

Atlantic Palms

ATLANTIC PALMS

OFFERING MEMORANDUM

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Margate, FL 33063

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THE REAL ESTATE LAB
Combining Real Estate Elements

Atlantic Palms

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"Exclusively Listed By



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01

Executive Summary

Investment Summary

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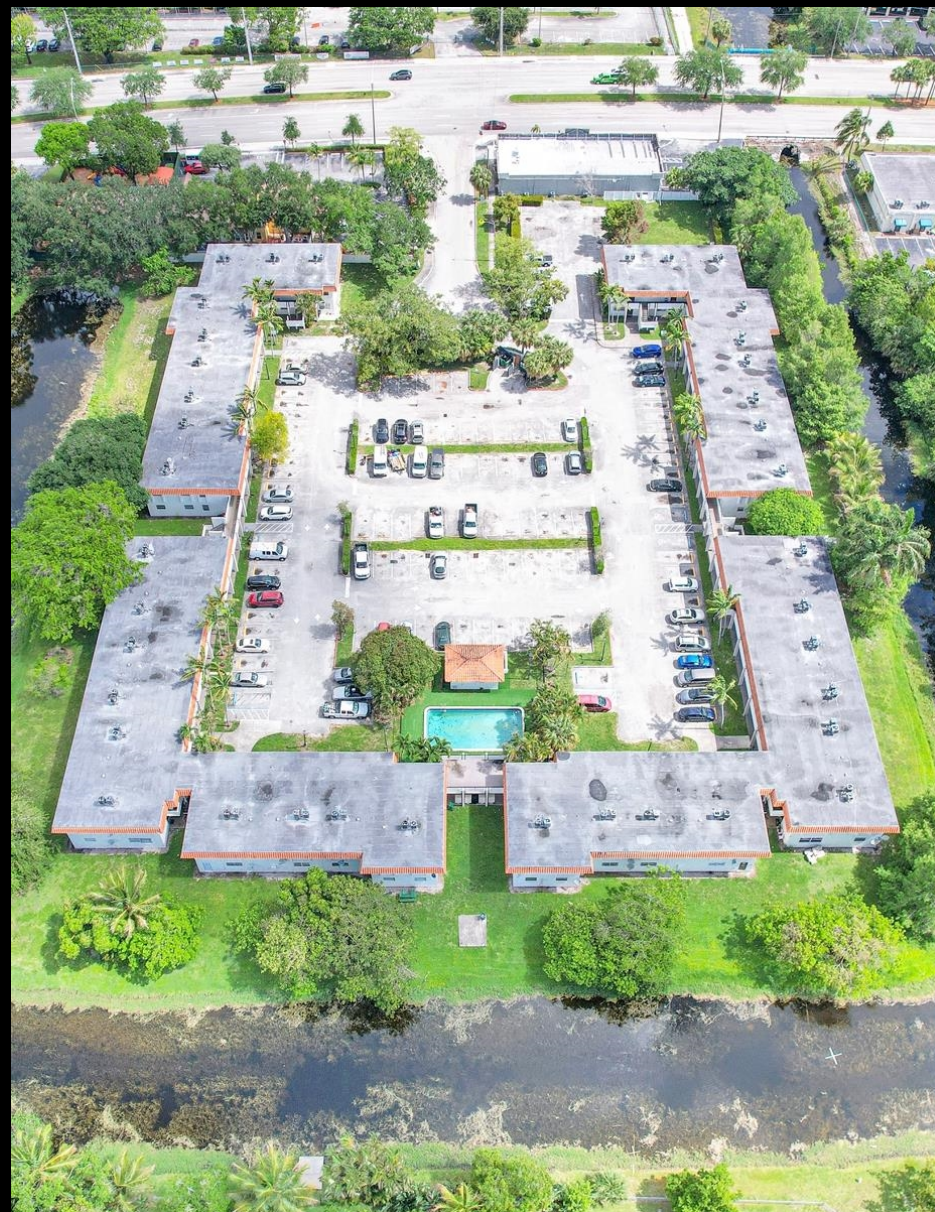
OFFERING SUMMARY

ADDRESS	400 NW 65th Ave Margate FL 33063
NET RENTABLE SF	16,969 SF
LAND SF	384,480 SF
LAND ACRES	8
NUMBER OF UNITS OUT OF 76	22
YEAR BUILT	1974
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,950,000
PRICE PSF	\$232.78
PRICE PER UNIT	\$179,545
OCCUPANCY	100.00%
NOI (CURRENT)	\$342,204
CAP RATE (CURRENT)	8.66%
GRM (CURRENT)	9.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	19,822	188,609	434,192
2026 Median HH Income	\$59,393	\$69,782	\$72,045
2026 Average HH Income	\$74,235	\$93,268	\$96,061



