



*3770 COUNTY LINE ROAD, TEQUESTA, FL 33469*

Offering Memorandum:

# Bella Villaggio Luxury Townhomes



Listing Agent:  
**Sean R. Mooney, PA**

Principal Agent  
C: 561-789-7208  
E: [Sean.Mooney@compass.com](mailto:Sean.Mooney@compass.com)

**COMPASS  
COMMERCIAL**

# Property Profile Report



PROPERTY ADDRESS:

3770 County Line Rd, Tequesta, FL 33469

COUNTY:

Palm Beach

BUILDING SF (LIVING):

32,302

# OF UNITS:

16 Townhomes

YEAR BUILT:

2017

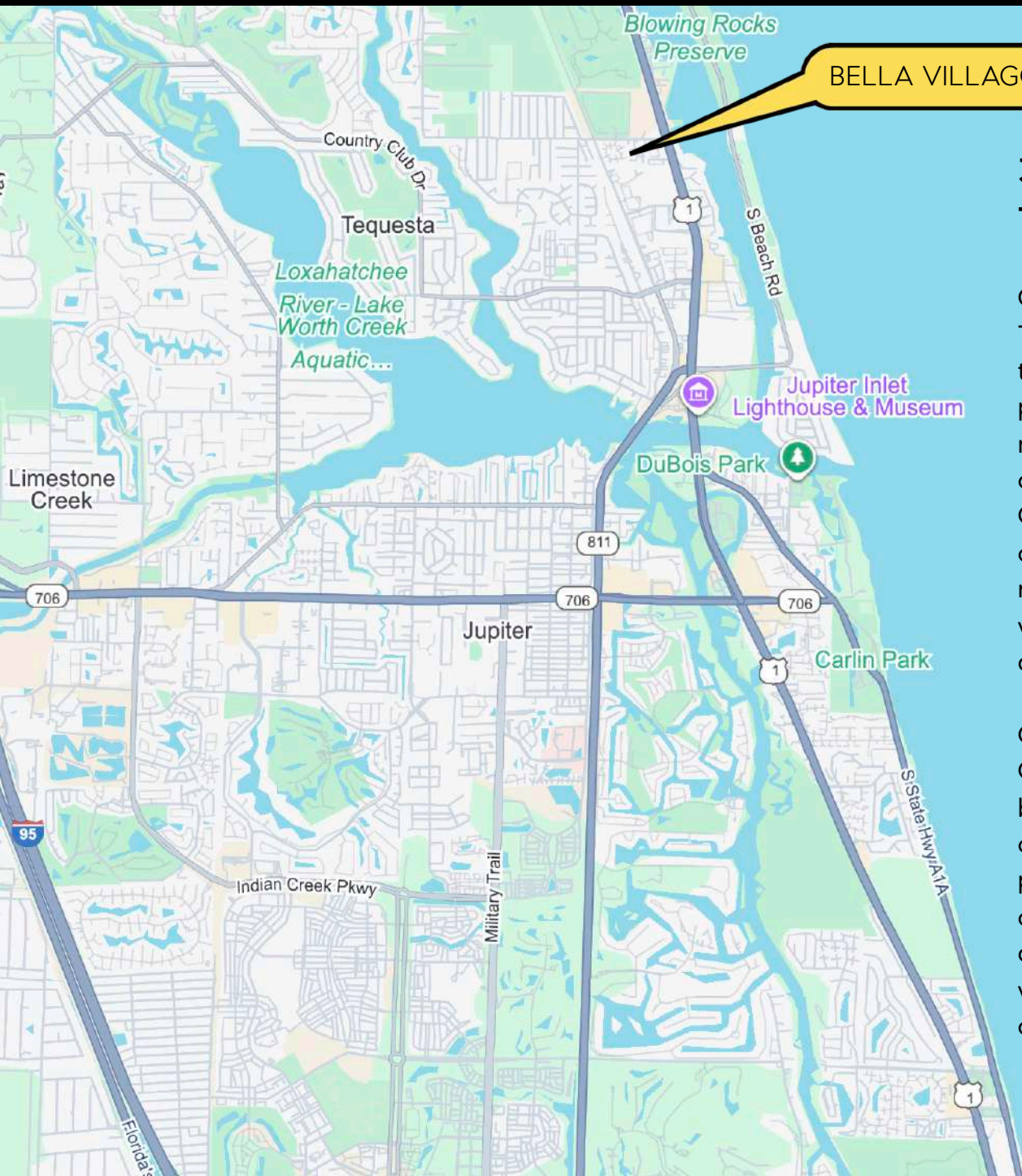
BUILDING SF (TOTAL):

45,858

LAND AREA (AC):

1.54

# Map Overview



BELLA VILLAGGIO

**3770 COUNTY LINE ROAD,  
TEQUESTA, FL 33469**

COMPASS welcomes you to explore Bella Villaggio Townhomes by reviewing this Offering Memorandum and touring the community. To arrange a property visit, please reach out to the contacts listed in the memorandum. All questions, requests, and communications should be directed exclusively to the COMPASS listing team, who represent the Seller. For the continuity of on-site operations, management and residents should not be contacted directly. Property tours will provide access to select units as well as all common areas.

Offers should be directed to Sean R. Mooney of COMPASS. Submissions should be in the form of a non-binding Letter of Intent, outlining the key terms and conditions of the Bidder's proposal, including: 1) purchase price, 2) earnest money deposit, 3) due diligence and closing timelines, 4) debt and equity structure, and 5) allocation of closing costs. The Seller seeks to engage with a qualified buyer offering the strongest combination of price and terms.

# Aerial View



# Complex Overview



## UNIT MIX

### BUILDING A

- A1 - 4BD, 3BA, 2,210 A/C SQFT
- A2 - 4BD, 3BA, 2,198 A/C SQFT
- A3 - 4BD, 3BA, 2,198 A/C SQFT
- A4 - 4BD, 3BA, 2,198 A/C SQFT
- A5 - 4BD, 3BA, 2,210 A/C SQFT

