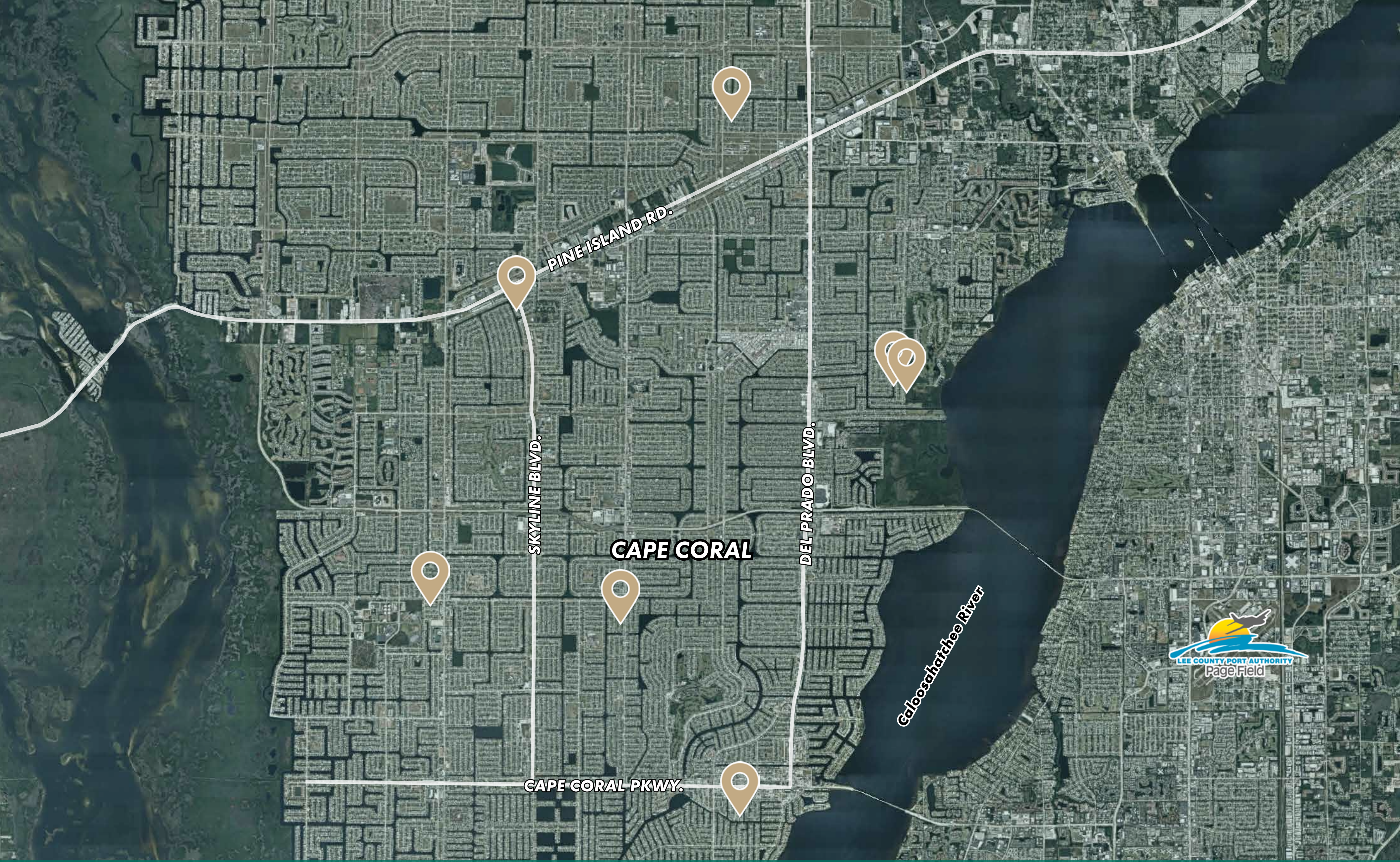


LSI
COMPANIES

OFFERING MEMORANDUM

FULLY OCCUPIED SEVEN DUPLEX PORTFOLIO

14 UNITS - CAPE CORAL, FL

PROPERTY SUMMARY

Property Address:	Multiple Locations Cape Coral, FL
County:	Lee
Property Type:	Multi-Family *(Duplexes)*
No. of Properties:	7
No. of Units:	14
Property Size:	16,576± Sq. Ft. in Total
Zoning:	RML
Tax Information:	$48,513 Total *(2025)*
STRAP Number:	154423C3045670110; 044523C2047170310; 024523C2018250130; 184524C1000550290; 064424C4020520240; 204424C3014160230; 204424C3014160210

LIST PRICE:

$3,710,000

$530,000/Unit

LSI COMPANIES

LSICOMPANIES.COM

SALES EXECUTIVE

Alec Burke, CCIM
Sales Associate

Justin Milcetich
Sales Associate

DIRECT ALL OFFERS TO:

Alec Burke, CCIM - aburke@lsicompanies.com
Justin Milcetich - jmilcetich@lsicompanies.com
o: (239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

TABLE OF CONTENTS

LSI Companies is pleased to present this rare opportunity to acquire a stabalized, income producing multi-family portfolio consisting of seven properties throughout Cape Coral, FL.

