

5 Multi Family Properties

PALM BEACH GARDENS, FL



OFFERING MEMORANDUM

KW COMMERCIAL
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Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
PROPERTY DETAILS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FINANCIAL ANALYSIS	12
FINANCIAL SUMMARY	13
RENT ROLL	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16

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5 MULTI FAMILY PROPERTIES

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

"110" is a 2/2.1 townhome in Jupiter, FL. Comes with a new roof in 2022, new A/C unit and updated kitchen. Laundry room is downstairs along with the half bath. Also comes with accordion shutters. "1308" is a 2/2.1 townhome in Palm Beach Gardens, FL. Comes with a new roof, new accordion shutters, marble floors, Updated gourmet kitchen, Upgraded master bath. "1304" is a 3/2.1 townhome on a lake in Palm Beach Gardens, FL. Comes with a new roof, new accordion shutters, new A/C, new appliances. ""471" 3/2.1/1 is a townhome on a lake in Palm Beach Gardens, FL. New appliances, new A/C, New Roof, new faucets in master bath. "156" is a 3/2.1/1 townhome on a lake in Palm Beach Gardens, FL. New roof, new washing machine, new dishwasher, new carpet.

PROPERTY HIGHLIGHTS

- All properties have new roofs, most have new accordion shutter. Some of them have been fully upgraded and the rest of them have some nice upgrades as well. These are always rented for top dollar. They are all located in Palm Beach County.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	5
Lot Size:	2,425 SF
Building Size:	1,570 SF
Cap Rate:	5.0%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	736	1,452	4,707
Total Population	1,275	2,581	9,615
Average HH Income	\$120,208	\$112,690	\$106,669



Property Description



PROPERTY DESCRIPTION

"110" is a 2/2.1 townhome in Jupiter, FL. Comes with a new roof in 2022, new A/C unit and updated kitchen. Laundry room is downstairs along with the half bath. Also comes with accordion shutters. "1308" is a 2/2.1 townhome in Palm Beach Gardens, FL. Comes with a new roof, new accordion shutters, marble floors, Updated gourmet kitchen, Upgraded master bath. "1304" is a 3/2.1 townhome on a lake in Palm Beach Gardens, FL. Comes with a new roof, new accordion shutters, new A/C, new appliances. "471" 3/2.1/1 is a townhome on a lake in Palm Beach Gardens, FL. New appliances, new A/C, New Roof, new faucets in master bath. "156" is a 3/2.1/1 townhome on a lake in Palm Beach Gardens, FL. New roof, new washing machine, new dishwasher, new carpet.

LOCATION DESCRIPTION

This is a multifamily portfolio. There are 5 properties that come with this listing. 1. 110 Delaware Unit 19A Jupiter, FL 2. 1308 13th Palm Beach Gardens, FL 3. 1304 13th Palm Beach Gardens, FL. 4. 156 Santa Barbara Palm Beach Gardens, FL 5. 471 Capistrano Dr. Palm Beach Gardens, FL



Property Details

Sale Price

\$2,300,000

LOCATION INFORMATION

Building Name	5 multi family properties
Street Address	Multiple Addresses
City, State, Zip	Palm Beach Gardens, FL 33410
County	Palm Beach

BUILDING INFORMATION

Building Size	1,570 SF
Cap Rate	5.0
Building Class	C
Tenancy	Single
Number of Floors	2
Year Built	2001
Year Last Renovated	2025
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Townhouse Portfolio
Property Subtype	Low-Rise/Garden
Zoning	RM
Lot Size	2,425 SF
APN #	52434207390001070

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	2.5
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Additional Photos



