

20-UNIT SFR PORTFOLIO

BOCA RATON / BOYNTON BEACH / DEERFIELD BEACH



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PORTFOLIO OVERVIEW

PORTFOLIO OVERVIEW

PORTFOLIO DESCRIPTION

Lee & Associates presents a rare opportunity to acquire a stabilized 20-unit Single Family Rental (SFR) portfolio strategically spread across Deerfield Beach, Boca Raton, and Boynton Beach. This diversified portfolio includes a mix of two- to five-bedroom residences ranging from 840 to 3,756 square feet. The portfolio is anchored by two large single-family homes in Boca Raton, both featuring private pools and expansive layouts, ideal for long-term rental stability. The remaining units are primarily well-appointed condo residences, many of which are located in modern, 2006-2007 construction buildings within the desirable Renaissance Commons neighborhood of Boynton Beach. These condo units feature two bedrooms and two baths each, and offer spacious, functional layouts in amenity-rich communities attractive to a wide tenant demographic.

Positioned in three of Palm Beach County's and North Broward's most sought-after rental submarkets, this portfolio benefits from strong regional demand and strategic proximity to employment, transportation, and lifestyle hubs. The Boynton Beach units, especially those in Renaissance Commons, are surrounded by a walkable urban core of dining, shopping, and entertainment. Boca Raton offers prestige and accessibility, with close proximity to top-rated schools and major roads including I-95 and Florida's Turnpike. Deerfield Beach adds coastal appeal and steady rental demand, rounding out a portfolio that offers both immediate cash flow and long-term appreciation upside.



For more information, please contact one of the following individuals:

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20-UNIT SFR PORTFOLIO



TURNKEY RENTAL PORTFOLIO WITH STABILIZED OCCUPANCY

Located in 3 high-rental demand South Florida cities.

Total Units:	20 Units
Total SF:	27,190 SF
Occupancy:	100%
Avg SF:	1,360 SF
Avg Rent:	\$2,976/mo (\$2.19 PSF)



BOCA RATON:

2 Single Family Homes w/Private Pools
5br/4ba and 3br/2ba

1 Condo Unit at Tower 155
2br/2ba



BOYNTON BEACH:

12 Condos at Viscaya Lakes and San Raphael in Renaissance Commons:
2br/2ba

1 Condo at Barrwood
3br/2ba

1 Condo at Palmland Village
2br/2ba

1 Condo at Boynton Landings
2br/2ba

INVESTMENT HIGHLIGHTS



SOUTH FLORIDA SFR PORTFOLIO

20 Units Across Boca Raton, Boynton Beach & Deerfield Beach

INSTITUTIONAL-QUALITY, STABILIZED PORTFOLIO

This 20-home SFR portfolio features a curated blend of newer-construction condominiums and well-maintained single-family residences, including two private pool homes on oversized lots. With strong in-place tenancy and minimal capital needs, the offering represents a plug-and-play opportunity for immediate yield and long-term durability.

PROVEN RENT GROWTH & UPSIDE OPPORTUNITY

This 20-home SFR portfolio features a curated blend of newer-construction condominiums and well-maintained single-family residences, including two private pool homes on oversized lots. With strong in-place tenancy and minimal capital needs, the offering represents a plug-and-play opportunity for immediate yield and long-term durability.

BALANCED AND VERSATILE UNIT MIX

Offering a diverse mix ranging from 2-bed/1-bath condos to 5-bed/4-bath pool homes, the portfolio caters to a wide range of renter profiles—from young professionals to families seeking a suburban lifestyle. Residences average 1,360 SF, and many include modern finishes, in-unit laundry, and community or private amenities.

IN-DEMAND PRODUCT IN PRIME RENTAL MARKETS

Single-family rentals remain one of the most sought-after housing types across South Florida, driven by lifestyle renters seeking more space, privacy, and low-maintenance living. This demand is further amplified by the area's affordability gap between rental and for-sale housing.