The 14-unit portfolio consists entirely of highly desirable three-bedroom, two-bath layouts located in established residential neighborhoods throughout Cape Coral. The portfolio includes five properties built in 2024 and two built in 2022. All are fully occupied and feature a modern design, with upgraded finishes, concrete block construction, and fully paid utility assessments. With average monthly rents of approximately $1,958 per unit and annual gross income of $328,980, the portfolio offers investors newer construction, stable in-place income, and exposure to high quality low-density rental product that continues to see consistent demand in the local market.

KEY PROPERTY HIGHLIGHTS

- 100% occupied 7-property duplex portfolio
- Annual gross income of $328,980 with an average monthly rent of $1,958 per unit
- All 14 units feature 3-bedroom/2-bath configurations
- Two distinct floor plans across all 7 properties, built in 2022 and 2024
- 16,576 total sq. ft. with an average unit size of 1,184 sq. ft.
- Located in established neighborhoods throughout Cape Coral
- Units feature high-end flooring and finishes, modern open-concept layouts, and premium features
- Exceptionally well-maintained with ongoing capital improvements
- Convenient access to major commercial corridors

EXECUTIVE SUMMARY

INCOME HIGHLIGHTS

- Annual Gross Income: $328,980
- Average Rents: $1,958 per month
- Occupancy: 100%
- Annual leases, strong collections with stable, in-place tenancy
- 2022 and 2024 construction with low operating expenses

UNIT HIGHLIGHTS

- Average unit size of 1,184 Sq. Ft.
- 14 Units, all 3-bed/2-bath configuration
- Open layouts with unique, high-end finishes
- Premium features such as oversized garages, screened lanais, and upgraded bathrooms
- Tenants pay their own utilities
- Individually metered water & electric
- No history of flood damage







