PARK LANE APARTMENTS

5-Unit Value-Add Multifamily Investment

$1,350,000

3883 Park Ln | Palm Springs, Florida 33406

ARA COMMERCIAL PARTNERS

AT KELLER WILLIAMS

OFFERING MEMORANDUM | SEPTEMBER 2026

The Offering

Ara Commercial Partners at Keller Williams has been selected to present Park Lane Apartments, a five-unit multifamily asset in Palm Springs, Florida. The property is currently 100% occupied on month-to-month tenancy, creating an immediate value-add opportunity to renovate units as they turn over and move rents toward demonstrated market levels.

$1,350,000 ASKING PRICE	**$270,000** PRICE / UNIT	**$280** PRICE / SF	**100%** OCCUPANCY
$84,826 CURRENT NOI	**6.28%** CURRENT CAP	**$112,426** PRO FORMA NOI	**8.33%** PRO FORMA CAP

Value-Add Thesis

- All five units are occupied on month-to-month agreements, preserving in-place income while giving a buyer flexibility at turnover.
- Current rents are below selected nearby MLS rental comps; the pro forma models 2BR/1BA units at $2,300 and the 3BR/1BA at $2,700.
- One unit has already received kitchen and flooring upgrades, establishing a renovation template for the remaining four units.
- Roof replaced approximately 2023-2024; parking area recently repaved and restriped.
- Large 0.77-acre site with 16 parking spaces, private patio/yard areas, and private laundry for each unit.

Sources: Owner information; Palm Beach County Property Appraiser; MLS.

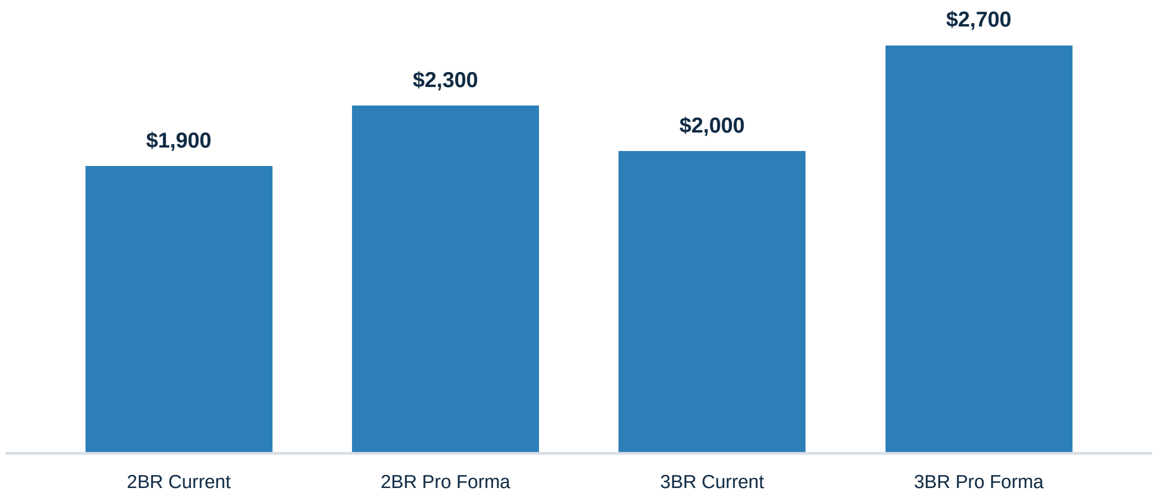
Property	Park Lane Apartments
Address	3883 Park Ln, Palm Springs, FL 33406
Parcel	70-43-44-18-00-000-7416
Units	5
Building Area	4,825 SF
Site Area	0.7705 acres (approx. 33,562 SF)
Zoning	RM - Residential Multi-Family
Buildings	Duplex (1976) + Triplex (1977)
Parking	16 spaces; recently repaved and restriped
Utilities	Separate electric meters; tenants pay electric
Water / Sewer / Trash	Landlord paid; approx. $300/month
Laundry / Outdoor	Private laundry room + private patio/yard for each unit
Cooling	2 central A/C; 3 wall A/C units

Source: Palm Beach County Property Appraiser; owner-provided operating information.