5 MULTI FAMILY PROPERTIES

LOCATION INFORMATION

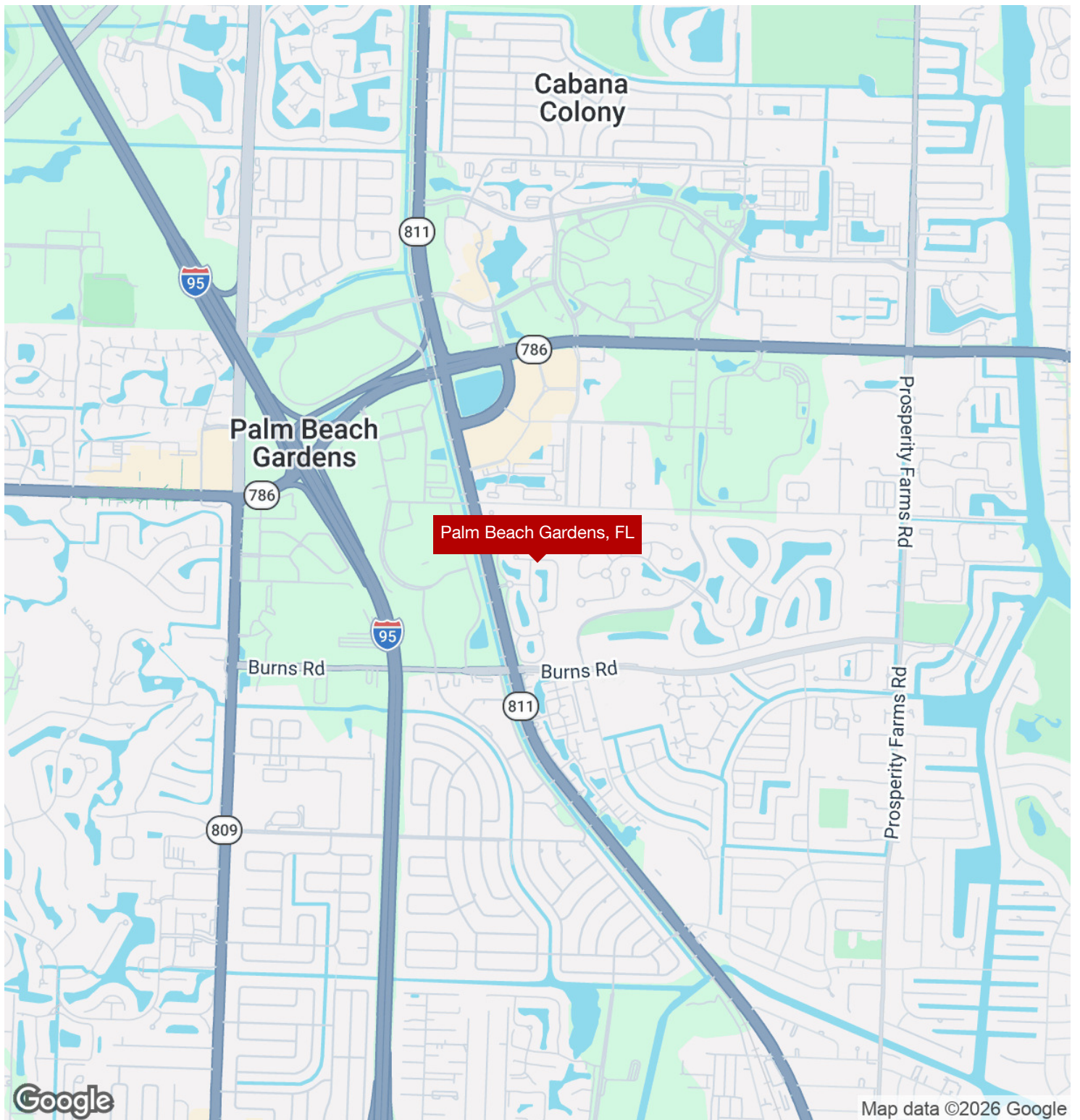
2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