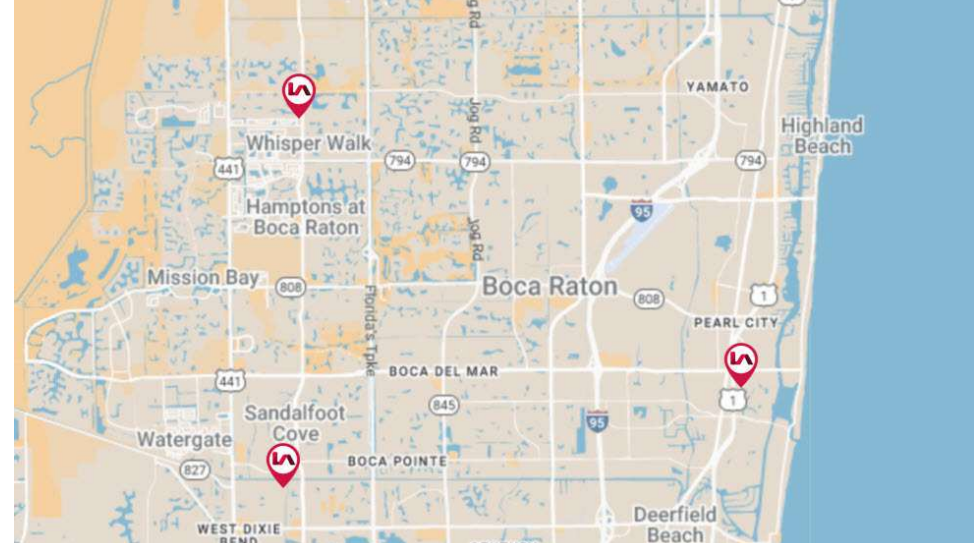
OPERATIONAL EFFICIENCY THROUGH SUBMARKET CLUSTERING

Properties are concentrated within three core submarkets of Palm Beach County, enabling streamlined management without geographic sprawl. Nearly 70% of the portfolio is located within the Renaissance Commons neighborhood of Boynton Beach, supporting efficient oversight and cost-effective servicing.

POSITIONED IN A HIGH-GROWTH MARKET

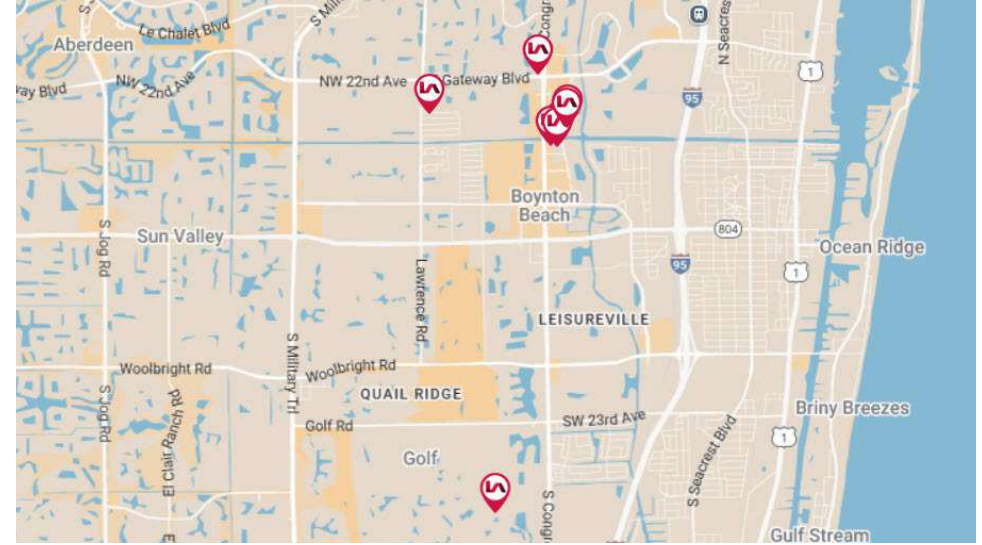
South Florida continues to outperform on key housing metrics, with sustained population inflows, strong job growth, and constrained housing supply. Boynton Beach and Boca Raton in particular have seen double-digit rent growth in recent years, supported by robust demand fundamentals and ongoing redevelopment.