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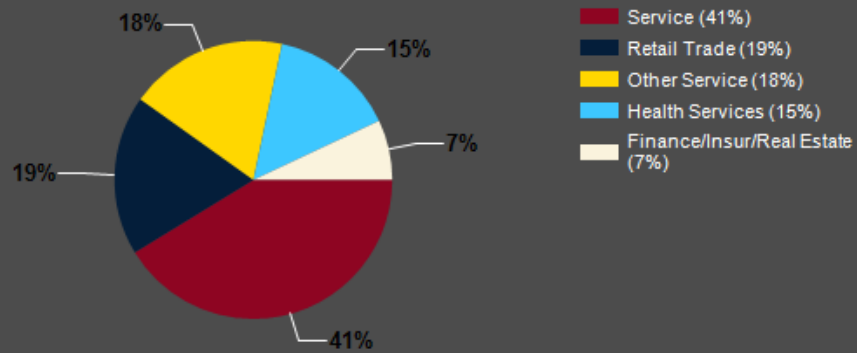
02

Location

Location Summary
Local Business Map

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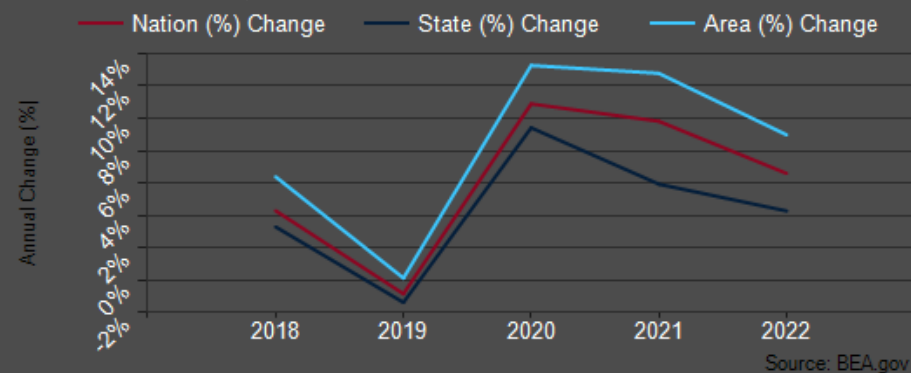
Major Industries by Employee Count