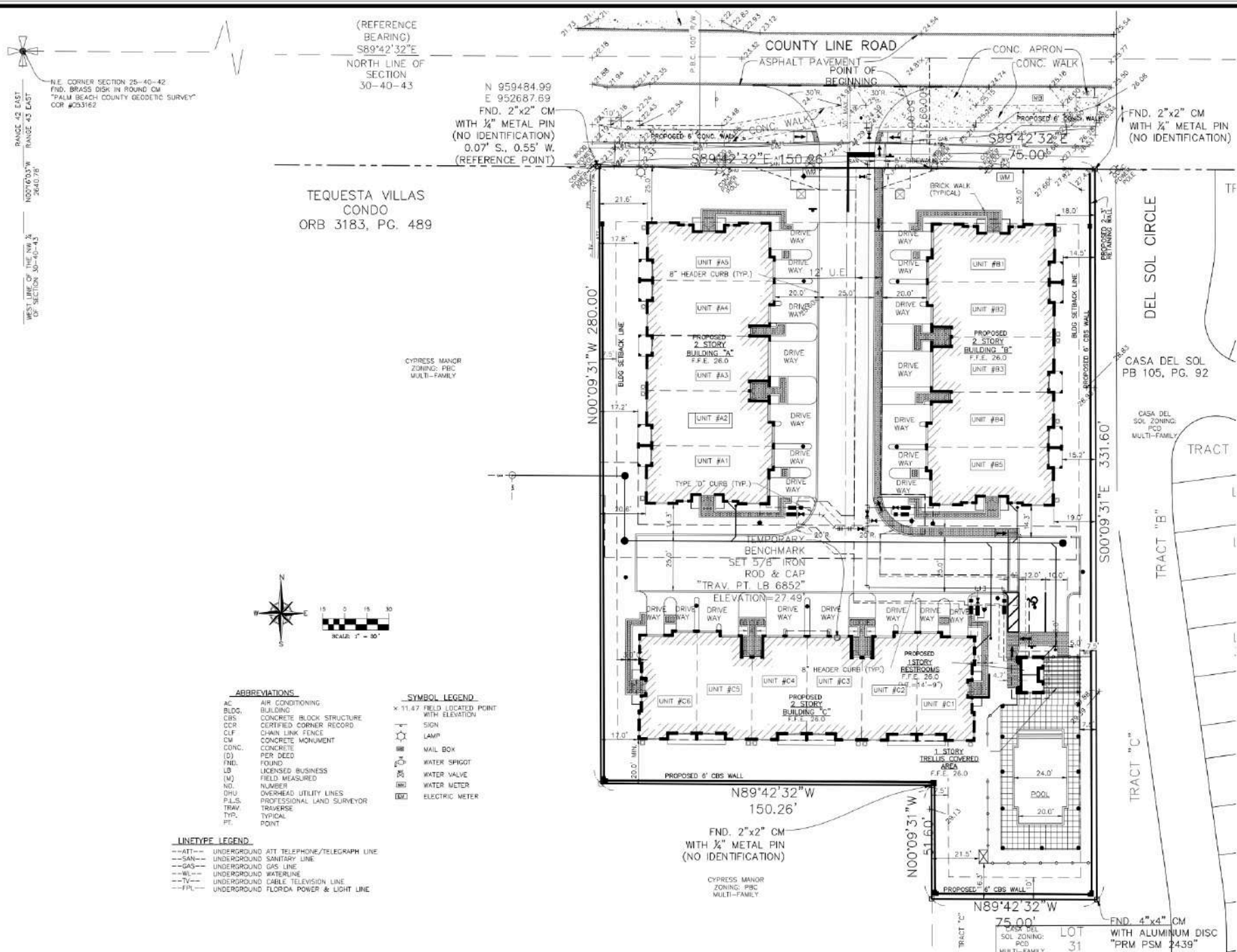
### BUILDING B

- B1 - 4BD, 3BA, 2,210 A/C SQFT
- B2 - 4BD, 3BA, 2,198 A/C SQFT
- B3 - 4BD, 3BA, 2,198 A/C SQFT
- B4 - 4BD, 3BA, 2,198 A/C SQFT
- B5 - 4BD, 3BA, 2,210 A/C SQFT

### BUILDING C

- C1 - 3BD, 2.1 BA, 1,733 A/C SQFT
- C2 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C3 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C4 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C5 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C6 - 3BD, 2.1 BA, 1,733 A/C SQFT

# Property Survey



**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
208 N. U.S. 1, UNIT 8 TEQUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
LICENSED BUSINESS NO. 6852

| DATE     | REVISIONS               |
|----------|-------------------------|
| 07/24/14 | ADD TILE INFO           |
| 07/24/14 | REVISE CERT.            |
| 1/13/15  | REV. SCHEDULE ERROR     |
| 1/13/15  | ADD ALSO REC. LEGAL     |
| 1/13/15  | REVISED PER COMMENTS    |
| 1/20/15  | ADD UTILITY LOCATE      |
| 2/23/15  | CHANGE CERTIFICATION    |
| 4/23/17  | ISS. PROPOSED SITE DATA |

DATE 07/24/2014  
SCALE 1" = 20'  
FIELD BK. PBC 38/31-35  
DRAWN BY G.B.  
CHECKED BY E.A.L.

A PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST - PALM BEACH COUNTY, FLORIDA

## BOUNDARY SURVEY

WITH IMPROVEMENTS

SHEET NO. 2  
OF 2 SHEETS  
PROJECT NO. 14-61

# Area Overview

## Area Hospitals



Palm Beach Gardens Medical Center is a well-established healthcare facility that has been serving the community for over 55 years. This 199-bed acute care hospital offers a comprehensive range of medical services, including cardiovascular care, orthopedics, diagnostic imaging, general and robotic surgery, and 24-hour emergency care. The medical center is staffed by a dedicated team of 251 physicians who cover 69 specialty areas of medicine.



Jupiter Medical Center is a highly regarded healthcare facility known for its commitment to quality, patient safety, and satisfaction. It has a total of 327 beds including 207 private acute-care hospital beds and 120 long-term care, sub-acute rehabilitation, and hospice beds. It features over 600 physicians.

Established in 1979, it has grown to become a leading destination for world-class healthcare in Palm Beach County and the greater Treasure Coast region. The center offers a wide range of medical services, including cancer care, heart and vascular services, maternity care, orthopedics, and advanced surgical procedures. In 2019, The Leapfrog Group named Jupiter Medical Center a "Top Hospital," a distinction earned by only 6% of hospitals nationwide.



# In Proximity to Major Employment

Bella Villaggio Townhomes is ideally located in proximity to some of the highest concentrations of office space in West Palm Beach as well as Palm Beach County in general. Additionally, the property offers residents easy commutes to South Florida's largest office markets due to its convenient access to I-95 and Florida's Turnpike.

## **WEST PALM BEACH (15 MINUTES)**

Many companies flocking to West Palm Beach in a growing movement to the "Wall Street of the South," which seems to be accelerated by the pandemic and a rise in remote work. Some of the major companies located in West Palm Beach include Florida Crystals Corporation, Pratt & Whitney, Lockheed Martin, Aerojet Rocketdyne, Elliott Management and Colony Capital.

Additionally, within downtown there are four new class-A office buildings totaling 1.1 million square feet. 360 Rosemary and One West Palm were recently completed totaling approximately 500,000 SF. One Flagler is currently under construction and West Palm Point is getting close to breaking ground as it was proposed on West Palm Beach CRA owned land in August 2020.

## **DELRAY BEACH (35 MINUTES)**

Delray Beach represents 4.2 million square feet of office space. Currently, 87,700 square feet is under construction and office vacancy is 8.2%, 270 basis points lower than the county's. Some of the major companies located in Delray Beach include DRB Capital, Tenet Florida Physician Services and Merrill Lynch.



## **BOCA RATON (45 MINUTES)**

The Boca Raton market is comprised of three Costar submarkets, with the largest including the Park at Broken Sound in the north. Overall, these submarkets comprise 18.2 million square feet of office space. Some of the major companies located in Boca Raton include Office Depot, ADT Security, IBM and Lexis-Nexus.



The Jupiter Inlet Lighthouse & Museum, located in Jupiter, Florida, is a historic landmark that offers a blend of coastal beauty and rich history. Built in 1860, the lighthouse stands 108 feet tall and provides stunning views of the surrounding area. Visitors can climb the lighthouse and explore the museum, which features exhibits on over 5,000 years of regional history. The museum is operated by the Loxahatchee River Historical Society and is part of the Jupiter Inlet Lighthouse Outstanding Natural Area, a site managed by the Bureau of Land Management. The grounds include a variety of natural habitats and are home to numerous educational programs and guided tours.

## Jupiter Inlet Lighthouse and Museum

*A historic lighthouse offering stunning views and a glimpse into the area's maritime history*