BOCA RATON UNITS



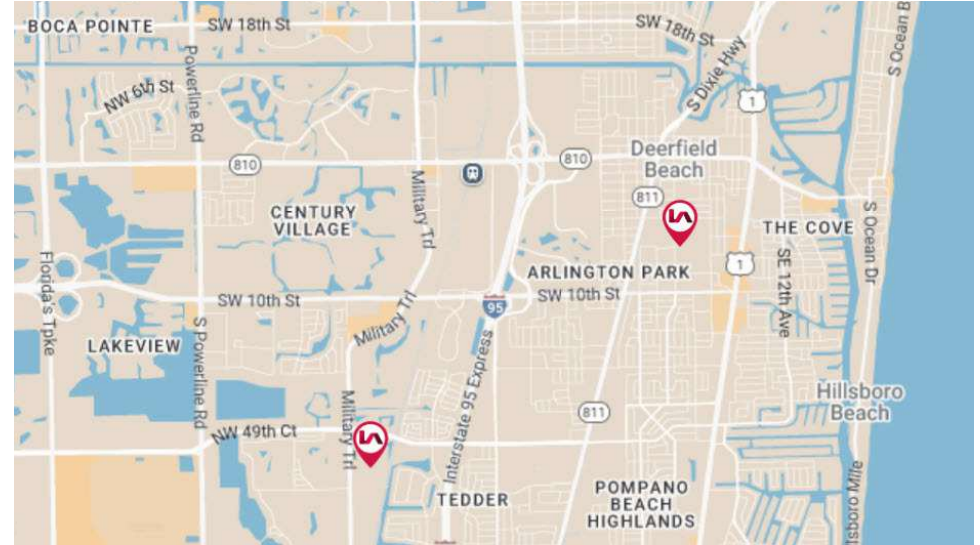
Development	Unit #	Type	Yr Built	APN	Bed	Bath	SF
Tower 155 Condominiums	PH 3	Condo	2020	06-43-47-20-46-012-1207	2	2	1,766
Single Family Residence with Private Pool		Single Family	1995	00-42-47-05-23-000-0150	5	4	3,756
Single Family Residence with Private Pool		Single Family	1980	00-42-47-31-06-058-0040	3	2	2,387
							7,909

BOYNTON BEACH UNITS



Development	Unit #	Type	Yr Built	APN	Bed	Bath	SF
Barrwood Condominiums	D	Condo	1988	00-43-45-18-09-000-0014	3	2	1,350
Palmland Village	A	Condo	1975	08-43-46-06-03-001-0010	2	2	1,020
Boynton Landings Condominiums	18	Condo	1987	08-43-45-18-22-005-0180	2	2	1,050
San Raphael at Renaissance Commons	1-111	Condo	2006	08-43-45-20-30-001-1110	2	2	1,240
San Raphael at Renaissance Commons	2-304	Condo	2006	08-43-45-20-30-002-3040	2	2	1,240
San Raphael at Renaissance Commons	1-404	Condo	2006	08-43-45-20-30-001-4040	2	2	1,240
San Raphael at Renaissance Commons	4-404	Condo	2006	08-43-45-20-30-004-4040	2	2	1,240
Vizcaya Lakes at Renaissance Commons	1103	Condo	2007	08-43-45-17-18-000-1103	2	2	1,119
Vizcaya Lakes at Renaissance Commons	1121	Condo	2007	08-43-45-17-18-000-1121	2	2	1,119
Vizcaya Lakes at Renaissance Commons	1212	Condo	2007	08-43-45-17-18-000-1212	2	2	1,240
Vizcaya Lakes at Renaissance Commons	1410	Condo	2007	08-43-45-17-18-000-1410	2	2	1,012
Vizcaya Lakes at Renaissance Commons	2122	Condo	2007	08-43-45-17-18-000-2122	2	2	1,119
Vizcaya Lakes at Renaissance Commons	2316	Condo	2007	08-43-45-17-18-000-2316	2	2	1,119
Vizcaya Lakes at Renaissance Commons	2624	Condo	2007	08-43-45-17-18-000-2624	2	2	1,119
Vizcaya Lakes at Renaissance Commons	2118	Condo	2007	08-43-45-17-18-000-2118	2	2	1,240
							17,467