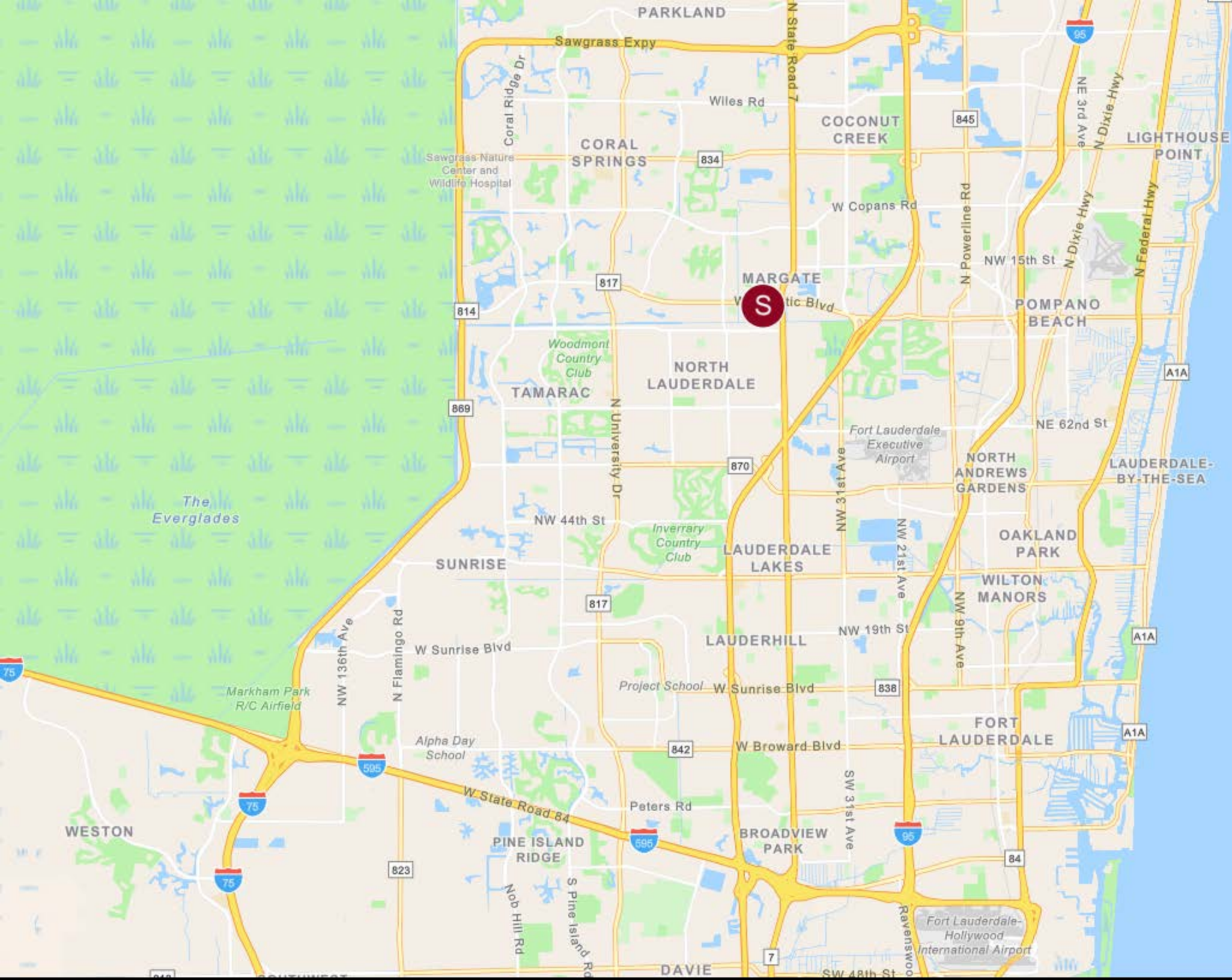


Largest Employers

Florida Power & Light Company	12,000
North Broward Medical Center	7,500
City of Fort Lauderdale	3,500
City of Miami	3,000
Miami-Dade County Public Schools	2,500
City of Miami Beach	2,000
Miami International Airport	1,500
Miami-Dade County	1,200

Broward County GDP Trend







03

Property Description

Property Features

Property Images

ATLANTIC PALMS

PROPERTY FEATURES

NUMBER OF UNITS OUT OF 76	22
NET RENTABLE SF	16,969
LAND SF	384,480
LAND ACRES	8
YEAR BUILT	1974
TOPOGRAPHY	Level
POOL / JACUZZI	Yes
WASHER/DRYER	Yes

MECHANICAL

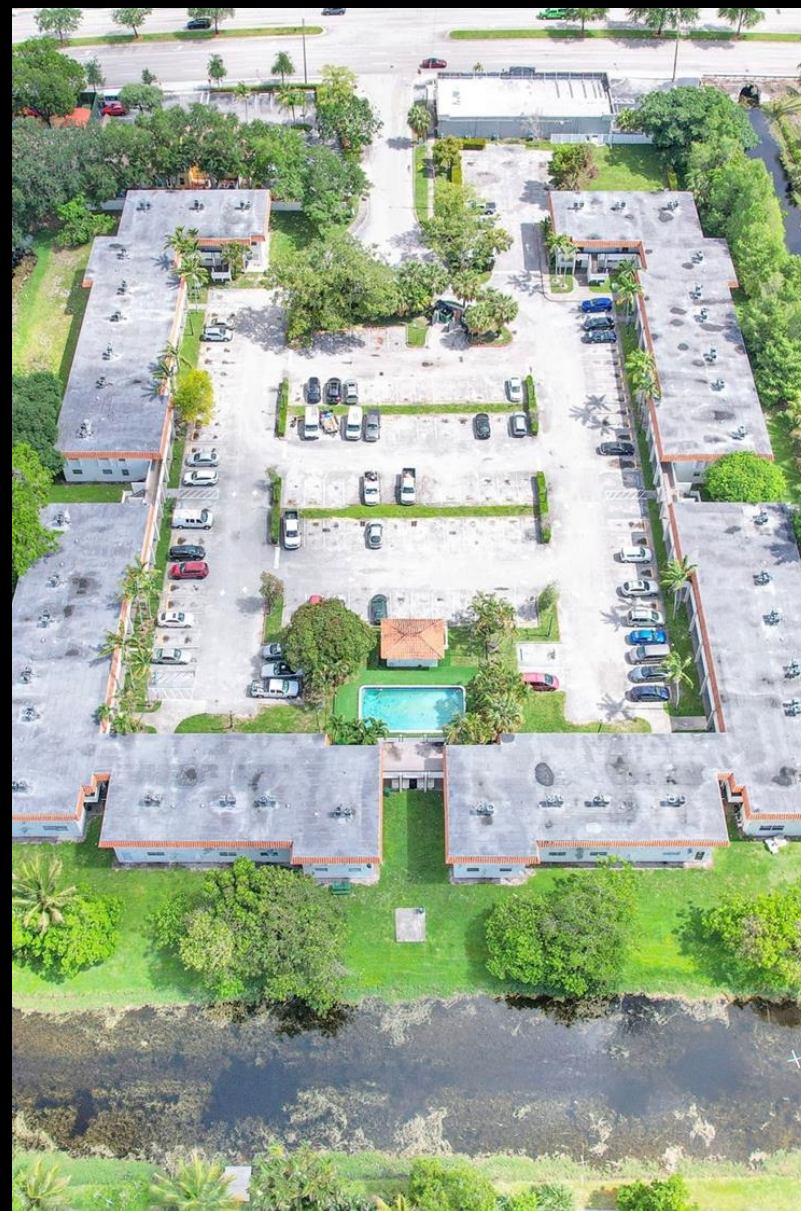
HVAC	Central Air Conditioning
FIRE SPRINKLERS	Fire Extenguishers

UTILITIES

WATER	City of Margate
ELECTRIC	FP&L

CONSTRUCTION

FRAMING	Concrete Block
EXTERIOR	Concrete Block With Painted Stucco
ROOF	Flat Built-Up
LANDSCAPING	Mature