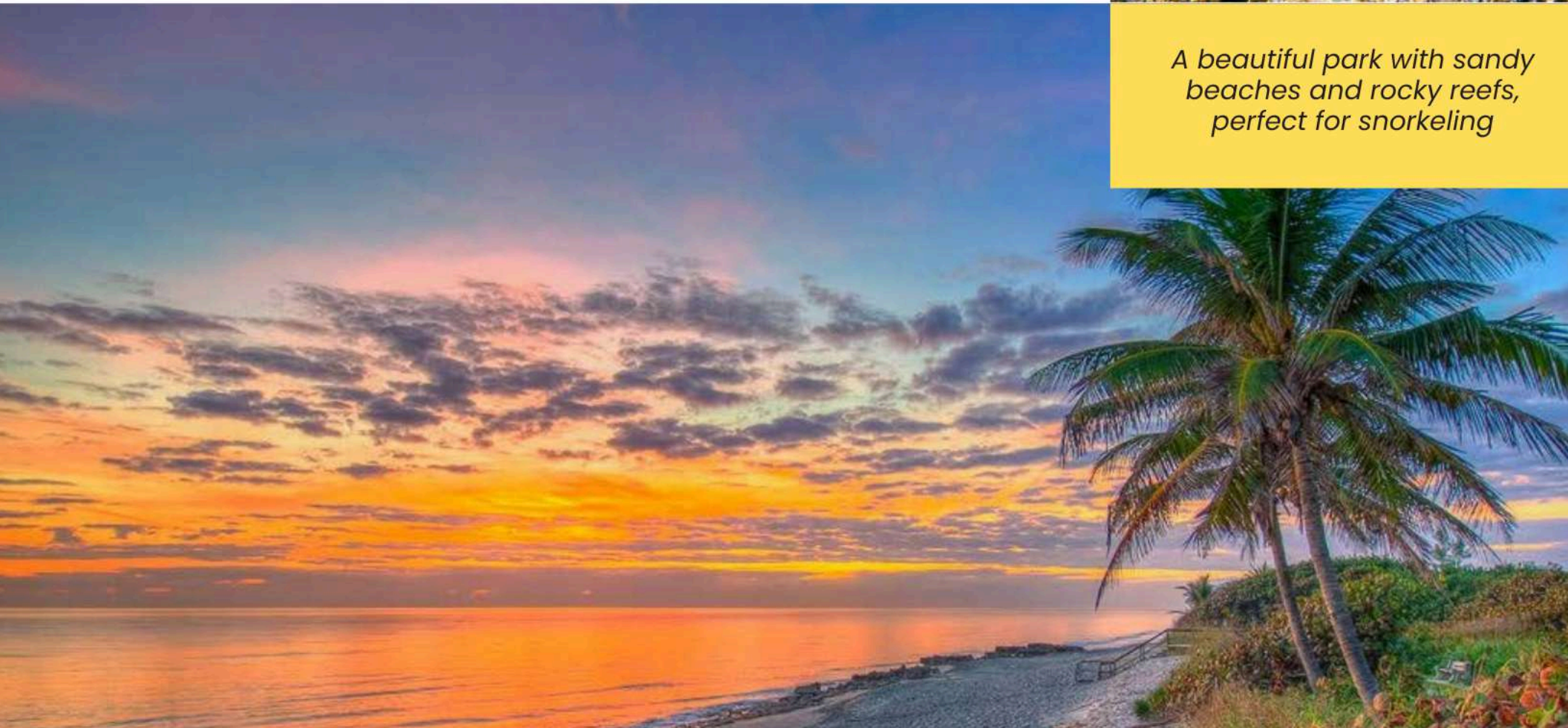


# Coral Cove Park

Coral Cove Park, located in Tequesta, Florida, is a picturesque waterfront park known for its stunning natural beauty and family-friendly amenities. The park spans 14.64 acres and features both guarded and unguarded beach areas, making it a popular spot for swimming, snorkeling, and sunbathing. One of the park's highlights is its shallow coral reefs, which are perfect for snorkeling and exploring marine life. Visitors often spot a variety of fish and sometimes even sea turtles. The park also offers picnic areas with grills, a playground for children, and restroom facilities.



*A beautiful park with sandy beaches and rocky reefs, perfect for snorkeling*





# Palm Beach International Airport

**7.8M**

Passengers  
Annually

**\$5.6B**

Economic  
Impact

**48,000**

Total  
Employees

Palm Beach International Airport (PBI) is located less than 35 minutes from Bella Villaggio, which makes the property an ideal location for individuals whom travel often for business or pleasure.

# Offering Details

Compass, as the exclusive listing brokerage, is pleased to present the opportunity to acquire Bella Villaggio, 16 luxury townhomes located in Tequesta, Florida. Built in 2017, each townhome is three stories each with a two-car garage providing an average of 2,019 living square feet. There are six (6) 3BD/2.5BA townhomes averaging 1,708 rentable AC square feet; and ten (10) 4BD/3BA townhomes averaging 2,205 rentable AC square feet.

The seller owns 100% of the complex and this is not a “fractured” condo sale. The townhomes are separately deeded with sixteen different folio numbers, which provides flexibility to rent the units out short term, long term, and/or sell each townhome at any given time.

There are high-end finishes throughout the townhomes that are representative of a high-end, new construction townhome community being marketed to end users. Every unit features fully plumbed natural gas, 10-foot high ceilings, stainless steel JennAir appliances, quartz countertops with porcelain backsplashes, metal roofs, complete hurricane impact windows and doors, gas powered tankless water heaters, two car garages with private driveways, and rooftop decks overlooking the gorgeous scenery.

## PROPERTY FACTS

|   |  |
|---|--|
| YEAR BUILT:<br><b>2017</b>                              | NUMBER OF<br>UNITS: <b>16</b>                      |
| TOTAL A/C SPACE:<br><b>32,302 SF</b>                    | AVG. A/C SPACE<br>PER UNIT: <b>2,019 SF</b>        |
| PARCEL SIZE:<br><b>1.54 ACRES</b>                       | AVG. RENT PER<br>UNIT: <b>\$5,958.53</b>           |
| CONSTRUCTION<br>TYPE:<br><b>CBS</b>                     | STORM<br>PROTECTION:<br><b>FULL IMPACT</b>         |
| AVG. HOUSEHOLD<br>INCOME (3 MILES):<br><b>\$151,360</b> | TEQUESTA MEDIAN<br>HOME PRICE:<br><b>\$955,000</b> |

# Numerous Investment Scenarios

## THREE UNIQUE SCENARIOS:

These townhomes are separately deeded which provides flexibility for every type of investor. Bella Villaggio provides multiple investment scenarios including:

- 1. TRADITIONAL RENTALS** - These uniquely positioned townhomes attract various tenant types due to the highly desired location and the opportunity to reside in a high-end product at a reasonable rental rate.
- 2. SHORT TERM RENTALS (AIRBNB)** - The property is zoned "R-2" which allows for short-term rentals aka vacation rentals. Property owners must obtain a vacation rental permit from the Village of Tequesta Building Department prior to the commencement of any vacation rentals.
- 3. INDIVIDUAL UNIT SALES** - All sixteen townhomes are separately deeded and each unit has an individual parcel control number, allowing for individual townhome sales to end users, without having to condominiumize the complex prior to marketing these units to end users and buyers\*



|                        |          |                   |
|------------------------|----------|-------------------|
| 3770 COUNTY LINE RD A1 | TEQUESTA | 60434030610010110 |
| 3770 COUNTY LINE RD C6 | TEQUESTA | 60434030610030360 |
| 3770 COUNTY LINE RD A3 | TEQUESTA | 60434030610010130 |
| 3770 COUNTY LINE RD A4 | TEQUESTA | 60434030610010140 |
| 3770 COUNTY LINE RD A5 | TEQUESTA | 60434030610010150 |
| 3770 COUNTY LINE RD B1 | TEQUESTA | 60434030610020210 |
| 3770 COUNTY LINE RD B2 | TEQUESTA | 60434030610020220 |
| 3770 COUNTY LINE RD B3 | TEQUESTA | 60434030610020230 |
| 3770 COUNTY LINE RD B4 | TEQUESTA | 60434030610020240 |
| 3770 COUNTY LINE RD B5 | TEQUESTA | 60434030610020250 |
| 3770 COUNTY LINE RD C1 | TEQUESTA | 60434030610030310 |
| 3770 COUNTY LINE RD C2 | TEQUESTA | 60434030610030320 |
| 3770 COUNTY LINE RD C3 | TEQUESTA | 60434030610030330 |
| 3770 COUNTY LINE RD C4 | TEQUESTA | 60434030610030340 |
| 3770 COUNTY LINE RD C5 | TEQUESTA | 60434030610030350 |
| 3770 COUNTY LINE RD A2 | TEQUESTA | 60434030610010120 |

\*ALL SIXTEEN (16) TOWNHOMES ARE SEPARATELY DEED WITH THEIR OWN UNIQUE PARCEL CONTROL NUMBER. DATA COURTESY OF PALM BEACH COUNTY PROPERTY APPRAISER.

# Unique Opportunity to Acquire Townhome Complex Below Replacement Cost

Bella Villaggio is the most luxurious townhome community you can acquire in its entirety anywhere in Palm Beach County. The oversized units average over 2,000 air-conditioned square feet. In addition, every unit includes a two-car garage. Finishes are comparable to high-end “for sale” townhome developments. The property is available below replacement cost. Between land, hard and soft costs, high-end new townhome development is over \$500 per square foot.

Moreover, the average market rent for Bella Villaggio is approximately \$6,000 per unit, which is an estimated 18.5% below the PITI payment of \$7,112.50 for acquiring a comparable property in the area. This assumes buying an individual comparable townhome for \$1,059,000 (\$479/SF) with 10% down payment and a 6.50% interest rate. The bulk sale price of \$14,995,000 is below replacement cost and provides a new owner the opportunity to sell the townhomes at a higher price or rent out the townhomes for long term cash-flow.