DEERFIELD BEACH UNITS

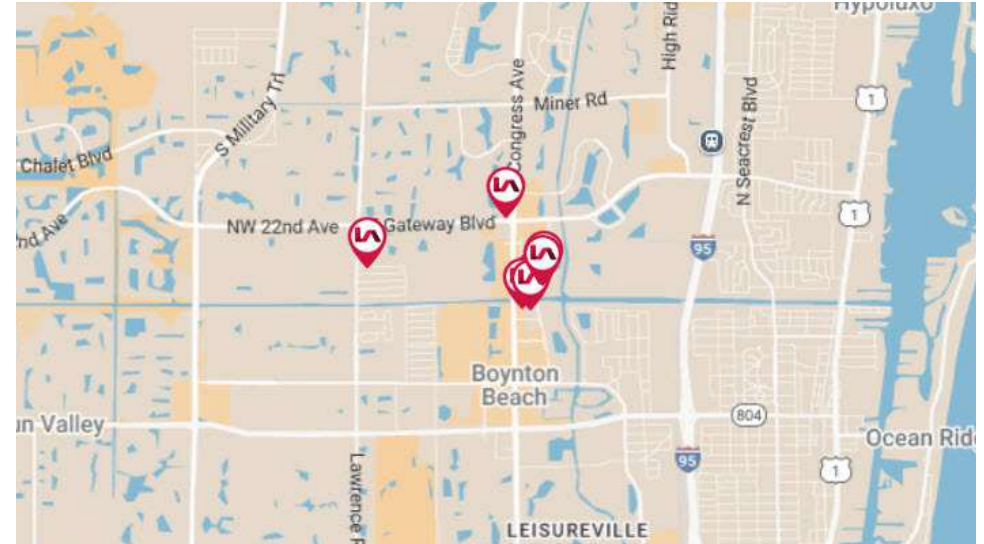


Development	Unit #	Type	Yr Built	APN	Bed	Bath	SF
Sequoia Gardens Condominiums	23	Condo	1983	48-43-06-DG-0090	2	1	840
Waters Edge Deerfield Condominiums	D21	Condo	1988	48-42-11-AF-2880	3	2	974
							1,814

COMPLETE RENT ROLL

PROPERTY	Type	Bed	Bath	SF	Yr Built	Rent/mo	Rent/yr	HOA	TAXES
410 SE 2ND AVE #23, DEERFIELD BEACH FL 33441	Condo	2	1	840	1983	\$1,645.00	\$19,740.00	\$5,028.00	\$2,928.00
671 CYPRESS LAKE BLVD #D21, DEERFIELD BEACH FL 33064	Condo	3	2	974	1988	\$2,000.00	\$24,000.00	\$5,584.00	\$3,544.00
155 E BOCA RATON RD #PH3, BOCA RATON FL 33432	Condo	2	2	1,766	2020	\$15,000.00	\$180,000.00	\$26,540.00	\$24,417.00
9043 LONG LAKE PALM DR, BOCA RATON FL 33496	Single Family	5	4	3,756	1995	\$5,180.00	\$62,160.00	\$5,040.00	\$6,716.00
9276 SW 18TH RD, BOCA RATON FL 33428	Single Family	3	2	2,387	1980	\$3,600.00	\$43,200.00	\$0.00	\$6,005.00
8849 RANTA CT #D, BOYNTON BEACH FL 33436	Condo	3	2	1,350	1988	\$2,250.00	\$27,000.00	\$3,720.00	\$3,589.00
1892 PALMLAND DRIVE #A, BOYNTON BEACH FL 33436	Condo	2	2	1,020	1975	\$1,900.00	\$22,800.00	\$7,740.00	\$2,652.00
2311 N CONGRESS AVE #18, BOYNTON BEACH FL 33426	Condo	2	2	1,050	1987	\$1,900.00	\$22,800.00	\$6,836.00	\$2,773.00
1 RENAISSANCE WAY #111, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2006	\$2,300.00	\$27,600.00	\$7,308.00	\$4,728.00
2 RENAISSANCE WAY #304, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2006	\$2,150.00	\$25,800.00	\$7,308.00	\$4,728.00
1 RENAISSANCE WAY #404, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2006	\$2,300.00	\$27,600.00	\$7,308.00	\$4,728.00
4 RENAISSANCE WAY #404, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2006	\$2,100.00	\$25,200.00	\$7,308.00	\$4,728.00
1690 RENAISSANCE COMMONS BLVD #1103, BOYNTON BEACH FL 33426	Condo	2	2	1,119	2007	\$2,050.00	\$24,600.00	\$7,308.00	\$4,477.00
1690 RENAISSANCE COMMONS BLVD #1121, BOYNTON BEACH FL 33426	Condo	2	2	1,119	2007	\$2,100.00	\$25,200.00	\$7,308.00	\$4,420.00
1690 RENAISSANCE COMMONS BLVD #1212, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2007	\$1,900.00	\$22,800.00	\$7,308.00	\$4,617.00
1690 RENAISSANCE COMMONS BLVD #1410, BOYNTON BEACH FL 33426	Condo	2	2	1,012	2007	\$2,300.00	\$27,600.00	\$7,308.00	\$4,312.00
1660 RENAISSANCE COMMONS BLVD #2122, BOYNTON BEACH FL 33426	Condo	2	2	1,119	2007	\$2,250.00	\$27,000.00	\$7,308.00	\$4,518.00
1660 RENAISSANCE COMMONS BLVD #2316, BOYNTON BEACH FL 33426	Condo	2	2	1,119	2007	\$2,300.00	\$27,600.00	\$7,308.00	\$5,190.00
1660 RENAISSANCE COMMONS BLVD #2624, BOYNTON BEACH FL 33426	Condo	2	2	1,119	2007	\$2,200.00	\$26,400.00	\$7,308.00	\$4,417.00
1660 RENAISSANCE COMMONS BLVD #2118, BOYNTON BEACH FL 33426	Condo	2	2	1,240	2007	\$2,100.00	\$25,200.00	\$7,308.00	\$4,441.00
TOTAL		46	41	27,190		\$59,525.00	\$714,300.00	\$148,184.00	\$107,928.00