Regional Map

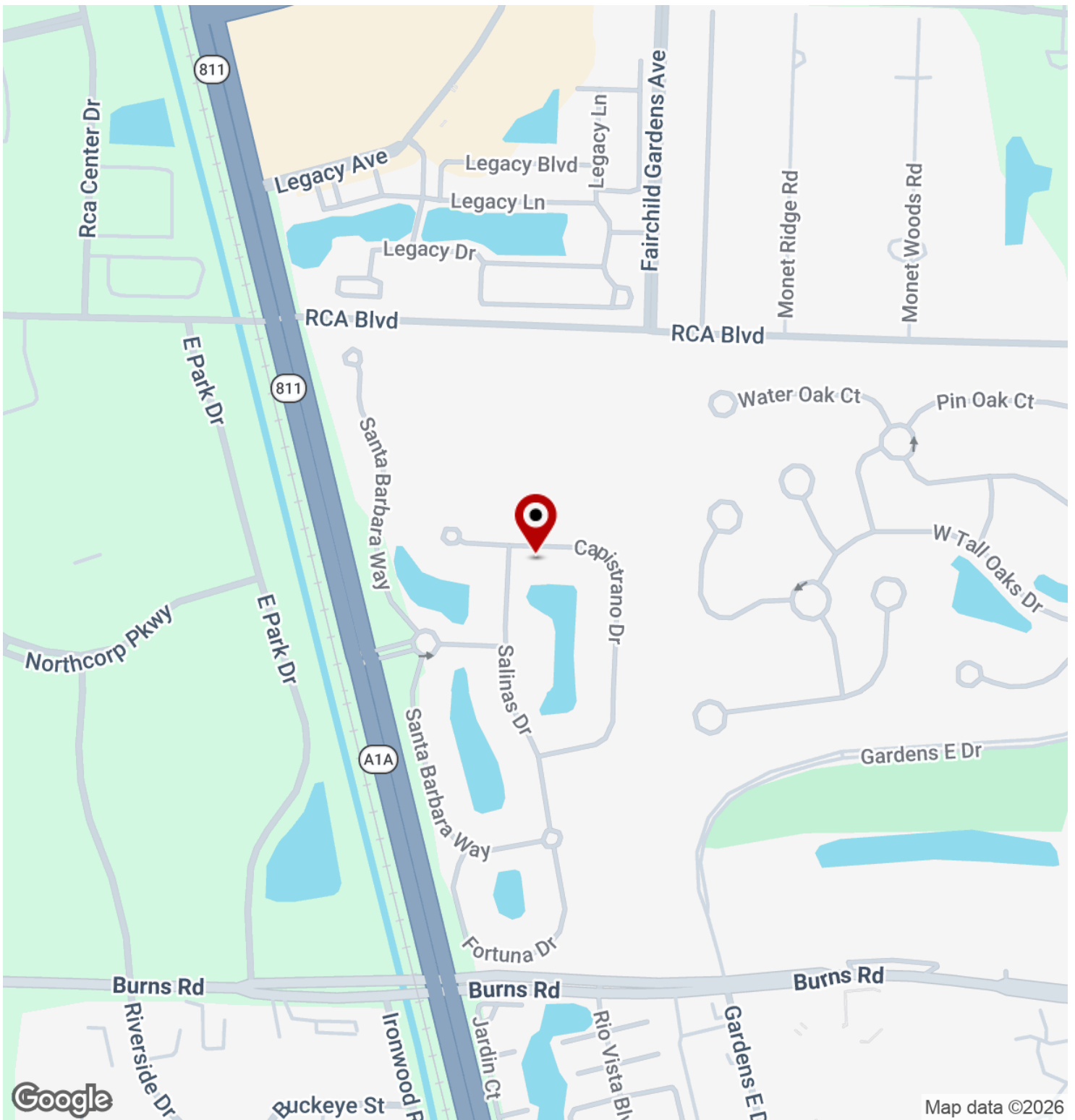


Google

Map data ©2026 Google



Location Map

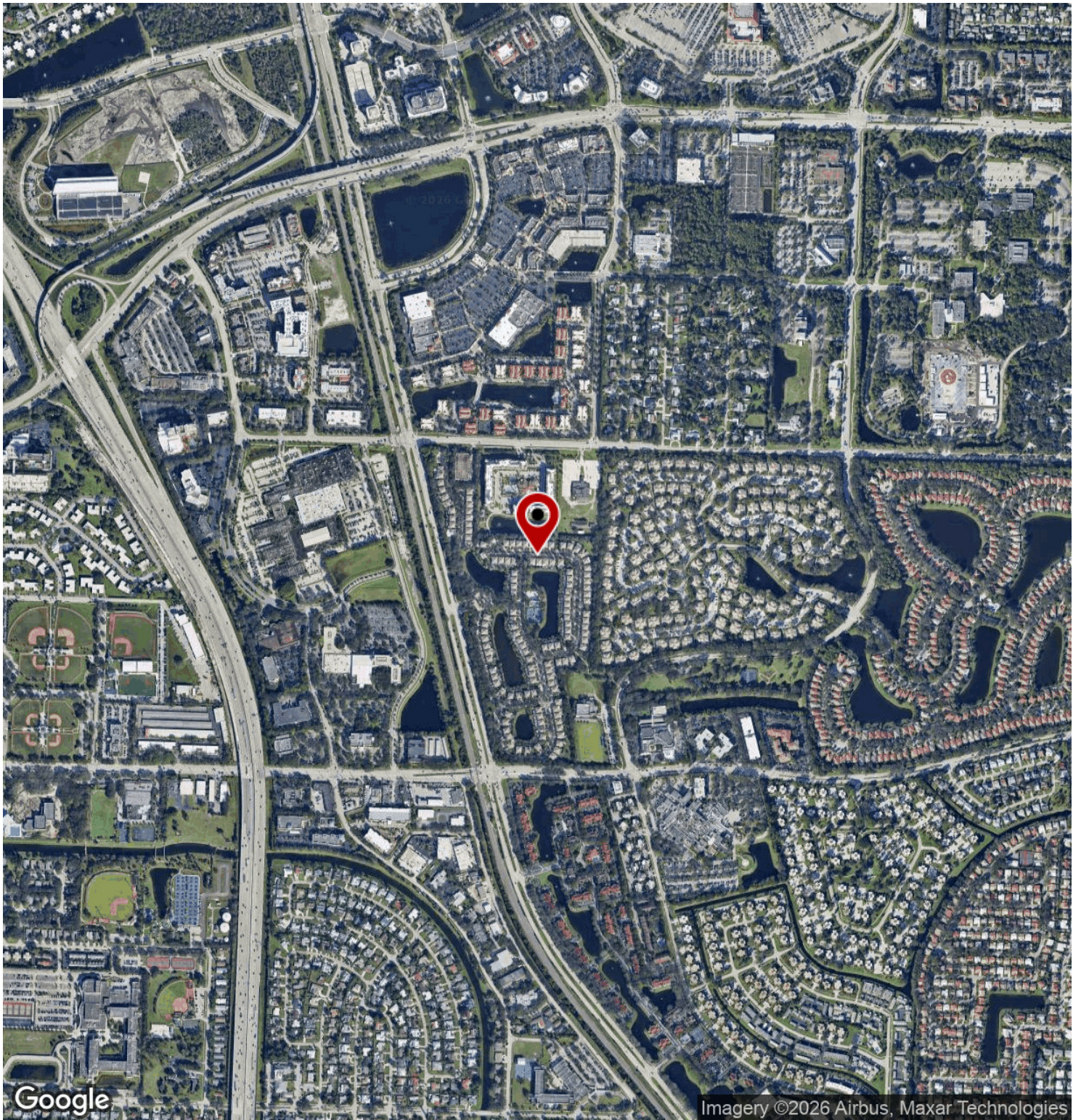


Google

Map data ©2026



Aerial Map



Google

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5 MULTI FAMILY PROPERTIES

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW**5 TOWNHOME PORTFOLIO**

Price	\$2,300,000
Price per SF	\$1,465
Price per Unit	\$460,000
CAP Rate	5%

OPERATING DATA**5 TOWNHOME PORTFOLIO****FINANCING DATA****5 TOWNHOME PORTFOLIO**

Down Payment	\$2,300,000
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Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	2	2.1	1,320 SF	-	\$2,300	\$1.74	03/2025	02/2026
1	2	2.1	1,596 SF	-	\$2,800	\$1.75	09/2025	08/2026
1	3	2.1	1,596 SF	-	\$2,650	\$1.66	07/2025	07/2026
1	3	2.1	1,570 SF	-	\$3,200	\$2.04	10/2025	10/2026
1	3	2.1	1,570 SF	-	\$3,300	\$2.10	12/2025	11/2026
TOTALS			7,652 SF	\$0	\$14,250	\$9.29		
AVERAGES			1,530 SF	\$NAN	\$2,850	\$1.86		