## MONTHLY MORTGAGE VS. RENT PAYMENT

|                              |               |
|------------------------------|---------------|
| RETAIL TOWNHOME PRICE        | \$1,059,000   |
| LOAN TO VALUE RATIO          | 90%           |
| LOAN AMOUNTS                 | \$847,200     |
| INTEREST RATE                | 6.50%         |
| PRINCIPAL + INTEREST PAYMENT | \$5,354       |
| MONTHLY TAXES                | \$958.50      |
| MONTHLY HOA DUES             | \$800         |
| TOTALY MONTHLY PAYMENT       | \$7,112.50    |
| RENTAL PRICE                 | \$6,000       |
| <b>RENT DISCOUNT</b>         | <b>-18.5%</b> |

## REPLACEMENT COST

### COST COMPONENT

| COST COMPONENT                               |   | PRICE PER UNIT     |
|--|---|--------------------|
| 1) LAND                                      | Well located townhouse sites in Palm Beach County are trading in the \$75,000 to \$100,000 per unit range   | \$87,500           |
| 2) HARD COST                                 | Hard cost at today's basis for a new luxury TH development are approximately \$300-\$350 PSF. With an average unit size of 2,019 sqft, Compass projects hard costs of \$325 per square foot | \$656,175          |
| 3) SOFT COST                                 | Soft costs include impact fees, water and sewer connection fees and construction interest carry. These costs are generally around 25% of the stated hard costs                              | \$164,044          |
| <b>DEVELOPMENT COST ("REPLACEMENT COST")</b> |   | <b>\$907,719</b>   |
| 4) DEVELOPMENT RISK                          | Typically priced at roughly 12.5% of total development costs  | \$113,465          |
| 5) LEASE UP RISK                             | Generally priced at approximately 10% of total development costs  | \$90,772           |
| <b>REPLACEMENT COST</b>                      |   | <b>\$1,111,956</b> |

# Retail Sellout Analysis

|   | Total                  | Per SF          | Per Unit              | %             | Proforma Comments   |
|---|------------------------|-----------------|-----------------------|---------------|---|
| <b>SELLOUT INCOME</b>                   |                        |                 |                       |               |   |
| <b>GROSS SALES (Rounded)</b>            | <b>\$17,766,100.00</b> | <b>\$550.00</b> | <b>\$1,110,381.25</b> | <b>100.0%</b> | <b>ASSUMES A RETAIL SELLOUT PRICE OF \$550 PSF</b>                          |
| <b>SELLOUT EXPENSES</b>                 |                        |                 |                       |               |   |
| Commission Costs                        | \$888,305.00           | \$27.50         | \$55,519.06           | 5.0%          | ASSUMES A 5.0% TOTAL COMMISSION RATE  |
| Closing Costs                           | \$266,491.50           | \$8.25          | \$16,655.72           | 1.5%          | ASSUMES 1.5% IN TITLE EVIDENCE COSTS  |
| Marketing Costs                         | \$44,415.25            | \$1.38          | \$2,775.95            | 0.25%         | ASSUMES MARKETING SPEND OF \$3,000 PER UNIT                                 |
| <b>TOTAL SELLOUT EXPENSES (Rounded)</b> | <b>\$1,199,211.75</b>  | <b>\$37.13</b>  | <b>\$74,950.73</b>    | <b>6.75%</b>  |   |
| <b>NET SELLOUT INCOME (Rounded)</b>     | <b>\$16,566,889</b>    | <b>\$512.88</b> | <b>\$1,035,430</b>    | <b>93.25%</b> | <b>ASSUMES A NET PROFIT OF \$1,572,000 AT CURRENT SELLER'S ASKING PRICE</b> |

\*Sellout assumes all sixteen units are sold to individual end users who would occupy the property as their primary residence or second home.

\*\*Sellout analysis does not account for the different unit sizes, therefore, the average sale price for the units in buildings A and B would be above the \$1,110,381.25 sale price per unit and the units in building C would sell for less than this sale price.

# Comparable Sales

## Individual Townhome Sale Comps

| The Reserve (Tequesta) |                              | Sale Date | Year Built | Type      | Living SF | Sold Price     | Sold PSF |
|------------------------|------------------------------|-----------|------------|-----------|-----------|----------------|----------|
| 1                      | 101 Royal Palm Circle        | Nov-24    | 2024       | 3BR/2.5BA | 1,892     | \$875,000      | \$462    |
| 2                      | 106 Royal Palm Circle        | Aug-24    | 2024       | 3BR/2.5BA | 1,892     | \$849,900      | \$449    |
| 3                      | 102 Royal Palm Circle        | Sep-24    | 2024       | 3BR/2.5BA | 1,892     | \$802,650      | \$424    |
| Water Pointe (Jupiter) |                              |           |            |           |           |                |          |
| 1                      | 140 Water Pointe Pl, Unit 14 | Jul-25    | 2025       | 3BR/3BA   | 1,900     | \$1,079,242    | \$568    |
| 2                      | 140 Water Pointe Pl, Unit 15 | Jun-25    | 2025       | 3BR/3BA   | 1,900     | \$1,121,607    | \$590    |
| 3                      | 130 Water Pointe Pl, Unit 7  | May-25    | 2025       | 3BR/3BA   | 1,958     | \$1,039,136    | \$531    |
| 4                      | 140 Water Pointe Pl, Unit 13 | Pending   | 2025       | 3BR/3BA   | 1,900     | \$1,109,900    | \$584    |
| 5                      | 120 Water Pointe Pl, Unit 1  | Mar-25    | 2025       | 3BR/3BA   | 2,261     | \$1,068,835    | \$473    |
| Inlet Waters (Jupiter) |                              |           |            |           |           |                |          |
| 1                      | 716 Inlet Waters Cir         | Apr-25    | 2020       | 3BR/3BA   | 2,021     | \$1,650,000    | \$816    |
| 2                      | 310 Inlet Waters Cir         | Apr-25    | 2020       | 3BR/3BA   | 2,124     | \$1,425,000    | \$671    |
| 3                      | 411 Inlet Waters Cir         | Feb-25    | 2020       | 3BR/3BA   | 2,124     | \$1,495,000    | \$704    |
|                        |                              |           |            | Averages: | 1,987 SF  | \$1,137,851.82 | \$570.18 |

\*DATA COURTESY OF BEACHES MLS AS OF SEPTEMBER 2025

# Financial Summary

## Operations Summary

|                             | CURRENT P&L         | PROFORMA SCENARIO<br>#1* | PROFORMA SCENARIO<br>#2** |
|-----------------------------|---------------------|--------------------------|---------------------------|
| GROSS RENTAL REVENUE        | \$915,000.00        | \$1,098,000.00           | \$1,212,000.00            |
| PROPERTY TAXES              | \$162,707.52        | \$162,707.52             | \$162,707.52              |
| P&C INSURANCE               | \$80,750.07         | \$80,750.07              | \$80,750.07               |
| REPAIRS & MAINTENANCE       | \$3,660.00          | \$4,392.00               | \$4,848.00                |
| LANDSCAPING                 | \$2,400.00          | \$2,400.00               | \$2,400.00                |
| POOL SERVICE                | \$2,400.00          | \$2,400.00               | \$2,400.00                |
| UTILITIES                   | \$3,000.00          | \$3,000.00               | \$3,000.00                |
| MANAGEMENT FEE              | \$16,012.00         | \$19,215.00              | \$42,420.00               |
| VACANCIES                   |                     |                          | \$7,878.00                |
| TOTAL OPERATING EXPENSES    | \$270,930.59        | \$276,484.07             | \$305,978.52              |
| <b>NET OPERATING INCOME</b> | <b>\$644,069.91</b> | <b>\$816,355.93</b>      | <b>\$906,021.48</b>       |
| CAPITALIZATION RATE         | <b>4.30%</b>        | <b>5.45%</b>             | <b>6.04%</b>              |

\*PROFORMA SCENARIO #1 IS BASED ON THE "LONG TERM" RENT ROLL IN THE FOLLOWING SLIDE, WHICH ASSUMES ONLY ANNUAL LEASE RATES FOR FURNISHED AND UNFURNISHED UNITS.

\*\*PROFORMA SCENARIO #2 IS BASED ON THE "VACATION" RENT ROLL IN THE FOLLOWING SLIDE, WHICH ASSUMES 25% (4 UNITS) OF THE UNITS OPERATING AS AIRBNB OR VRBO RENTALS AND THE REMAINING 75% (12 UNITS) ANNUAL RENTALS.

# Proforma Rent Roll - Long Term Leases

| UNIT # | UNIT TYPE  | MONTHLY RENT *     | LEASE TYPE         |
|--------|------------|--------------------|--------------------|
| A1     | 4BD, 3BA   | \$5,750.00         | Unfurnished Annual |
| A2     | 4BD, 3BA   | \$5,500.00         | Unfurnished Annual |
| A3     | 4BD, 3BA   | \$6,500.00         | Furnished Annual   |
| A4     | 4BD, 3BA   | \$6,500.00         | Furnished Annual   |
| A5     | 4BD, 3BA   | \$5,750.00         | Unfurnished Annual |
| B1     | 4BD, 3BA   | \$5,750.00         | Unfurnished Annual |
| B2     | 4BD, 3BA   | \$6,500.00         | Furnished Annual   |
| B3     | 4BD, 3BA   | \$6,500.00         | Furnished Annual   |
| B4     | 4BD, 3BA   | \$6,500.00         | Furnished Annual   |
| B5     | 4BD, 3BA   | \$5,750.00         | Unfurnished Annual |
| C1     | 3BD, 2.5BA | \$4,750.00         | Unfurnished Annual |
| C2     | 3BD, 2.5BA | \$5,500.00         | Furnished Annual   |
| C3     | 3BD, 2.5BA | \$5,500.00         | Furnished Annual   |
| C4     | 3BD, 2.5BA | \$4,500.00         | Unfurnished Annual |
| C5     | 3BD, 2.5BA | \$5,500.00         | Furnished Annual   |
| C6     | 3BD, 2.5BA | \$4,750.00         | Unfurnished Annual |
|        |            | <b>\$91,500.00</b> |                    |

\*RENTAL PRICES ASSUME THAT ALL UNITS ARE RENTED ON AN ANNUAL BASIS AND 50% OF THE UNITS ARE RENTED FURNISHED AND THE OTHER 50% OF THE UNITS ARE RENTED UNFURNISHED.