REGIONAL MAP



LOCATION OVERVIEW

The portfolio is strategically positioned throughout Boca Raton, Boynton Beach, and Deerfield Beach—three high-demand rental markets in Palm Beach County. Residents benefit from easy access to I-95, the Florida Turnpike, regional employers, and abundant retail, dining, and recreational amenities.

CITY INFORMATION

CITY:

Boca Raton
Deerfield Beach
Boynton Beach

COUNTY:

Palm Beach & Broward

MARKET:

South Florida

The background image shows a resort-style swimming pool with a curved edge, surrounded by a paved deck. In the background, there is a multi-story building with a tiled roof and arched windows, and several palm trees. The entire image is overlaid with a semi-transparent red filter.

MARKET TAPESTRY DEMOGRAPHICS

BOCA RATON MARKET TAPESTRY



43.4K

Households



45.8 ↑

Median Age

13.5% higher than
United States.



\$117K ↑

Median HH Income

30.1% higher than
United States.



\$754.9K ↑

Median Home Value

50.9% higher than
United States.



6.5

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

L3 Top Tier > 7,125 | **16.4%**

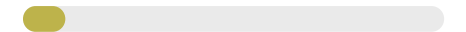


6,921 | **15.9%**

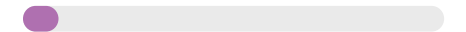
J3 Retirement Communities >



J4 Silver and Gold > 4,366 | **10.1%**



D1 Emerging Hub > 3,662 | **8.4%**



K8 Burbs and Beyond > 3,448 | **7.9%**



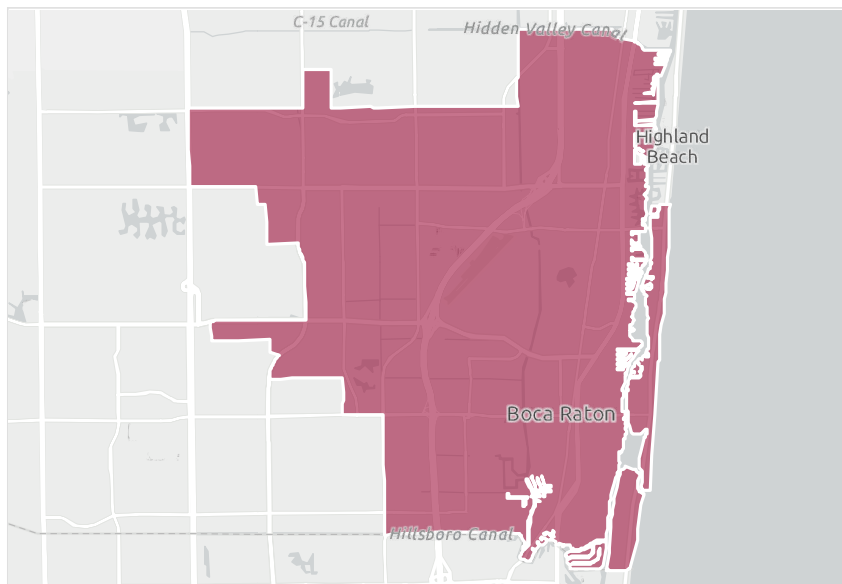
Other 17.9K | **41.2%**



Top Tier accounts for 16.4% of
households in the area which is **13.4%**
higher than the U.S.

