



SOLUTIONS REALTY
LICENSED REAL ESTATE BROKERAGE



OFFERING MEMORANDUM

BREEZEWAY TOWNHOMES

AN 18-UNIT TOWNHOME PORTFOLIO

1000 & 1001 S Lake Anoka Blvd, Avon Park, Florida 33825

18

TOWNHOME UNITS

2 BD / 1.5 BA

UNIT MIX

\$2,797,987

ASKING PRICE

6.62%

GOING-IN CAP RATE

EXCLUSIVELY LISTED BY

Cody Max Becker, Broker

Solutions Realty, LLC

941-735-6305 ▪ codymaxbecker@gmail.com

■ CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Solutions Realty, LLC ("Broker") for use by a limited number of prospective purchasers in connection with the marketing of Breezeway Townhomes, located at 1000 & 1001 S Lake Anoka Blvd, Avon Park, Florida 33825 (the "Property"). It is furnished solely for the purpose of a prospective purchaser's preliminary evaluation of the Property and does not purport to contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from the current ownership and from sources believed to be reliable, including public county tax and property records and third-party market data providers. Broker, Solutions Realty, LLC, and the owner make no representation or warranty, express or implied, as to the accuracy or completeness of this information. Financial projections, pro-forma figures, and future value estimates are illustrative only and are not a guarantee of future performance. Prospective purchasers should conduct their own independent investigation, due diligence, and analysis, and should consult their own legal, tax, and financial advisors before proceeding with a transaction.

Unit numbers 1007, 1009, 1011, 1013, 1015, and 1017 were unlabeled in the ownership-provided rent roll spreadsheet; they have been confirmed against ownership-provided exterior door-number photographs of 1001 S Lake Anoka Blvd.

■ EXECUTIVE SUMMARY

Solutions Realty, LLC is pleased to exclusively present Breezeway Townhomes, an 18-unit, two-parcel townhome community located at 1000 & 1001 S Lake Anoka Blvd in Avon Park, Highlands County, Florida. All 18 units share a consistent, highly marketable floor plan of 2 bedrooms and 1.5 baths, each with an oversized private lanai — a distinguishing feature in a submarket dominated by smaller garden-style apartments. The Property has been exceptionally well maintained by ownership, and that pride of ownership is evident throughout the buildings and grounds.

The Property is being offered at \$2,797,987 (\$155,444 per unit), reflecting a 6.62% cap rate on current in-place net operating income of \$185,154. Current rents remain meaningfully below the Avon Park submarket average for comparable 2-bedroom product, creating a clear, achievable path to the ownership's pro-forma rents and a stabilized NOI of \$218,211 — representing embedded upside for an incoming investor before accounting for broader market rent growth.

Investment Highlights

- 18 townhome-style units across two contiguous parcels — a scale and unit type that is difficult to replicate in this submarket
- Below-market in-place rents (current average ~\$1,094/mo) versus Avon Park's 2BR submarket average of ~\$1,651/mo, supporting a credible pro-forma to ~\$1,253/mo and further upside to market
- Well-maintained buildings and grounds under long-term, hands-on ownership
- Every unit features an oversized private lanai — a functional outdoor living amenity that is rare in the local rental stock
- Located in a growing Central Florida submarket, with population and household growth outpacing the county average within a 1–5 mile radius of the Property
- Priced at a 6.62% going-in cap rate, within the broader 6.5%–8.0% range reported for Class B/C multifamily assets in Florida's secondary and tertiary markets in 2026

■ PROPERTY DESCRIPTION

Property Name	Breezeway Townhomes
Addresses	1000 S Lake Anoka Blvd & 1001 S Lake Anoka Blvd, Avon Park, FL 33825
Parcels	Two parcels — Lake Anoka Village PB 13-Pg 5, Lot 1, APN A-27-33-28-170-0000-0010 (1000 S Lake Anoka Blvd, 0.49 AC) and Lot 8, APN A-27-33-28-170-0000-0080 (1001 S Lake Anoka Blvd, 0.49 AC)
Total Units	18 townhome units
Year Built	1985 (both buildings)
Unit Mix	18 units — 2 Bedroom / 1.5 Bath, each with an oversized private lanai
Zoning	R2 (Highlands County)
Land Use Code	Apartment House, 5+ Units
County / Submarket	Highlands County, FL / Sebring, FL CBSA
Utilities	City water and city sewer
Condition	Exceptionally well maintained by current ownership
Asking Price	\$2,797,987

Parcel data sourced from Highlands County tax records and public commercial listing data; buyers should independently verify legal descriptions, lot lines, and square footage with the Highlands County Property Appraiser prior to closing.