Rent Upside by Unit

Unit	Type	Current Rent	Pro Forma Rent	Monthly Upside
1	2BR / 1BA	$1,900	$2,300	+$400
2	2BR / 1BA	$1,900	$2,300	+$400
3	2BR / 1BA	$1,900	$2,300	+$400
4	2BR / 1BA	$1,900	$2,300	+$400
5	3BR / 1BA	$2,000	$2,700	+$700
TOTAL	5 units	$9,600	$11,900	+$2,300

Current vs. Pro Forma Monthly Rent



$115,200
ANNUAL CURRENT RENT

$142,800
ANNUAL PRO FORMA RENT

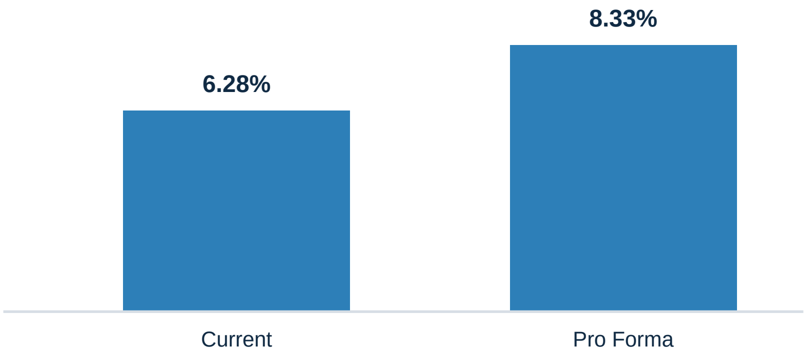
$27,600
ANNUAL RENT UPSIDE
24.0% increase

Pro forma rents are underwriting assumptions based on selected nearby MLS rental comps and are not guaranteed.

Operating Statement

Income / Expense	Current	Pro Forma
Gross Rental Income	$115,200	$142,800
Property Taxes	($16,474)	($16,474)
Insurance	($8,500)	($8,500)
Water / Sewer / Trash	($3,600)	($3,600)
Landscaping	($1,800)	($1,800)
Total Operating Expenses	($30,374)	($30,374)
Net Operating Income	$84,826	$112,426
Cap Rate	6.28%	8.33%
Gross Rent Multiplier	11.72x	9.45x

Cap Rate Expansion



$27,600
NOI INCREASE

32.5%
NOI GROWTH

21.3%
PRO FORMA EXPENSE RATIO

Source: Owner-provided expenses. No vacancy, management fee, or repair reserve modeled.

Leveraged Buyer Scenario

Financing Assumption	Amount / Metric
Purchase Price	$1,350,000
Down Payment (30%)	$405,000
New Loan (70%)	$945,000
Interest Rate	6.25%
Amortization	30 Years
Monthly Debt Service	$5,819
Annual Debt Service	$69,822
Buyer Closing Costs (2%)	$27,000
Value-Add Budget	$40,000
Total Initial Equity / Cash	$472,000