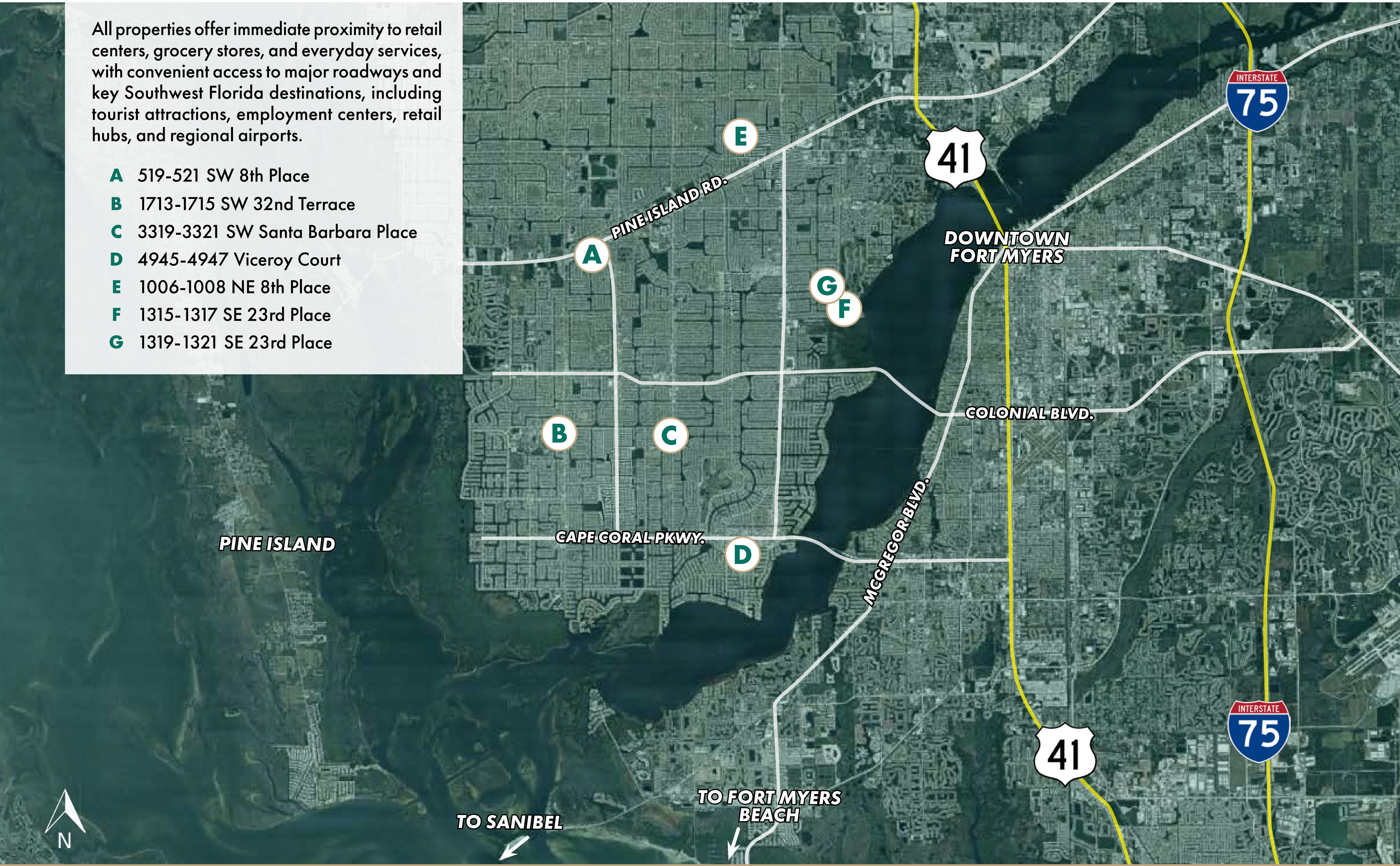
FINANCIAL OVERVIEW

PROPERTY/UNIT	LEASE RATE *(Monthly)*	LEASE RATE *(Annual)*	SQ. FT.	UNIT MIX *(Bed/Bath)*	YEAR BUILT
519 SW 8th Place	$2,000	$24,000	1,174	3 BD/2 BA	2024
521 SW 8th Place	$2,000	$24,000	1,174	3 BD/2 BA	2024
1713 SW 32nd Terrace	$2,000	$24,000	1,174	3 BD/2 BA	2024
1715 SW 32nd Terrace*	$2,000	$24,000	1,174	3 BD/2 BA	2024
3319 SW Santa Barbara Place*	$2,000	$24,000	1,174	3 BD/2 BA	2024
3321 SW Santa Barbara Place	$1,850	$22,200	1,174	3 BD/2 BA	2024
4945 Viceroy Court	$2,050	$24,600	1,174	3 BD/2 BA	2024
4947 Viceroy Court	$1,980	$23,760	1,174	3 BD/2 BA	2024
1006 NE 8th Place	$2,060	$24,720	1,174	3 BD/2 BA	2024
1008 NE 8th Place	$2,000	$24,000	1,174	3 BD/2 BA	2024
1315 SE 23rd Place	$1,875	$22,500	1,209	3 BD/2 BA	2022
1317 SE 23rd Place	$1,800	$21,600	1,209	3 BD/2 BA	2022
1319 SE 23rd Place	$1,800	$21,600	1,209	3 BD/2 BA	2022
1321 SE 23rd Place	$2,000	$24,000	1,209	3 BD/2 BA	2022
PORTFOLIO TOTAL	**$27,415**	**$328,980**			

*** Upcoming vacancy end of July; ownership pursuing new tenants.**

All properties offer immediate proximity to retail centers, grocery stores, and everyday services, with convenient access to major roadways and key Southwest Florida destinations, including tourist attractions, employment centers, retail hubs, and regional airports.

- **A** 519-521 SW 8th Place
- **B** 1713-1715 SW 32nd Terrace
- **C** 3319-3321 SW Santa Barbara Place
- **D** 4945-4947 Viceroy Court
- **E** 1006-1008 NE 8th Place
- **F** 1315-1317 SE 23rd Place
- **G** 1319-1321 SE 23rd Place



BUILDING & UNIT OVERVIEW

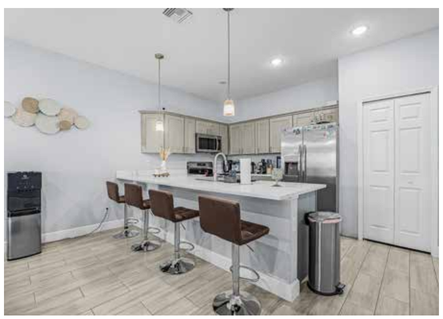
519-521 SW 8TH PLACE

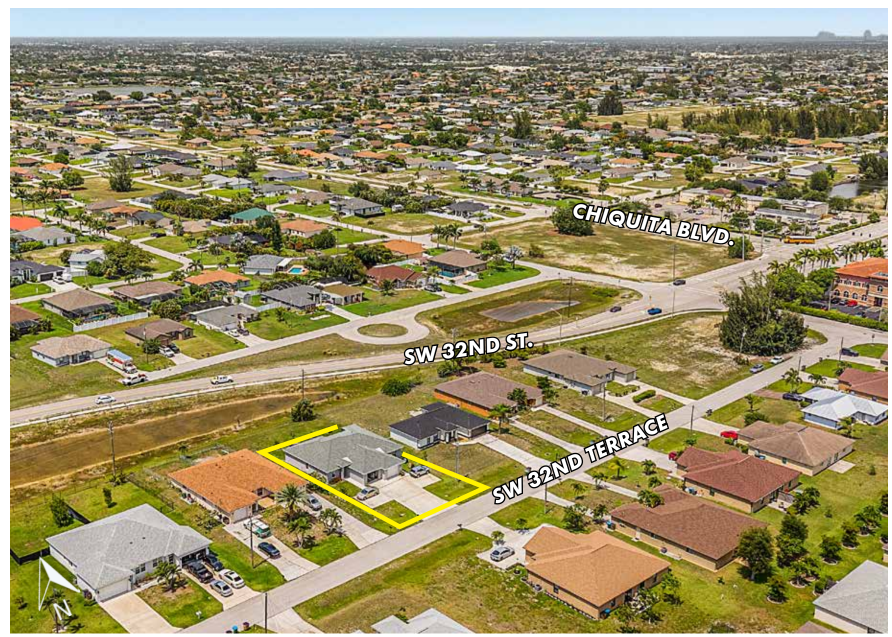
PROPERTY	519-521 SW 8th Place
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,348
AVERAGE SQ. FT. PER UNIT	1,174
YEAR BUILT	2024
CONSTRUCTION	Concrete Block
AMENITIES	Screened Lanai, Garage
ACRES	0.23
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$2,000
LEASE RATE *(MONTHLY)*	$4,000
ANNUAL INCOME *(GROSS)*	$48,000