# Proforma Rent Roll - Vacation Rentals

| UNIT # | UNIT TYPE  | AVG. MONTHLY INCOME* | LEASE TYPE         |
|--------|------------|----------------------|--------------------|
| A1     | 4BD, 3BA   | \$6,000.00           | Unfurnished Annual |
| A2     | 4BD, 3BA   | \$9,250.00           | ABNB               |
| A3     | 4BD, 3BA   | \$5,750.00           | Unfurnished Annual |
| A4     | 4BD, 3BA   | \$5,750.00           | Unfurnished Annual |
| A5     | 4BD, 3BA   | \$6,000.00           | Unfurnished Annual |
| B1     | 4BD, 3BA   | \$9,500.00           | ABNB               |
| B2     | 4BD, 3BA   | \$5,750.00           | Unfurnished Annual |
| B3     | 4BD, 3BA   | \$9,250.00           | ABNB               |
| B4     | 4BD, 3BA   | \$5,750.00           | Unfurnished Annual |
| B5     | 4BD, 3BA   | \$6,000.00           | Unfurnished Annual |
| C1     | 3BD, 2.5BA | \$5,000.00           | Unfurnished Annual |
| C2     | 3BD, 2.5BA | \$7,750.00           | ABNB               |
| C3     | 3BD, 2.5BA | \$4,750.00           | Unfurnished Annual |
| C4     | 3BD, 2.5BA | \$4,750.00           | Unfurnished Annual |
| C5     | 3BD, 2.5BA | \$4,750.00           | Unfurnished Annual |
| C6     | 3BD, 2.5BA | \$5,000.00           | Unfurnished Annual |
|        |            | <b>\$101,000.00</b>  |                    |

\*THE VILLAGE OF TEQUESTA ONLY ALLOWS FOR 25% OF THE DWELLING UNITS IN ANY MULTIFAMILY PROPERTY TO BE LEASED OUT AS VACATION RENTALS, THEREFORE THIS SCENARIO WOULD INCLUDE TWELVE ANNUAL UNFURNISHED RENTALS AND FOUR FURNISHED VACATION RENTALS (AIRBNB or VRBO)

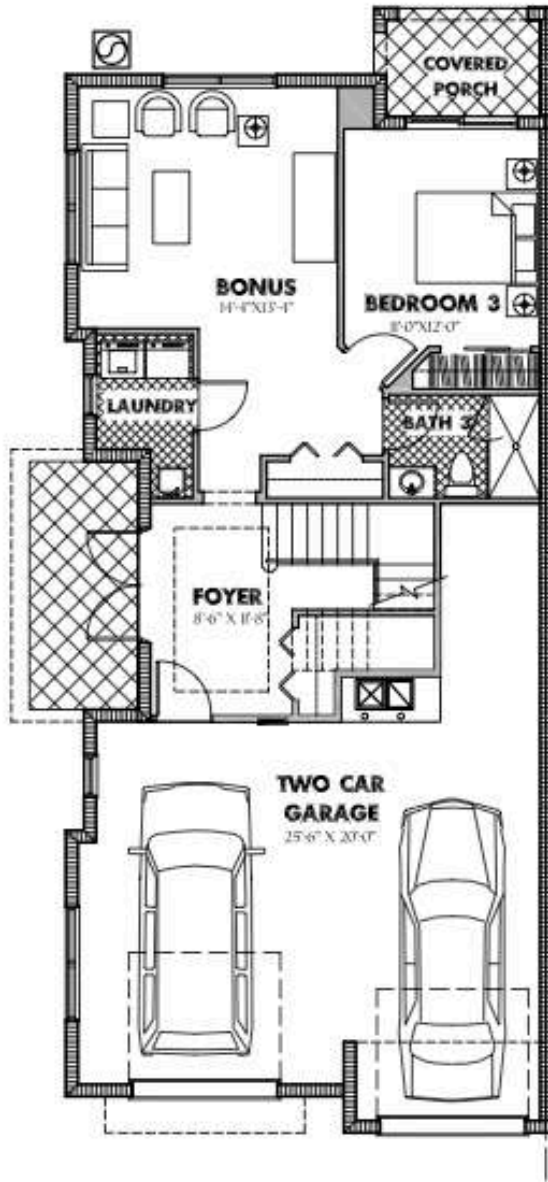
# Current Rent Roll - September 2025

| UNIT # | UNIT TYPE  | CURRENT MONTHLY INCOME * | LEASE TYPE         |
|--------|------------|--------------------------|--------------------|
| A1     | 4BD, 3BA   | \$5,350.00               | Unfurnished Annual |
| A2     | 4BD, 3BA   | \$6,500.00               | Furnished Annual   |
| A3     | 4BD, 3BA   | \$5,250.00               | Unfurnished Annual |
| A4     | 4BD, 3BA   | \$6,500.00               | Furnished Annual   |
| A5     | 4BD, 3BA   | \$6,500.00               | Furnished Annual   |
| B1     | 4BD, 3BA   | \$5,850.00               | Unfurnished Annual |
| B2     | 4BD, 3BA   | \$6,500.00               | Furnished Annual   |
| B3     | 4BD, 3BA   | \$6,500.00               | Furnished Annual   |
| B4     | 4BD, 3BA   | \$5,500.00               | Unfurnished Annual |
| B5     | 4BD, 3BA   | \$0.00                   | Vacant             |
| C1     | 3BD, 2.5BA | \$5,750.00               | Furnished Annual   |
| C2     | 3BD, 2.5BA | \$6,500.00               | Furnished Annual   |
| C3     | 3BD, 2.5BA | \$4,600.00               | Unfurnished Annual |
| C4     | 3BD, 2.5BA | \$0.00                   | Vacant             |
| C5     | 3BD, 2.5BA | \$0.00                   | Vacant             |
| C6     | 3BD, 2.5BA | \$4,800.00               | Unfurnished Annual |
|        |            | <b>\$76,100.00</b>       |                    |

\*CURRENT RENTS INCLUDE A COMBINATION OF FURNISHED AND UNFURNISHED LEASES. LEASES FOR UNITS A2, A4, A5, B2, B3, C1, AND C3 ARE ALL FURNISHED.

# Floor Plan #1

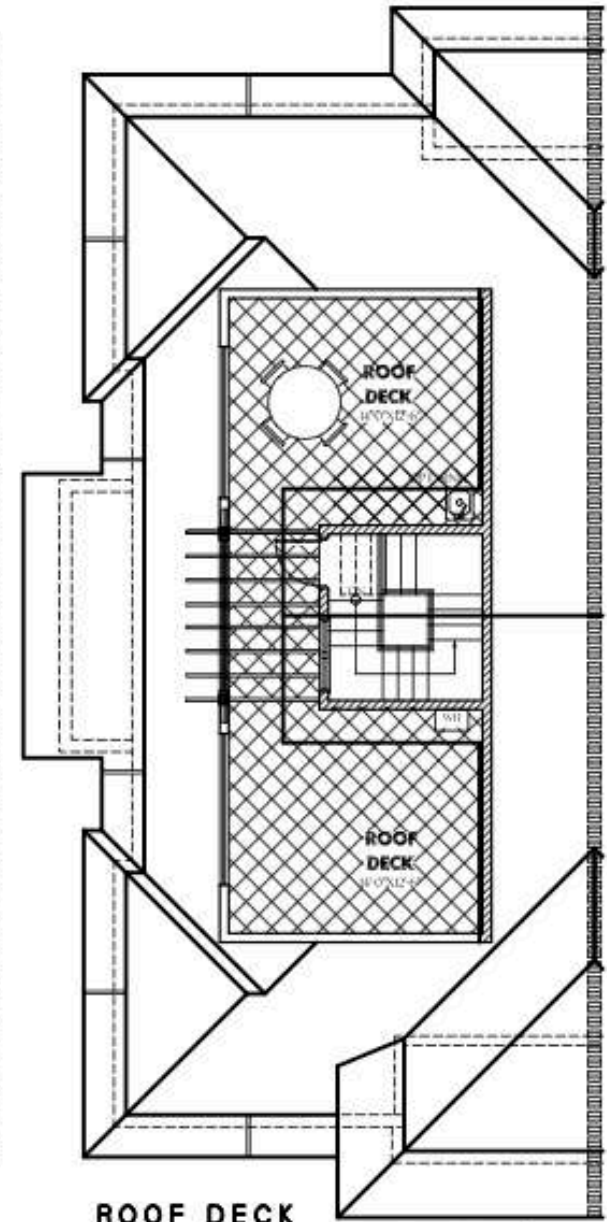
- TOTAL A/C SF - 2,198 SF
- TOTAL NON A/C SF - 1,009 SF
- CORNER UNIT GROSS TOTAL - 3,207 SF