1.21x
CURRENT DSCR

1.61x
PRO FORMA DSCR

9.03%
PRO FORMA COC

16.4%
5-YEAR LEVERED IRR

1.95x
EQUITY MULTIPLE

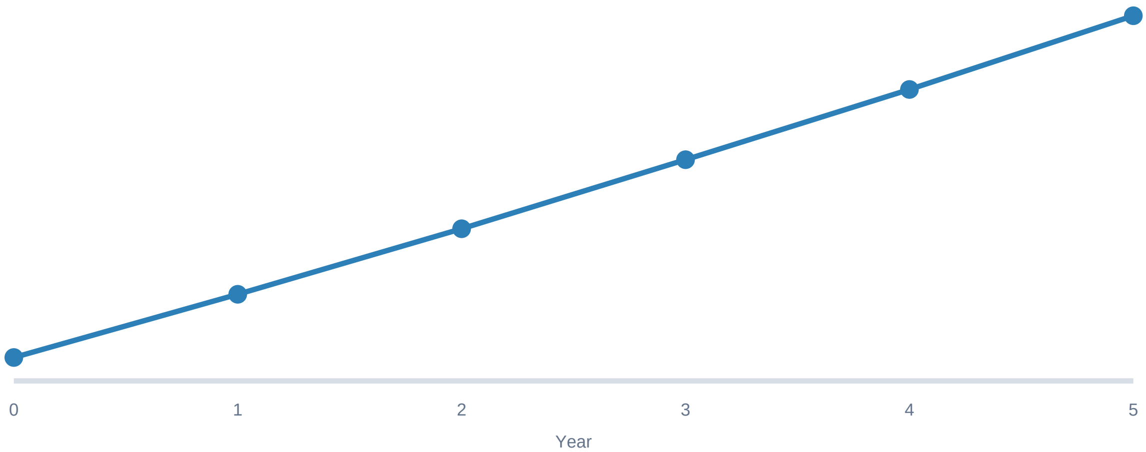
94.7%
TOTAL 5-YEAR ROI

Illustrative only. Financing availability, lender underwriting, renovation timing, taxes, insurance, operating costs and sale proceeds will vary by buyer and market conditions.

Illustrative Hold Analysis

Year	Gross Rent	NOI	Debt Service	Cash Flow	Loan Balance	Est. Value
1	$142.8K	$112.4K	$69.8K	$42.6K	$934K	$1.404M
2	$147.1K	$116.7K	$69.8K	$46.9K	$922K	$1.460M
3	$151.5K	$121.1K	$69.8K	$51.3K	$910K	$1.519M
4	$156.0K	$125.7K	$69.8K	$55.8K	$896K	$1.579M
5	$160.7K	$130.3K	$69.8K	$60.5K	$882K	$1.642M

Illustrative Property Value at 4% Annual Appreciation



$1,642,481
YEAR 5 EST. VALUE

$882,037
YEAR 5 LOAN BALANCE

$661,896
NET SALE PROCEEDS
After 6% sale costs + debt payoff

Sensitivity Analysis

Annual Appreciation	Year 5 Value	Levered IRR	Equity Multiple
3.0%	$1,565,020	14.4%	1.79x
3.5%	$1,603,377	15.4%	1.87x
4.0%	$1,642,481	16.4%	1.95x
4.5%	$1,682,346	17.4%	2.03x
5.0%	$1,722,980	18.4%	2.11x

Exit Value Sensitivity

Scenario	3% Appreciation	4% Appreciation	5% Appreciation
Year 5 Value	$1,565,020	$1,642,481	$1,722,980
Net Sale Proceeds	$589,082	$661,896	$737,564

Sensitivity analysis isolates the effect of appreciation on the modeled 5-year outcome. Rent growth and other stated assumptions are held constant.

Market Rent Support

Property	Unit Type	Closed Rent	Approx. SF	Close Date
3961 Park Ln B	1BR/1BA	$2,000	900	08/01/2026
2807 Reo Ln #3	2BR/1BA	$2,300	858	04/21/2026
2807 Reo Ln #1	2BR/1BA	$2,300	884	04/28/2026
2785 N Reo Ln #1	2BR/1BA	$2,300	884	05/15/2026
2785 N Reo Ln #2	2BR/1BA	$2,300	884	07/03/2026
3BR comp (MLS)	3BR/2BA	$2,800	1,408	08/21/2026

$2,300 / mo
2BR MARKET EVIDENCE
Multiple selected MLS closings

$1,900 / mo
2BR SUBJECT CURRENT
$400/mo modeled upside per unit

$2,700 / mo
3BR PRO FORMA
Below selected $2,800 3BR/2BA comp

The strongest selected 2-bedroom evidence includes multiple remodeled 2BR/1BA units at Reo Lane closing at $2,300/month. The selected 3-bedroom comp closed at $2,800/month but includes two baths; the subject pro forma is therefore underwritten at $2,700/month.

Rent Comp Cluster

Selected rental comps are concentrated in Palm Springs and the immediate surrounding area, supporting a localized rent-up thesis rather than relying on distant submarkets.