BUILDING & UNIT OVERVIEW

1713-1715 SW 32ND TERRACE

PROPERTY	1713-1715 SW 32nd Terrace
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,348
AVERAGE SQ. FT. PER UNIT	1,174
YEAR BUILT	2024
CONSTRUCTION	Concrete Block
AMENITIES	Screened Lanai, Garage
ACRES	0.28
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$2,000
LEASE RATE *(MONTHLY)*	$4,000
ANNUAL INCOME *(GROSS)*	$48,000





BUILDING & UNIT OVERVIEW

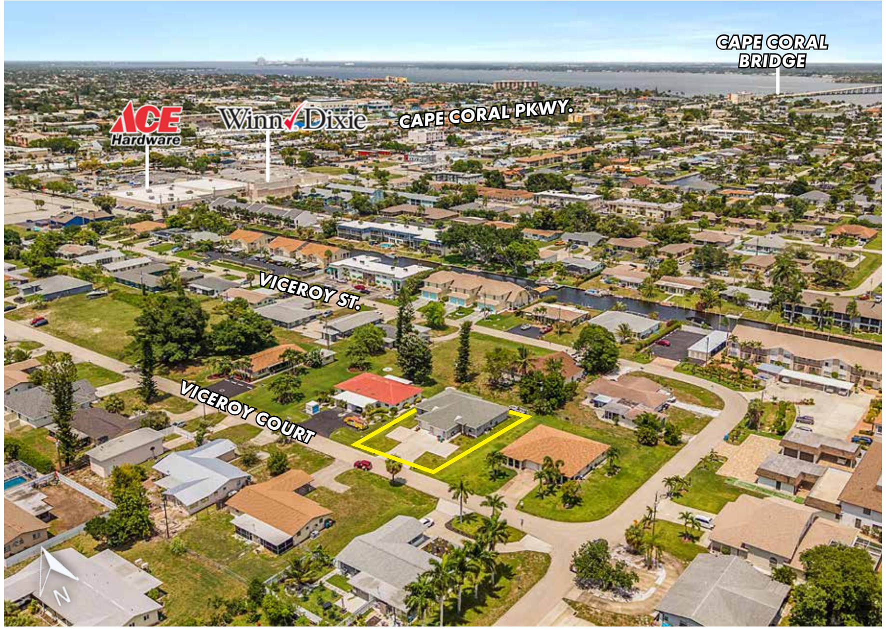
3319-3321 SW SANTA BARBARA PLACE

PROPERTY	3319-3321 SW Santa Barbara Place
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,348
AVERAGE SQ. FT. PER UNIT	1,174
YEAR BUILT	2024
CONSTRUCTION	Concrete Block
AMENITIES	Screened Lanai, Garage
ACRES	0.24
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$1,925
LEASE RATE *(MONTHLY)*	$3,850
ANNUAL INCOME *(GROSS)*	$46,200

BUILDING & UNIT OVERVIEW

4945-4947 VICEROY COURT

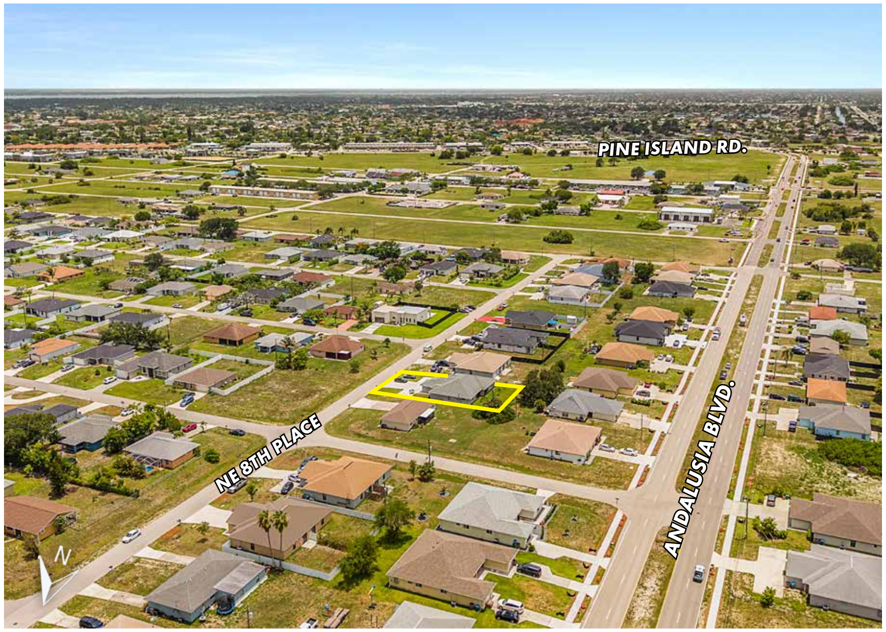
PROPERTY	4945-4947 Viceroy Court
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,348
AVERAGE SQ. FT. PER UNIT	1,174
YEAR BUILT	2024
CONSTRUCTION	Concrete Block
AMENITIES	Screened Lanai, Garage
ACRES	0.26
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$2,015
LEASE RATE *(MONTHLY)*	$4,030
ANNUAL INCOME *(GROSS)*	$48,360



