



ONE COMMERCIAL  
REAL ESTATE



# Offering Memorandum

*Six-Home Single-Family Rental Portfolio*

**PORT ST. LUCIE, FLORIDA 34987**

# Offering Memorandum



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

# PORTFOLIO 6 SFR HOMES

Port St Lucie, FL 34987

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# Executive Summary

## 6 SFR HOMES | PORT ST. LUCIE, FL 34987

**This offering presents a rare opportunity to acquire a six-home, income-producing single-family rental portfolio strategically located in the high-growth market of Port St. Lucie. The portfolio consists of five leased homes within the desirable Crosstown Commons community and one additional leased home on Gamma Street, with all properties constructed in 2022.**

The portfolio provides investors with immediate, stable cash flow from a collection of modern, low-maintenance assets in one of Florida's fastest-growing residential markets.

Purpose-built to meet the increasing demand for quality rental housing, these homes feature contemporary floor plans, energy-efficient systems, and limited near-term capital expenditure requirements. The concentration of five homes within Crosstown Commons creates operational efficiencies through clustered ownership while the Gamma Street asset offers geographic diversification within the market.

Beyond current income generation, the portfolio offers a compelling degree **of investment flexibility and optionality**. Investors may choose to operate the assets as a stabilized, cash-flowing portfolio, pursue future rent growth as leases roll, or execute a **parcel-by-parcel disposition strategy** to capitalize on individual home appreciation and strong owner-occupant demand. The ability to sell homes individually provides multiple exit opportunities and the potential to realize a premium over portfolio valuation.

Located along Florida's thriving Treasure Coast, Port St. Lucie continues to benefit from sustained population growth, strong in-migration trends, expanding employment opportunities, and relative affordability compared to South Florida's major metropolitan areas. These favorable market dynamics continue to support robust rental demand and long-term appreciation potential.

This offering combines the advantages of **new construction, immediate cash flow, operational efficiency, portfolio diversification, and multiple exit strategies**, making it an attractive opportunity for investors seeking exposure to the rapidly growing single-family rental sector.



*\$3,000,000*  
LISTING PRICE

# Investment Highlights



## INVESTMENT HIGHLIGHTS

- Six-Home Single-Family Rental Portfolio
- Five Homes Located Within Crosstown Commons
- One Additional Home On Gamma Street
- Built In 2022 With Modern Finishes And Energy-Efficient Features
- Immediate In-Place Cash Flow
- Low Anticipated Capital Expenditure Requirements
- Clustered Ownership Creates Management Efficiencies
- Strong Rent Growth And Appreciation Potential
- Multiple Exit Strategies, Including Individual Home Sales
- Located In One Of Florida's Fastest-Growing Markets

## Executive Summary

**LISTING PRICE \$3,000,000**

**6 SINGLE FAMILY HOMES**

**2022 CONSTRUCTION**

**\$204,000 OF ANNUAL INCOME**

**6 SFR HOMES | PORT ST. LUCIE, FL 34987**

# Property Photos

6 SFR HOMES | PORT ST. LUCIE, FL 34987



# Property Photos



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6 SFR HOMES | PORT ST. LUCIE, FL 34987