■ PROPERTY PHOTOS — EXTERIOR & SITE



Aerial site view — Breezeway Townhomes' two parcels outlined at 1000 & 1001 S Lake Anoka Blvd



Aerial view of the surrounding Avon Park submarket and Lake Anoka



Breezeway Townhomes community entrance signage



Units 1000 & 1002 — front elevation



Units 1000 & 1002 — resident parking area



Units 1004, 1006, 1008 & 1010 — front elevation



Units 1010, 1012 & 1014 — front elevation



Units 1001-1009 — front elevation



Units 1001-1007 — front elevation, close-up



Units 1011-1017 — front elevation



Units 1011-1017 — front elevation, alternate view



Overhead view — 1000 S Lake Anoka Blvd building



Overhead view — 1001 S Lake Anoka Blvd building

■ PROPERTY PHOTOS — INTERIOR

Interior photography below covers two representative units in the Property's standard 2-bedroom / 1.5-bath townhome layout, shown vacant: one in its original, well-maintained condition, and one following a kitchen renovation — illustrating the type of light upgrade that supports ownership's pro-forma rent increases.

Unit A — Original Condition



Kitchen



Living / dining area



Primary bedroom



Full bathroom

Unit B — Renovated Kitchen & Baths

This unit's staircase confirms the genuine two-story townhome layout — a half bath at ground level and full bath upstairs, matching the 2BD/1.5BA unit mix.



Renovated kitchen — granite counters, stainless appliances



Living area with staircase to second floor



Renovated full bathroom (upstairs)



Renovated half bathroom (downstairs)

■ AREA RENT COMPARABLES

Avon Park is a small, tightly held rental submarket within the Sebring, FL metro area. Available third-party listing data and a directly comparable active 2-bedroom listing point to meaningful room between the Property's current in-place rents and prevailing market rents for similar product.

Comparable / Market Stat	Unit Type	Rent / Mo	Source
225 E Walnut St, Avon Park (2bd/2ba, 1,335 SF)	2BR / 2BA	\$1,350	Active MLS listing, Redfin
Avon Park submarket average — 2BR	2BR	\$1,150 – \$2,395 (avg. ~\$1,651)	ApartmentHomeLiving.com, Aug 2026
Avon Park submarket average — 1BR	1BR	\$800 – \$2,045 (avg. ~\$1,344)	ApartmentHomeLiving.com, Aug 2026
Avon Park townhome/SFR rentals (all types)	Mixed	\$500 – \$2,450 (avg. ~\$1,484)	ApartmentHomeLiving.com, Jul 2026
Subject — Current Actual Rent (2BR/1.5BA)	2BR / 1.5BA	\$800 – \$1,275 (avg. ~\$1,094)	Ownership rent roll
Subject — Pro-Forma Target Rent	2BR / 1.5BA	\$1,100 – \$1,350 (avg. ~\$1,253)	Ownership pro-forma

Sources: Redfin active listing data; ApartmentHomeLiving.com Avon Park market reports (Jul–Aug 2026). Third-party aggregator averages are directional; a formal appraisal and updated rent survey are recommended prior to closing.

■ ACTUAL RENT ROLL (CURRENT)

The table below reflects current in-place rent for all 18 units, as provided by ownership. Total current gross rental income is \$236,520 per year (\$19,685/month).

