SKYLINE APARTMENTS

Multifamily Investment Opportunity

Cape Coral, Florida





PROPERTY TOURS

Prospective purchasers will have the opportunity to visit the Property via pre-scheduled property tours. In order to accommodate the property's ongoing operations, property visits will require advance notice and scheduling. Please contact Andrew Green to arrange a tour.

OFFER SUBMISSION

Offer Protocol: The seller will have the right to respond to offers as they are received, however a formal offer deadline may be announced.

Offers should be presented in the form of a non-binding Letter of Intent, outlining the significant terms and conditions of Purchaser's offer including, but not limited to:

- 1. Asset pricing
- 2. Due diligence and closing time frame
- 3. Earnest money deposit
- 4. Description of the debt/equity structure

The purchase terms shall require all cash to be paid at closing. Offers should be delivered to the attention of Andrew Green.

Seacrest Advisors LLC is a boutique commercial real estate brokerage firm specializing in multifamily investment sales, land, and commercial advisory in the Florida markets. Our goal is to provide our clients with best in class service, and a hands-on approach to their real estate needs throughout the life cycle of an investment. As a boutique brokerage, we provide clients with high touch service that is unparalleled at the larger national brokerage companies.



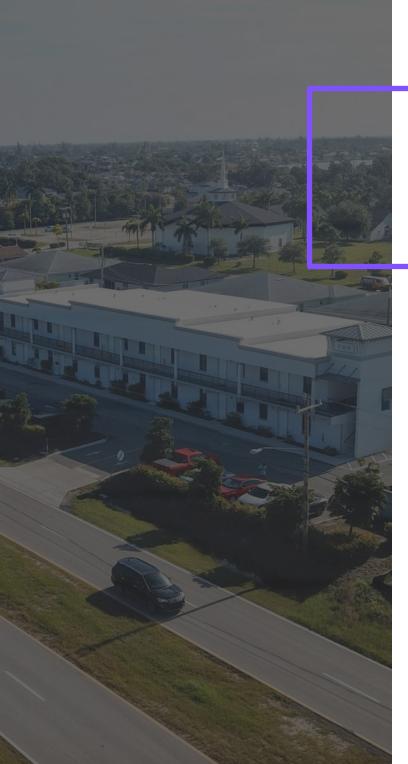




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EXECUTIVE SUMMARY



Seacrest Advisors, LLC is pleased to present the opportunity to acquire **Skyline Apartments**

Skyline Apartments is a premier two-story, Class A apartment community situated in Cape Coral, Florida. Constructed in 2022 with durable concrete, this modern asset spans approximately 1.5 acres. The community comprises 24 spacious units, each offering a two-bedroom, two-bathroom layout and nearly 1,000 square feet of living space. Every unit is equipped with a washer and dryer, as well as a private outdoor lanai.

Strategically located off Skyline Boulevard, a major thoroughfare in Cape Coral, Skyline Apartments provides residents with convenient access to nearby schools, restaurants, shopping centers, and other essential retail and commercial businesses.

This property represents a rare opportunity to acquire a newly constructed asset in one of the nation's fastest-growing cities.



PROPERTY OVERVIEW

This Class A trophy asset is a newly built, concrete-constructed property that offers exceptional durability and modern design. Featuring spacious two-bedroom, two-bathroom units, property has maintained a historically high occupancy rate, reflecting its strong tenant demand. Ideally positioned less than two miles from the exclusive Palmetto Pine Country Club, it provides residents with access to premier amenities, while its proximity to major retail destinations and toprated school systems enhances its long-term investment appeal.

PROPERTY DETAILS

Property Name Skyline Apartments

Address 907-915 Skyline Boulevard

Cape Coral, FL 33991

Parcel 22-44-23-C2-04487.0090

Year Built 2022

County Lee

Total Acreage +1.50 acres

Buildings 2- Two Story - Concrete Construction

Units 24

Parking 53 Surface Spots

HVAC Central

Water Tenant Responsibility

Electric Tenant Responsibility

INVESTMENT HIGHLIGHTS

- 1 Class A, Trophy Asset
- Newly Built with Concrete Construction
- 3 Historically High Occupancy Rate
- 4 Spacious Two-Bed / Two-Bath Units
- 5 Located Less Than Two Miles From Palmetto Pine County Club, An Exclusive Members Only Country Club
- 6 Minutes Away From Major Retail Destinations and School Systems

