25/25	\$0.00	1
2.23	SHINGLE HOUSE	DELVA ONE	8/26/25	8/28/25	\$8,000.00	2
	SOFFIT	C. FL SCREEN &	8/29/25	9/1/25	\$1,500.00	1
2.24	INSTALL WINDOWS	POUNDS	9/2/25	9/3/25	\$3,000.00	1
2.25	INSTALL EXTERIOR DOORS	RON	9/4/25	9/5/25	\$500.00	1
2.26	STUCCO GRADE AND CLEAN UP	PRO TOUCH	9/8/25	9/9/25	\$500.00	1
2.27	113, 208, 264, 244 INSPECTIONS	CITY OF OCALA	9/10/25	9/11/25	\$0.00	1
2.28	INSTALL SIDING	DELVA ONE	9/12/25	9/16/25	\$7,500.00	2
2.29	INSTALL INSULATION	ARP	9/17/25	9/18/25	\$2,000.00	1
2.30	262 INSPECTION	CITY OF OCALA	9/19/25	9/22/25	\$0.00	1
2.31	STOCK DRYWALL	HOME DEPOT	9/23/25	9/24/25	\$0.00	1

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3	INTERIOR COMPLETION					\$67,589.18
3.1	DRYWALL	GUTIERREZ & ORTIZ	9/25/25	10/6/25	\$6,500.00	7
3.2	DELIVER TRIM	ROMAC	10/7/25	10/8/25	\$3,000.00	1
3.3	INSTALL TRIM	DELVA ONE	10/9/25	10/13/25	\$650.00	2
3.4	PAINT	DELVA ONE	10/14/25	10/16/25	\$3,000.00	2
3.5	INSTALL CABINETS	DELVA ONE	10/17/25	10/20/25	\$5,500.00	1
3.6	INSTALL TOPS	MINAMI GRANITE	10/21/25	10/22/25	\$3,000.00	1
3.8	INSTALL FLOORING	SKA FLOORING	10/23/25	10/27/25	\$4,500.00	2
3.9	INSTALL TILE	YUL	10/28/25	10/29/25	\$2,500.00	1
	TILE		10/30/25	10/31/25	\$1,000.00	1
3.10	DRIVEWAY GRADE	PRO TOUCH	11/3/25	11/4/25	\$350.00	1
3.11	FORM DRIVEWAY	SILVER CONCRETE	11/5/25	11/6/25	\$0.00	1
3.12	125 & 354 INSPECTION	CITY OF OCALA/ ARGO'S	11/7/25	11/10/25	\$0.00	1
3.13	POUR DRIVEWAY	SILVER CONCRETE	11/11/25	11/12/25	\$5,000.00	1
	FINAL GRADE	PRO TOUCH	11/13/25	11/14/25	\$500.00	1
3.14	FINAL PLUMBING TRIM	YANSNEL	11/17/25	11/18/25	\$2,500.00	1
3.15	FINAL HVAC	SUNKOOL	11/19/25	11/20/25	\$3,000.00	1
3.16	FINAL ELECTRICAL TRIM	MPC ELECTRIC	11/21/25	11/24/25	\$3,800.00	1
	GARAGE DOOR	MARION GARAGE	11/25/25	11/26/25	\$3,000.00	1
3.17	213 PREPOWER INSPECTION	CITY OF OCALA	11/27/25	11/28/25	\$0.00	1
3.18	2ND TRIMS AND LOCK OUT	DELVA ONE	12/1/25	12/2/25	\$1,000.00	1
3.19	METER SET	CITY OF OCALA	12/3/25	12/10/25	\$0.00	5
3.20	HOT CHECK	MPC ELECTRIC	12/11/25	12/12/25	\$0.00	1
3.21	AC START UP	SUNKOOL	12/15/25	12/16/25	\$0.00	1
3.22	BLOWER DOOR TEST	SUNKOOL	12/17/25	12/18/25	\$0.00	1
3.23	SOD	ALLEN'S	12/19/25	12/22/25	\$4,500.00	1
3.24	LANDSCAPE	ONE LOVE CLEANERS	12/23/25	12/24/25	\$1,500.00	1
4	FINALS					\$54,800.00

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4	FINALS				\$54,800.00	
4.1	DRYWALL PUNCH	GUTIERREZ & ORTIZ	12/25/25	12/26/25	\$0.00	1
4.2	SPRAY	BATES	12/29/25	12/30/25	\$125.00	1
	MIRRORS & SHELVING	DELVA ONE	12/31/25	12/31/25	\$500.00	
4.3	FINAL PAINT	DELVA ONE	1/1/26	1/2/26	\$0.00	1
4.4	108,201,260,241,352 INSPECTIONS	CITY OF OCALA	1/5/26	1/6/26	\$0.00	1
4.5	CO	CITY OF OCALA	1/7/26	1/8/26	\$0.00	1
4.6	FINAL CLEAN		1/9/26	1/12/26	\$550.00	1
4.7	APPLIANCES	HOME DEPOT	1/13/26	1/13/26	\$2,500.00	
					\$3,675.00	
TOTAL COST					\$138,264.18	

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