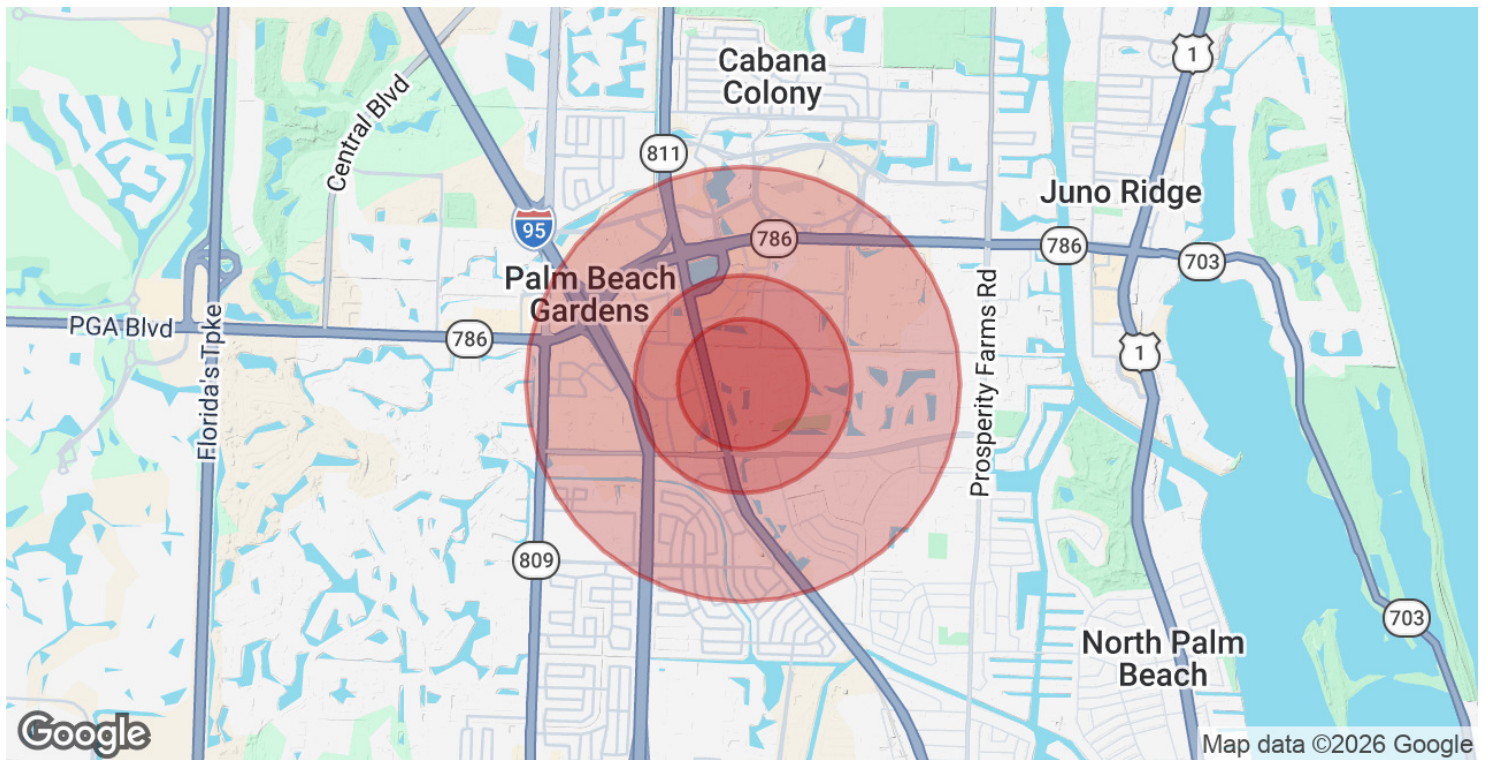
5 MULTI FAMILY PROPERTIES

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,275	2,581	9,615
Average Age	52	49	47
Average Age (Male)	50	47	45
Average Age (Female)	54	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	736	1,452	4,707
# of Persons per HH	1.7	1.8	2
Average HH Income	\$120,208	\$112,690	\$106,669
Average House Value	\$387,184	\$391,484	\$414,771

Demographics data derived from AlphaMap