BUILDING & UNIT OVERVIEW

1006-1008 NE 8TH PLACE

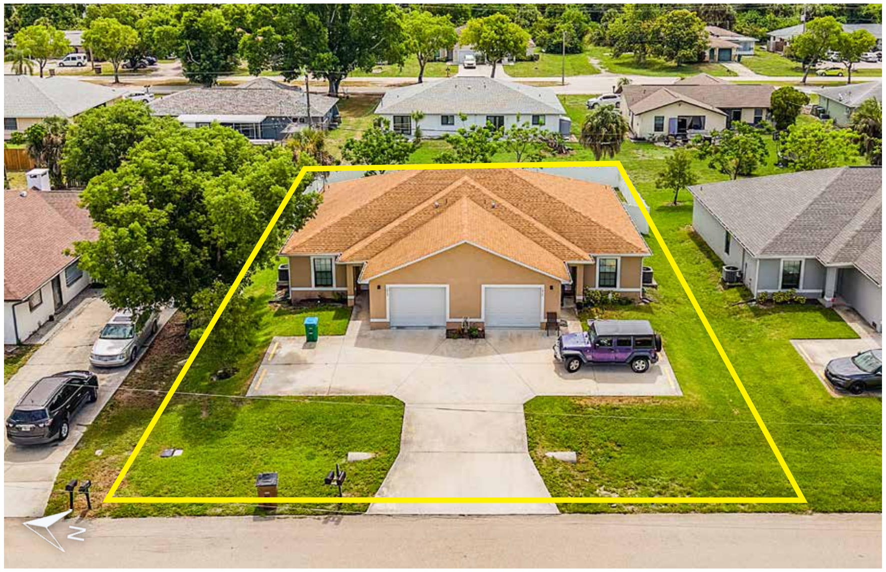
PROPERTY	1006-1008 NE 8th Place
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,348
AVERAGE SQ. FT. PER UNIT	1,174
YEAR BUILT	2024
CONSTRUCTION	Concrete Block
AMENITIES	Screened Lanai, Garage
ACRES	0.23
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$2,030
LEASE RATE *(MONTHLY)*	$4,060
ANNUAL INCOME *(GROSS)*	$48,720



BUILDING & UNIT OVERVIEW

1315-1317 SE 23RD PLACE

PROPERTY	1315-1317 SE 23rd Place
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,418
AVERAGE SQ. FT. PER UNIT	1,209
YEAR BUILT	2022
CONSTRUCTION	Concrete Block
AMENITIES	Patio, Fenced in yard, Garage
ACRES	0.26
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$1,837.50
LEASE RATE *(MONTHLY)*	$3,675
ANNUAL INCOME *(GROSS)*	$44,100



1319-1321 SE 23RD PLACE

PROPERTY	1319-1321 SE 23rd Place
NO. OF UNITS	2
UNIT CONFIGURATION	3 Bed / 2 Bath
TOTAL SQ. FT.	2,418
AVERAGE SQ. FT. PER UNIT	1,209
YEAR BUILT	2022
CONSTRUCTION	Concrete Block
AMENITIES	Patio, Garage
ACRES	0.26
AVG. LEASE RATE PER UNIT *(MONTHLY)*	$1,900
LEASE RATE *(MONTHLY)*	$3,800
ANNUAL INCOME *(GROSS)*	$45,600

The Cape Coral–Fort Myers MSA continues to rank among the strongest rental markets on Florida's West Coast, supported by sustained population growth, employment diversity, and long-term housing affordability pressures that favor renting. The region has experienced approximately 40% population growth since 2010, driven by steady in-migration and job creation. As of March 2025, the market reported an unemployment rate of 3.7%, below the national average, underscoring a stable labor environment.

Despite a historic supply wave of new class A product, multifamily fundamentals have improved meaningfully. Market occupancy increased approximately 170 basis points over the past 12 months, while average rent growth of ~8.6% has outperformed other West Coast Florida markets including Tampa, Orlando, and Sarasota. Looking ahead, Cape Coral is projected to lead all West Florida markets with average rent growth of approximately 4.6% annually over the next five years (RealPage).