04

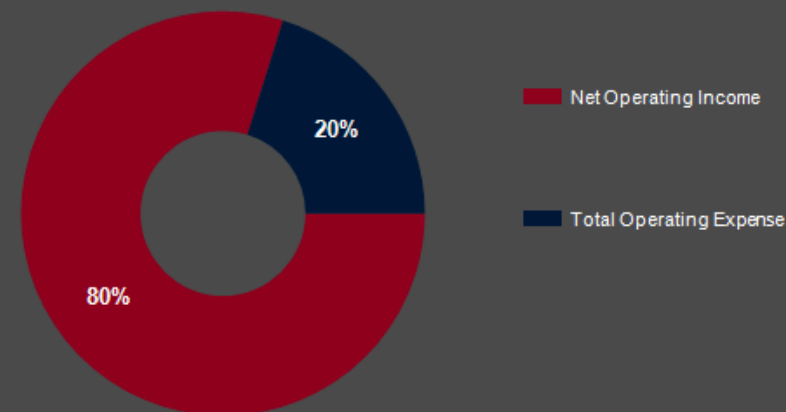
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

ATLANTIC PALMS

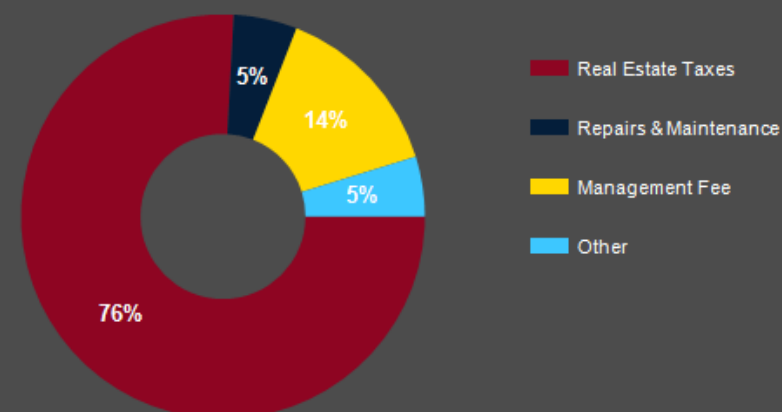
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$426,780
Other Income	\$2,000
Effective Gross Income	\$428,780
Less Expenses	\$86,576
Net Operating Income	\$342,204



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$65,675	\$2,985
Insurance	\$2,500	\$114
Management Fee (\$)	\$12,351	\$561
Repairs & Maintenance	\$4,400	\$200
Administration	\$1,650	\$75
Total Operating Expense	\$86,576	\$3,935
Expense / SF	\$5.10	
% of EGI	20.19%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL	
Price	\$3,950,000
MillageRate	1.66000%

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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$426,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$428,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses										
Real Estate Taxes	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675	\$65,675
Insurance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Management Fee	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351	\$12,351
Repairs & Maintenance	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400
Administration	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650
Total Operating Expense	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576	\$86,576
Net Operating Income	\$342,204	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)	(\$86,576)

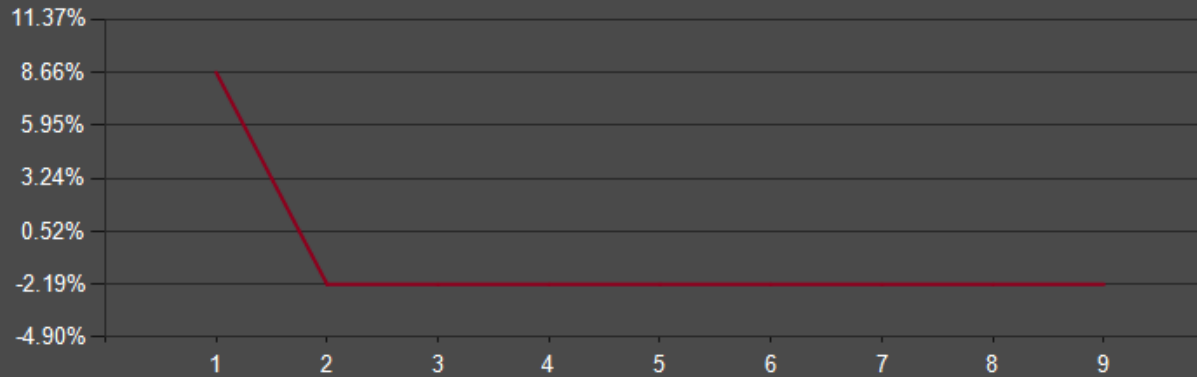


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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	8.66%	-2.19%	-2.19%	-2.19%	-2.19%	-2.19%	-2.19%	-2.19%	-2.19%	-2.19%
Operating Expense Ratio	20.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gross Multiplier (GRM)	9.21									
Breakeven Ratio	20.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price / SF	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78	\$232.78
Price / Unit	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545	\$179,545
Income / SF	\$25.26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense / SF	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10	\$5.10