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# Property Photos

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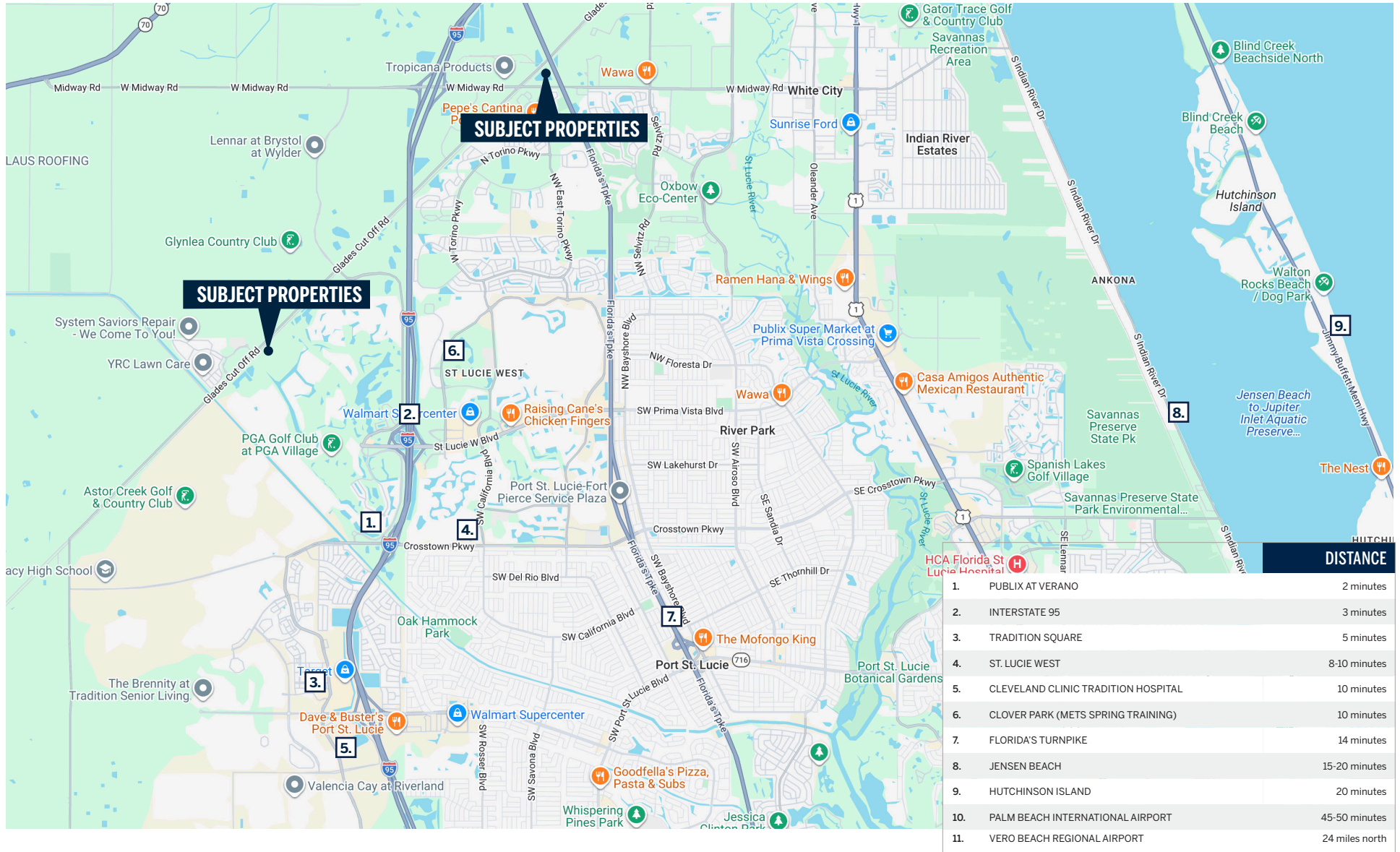
# Property Photos

6 SFR HOMES | PORT ST. LUCIE, FL 34987



# Location Map

6 SFR HOMES | PORT ST. LUCIE, FL 34987



# Financials



## 6 SFR HOMES | PORT ST. LUCIE, FL 34987

Renovated/Original	BED/BATH	SQFT	RENT - ACTUAL	RENT - POTENTIAL
10597 VASARI WAY	3 BED / 2 BATH	1549	\$2,900.00	\$2,900.00
5245 GAMMA STREET	4 BED / 3 BATH	2069	\$2,800.00	\$3,100.00
10579 VASARI WAY	4 BED+LOFT / 3.5 BATH	2354	\$3,200.00	\$3,300.00
10651 VASARI WAY	3 BED / 2 BATH	1549	\$2,600.00	\$2,900.00
10704 VASARI WAY	3 BED / 2 BATH	1614	\$2,800.00	\$2,900.00
10644 VASARI WAY	3 BED / 2 BATH	1549	\$2,700.00	\$2,900.00
<b>COLLECTIVE TOTALS</b>	<b>TOTAL SQFT</b>	<b>10,684</b>	<b>\$17,000.00</b>	<b>\$18,000.00</b>