Housing affordability remains a key driver of renter demand. Average home values in the Cape Coral–Fort Myers MSA have increased approximately 64.7% since 2017 (Zillow), and elevated mortgage rates continue to widen the cost gap between owning and renting. Within this environment, duplexes and quadplexes have demonstrated superior resilience due to limited new supply, lower density, private entrances, and broad renter appeal. Two-bedroom units, which comprise the majority of this portfolio, continue to outperform in both occupancy and long-term demand, positioning workforce-oriented multifamily assets favorably as market conditions tighten.

CAPE CORAL NATIONAL RANKINGS

- #1 Homebuyer's Market in the U.S
  Fixr.com (2025)
- #1 Destination for Retirees and Snowbirds
  Travel + Leisure (2025)
- #13 Most Popular U.S Market for International Home Shoppers
  Realtor.com (2025)

DOWNTOWN CAPE CORAL

A vibrant, compact area centered around Cape Coral Parkway, just over the Cape Coral Bridge. Known for its lively mix of restaurants, bars, shops, live music, and waterfront views, featuring a walkable, laid-back atmosphere with ongoing development and a popular nearby strip on 47th Terrace.

TARPON POINT

Tarpon Point is a luxury waterfront destination featuring a full-service marina with fuel, pump-outs, and slips for boats up to 125 feet, plus a vibrant Marina Village with waterfront dining, boutique shops (art, fashion, fudge), a spa, and direct access to the Gulf of Mexico near Sanibel & Captiva.

SIRENIA VISTA PARK

This 8-acre environmental park is ideal for viewing manatees, especially in cooler months, and offers year-round fishing. Phase one of the development is complete, featuring a kayak launch, manatee viewing spots, a walking path, and landscape improvements. The launch provides access to the Calusa Blueway and Matlacha.

CAPE HARBOUR

Cape Harbour is a vibrant, upscale waterfront community, centered around a full-service marina. With Mediterranean-inspired architecture, many restaurants, boutiques, and homes with direct access to the Gulf of Mexico. Known for its active social scene, live music, events, and very pet-friendly, making it a popular destination for both residents and visitors.

FOUR MILE COVE ECOLOGICAL PRESERVE

At 365 acres, Four Mile Cove Ecological Preserve is the second largest preserved green space in Cape Coral. Located just north of Veteran's Parkway, Fthe park is a brackish water wetland area that features a walking trail, visitor center, Veterans Memorial Area, and seasonal kayak rentals. Possible wildlife sightings include eagles, ibis, herons, other wading & migratory birds, raccoons, snakes,and more.

CORAL OAKS GOLF COURSE

Coral Oaks Golf Course is an 18-hole, Arthur Hills-designed championship course built within a century-old oak hammock. In addition, it has an extensive practice facilities in the area, featuring a driving range with grass and artificial turf, a chipping area, and putting green. There is also a pro shop on-site with and a full-service restaurant and bar.