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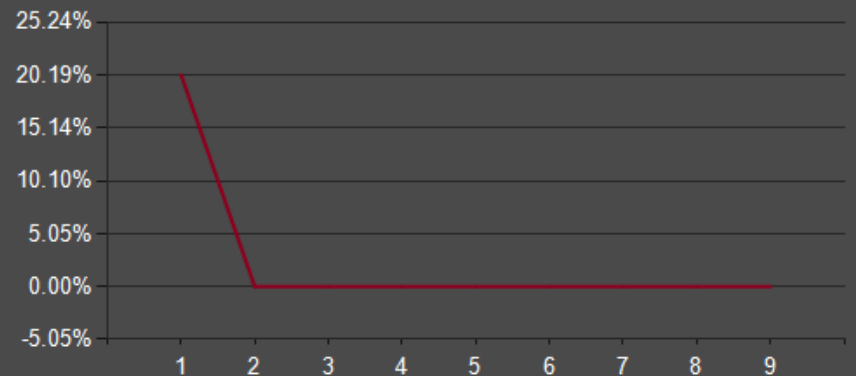
Cap Rate

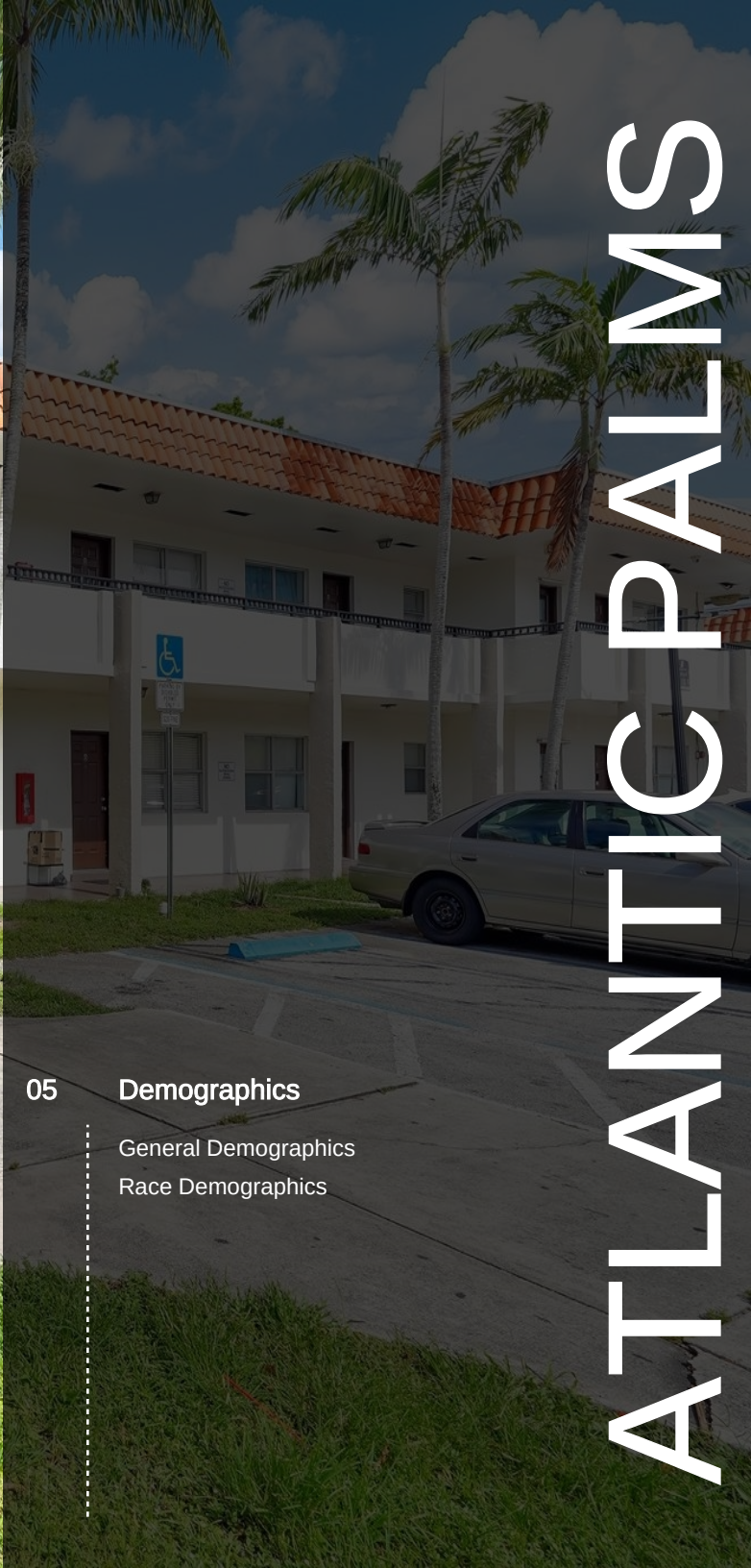


Operating Expense Ratio



Breakeven Ratio





05

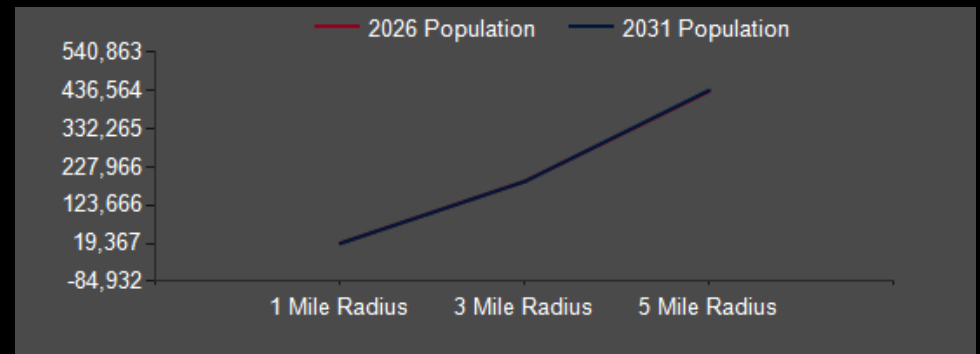
Demographics

General Demographics
Race Demographics

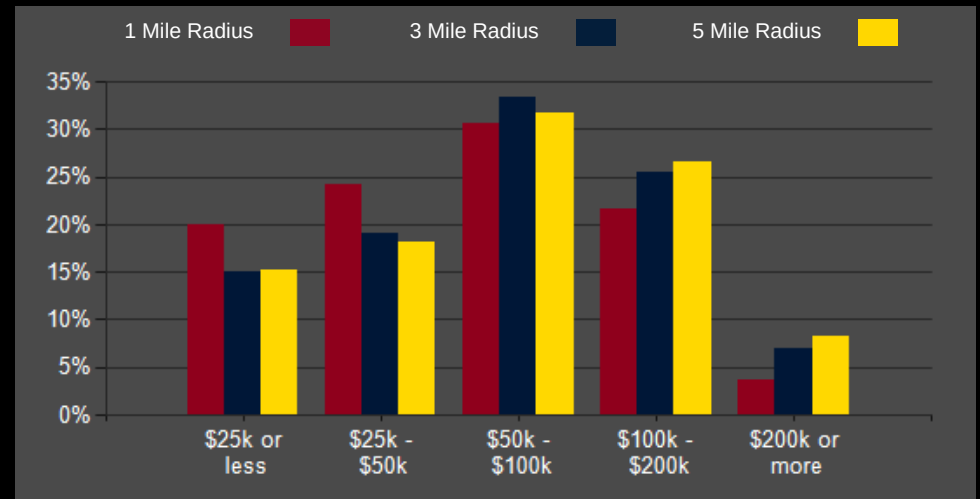
ATLANTIC PALMS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,723	168,916	365,313
2010 Population	19,797	170,499	382,953
2026 Population	19,822	188,609	434,192
2031 Population	19,367	188,134	436,564
2026 African American	7,125	67,487	160,679
2026 American Indian	116	683	1,668
2026 Asian	778	6,948	16,439
2026 Hispanic	6,220	54,457	122,811