EXTERIOR PHOTOS





EXTERIOR PHOTOS





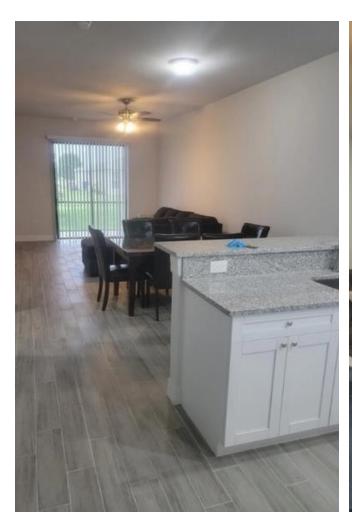




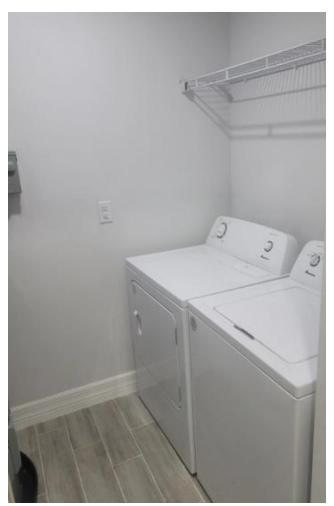


INTERIOR PHOTOS









INTERIOR PHOTOS



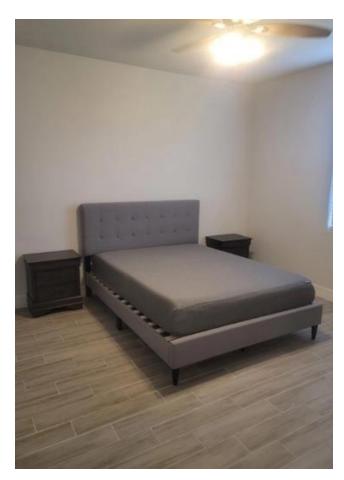


INTERIOR PHOTOS



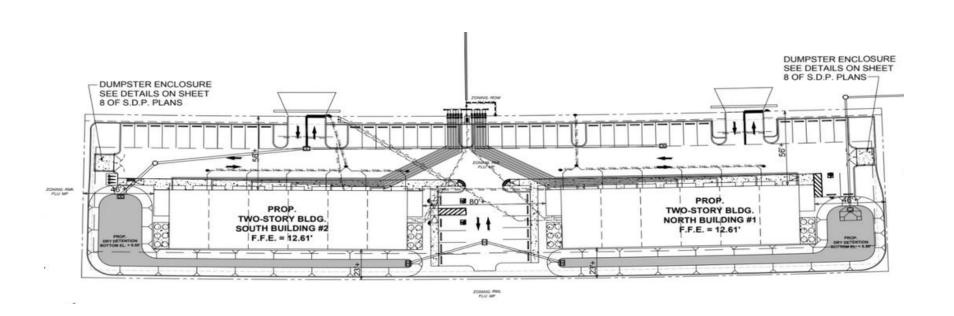






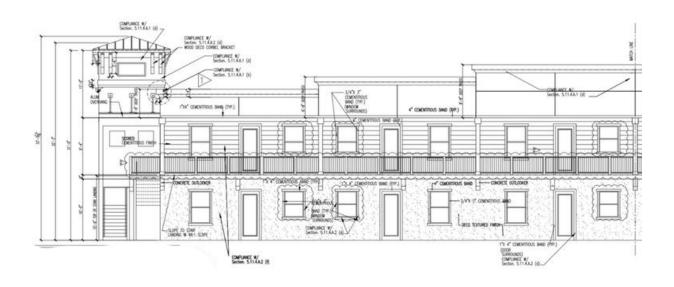
SITE PLAN

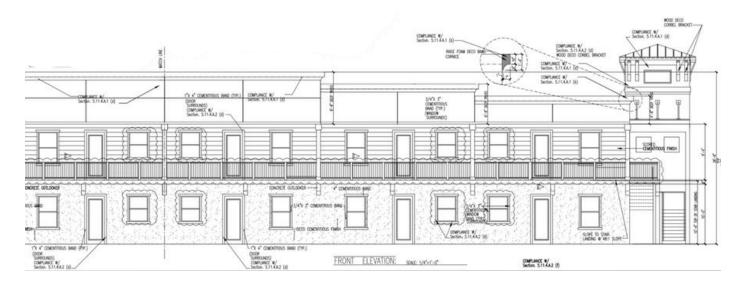




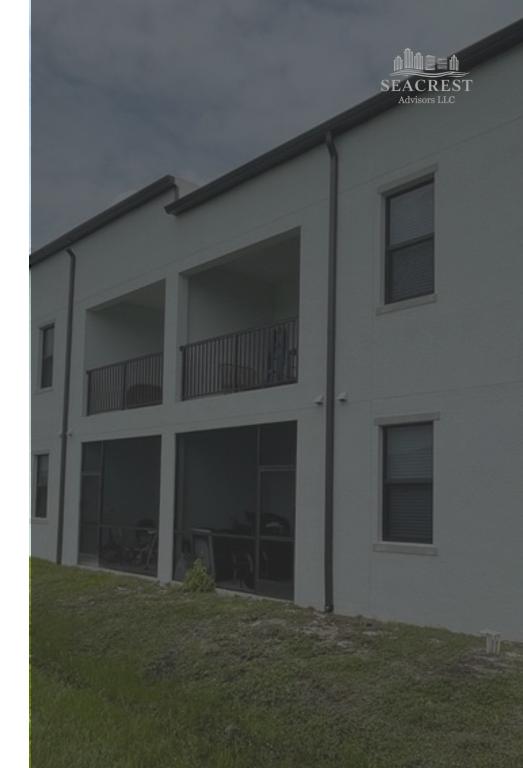
CONSTRUCTION DRAWINGS







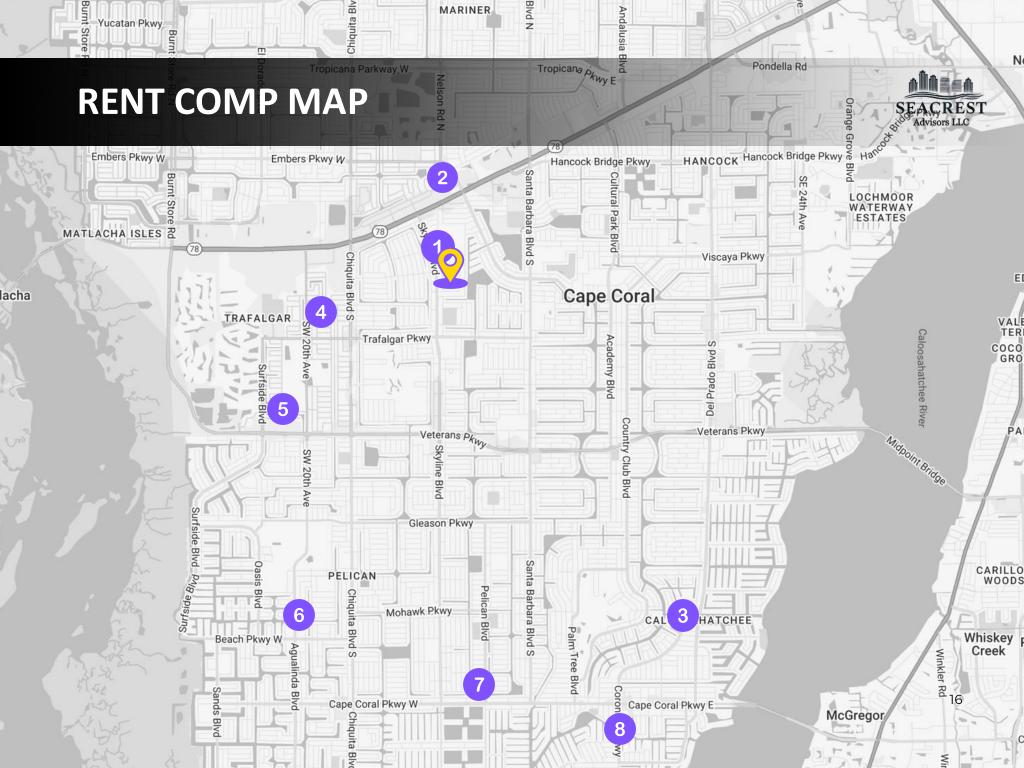
RENT COMPS



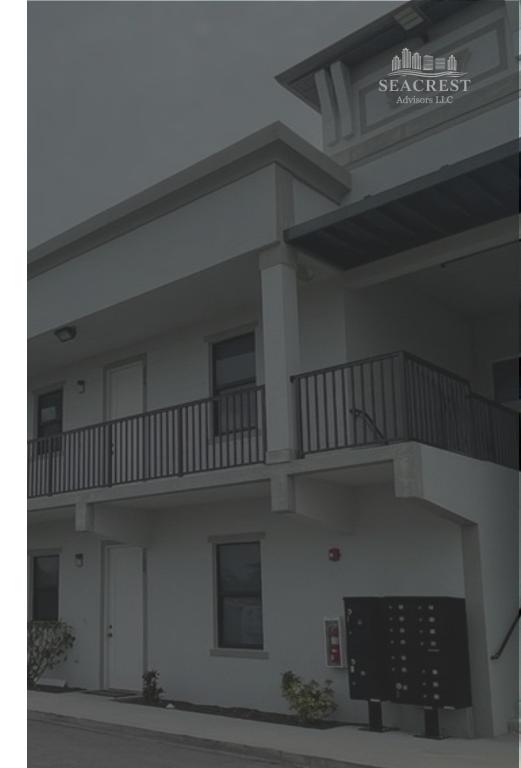
RENT COMPS



	Property Name	Year Built	Unit Mix	Unit Size	Rent	Rent PSF
SUBJECT	Skyline Apartments 907-915 Skyline Blvd Cape Coral, FL 33991	2022	2 bed / 2 bath	1,000	\$1,873	\$1.87