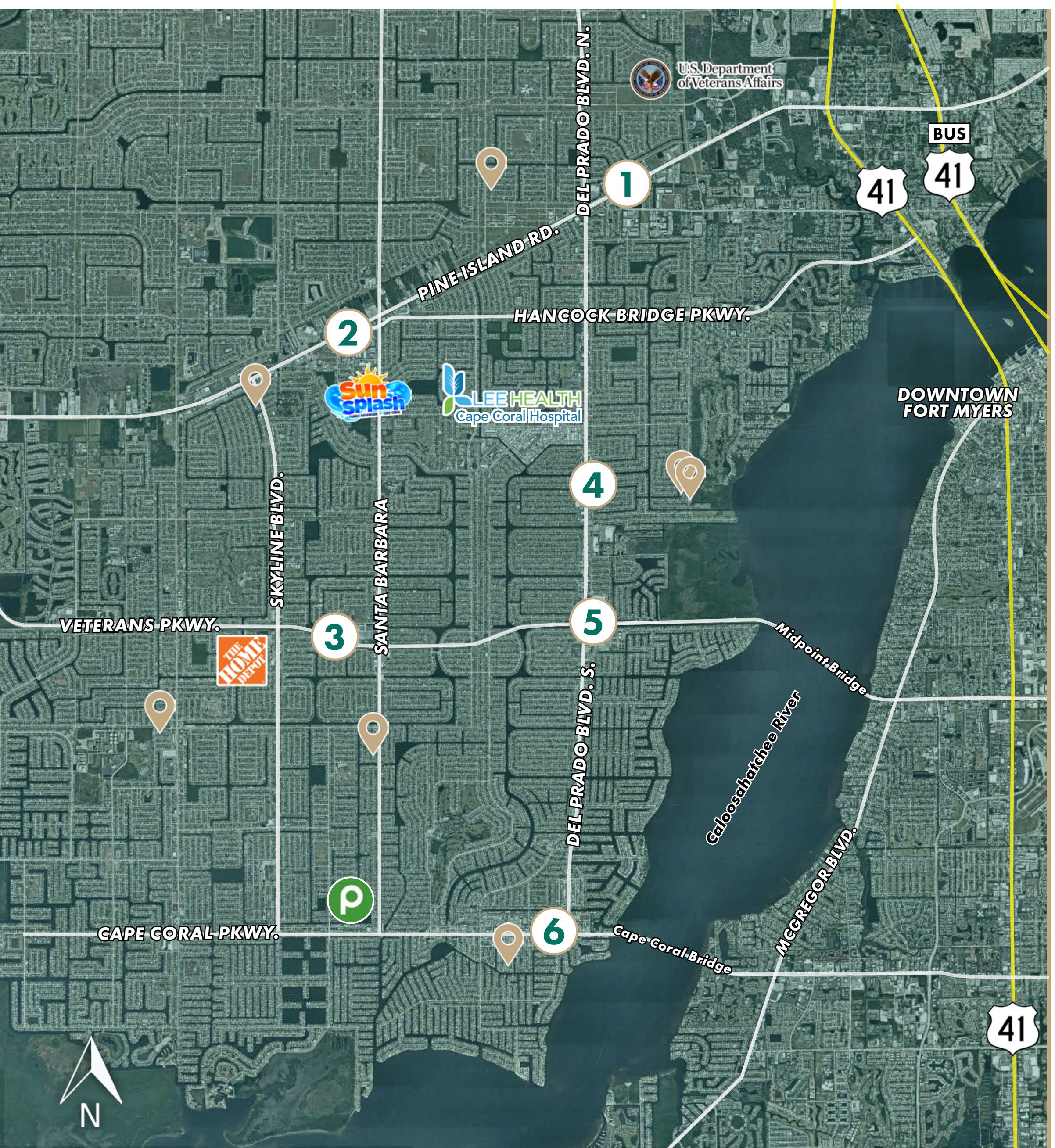
SUN SPLASH FAMILY WATERPARK

Sun Splash Family Waterpark in Cape Coral, FL, is Southwest Florida's largest waterpark, offering thrilling slides, a lazy river, kid's play areas, dining, and new features like the Paradise Cove Wave Pool, making it a popular spot for summer family fun, with special events and varied operating hours seasonally.

GATOR MIKE'S FAMILY FUN PARK

Gator Mike's Family Fun Park in Cape Coral, FL, is a large amusement center, designed for all ages. Offering various activities like go-karts, mini-golf, paintball, bumper boats, bumper cars, ziplining, rock climbing, an arcade, and axe throwing, with concessions, party hosting (birthdays, events), and specials for family fun.

RETAIL MAP



1. NORTH POINT SHOPPING CENTER

Publix, Walmart Neighborhood Market, Lowe's, BJ's, Wawa, Starbucks Coffee, Target, ALDI, Fifth Third, Michaels, Tire Kingdom, CVS pharmacy, Chili's, Outback Steakhouse, Dunkin' Donuts, LongHorn Steakhouse, Panera Bread, Olive Garden, Chick-fil-A, Firestone Complete Auto Care, Burlington, verizon

2. PINE ISLAND ROAD

Walmart Neighborhood Market, Publix, Kohl's, Extra Space Storage, McDonald's, 7-Eleven, ACE Hardware, Sam's Club, Gator Mike's, Crunch Fitness, Farmer Joe's, Culver's, Dunkin' Donuts, Walk-On's Sports Bistreaux, Tire Choice Auto Service Centers, CubeSmart self storage, 7-Eleven, United States Postal Service, Say It With Flowers, Bob Evans, Extra Space Storage, Stevie Tomato's, Hurricane Grill & Wings, ABC Fine Wine & Spirits, ALDI

3. MIDPOINT CENTER

Publix, Walgreens, verizon, Truist, Target, 7-Eleven, Wells Fargo, Wingstop, Lowe's, McDonald's, Shell