Unit	Building	Actual Rent / Mo	Actual Rent / Yr	Notes
1000	1000 S Lake Anoka Blvd	\$1,275	\$15,300	
1002	1000 S Lake Anoka Blvd	\$825	\$9,900	
1004	1000 S Lake Anoka Blvd	\$800	\$9,900	Credited to on-site management
1006	1000 S Lake Anoka Blvd	\$1,025	\$12,300	
1008	1000 S Lake Anoka Blvd	\$1,275	\$15,300	
1010	1000 S Lake Anoka Blvd	\$1,025	\$12,300	
1012	1000 S Lake Anoka Blvd	\$1,275	\$15,300	
1014	1000 S Lake Anoka Blvd	\$1,275	\$15,300	
1016	1000 S Lake Anoka Blvd	\$1,025	\$12,300	
1001	1001 S Lake Anoka Blvd	\$875	\$10,500	
1003	1001 S Lake Anoka Blvd	\$1,275	\$15,300	
1005	1001 S Lake Anoka Blvd	\$875	\$10,500	
1007	1001 S Lake Anoka Blvd	\$875	\$10,500	
1009	1001 S Lake Anoka Blvd	\$1,275	\$15,300	
1011	1001 S Lake Anoka Blvd	\$885	\$10,620	
1013	1001 S Lake Anoka Blvd	\$1,275	\$15,300	
1015	1001 S Lake Anoka Blvd	\$1,275	\$15,300	
1017	1001 S Lake Anoka Blvd	\$1,275	\$15,300	
TOTAL	18 Units	\$19,685	\$236,520	

Unit 1004's rent is credited in lieu of cash compensation to on-site management; it is included above as gross potential rent for underwriting consistency.

■ PRO-FORMA RENT ROLL

Ownership's pro-forma reflects achievable market rent by unit upon turnover and light unit refresh, without assuming a full renovation program. On a fully realized basis, pro-forma gross rental income totals \$270,600 per year (\$22,550/month) — an increase of \$34,080, or 14.4%, over current in-place income.

Unit	Building	Pro-Forma Rent / Mo	Pro-Forma Rent / Yr	Notes
1000	1000 S Lake Anoka Blvd	\$1,350	\$16,200	
1002	1000 S Lake Anoka Blvd	\$1,100	\$13,200	
1004	1000 S Lake Anoka Blvd	\$1,250	\$15,000	Credited to on-site management
1006	1000 S Lake Anoka Blvd	\$1,150	\$13,800	
1008	1000 S Lake Anoka Blvd	\$1,350	\$16,200	
1010	1000 S Lake Anoka Blvd	\$1,150	\$13,800	
1012	1000 S Lake Anoka Blvd	\$1,350	\$16,200	
1014	1000 S Lake Anoka Blvd	\$1,350	\$16,200	
1016	1000 S Lake Anoka Blvd	\$1,150	\$13,800	
1001	1001 S Lake Anoka Blvd	\$1,150	\$13,800	
1003	1001 S Lake Anoka Blvd	\$1,350	\$16,200	
1005	1001 S Lake Anoka Blvd	\$1,150	\$13,800	
1007	1001 S Lake Anoka Blvd	\$1,150	\$13,800	
1009	1001 S Lake Anoka Blvd	\$1,350	\$16,200	
1011	1001 S Lake Anoka Blvd	\$1,150	\$13,800	
1013	1001 S Lake Anoka Blvd	\$1,350	\$16,200	
1015	1001 S Lake Anoka Blvd	\$1,350	\$16,200	
1017	1001 S Lake Anoka Blvd	\$1,350	\$16,200	
TOTAL	18 Units	\$22,550	\$270,600	

■ OPERATING EXPENSES & NET OPERATING INCOME

Operating expenses below reflect ownership's actual current-year figures. For the pro-forma column, insurance, taxes, and management are held flat and the 3% vacancy factor is scaled to pro-forma gross income; taxes in particular should be re-underwritten by a buyer against Highlands County's post-sale reassessment, as noted below.

Operating Expense	Actual (Current)	Pro-Forma	Basis
Gross Rental Income	\$236,520	\$270,600	
Insurance (combined)	\$17,880	\$17,880	Held flat
Property Taxes (combined)	\$16,491	\$16,491	Held flat*
Property Management	\$9,900	\$9,900	Held flat
Vacancy Factor (3%)	\$7,095	\$8,118	3% of gross income
TOTAL OPERATING EXPENSES	\$51,366	\$52,389	
NET OPERATING INCOME	\$185,154	\$218,211	

* Highlands County, like other Florida counties, may reassess non-homestead commercial property to reflect the sale price following a transfer of ownership. A buyer should obtain a tax estimate from the Highlands County Property Appraiser based on the actual purchase price before finalizing underwriting.