2026 Other Race	2,229	18,215	40,877
2026 White	5,926	61,295	137,551
2026 Multiracial	3,636	33,916	76,801
2026-2031: Population: Growth Rate	-2.30%	-0.25%	0.55%

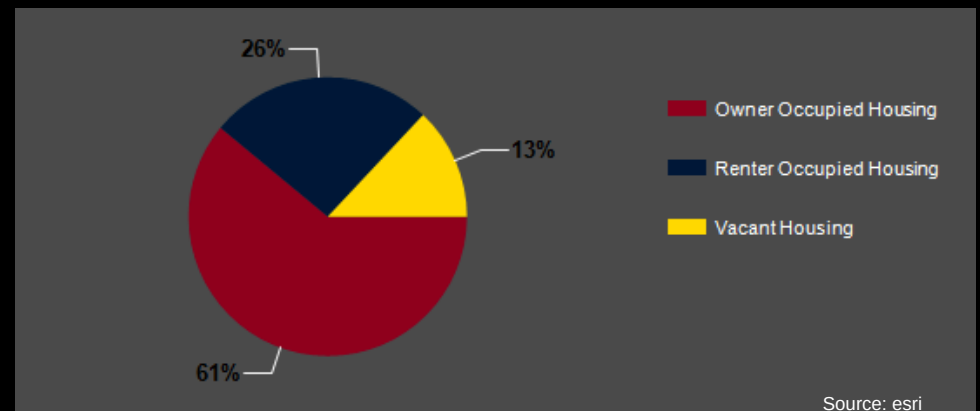
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	819	6,253	14,094
\$15,000-\$24,999	711	5,100	11,601
\$25,000-\$34,999	625	5,871	12,138
\$35,000-\$49,999	1,221	8,524	18,436
\$50,000-\$74,999	1,415	14,377	30,971
\$75,000-\$99,999	916	10,676	22,624
\$100,000-\$149,999	1,303	13,778	31,383
\$150,000-\$199,999	344	5,357	13,416
\$200,000 or greater	276	5,235	13,898
Median HH Income	\$59,393	\$69,782	\$72,045
Average HH Income	\$74,235	\$93,268	\$96,061