1	Southwest 8th Apartments 746 SW 8th Terrace Cape Coral, FL. 33991	2024	2 bed / 2 bath	1,120	\$2,000.00	\$1.79
2	Palms at Cape Coral 701 SW Pine Island Road Cape Coral, FL. 33991	2022	2 bed / 2 bath	1,178	\$2,000.00	\$1.70
3	Southeast 40th Villas 1319 SE 40th Terrace Cape Coral, FL. 33904	2008	2 bed / 2.5 bath	1,470	\$2,100.00	\$1.43
4	Cape West 91 Villas 1414 SW 17th Place Cape Coral, FL. 33991	2022	2 bed / 2 bath	1,086	\$2,000.00	\$1.84
5	Oasis at Surfside 2200 Oasis Palm Circle Cape Coral, FL. 33991	2021	2 bed / 2 bath	1,050	\$1,999.00	\$1.90
6	The Cape Southwest 4129 Agualinda Boulevard Cape Coral, FL. 33914	2023	2 bed / 2 bath	1,086	\$2,070.00	\$1.91
7	Pelican Landings 415/421 SW 47th Terrace Cape Coral, FL. 33914	2017	2 bed / 2 bath	1,285	\$2,250.00	\$1.75
8	Cape Commons 5135 Coronado Parkway Cape Coral, FL. 33904	2008	2 bed / 2 bath	1,275	\$2,050.00	\$1.61