■ FUTURE VALUE ANALYSIS

At the \$2,797,987 asking price, the Property carries a going-in cap rate of 6.62% against current NOI of \$185,154. Applying that same discipline to the stabilized pro-forma NOI of \$218,211 — the value the Property could support once rents are brought to ownership's pro-forma levels — produces the future value range below across a band of market cap rates for Florida secondary/tertiary-market multifamily assets.

Cap Rate Scenario	Applied Rate	Implied Value (Pro-Forma NOI)	vs. Asking Price
Aggressive (tight)	6.50%	\$3,357,092	+20.0%
At Going-In Cap Rate	6.62%	\$3,296,239	+17.8%
Market-Rate	7.00%	\$3,117,300	+11.4%
Conservative (wide)	7.50%	\$2,909,480	+4.0%

At the current going-in cap rate of 6.62%, the pro-forma NOI supports a value of approximately \$3,297,534 — roughly 17.9% above the current asking price — before any additional benefit from broader market rent growth or cap rate compression.

Cap rate benchmarks reflect reported 2026 ranges for Class B/C multifamily assets in Florida secondary and tertiary markets (approximately 6.5%–8.0%). Actual achievable value will depend on financing terms, buyer return requirements, and market conditions at the time of a future sale, and is not guaranteed.

■ MARKET OVERVIEW: GROWTH IN HIGHLANDS COUNTY & AVON PARK

Population & Household Growth

Highlands County has grown steadily for several years, with recent estimates placing the county population in the 104,000–112,000 range depending on data source and vintage, up from 101,235 at the 2020 Census. Growth is even more pronounced immediately around the Property: within a 1-mile radius, population is projected to grow approximately 5.6% between 2025 and 2030, accelerating to roughly 6.4% within 3 miles and 6.8% within 5 miles — with household growth tracking closely behind at 5.3%–7.0% across those same rings. That local growth rate outpaces many broader county-level projections, pointing to Avon Park specifically as an area of above-average rooftop demand.

Business & Economic Investment

Highlands County's Industrial Development Authority / Economic Development Commission actively markets the county's central Florida location, competitive business climate, absence of impact fees, and foreign trade zone status to recruit and retain employers, while the county's Development Services department pursues initiatives aimed at growing the local tax base and job market.

Tourism remains a substantial and growing contributor to the local economy: 2024 visitor spending in Highlands County reached \$349.4 million, a 2.9% increase over 2023 and the highest level recorded to date, supporting an estimated \$389.2 million in total local business spending across suppliers and service providers.

Housing Affordability & Upside

Median home values immediately around the Property (approximately \$124,700 within 1 mile, rising to roughly \$184,000–\$192,000 within 3–5 miles) remain well below state and national norms, reinforcing Avon Park's positioning as an affordable, growing Central Florida community — one where continued in-migration and business investment should support sustained rental demand for well-located, well-maintained product like Breezeway Townhomes.

Sources: U.S. Census Bureau; World Population Review; Data USA; LoopNet demographic data; VISIT FLORIDA / Rockport Analytics (Jan. 2026); Highlands County IDA/EDC. Figures vary by source and vintage and are presented for general market context.

■ OFFERING SUMMARY

Property	Breezeway Townhomes — 18 Units
Address	1000 & 1001 S Lake Anoka Blvd, Avon Park, FL 33825
Asking Price	\$2,797,987
Price Per Unit	\$155,444
Current NOI	\$185,154
Going-In Cap Rate	6.62%
Pro-Forma NOI	\$218,211
Listing Broker	Cody Max Becker, Solutions Realty, LLC
Phone	941-735-6305 (call or text)
Email	codymaxbecker@gmail.com

For a private tour, full due diligence package, or to submit an offer, please contact:

Cody Max Becker

Broker, Solutions Realty, LLC

Call or Text: 941-735-6305

Email: codymaxbecker@gmail.com