Tapestry Profile

Boca Raton City, FL | Geography: Place



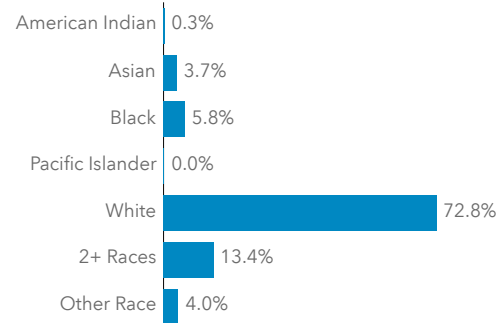
Diversity Index

59.8

0

100

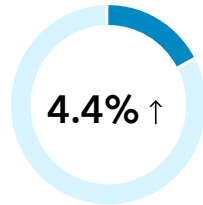
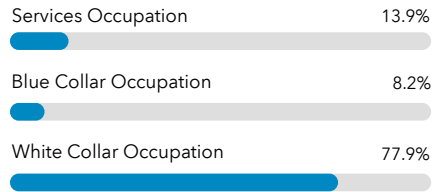
Population by Race



Source: This infographic contains data provided by Esri (2025). © 2025 Esri

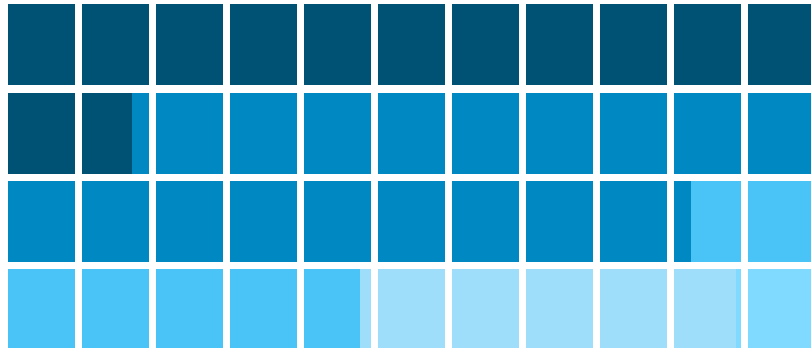


Occupation Type



Unemployment Rate
This is 14% higher than **Florida**.

Educational Attainment



■ Graduate Degree (19,096) ■ Bachelor's Degree (27,688)
 ■ Some College/No Degree (9,848) ■ High School Diploma (7,621)
 ■ No High School Diploma (1,585)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	48,817	100.0%	100.0%	-
White Collar	38,013	77.9%	62.5%	1.25
Management	8,630	17.7%	11.8%	1.49
Business/Financial	4,932	10.1%	6.4%	1.57
Computer/Mathematical	2,167	4.4%	4.0%	1.11
Architecture/Engineering	879	1.8%	2.3%	0.77
Life/Physical/Social Sciences	359	0.7%	1.3%	0.57
Community/Social Service	594	1.2%	1.8%	0.67
Legal	1,515	3.1%	1.2%	2.66
Education/Training/Library	3,211	6.6%	6.3%	1.04
Arts/Design/Entertainment	1,414	2.9%	2.1%	1.35
Healthcare Practitioner	3,057	6.3%	6.7%	0.94
Sales and Sales Related	6,549	13.4%	8.4%	1.60
Office/Administrative Support	4,706	9.6%	10.1%	0.96
Blue Collar	4,016	8.2%	21.0%	0.39
Farming/Fishing/Forestry	144	0.3%	0.5%	0.61
Construction/Extraction	1,209	2.5%	4.9%	0.51
Installation/Maintenance/Rep	490	1.0%	2.9%	0.34
Production	588	1.2%	5.0%	0.24
Transportation/Material	1,585	3.3%	7.7%	0.42
Services	6,788	13.9%	16.5%	0.84
Healthcare Support	954	1.9%	3.5%	0.55
Protective Service	658	1.4%	2.1%	0.65
Food Preparation/Serving	2,594	5.3%	5.1%	1.04
Building Maintenance	1,016	2.1%	3.4%	0.62
Personal Care/Service	1,566	3.2%	2.4%	1.32

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

[Source:](#) This infographic contains data provided by Esri (2025). © 2025 Esri

BOYNTON BEACH MARKET TAPESTRY



35.7K

Households



44.1 ↑

Median Age

10.2% higher than
United States.



\$81.2K ↓

Median HH Income

0.6% lower than United
States.



\$400.0K ↑

Median Home Value

7.4% higher than
United States.