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

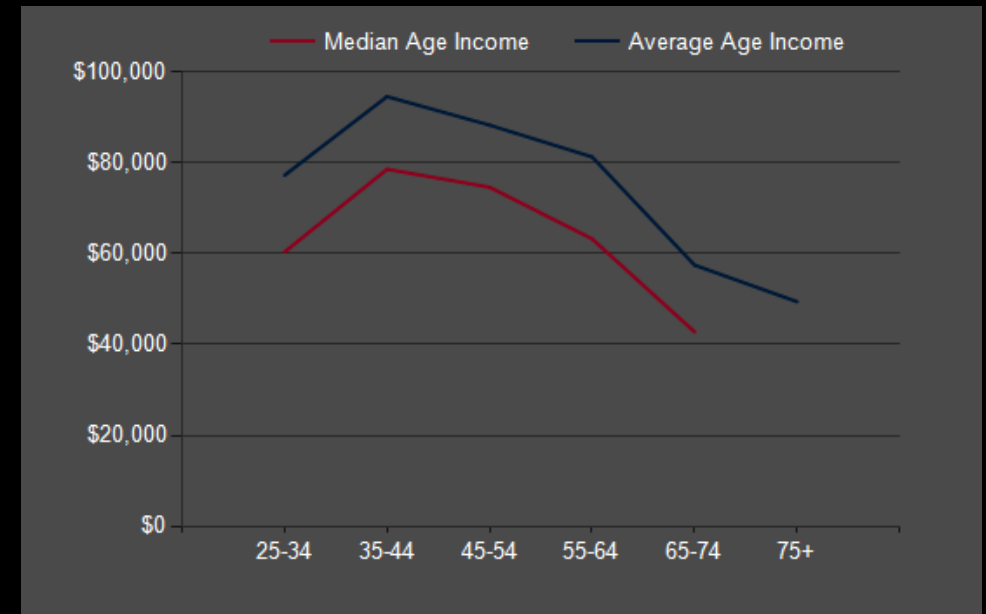
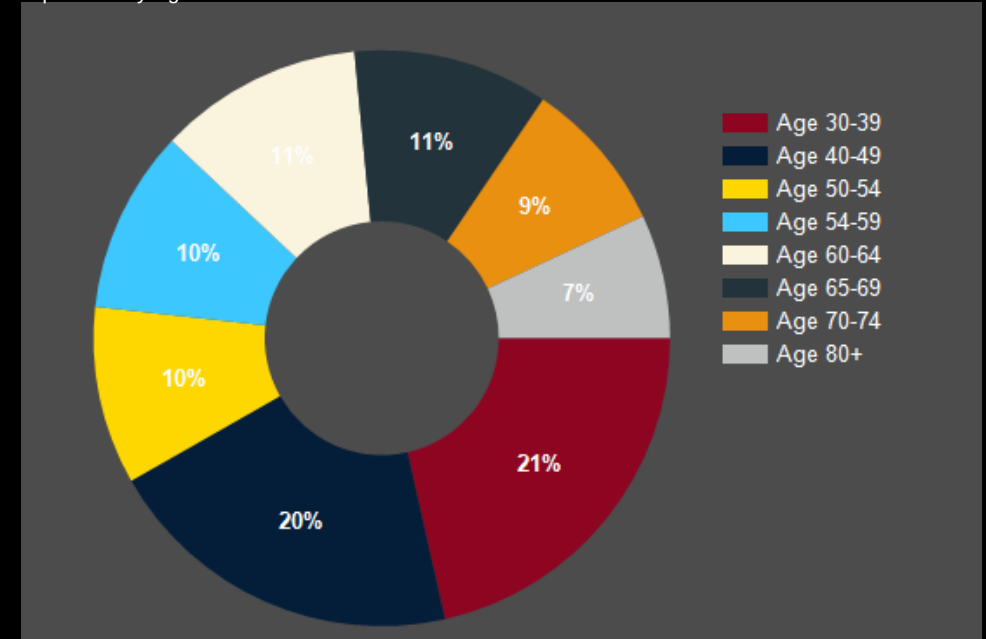


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,309	12,193	28,067
2026 Population Age 35-39	1,313	12,608	29,377
2026 Population Age 40-44	1,254	12,683	29,285
2026 Population Age 45-49	1,221	11,819	27,620
2026 Population Age 50-54	1,220	11,359	27,733
2026 Population Age 55-59	1,254	11,496	27,309
2026 Population Age 60-64	1,399	12,533	28,413
2026 Population Age 65-69	1,339	11,739	26,088
2026 Population Age 70-74	1,048	9,964	21,520
2026 Population Age 75-79	850	8,148	17,135
2026 Population Age 80-84	522	5,345	10,918
2026 Population Age 85+	466	4,891	10,294
2026 Population Age 18+	15,948	152,369	348,600
2026 Median Age	43	42	42
2031 Median Age	44	44	43