**FIRST FLOOR**



**SECOND FLOOR**



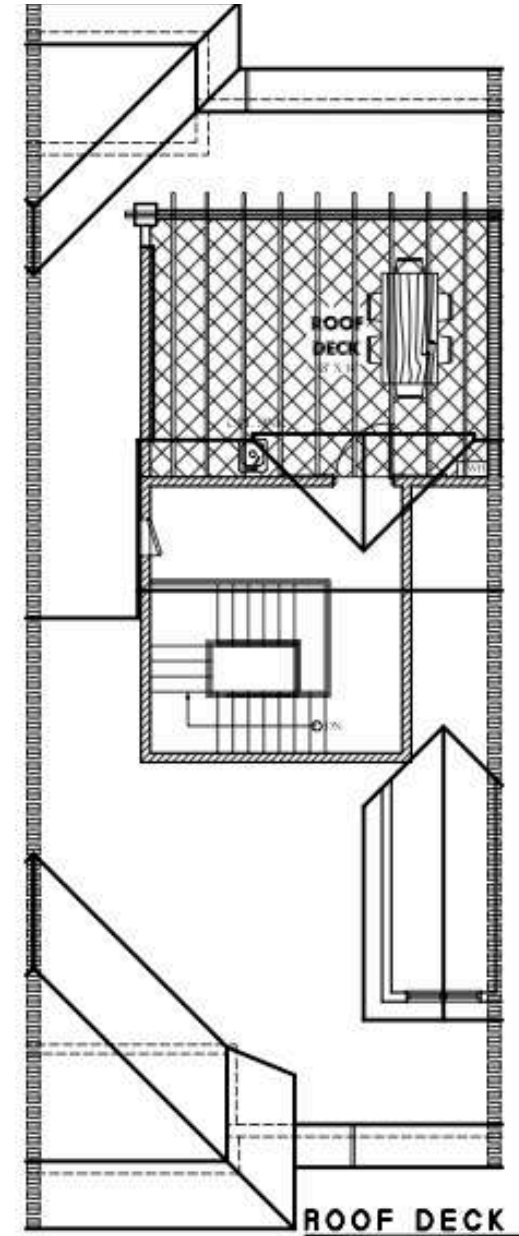
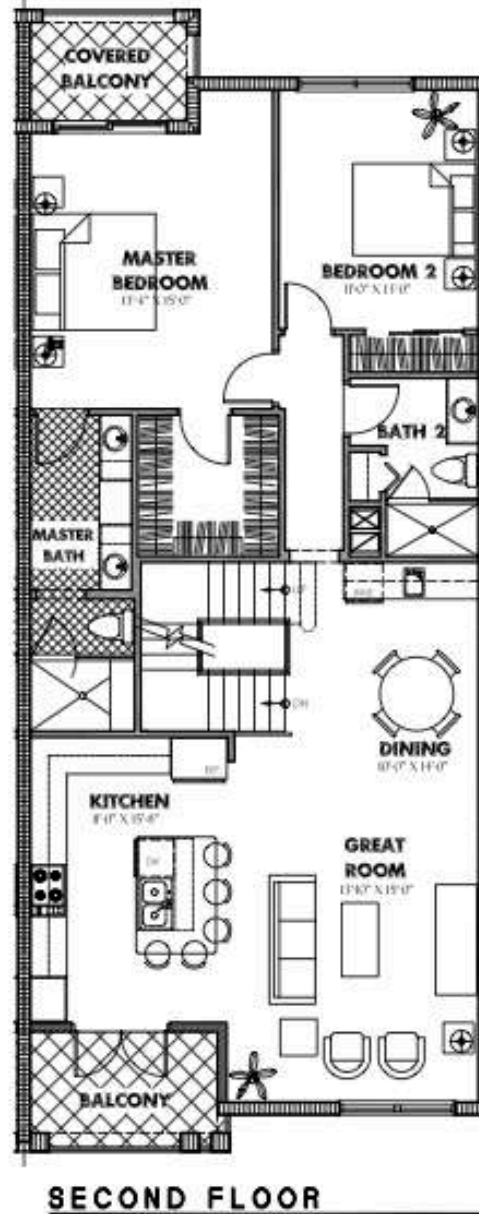
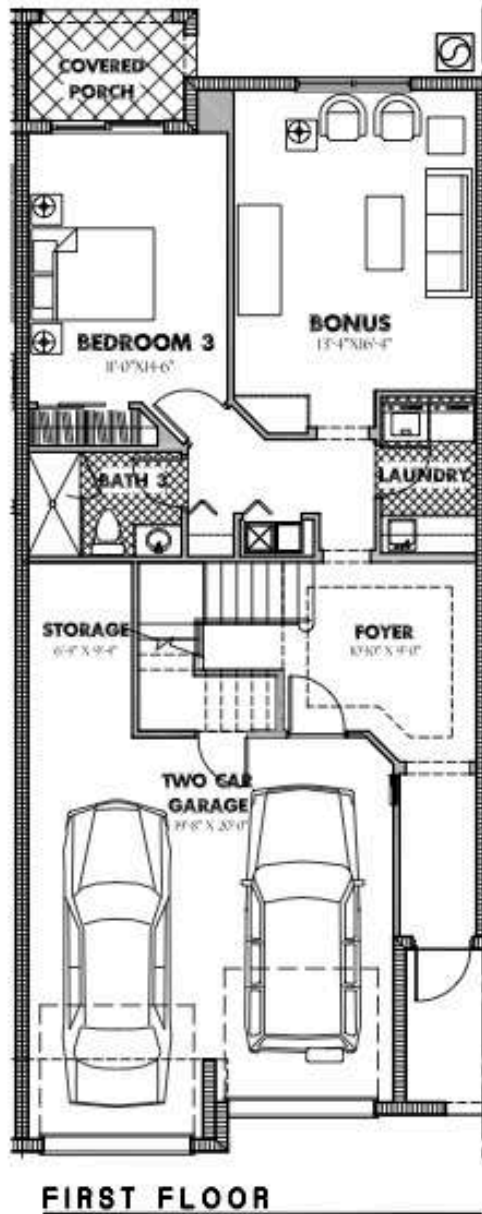
**ROOF DECK**