Recent Investment Sales

Property	Units	Sale Price	$/Unit	$/SF	Year	Close
1216 N 16th Ave, Lake Worth Beach	4	$1.240M	$310K	$382	1971	03/13/2026
713 2nd Ave S, Lake Worth Beach	8	$1.699M	$212K	$370	1950	01/12/2026
1655 S Florida Mango Rd, West Palm Beach	12	$2.050M	$171K	$282	1969	12/24/2025
220 Walton Blvd, West Palm Beach	8	$2.200M	$275K	$481	1950	03/30/2026

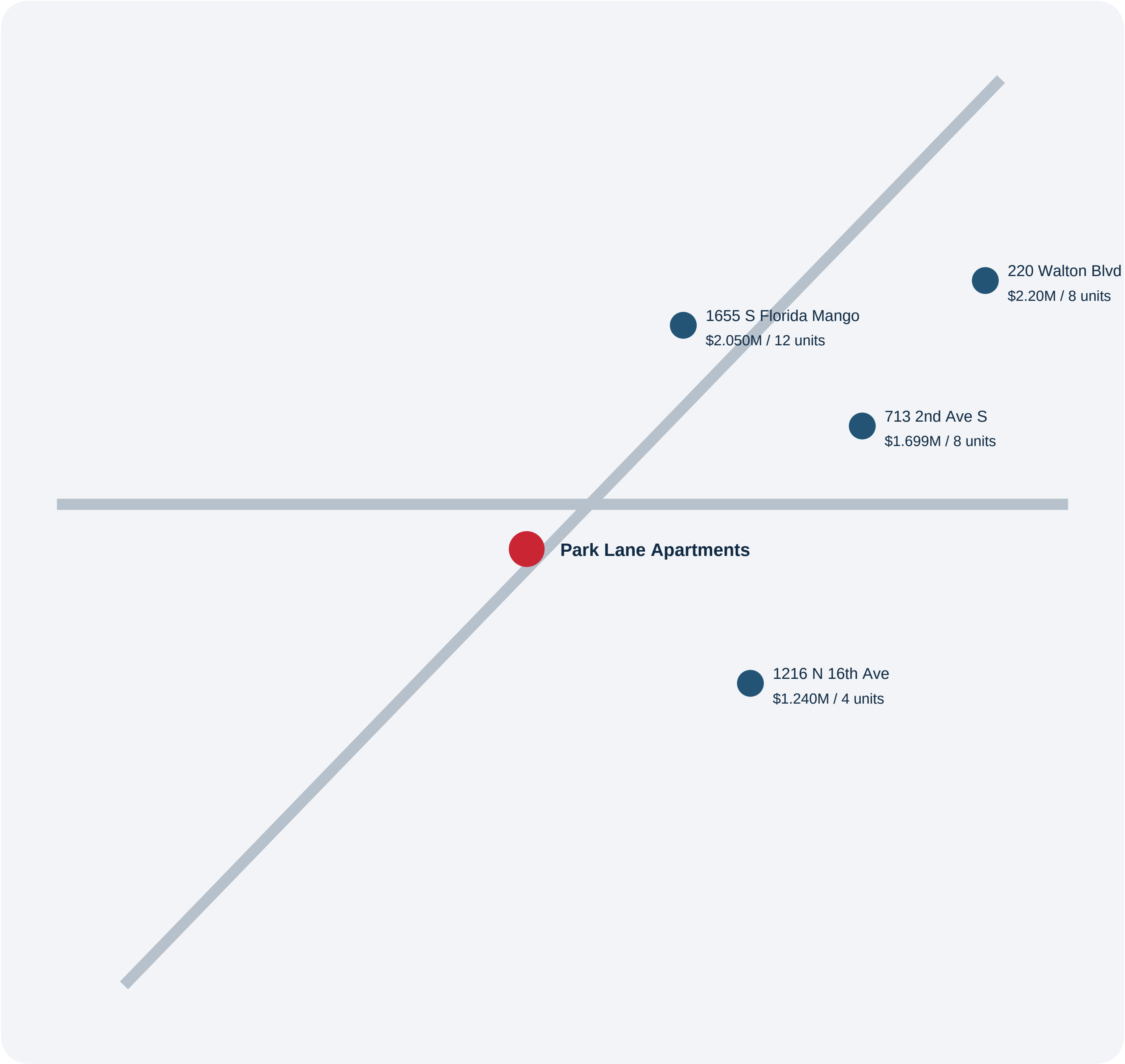
$270,000
SUBJECT PRICE / UNIT

$280
SUBJECT PRICE / SF

$242,000
SELECTED COMP AVG. / UNIT

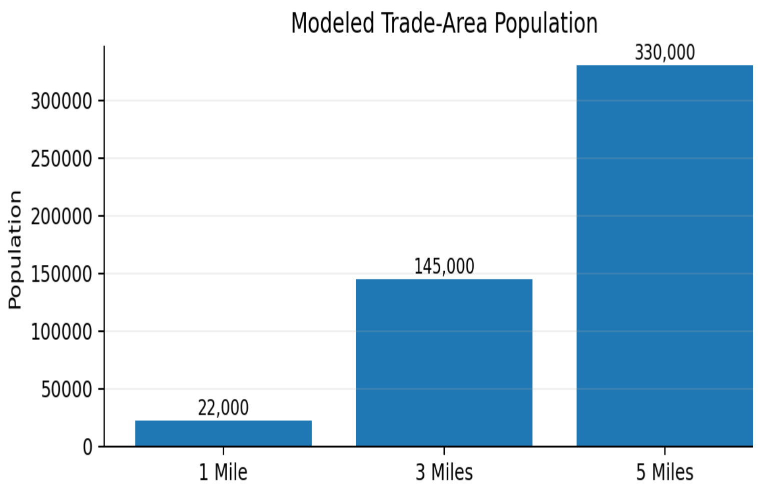