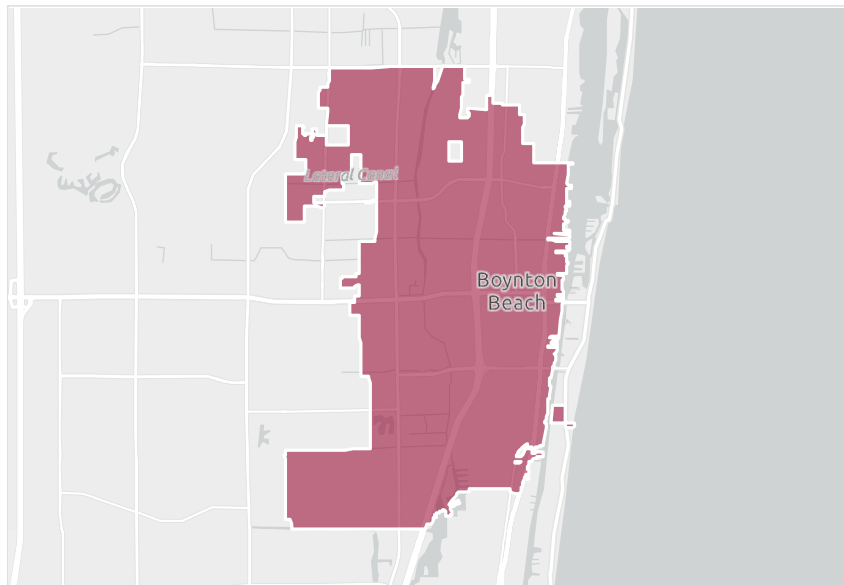
4.9

Home Value to
Income Ratio

Median home value
divided by median
household income

Tapestry Profile

Boynton Beach City, FL | Geography: Place



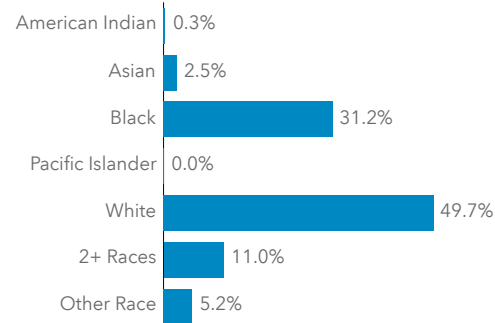
Diversity Index

74

0

100

Population by Race



Tapestry

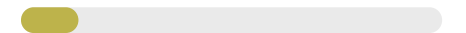
Top 5 segments by household count

D1 Emerging Hub > 4,917 | **13.8%**

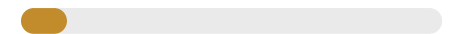


4,873 | **13.6%**

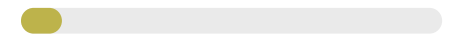
J3 Retirement Communities >



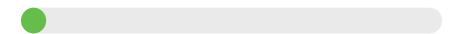
K5 Dreambelt > 3,899 | **10.9%**



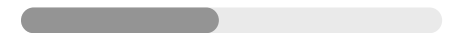
J2 The Elders > 3,471 | **9.7%**



E6 Family Bonds > 1,778 | **5.0%**



Other 16.8K | **47.0%**

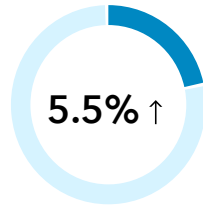
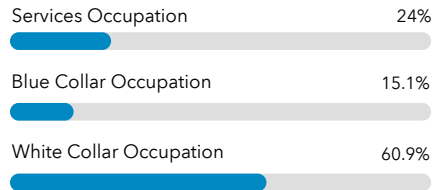


Emerging Hub accounts for 13.8% of households in the area which is **11.9% higher** than the U.S.

Source: This infographic contains data provided by Esri (2025). © 2025 Esri

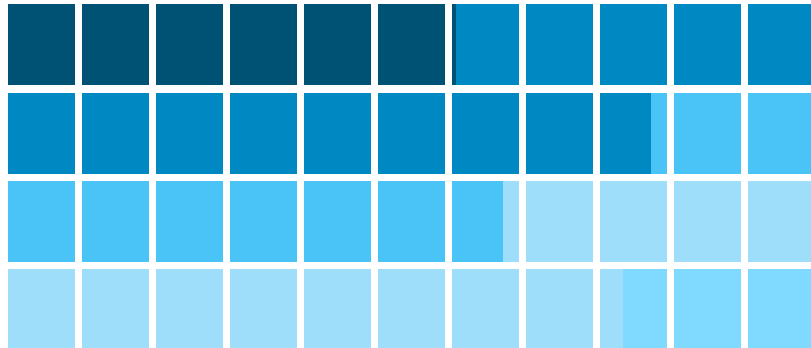


Occupation Type



Unemployment Rate
This is 31% higher than Florida.