\*THIS FLOOR PLAN IS FEATURED IN UNITS A1, A5, B1, AND B5

# Floor Plan #2

## INTERIOR UNIT - BUILDINGS A & B

- TOTAL A/C SF - 2,210 SF
- TOTAL NON A/C SF - 826 SF
- INTERIOR UNIT GROSS TOTAL - 3,036 SF

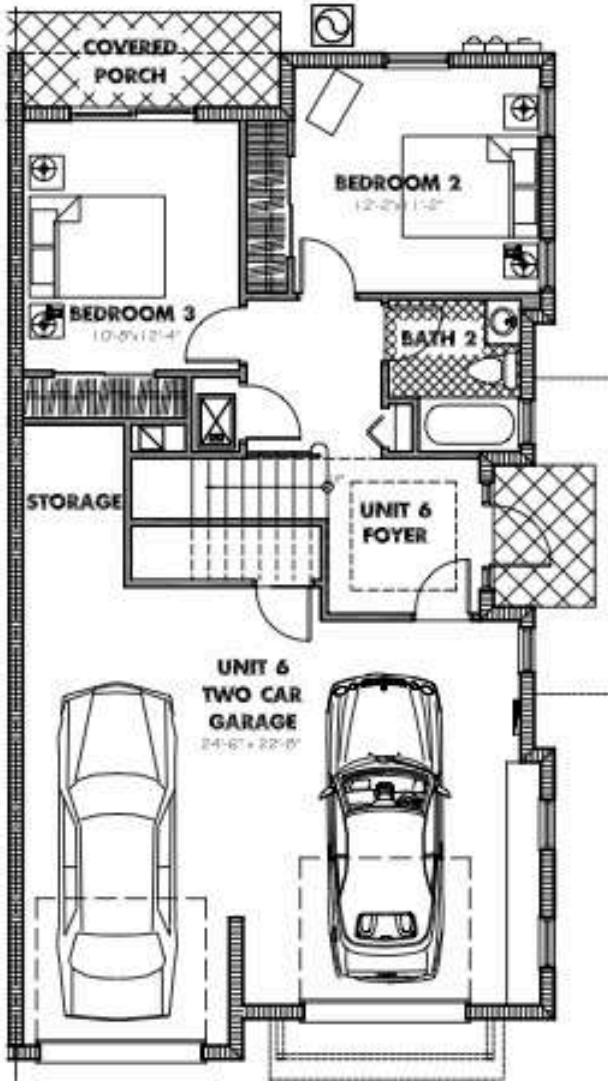


\*THIS FLOOR PLAN IS FEATURED IN UNITS A2, A3, A4, B2, B3, AND B4

# Floor Plan #3

## CORNER UNIT - BUILDING C

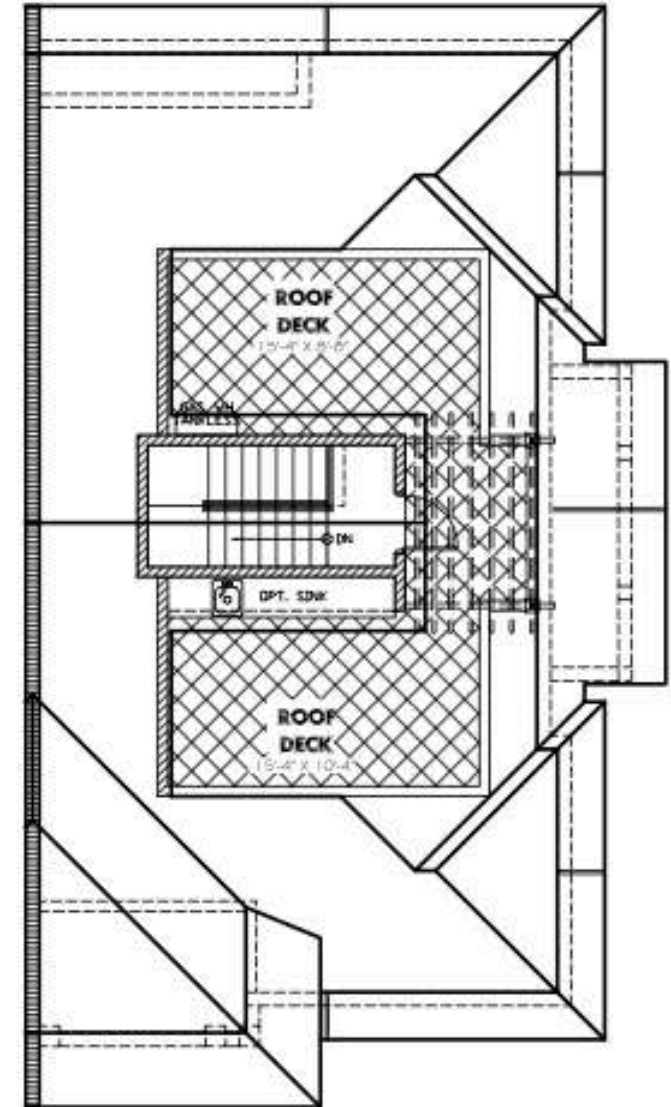
- TOTAL A/C SF - 1,733 SF
- TOTAL NON A/C SF - 902 SF
- CORNER UNIT GROSS TOTAL - 2,635 SF



**FIRST FLOOR**



**SECOND FLOOR**



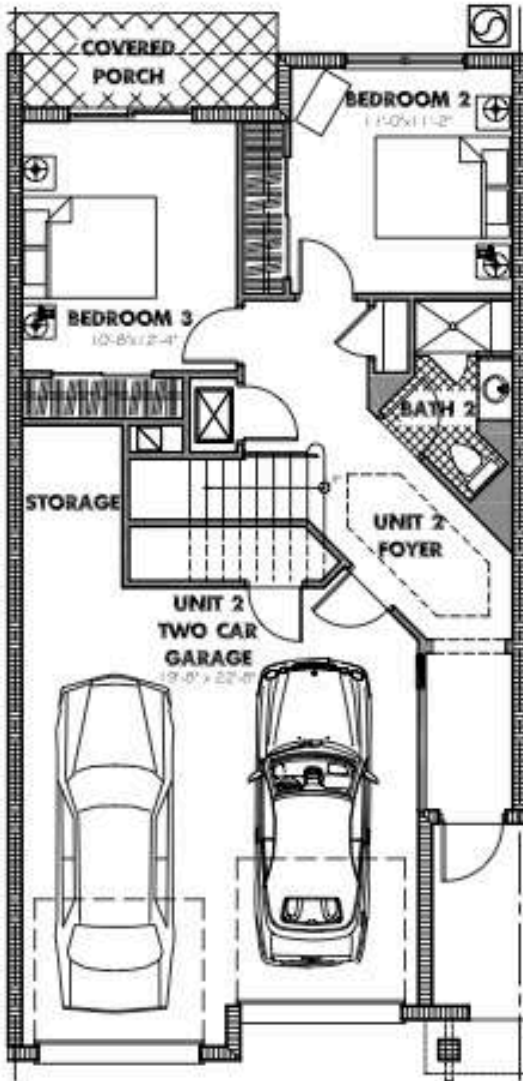
**ROOF DECK**

\*THIS FLOOR PLAN IS FEATURED IN UNITS C1 AND C6

# Floor Plan #4

## INTERIOR UNIT - BUILDING C

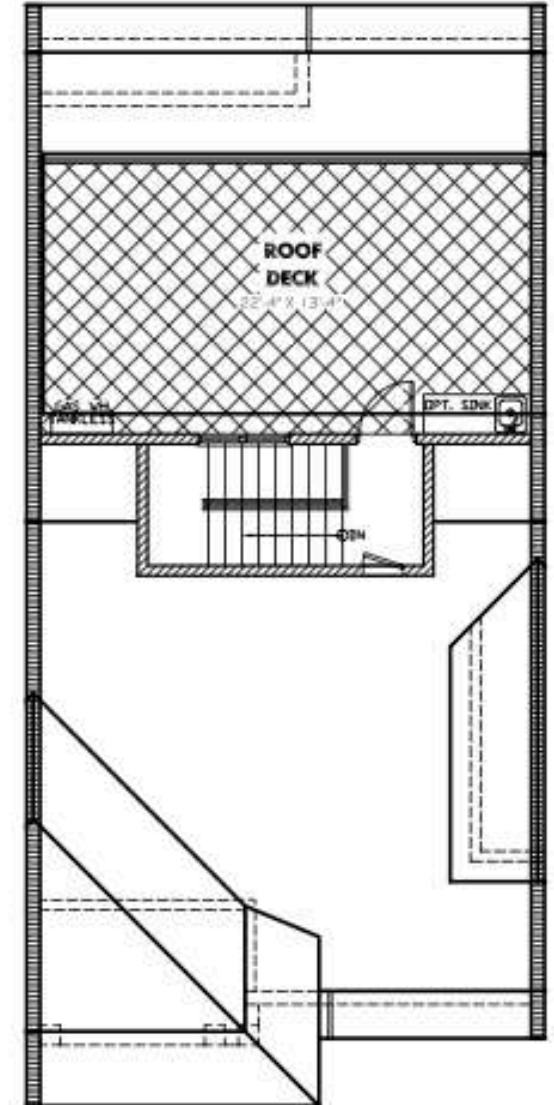
- TOTAL A/C SF - 1,696 SF
- TOTAL NON A/C SF - 690 SF
- INTERIOR UNIT GROSS TOTAL - 2,386 SF