			Averages:	1,194	\$2,058.63	\$1.74



SALE COMPS



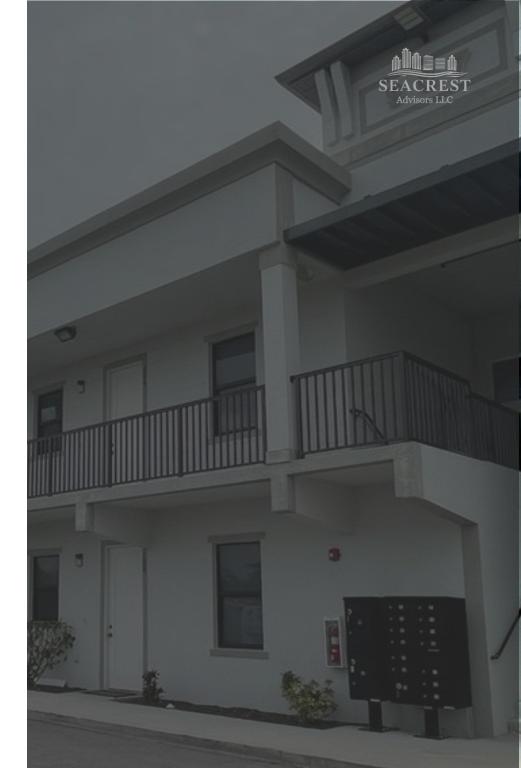
SALE COMPS



	Property Address	Year Built	Units	Sale Price	Price Per Unit	Sale Date	Cap Rate
	5420 Chiquita Blvd S. Cape Coral, FL. 33914	1996	4	\$1,115,600	\$278,900	1/31/25	
2	415 Southwest 47th Terrace Cape Coral, FL. 33914	2017	6	\$2,635,000	\$439,167	12/4/24	5.50%
	7255 Vanderbilt Way Naples, FL 34119	2024	48	\$18,100,000	\$377,083	12/2/24	
4	746 SW 8th Terrace Cape Coral, FL. 33991	2024	10	\$3,000,000	\$300,000	3/27/24	
5	3040 Thomasson Drive Naples, FL 34112	2022	20	\$8,450,000	\$422,500	3/24/23	
6	710/724 SW 47th Street Cape Coral, FL. 33914	2007	18	\$5,200,000	\$288,889	6/13/22	5.20%
	Average:	2015	18		\$351,090		