3 BEDS	4
4 BEDS	2
<b>TOTAL HOMES</b>	<b>6</b>

**\$204,000**  
ANNUAL INCOME

	MONTHLY	ANNUAL
<b>PROPERTY TAXES</b>	\$4,988	\$59,856
<b>INSURANCE</b>	\$733.67	\$8,804.00
<b>INTERNET</b>	\$251.25	\$3,015.00
<b>HOA (5 Homes in Crosstown Commons)</b>	\$191.67	\$2,300.00
<b>Total Operating Expenses</b>	<b>\$6,164.58</b>	<b>\$73,975.00</b>

# Surrounding Area

## ST. LUCIE COUNTY | PORT ST. LUCIE, FL



### SHOPPING & DINING

#### PORT ST. LUCIE, FL

The Tradition area is Crosstown Commons' closest lifestyle hub. Tradition Square and its surrounding corridors offer a wide variety of restaurants, coffee shops, boutiques, fitness studios, and healthcare providers. The area has grown significantly in recent years and continues to add new options.

St. Lucie West, about eight to ten minutes east, adds a deeper retail corridor anchored by major national chains and a Costco. For everyday grocery needs, Publix at Verano is literally next door - arguably the most convenient grocery access of any community in this part of the city.



### Healthcare

#### PORT ST. LUCIE, FL

Cleveland Clinic Tradition Hospital is approximately ten minutes from Crosstown Commons and is one of the most well-regarded medical facilities in St. Lucie County.

The broader Tradition medical corridor continues to expand with specialist offices, urgent care centers, and outpatient facilities. Lawnwood Regional Medical Center in Fort Pierce is also accessible for additional hospital services.



### Beaches

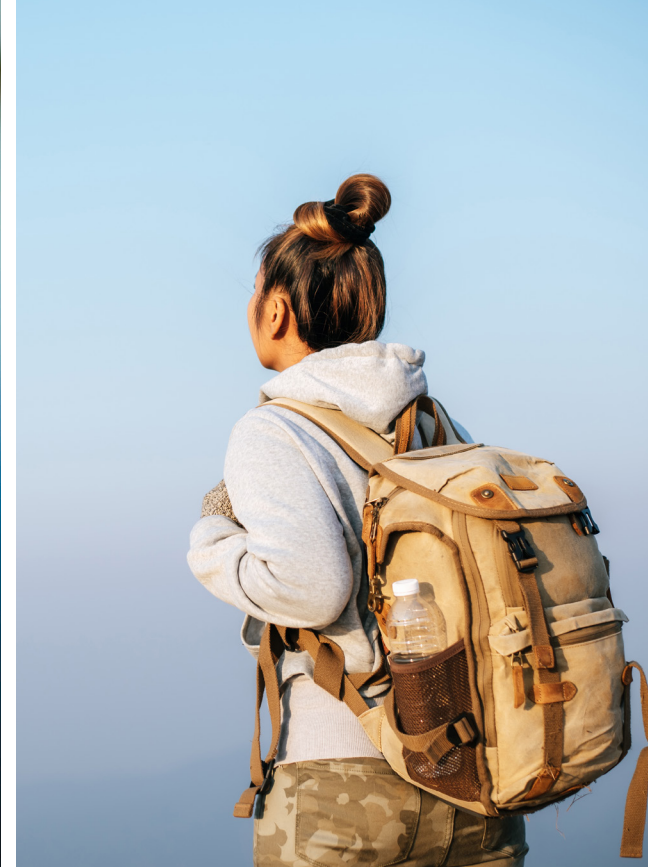
#### PORT ST. LUCIE, FL

Jensen Beach and Hutchinson Island are approximately 15 to 20 minutes east. These Treasure Coast barrier island beaches are consistently less crowded than beaches further south in Palm Beach County, and they offer both Atlantic-facing ocean beaches and Indian River Lagoon access.

St. Lucie Inlet State Park, one of the most scenic natural areas on the Treasure Coast, is also within a reasonable drive.

# Surrounding Area

## OUTDOOR RECREATION | PORT ST. LUCIE, FL



- Kayaking and paddleboarding on the North Fork of the St. Lucie River
- Hiking and wildlife viewing at Savannas Preserve State Park
- Dolphin watching boat tours departing from the Stuart area
- Fishing at River Park Marina
- Boat rentals through Treasure Coast Boat Rental
- Oak Hammock Park and Veterans Memorial Park for walking trails
- Port St. Lucie Botanical Gardens
- Clover Park for New York Mets Spring Training games each March
- Golf at nearby PGA Village courses (open to the public)
- Indian River Lagoon access for fishing, birding, and paddling

# Surrounding Area

## SCHOOLS | PORT ST. LUCIE, FL



## Schools Serving the Area

Crosstown Commons falls within the St. Lucie County School District, which serves all of St. Lucie County, including Port St. Lucie and Fort Pierce. The district has seen ongoing investment in facilities and programming in recent years.