FIRST FLOOR



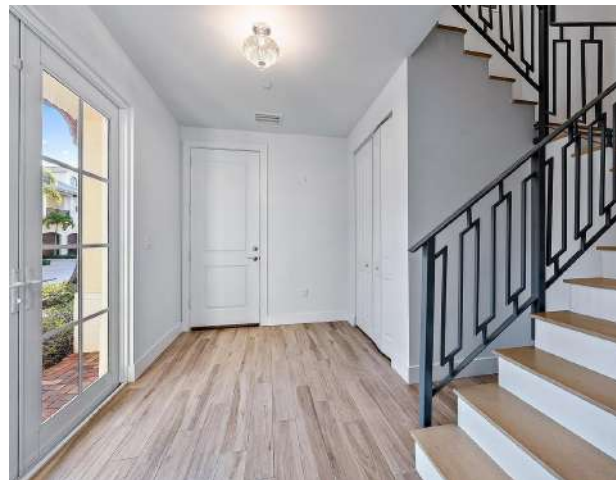
SECOND FLOOR



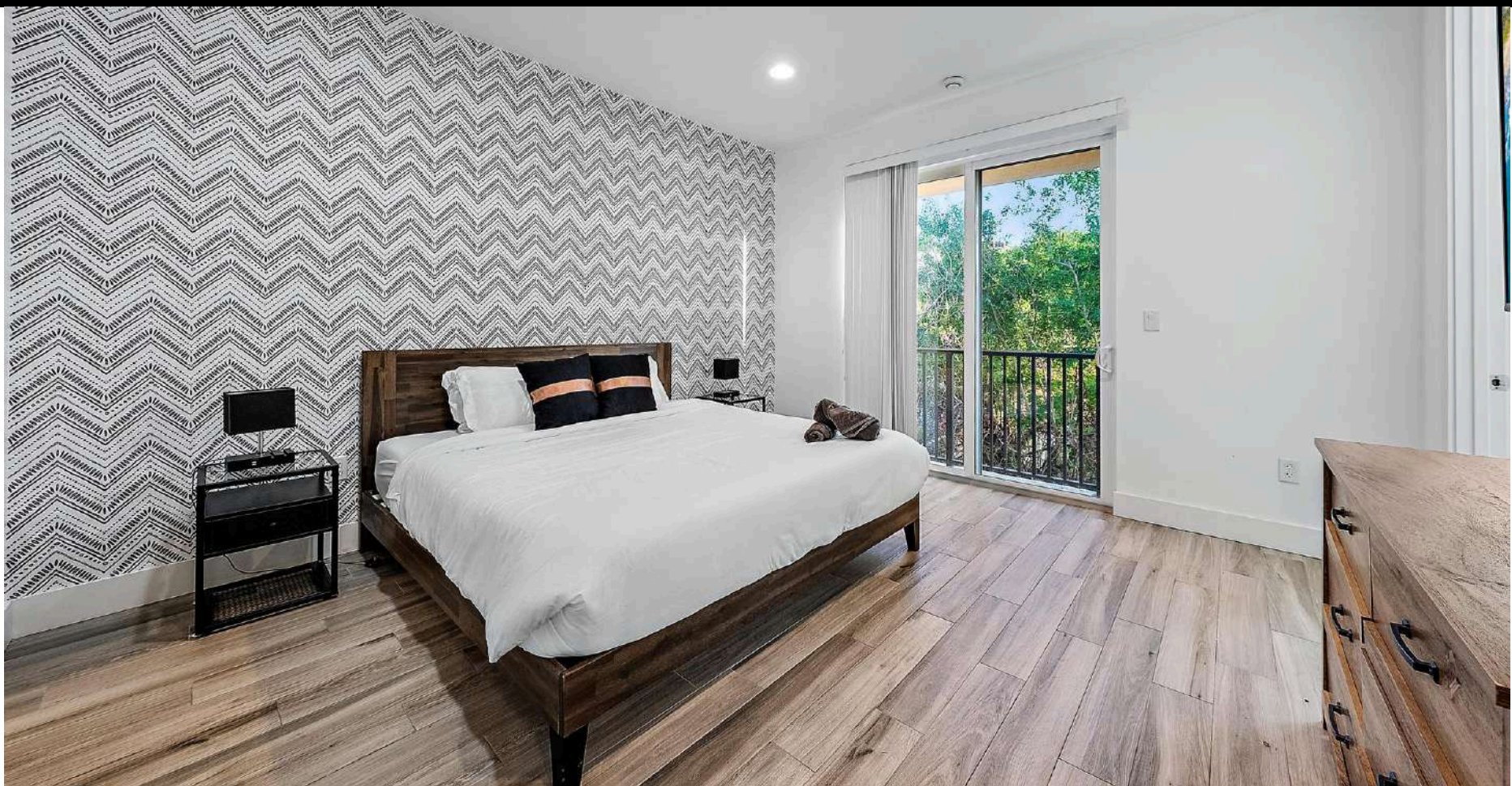
ROOF DECK

\*THIS FLOOR PLAN IS FEATURED IN UNITS C2, C3, C4, AND C5

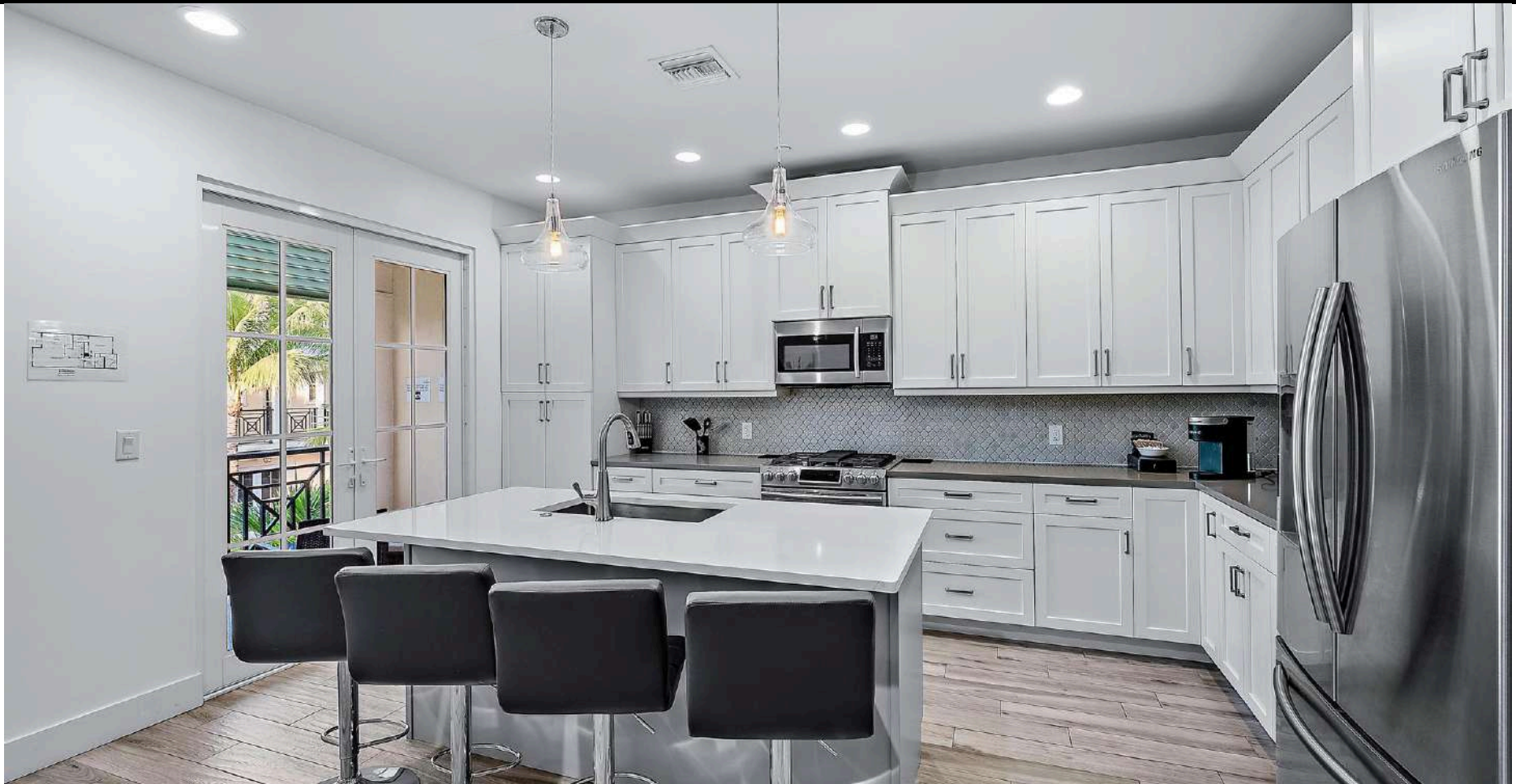
# Additional Photos



# Additional Photos



# Additional Photos



# Additional Photos



# Additional Photos



# Additional Photos





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