The selected sales set provides a range of small multifamily pricing benchmarks across Lake Worth Beach and West Palm Beach. The subject is offered at $270,000 per unit, within the broader range represented by the selected recent transactions. Buyers should independently verify all comparable-sale details.

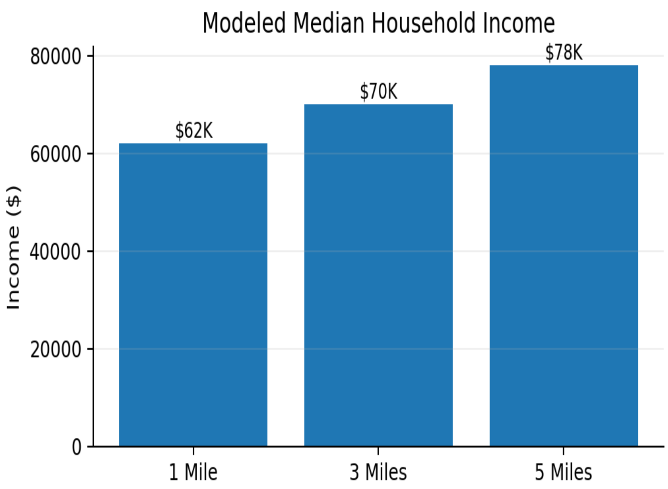
Comparable Sale Geography



The selected sales set spans Lake Worth Beach and West Palm Beach, providing a range of small multifamily pricing benchmarks across the central Palm Beach County market.