Always confirm current school zoning directly with the St. Lucie County School District before purchasing, as attendance boundaries can and do change. Charter school and private school options are also available throughout the area.

**Elementary / K-8** West Gate K-8 School serves portions of the western Port St. Lucie corridor. Verify the current Crosstown Commons zoning with the district.

**Middle St. Lucie West K-8** School is part of the district's growing western campus presence and serves middle-grade students in the broader area.

**High School St. Lucie** West Centennial High School is the primary high school serving students from this part of Port St. Lucie.

**Virtual and Alternative Options** The district offers flexible learning options, including Mosaic Digital Academy, a virtual instruction program for students seeking alternatives to traditional classroom settings.

# Surrounding Area

## SCHOOLS | PORT ST. LUCIE, FL

### Private & Charter Options

Several private schools and charter school programs serve families in the Port St. Lucie area, providing additional options beyond the public school system. Families with specific educational priorities are encouraged to research all available options in the region.

Disclaimer: School assignments are subject to change. Always verify current zoning with the St. Lucie County School District at [slcsd.k12.fl.us](http://slcsd.k12.fl.us) before making a real estate purchase decision based on school access.

Crosstown Commons HOA Fees: One of the Lowest in the Area

The Crosstown Commons HOA fee is one of the community's most frequently cited advantages. At approximately \$38 per month - or roughly \$456 per year based on recent reports - it provides access to meaningful community benefits without the financial burden that comparable communities often carry.

#### What the HOA Fee Covers

- Community pool access and maintenance
- Shaded cabana area
- Tot-lot playground
- Common area landscaping and grounds maintenance
- Streetlighting and sidewalk upkeep
- Cable TV and internet (reported in some listings - verify with HOA)
- Irrigation access in select sections
- Community event programming



# Why Single-Family Rentals?



**The single-family rental (SFR)** sector has emerged as one of the most sought-after asset classes in real estate, driven by shifting lifestyle preferences, affordability constraints, and continued migration to the Sun Belt.

As elevated home prices and higher mortgage rates challenge homeownership affordability, many residents are opting to rent single-family homes that offer the space, privacy, and flexibility of ownership without the financial commitment.

## **Key advantages of the SFR asset class include:**

- Higher tenant retention rates
- Lower turnover costs compared to traditional multifamily
- Larger floor plans that appeal to families and remote workers
- Reduced common-area maintenance expenses
- Strong historical rent growth
- Increasing institutional demand and liquidity

Build-to-rent and single-family rental communities continue to attract significant institutional capital, reinforcing the long-term strength of the sector.

# Offering Memorandum



## FOUNDED TO BE A CHANGE AGENT

ONE Commercial Real Estate was founded by Daniel de la Vega, the President of ONE Sotheby's International Realty. Our commitment is to deliver superior results that accelerate the success of our clients and recognize and reward our team members. The Company facilitates the optimal outcome for owners, occupiers and developers in commercial real estate. ONE Commercial connects intelligence with experience, knowledge and technical skills to deliver better and faster executions for clients. We think differently, innovate and listen better.

## FINDING THE HEART BEAT

Moving the needle means implementing positive change. Defining and interpreting exactly what drives a clients' goals and objectives is part of our essence. Every client need has a "heart beat". It is that energy piece that reveals the best solution and how to get there. Being a great listener begins that process.