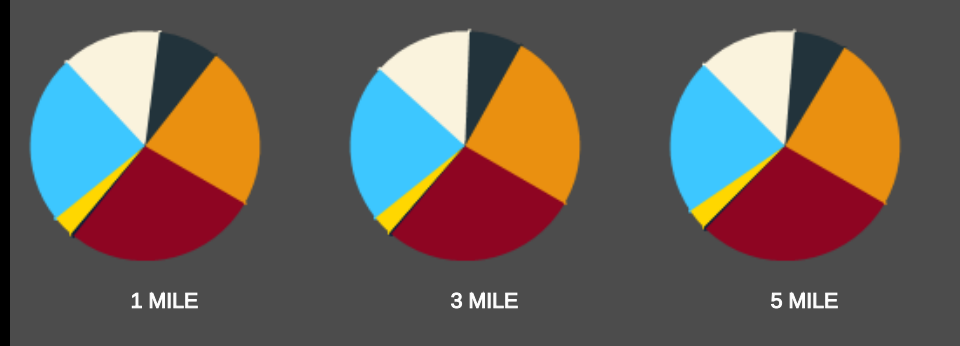
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,396	\$73,633	\$74,016
Average Household Income 25-34	\$77,288	\$90,614	\$92,481
Median Household Income 35-44	\$78,622	\$87,260	\$87,513
Average Household Income 35-44	\$94,621	\$109,831	\$110,571
Median Household Income 45-54	\$74,655	\$88,484	\$92,669
Average Household Income 45-54	\$88,333	\$108,826	\$114,852
Median Household Income 55-64	\$63,294	\$78,405	\$82,070
Average Household Income 55-64	\$81,339	\$100,965	\$106,271
Median Household Income 65-74	\$42,804	\$54,557	\$56,764
Average Household Income 65-74	\$57,498	\$80,516	\$81,684
Average Household Income 75+	\$49,447	\$69,941	\$66,003

Population By Age



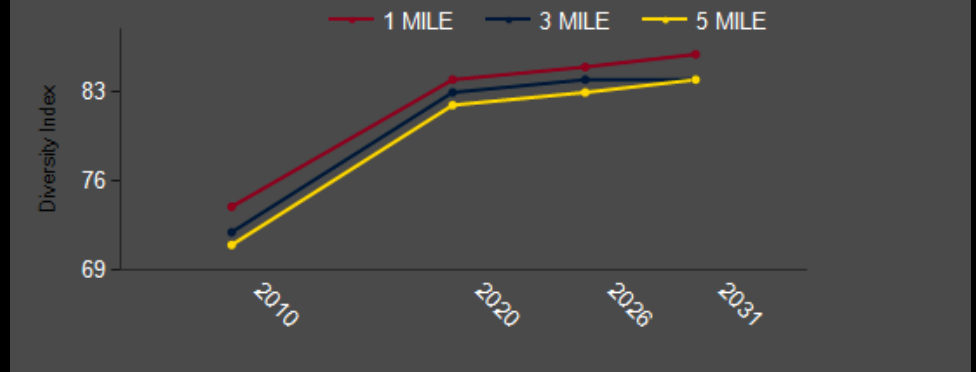
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	85	84
Diversity Index (current year)	85	84	83
Diversity Index (2020)	84	83	83
Diversity Index (2010)	74	72	71

POPULATION BY RACE



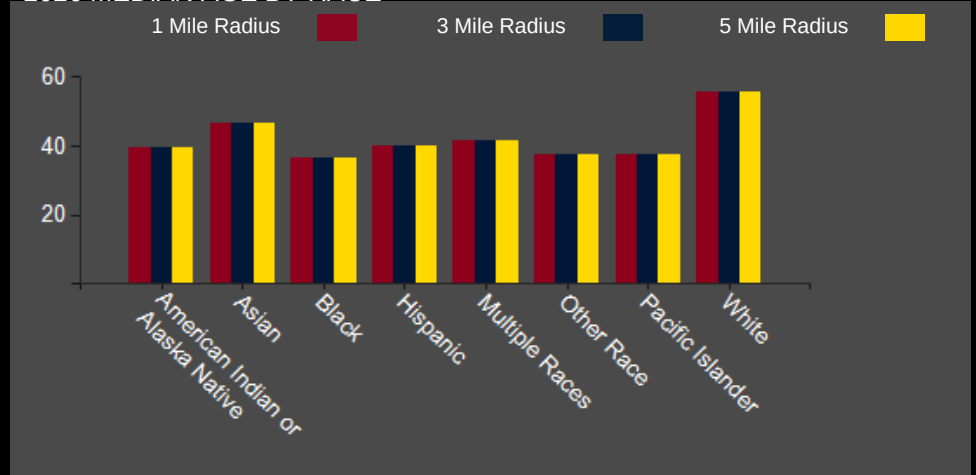
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	27%	28%	29%
American Indian	0%	0%	0%
Asian	3%	3%	3%
Hispanic	24%	22%	22%
Multiracial	14%	14%	14%
Other Race	9%	7%	7%
White	23%	25%	25%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	40	39
Median Asian Age	46	44	43
Median Black Age	36	35	36
Median Hispanic Age	40	39	38
Median Multiple Races Age	42	41	40
Median Other Race Age	37	38	37
Median Pacific Islander Age	38	44	43
Median White Age	55	56	53

2026 MEDIAN AGE BY RACE



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The information contained herein is not a substitute for a thorough due diligence investigation. The Real Estate Lab has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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