Educational Attainment



■ Graduate Degree	(7,000)	■ Bachelor's Degree	(15,852)
■ Some College/No Degree	(10,383)	■ High School Diploma	(14,524)
■ No High School Diploma	(3,058)		

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	42,643	100.0%	100.0%	-
White Collar	25,980	60.9%	62.5%	0.97
Management	5,417	12.7%	11.8%	1.07
Business/Financial	2,280	5.3%	6.4%	0.83
Computer/Mathematical	889	2.1%	4.0%	0.52
Architecture/Engineering	647	1.5%	2.3%	0.65
Life/Physical/Social Sciences	383	0.9%	1.3%	0.70
Community/Social Service	767	1.8%	1.8%	0.99
Legal	366	0.9%	1.2%	0.74
Education/Training/Library	2,161	5.1%	6.3%	0.80
Arts/Design/Entertainment	964	2.3%	2.1%	1.06
Healthcare Practitioner	2,611	6.1%	6.7%	0.92
Sales and Sales Related	4,498	10.6%	8.4%	1.26
Office/Administrative Support	4,997	11.7%	10.1%	1.17
Blue Collar	6,437	15.1%	21.0%	0.72
Farming/Fishing/Forestry	151	0.3%	0.5%	0.74
Construction/Extraction	1,536	3.6%	4.9%	0.74
Installation/Maintenance/Rep	910	2.1%	2.9%	0.73
Production	942	2.2%	5.0%	0.44
Transportation/Material	2,898	6.8%	7.7%	0.89
Services	10,226	24.0%	16.5%	1.45
Healthcare Support	2,318	5.4%	3.5%	1.54
Protective Service	1,225	2.9%	2.1%	1.38
Food Preparation/Serving	2,936	6.9%	5.1%	1.35
Building Maintenance	2,322	5.5%	3.4%	1.61
Personal Care/Service	1,425	3.3%	2.4%	1.38

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

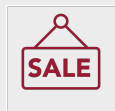
Source: This infographic contains data provided by Esri (2025). © 2025 Esri

DEERFIELD BEACH DEMOGRAPHIC PROFILE

KEY FACTS

86,916 Population	44.8 Median Age
2.2 Average Household Size	\$85,955 Average Household Income

HOUSING MARKET



23,650

Owner Occupied Housing Units

\$463,421

Average Home Value

58

Housing Affordability Index



14,872

Renter Occupied Housing Units

0.03%

Units Compound Annual Growth Rate

686

Vacant Units For Rent

TOTAL HOUSING UNITS

46,993	47,062	47,342
2020 Total Housing Units	2025 Total Housing Units	2030 Total Housing Units

DAYTIME POPULATION

94,565	52,516	42,049
Daytime Population Total	Daytime Population: Workers	Daytime Population: Residents

EMPLOYMENT TRENDS

57%
White Collar



22%
Services

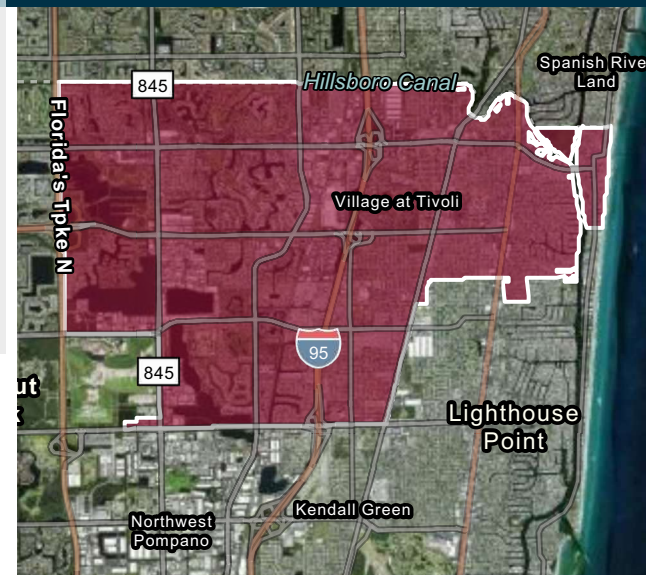
21%
Blue Collar

Unemployment Rate
4.5%

NEARBY AMENITIES

102	230	945
Grocery Stores	Restaurants & Bars	Retail Stores

Geography: Place



BUSINESS

5,329	52,618
Total Businesses	Total Employees
\$14,362,619,000	
Total Sales	

CONTACT US

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