4. CORAL POINTE SHOPPING CENTER

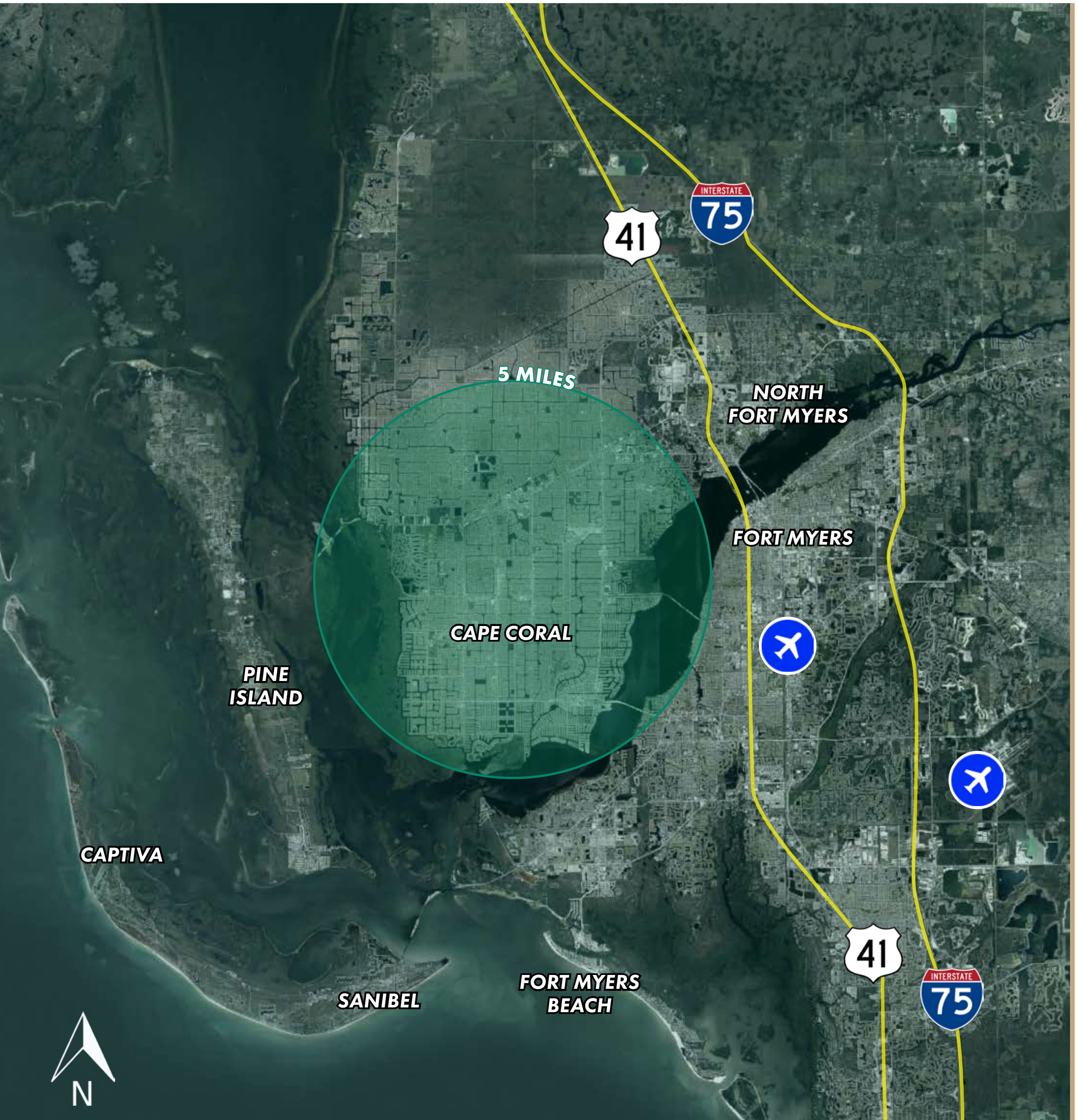
Publix, Walmart, Ross Dress for Less, McDonald's, Regions

5. CORALWOOD SHOPPING CENTER

ALDI, Starbucks Coffee, Hobby Lobby, Bealls, Burlington, LA Fitness

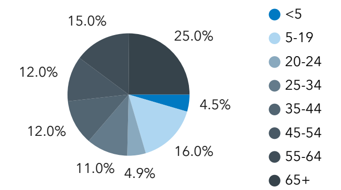
5. CAPE CORAL PARKWAY

Winn-Dixie, ACE Hardware, Panera Bread, McDonald's, Starbucks Coffee, Slipaway Food Truck Park & Marina, Dunkin' Donuts, Ford's Garage, Culver's, Walgreens

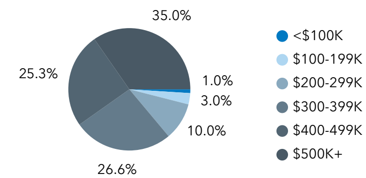


AREA DEMOGRAPHICS

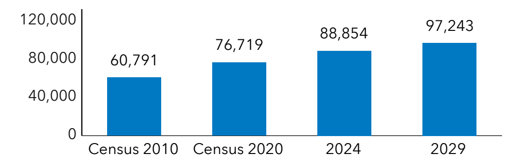
Population by Age



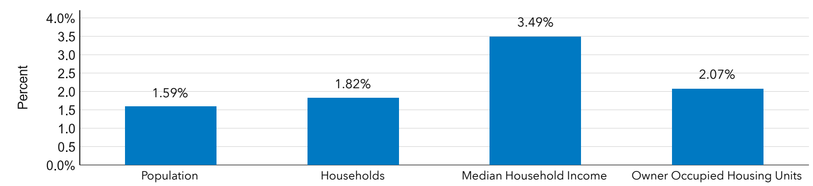
Home Value



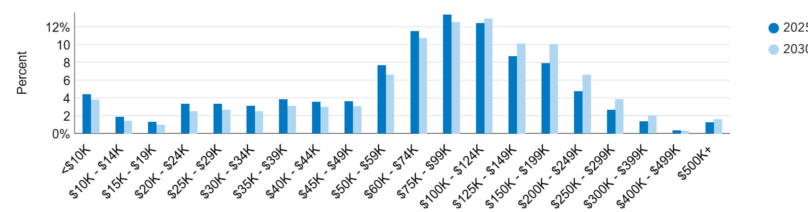
Households



2024-2029 Annual Growth Rate



Household Income



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