Dense Central Palm Beach County Trade Area



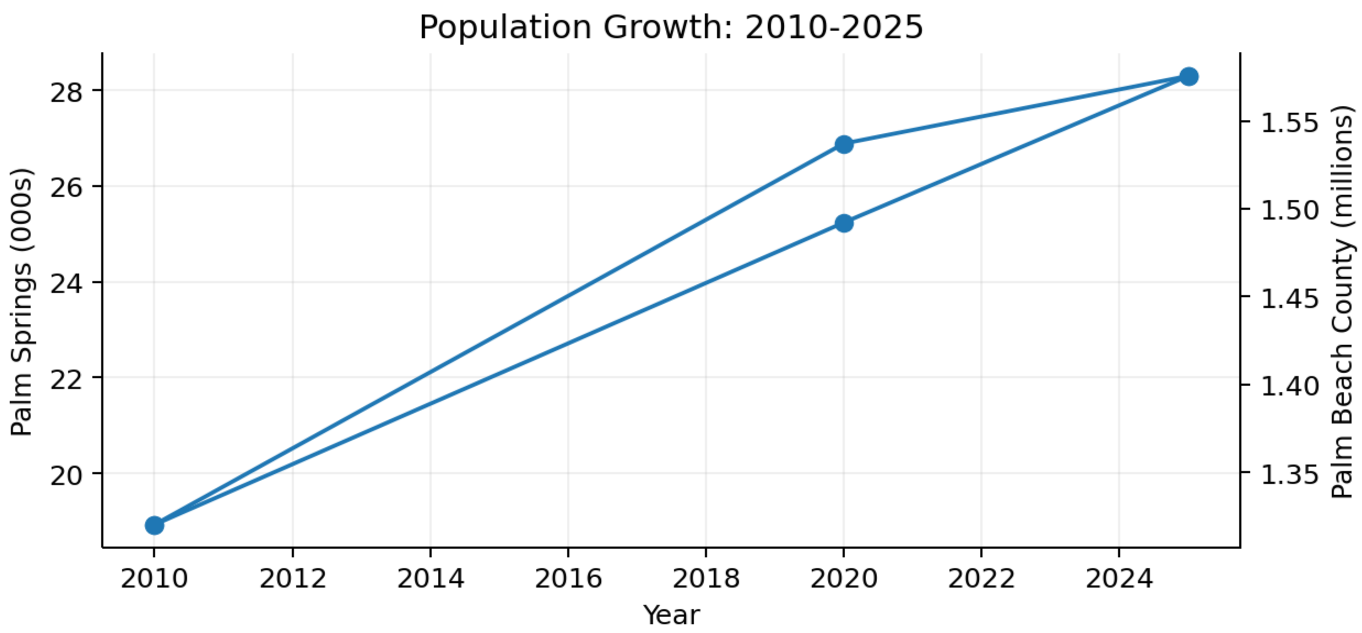


Radius	Population	Median HH Income	Renter Share	Median Age
1 Mile	22,000	$62,000	56%	35.8
3 Miles	145,000	$70,000	49%	37.8
5 Miles	330,000	$78,000	43%	39.2

Modeled radius figures are approximate trade-area estimates constructed from U.S. Census ACS and municipal/ZIP benchmarks around the subject. They are intended for marketing context and should not be treated as a licensed Esri, CoStar or Site To Do Business demographic report.

Sources: U.S. Census ACS 2020-2024; Census QuickFacts; 33406 demographic benchmarks. Radius

Growing Residential Base



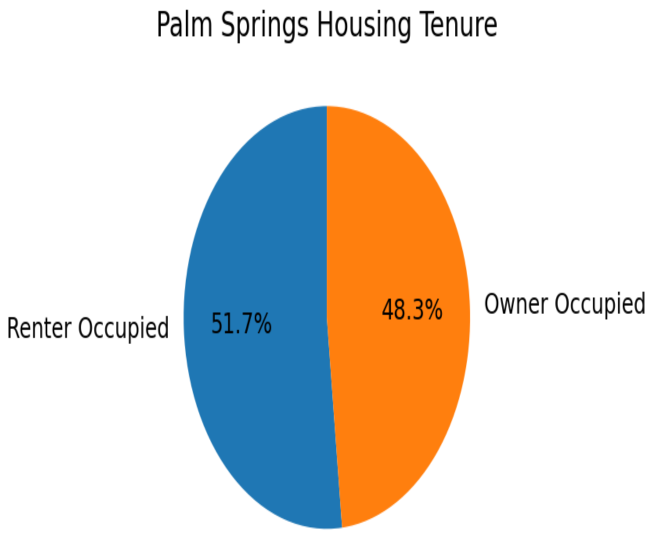
18,928
PALM SPRINGS 2010

28,303
PALM SPRINGS 2025
+49.5% since 2010

1,575,726
COUNTY 2025
+5.6% vs. 2020

The U.S. Census Bureau estimates Palm Springs at approximately 28,303 residents in 2025, up from 18,928 in 2010. Palm Beach County reached approximately 1.576 million residents in 2025. State demographic projections continue to show long-term county growth through 2050 under the central projection set.

