

EXCLUSIVE INVESTMENT OFFERING | JENSEN BEACH, FL

JENSEN BEACH 6-HOME LUXURY STR PORTFOLIO

6 ADJACENT HOMES | 6 HEATED SALTWATER POOLS | FULLY FURNISHED

ASKING PRICE

\$6,380,000

Rare opportunity to acquire six newer-construction luxury short-term rentals in one contiguous Jensen Beach portfolio, near the Indian River and Treasure Coast beaches.

6

PROPERTIES

28

BEDROOMS

19

BATHROOMS

~14,880

BUILDER-REPORTED SF

0.98

LEGAL ACRES

6

PRIVATE POOLS



2025 FINANCIAL PERFORMANCE

Gross Revenue **\$631,004.31**

NOI - 15% PM **\$277,678.65**

Cap Rate - 15% PM **4.35%**

NOI - No PM **\$357,910.05**

Cap Rate - No PM **5.61%**

Seller-provided 2025 operating information.

INVESTMENT HIGHLIGHTS

- Six adjacent, fully furnished legal STR homes
- Private heated saltwater pool at every home
- Built 2022-2024; turnkey operating platform
- R-3A zoning; legal ADU at 1970 NE Dixie Hwy
- Management optimization upside demonstrated
- 2026 YTD / current bookings available on request

PORTFOLIO STRUCTURE

All Six Homes
Complete portfolio

1940 + 1950
Potential 2-home package

1920 + 1930 + 1960 + 1970
Potential 4-home package

Individual Homes
May be considered

LOCATION + OPPORTUNITY

Jensen Beach, Florida 34957
Approx. 1 mile from the Indian River
Convenient to beaches, marinas, dining and downtown
Legacy 2018 Qualified Opportunity Zone designation*

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Approx. 14,880 total living SF is builder-reported. Martin County finished-area records may use a different measurement methodology. Buyer to independently verify square footage, financials, zoning, licensing, permitted uses, and tax treatment. *Legacy QOZ designation is not a representation of buyer tax eligibility; consult tax/legal advisors.