## OUR BUSINESS APPROACH

Our values not only define us but they remind us every day why and how we serve our clients and our team members. Our professionals build trust and constantly challenge themselves to expand through our entrepreneurial culture. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and experience. Our core values:

### FOR OUR CLIENTS

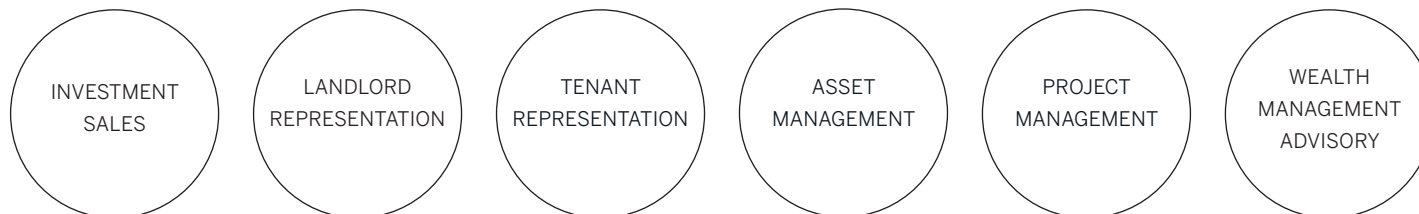
- Think Differently & Advance Success
- Listen More
- Do The Right Thing
- Innovate
- Outperform

### FOR OUR TEAM MEMBERS

- Build team spirit
- Share
- Empower through learning & education
- Have fun
- Give back

### SERVING OUR CLIENTS

ONE Commercial designs and delivers services based upon a thorough understanding and analysis of market trends and dynamics and how those fit with our clients' business objectives and timetables.



# A *Boutique* Brokerage With *Institutional* Quality Support

ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

*Are you ready for what's next?*



ONE Commercial leverages relationships within the ONE Sotheby's International Realty luxury residential real estate network to connect prestigious clientele spanning the globe with the assets we represent. We manage these opportunities with extreme care to ensure impeccable, white-glove service and maintain an interconnected network to expeditiously bring you the most qualified buyers.



1,300+  
AGENTS



30 offices  
ALONG FLORIDA'S  
EAST COAST



34  
COUNTIES AND  
TERRITORIES



\$8.1B  
IN ANNUAL SALES



## Daniel de la Vega

CEO, ONE COMMERCIAL REAL ESTATE  
PRESIDENT, ONE SOTHEBY'S INTERNATIONAL REALTY

As President of ONE Sotheby's International Realty, Daniel de la Vega has been instrumental in building the brand in South Florida since the affiliate was founded in 2008, and today, enjoys annual sales in excess of \$2 billion. He applies his background in finance and marketing to manage a property portfolio totaling \$5 billion-plus in both new, luxury condo developments and listing inventory. Daniel has been immersed in real estate for most of his life, including more than a decade as a professional broker; which provides him with unique insight into mastering real estate deals and building relationships throughout the globe. He regularly travels the world, from Brazil and Latin America to Europe, in order to expand ONE Sotheby's International Realty's network and form international partnerships that better serve distinguished clients. These efforts have been vital to fortifying the company's local reach and worldwide presence.

Daniel has a great appreciation for the convergence of real estate, art and culture, qualities that are synonymous with the vibrancy of South Florida and the Sotheby's brand. He is an avid collector of Latin American art, possessing more than 50 works in his growing collection, and is active in the art community as a member of the Photography Committee at the Solomon R. Guggenheim Museum.

A native of Miami, Daniel earned a finance and marketing degree from Florida International University, where he serves on the Leadership Advisory Board for the College of Architecture and The Arts, and he holds a Master's in Business Administration from University of Miami.



## Alexis Shapiro

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Alexis Shapiro is a Multifamily Advisor/Broker Associate for ONE Commercial Real Estate and is an active specialist in multifamily sales and investments. As a South Florida native, Alexis is able to use her rooted knowledge and insights to best serve her clients, making her a true insider to the South Florida Real Estate market.

While working with her clients, Alexis handles all facets of the sales process with the utmost diligence and integrity, carrying the weight of the transaction to a successful close. Alexis has extensive knowledge when it comes to working on what could be considered challenging transactions including LIHTC deals with the State of Florida, properties with encumbrances, opportunity zone investments, the sale of historical contributing buildings, 1031 exchanges, and poorly managed value-add assets. Having this broad experience in the industry, Alexis is able to anticipate possible challenges during the deal process and get her clients ahead of it.

Alexis has assisted in the growth of many of her clients' portfolios and has achieved record breaking sales across multiple markets. Looking to consistently learn and grow into a dynamic leader within the industry, Alexis's tenacity and passion for her business is apparent in her dealings, leaving no stone unturned throughout the process.



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*Are you ready for what's next?*  
Let's have a conversation.

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