A Renter-Oriented Multifamily Market



$1,669
MEDIAN GROSS RENT
ACS 2020-2024

8,999
HOUSEHOLDS
ACS 2020-2024

3.02
PERSONS / HOUSEHOLD
ACS 2020-2024

52.7%
MULTIFAMILY SHARE OF HOUSING
Apartments in multi-unit structures

52.0%
FOREIGN-BORN POPULATION
ACS 2020-2024

Palm Springs has a meaningful renter base and a housing stock in which multifamily structures represent a large share of total units. That profile supports durable demand for practical two- and three-bedroom rental housing with parking, outdoor space and in-unit/private laundry.

Access to Employment, Transportation & Services

Palm Beach International Airport

Approx. 5 miles from Palm Springs; major regional air gateway.

Downtown West Palm Beach

Major employment, office, entertainment and transportation hub.

I-95 / Forest Hill Blvd

Convenient regional north-south and east-west connectivity.

School District / County Government

Large countywide employers headquartered in the West Palm Beach area.

Healthcare

Baptist Health, HCA, Tenet and other healthcare systems are major county employers.

Regional Economy

Business/financial services, healthcare, education, aerospace and government diversify the employment base.

Palm Beach County Employment Depth

The Business Development Board lists large employers including the School District of Palm Beach County, Baptist Health, Florida Atlantic University, NextEra Energy/FPL, Palm Beach County Government, Tenet, HCA and Veterans Health Administration.

Sources: Business Development Board of Palm Beach County; City of West Palm Beach; Travelmat

0.77 AC	**2**	**16 Spaces**	**RM**
SITE AREA	BUILDINGS	PARKING	ZONING

The aerial imagery highlights the subject parcel, internal parking field, two residential buildings and substantial site area relative to the five-unit count. Any future redevelopment, expansion or additional density is subject to independent zoning, engineering and entitlement verification.

Property Photography

Exterior + Renovated Interior

Due Diligence Notes

Legal Description

18-44-43, N 295 FT OF S 335 FT OF E 172.6 FT OF W 657.6 FT OF NW 1/4 OF SW 1/4 (LESS W 142.6 FT OF S 115 FT)

Parcel / Zoning

Parcel Control Number 70-43-44-18-00-000-7416. Palm Beach County records identify the property as MFR 5 to 9 units with RM - Residential Multi-Family zoning in Palm Springs.

Flood Information

Palm Beach County states that updated FEMA flood maps became effective December 20, 2024. A parcel-level FEMA zone designation was not independently certified for this OM. Buyers should obtain an official flood-zone determination from FEMA/Palm Beach County or a licensed surveyor/engineer. Third-party climate-risk data available for the address indicates low modeled flood risk, but it is not a substitute for FEMA determination.

Primary Data Sources

- Palm Beach County Property Appraiser - parcel, zoning, building area, year built, taxes and legal description.
- Beaches MLS - rental comparables and small multifamily sales comparables supplied by broker.
- U.S. Census Bureau QuickFacts / ACS 2020-2024 - municipal and county demographics.
- Florida Office of Economic & Demographic Research / Palm Beach County population model - long-range growth context.
- Business Development Board of Palm Beach County - major employer profile.
- Owner / broker information - rents, tenancy, utilities, insurance, landscaping, renovations, parking and physical features.

PARK LANE APARTMENTS

3883 Park Ln | Palm Springs, Florida

Ahmed Abdeldayem P.A.

Ara Commercial Partners at Keller Williams

Sales Associate | SL3309101

305-801-5871

Ahmed@aracp.com

www.aracp.com

2400 High Ridge Road, Suite 100

Boynton Beach, Florida 33426

$1,350,000

5-UNIT VALUE-ADD MULTIFAMILY OPPORTUNITY