Саре наге Muce SALE COMP MAP LaBelle (41) SEACREST Advisors LLC (80) Buckingham Tice Cayo Costa Pineland Fort Myers Matlach 4 Lehigh Acres (29) (867 Pine Island Keri Felda Cypress Lake (82) Captiva Iona St James City Miromar Lakes 41 Fort Myers Beach Sanibel Island Sanibel Estero Immokalee 41 Harker Ave Maria Orangetree Pelican Marsh Vineyards Golden Gate Berkshire Lakes Miles City Naples 19 (29) Lely Resort

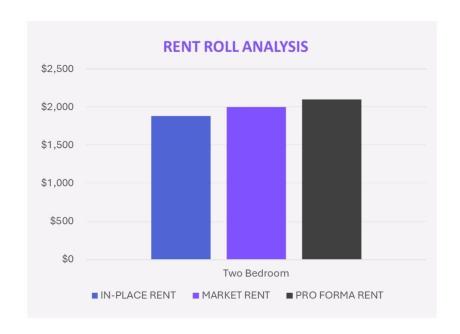
PROPERTY FINANCIALS



RENT ROLL SUMMARY



UNIT BREAKDOWN			IN-PLACE	RENT	CURRENT MA	ARKET RENT	PRO FORMA RENT		
Unit Type	# Units Occupied	# Units Vacant	Unit SF	Rent/Unit	Rent/SF	Rent/Unit	Rent/SF	Rent/Unit	Rent/SF
Two Bed	24	0	1,000 SF	\$1,873	\$1.87	\$2,000	\$2.00	\$2,100	\$2.10



FINANCIAL ANALYSIS

\$0

\$424,331

\$0.00 0.00%

\$17,680 \$17.68 78.67%

Capital Reserves

NOI (after reserves)



		TAKE	OVER			YE	AR 1			YE	AR 2	
INCOME	\$ Total	\$/Unit	\$/SF	% Mkt	\$ Total	\$/Unit	\$/SF	% Mkt	\$ Total	\$/Unit	\$/SF	% Mkt
Potential Market Rent	\$539,400	\$22,475	\$22.48	100.00%	\$604,800	\$25,200	\$25.20	100.00%	\$622,944	\$25,956	\$25.96	100.00%
(Loss to Lease) / Gain to Lease	e \$0	\$0	\$0.00	0.00%	-\$7,560	-\$315	-\$0.32	-1.25%	-\$7,787	-\$324	-\$0.32	-1.25%
Gross Potential Revenue	\$539,400	\$22,475	\$22.48	100.00%	\$597,240	\$24,885	\$24.89	98.75%	\$615,157	\$25,632	\$25.63	98.75%
Vacancy	\$0	\$0	\$0.00	0.00%	-\$30,240	-\$1,260	-\$1.26	-5.00%	-\$31,147	-\$1,298	-\$1.30	-5.00%
Concessions	\$0	\$0	\$0.00	0.00%	\$0	\$0	\$0.00	0.00%	\$0	\$0	\$0.00	0.00%
Non-Revenue Units	\$0	\$0	\$0.00	0.00%	\$0	\$0	\$0.00	0.00%	\$0	\$0	\$0.00	0.00%
Collection Loss / Bad Debt	\$0	\$0	\$0.00	0.00%	-\$3,024	-\$126	-\$0.13	-0.50%	-\$3,115	-\$130	-\$0.13	-0.50%
Base Rental Revenue	\$539,400	\$22,475	\$22.48	100.00%	\$563,976	\$23,499	\$23.50	93.25%	\$580,895	\$24,204	\$24.20	93.25%
Effective Gross Revenue	\$539,400	\$22,475	\$22.48	100.00%	\$563,976	\$23,499	\$23.50	93.25%	\$580,895	\$24,204	\$24.20	93.25%
EXPENSE												
Controllable Expenses												
Repair & Maintenance	\$9,600	\$400	\$0.40	1.78%	\$9,000	\$375	\$0.38	1.60%	\$9,180	\$383	\$0.38	1.58%
Contract Services	\$1,040	\$43	\$0.04	0.19%	\$2,500	\$104	\$0.10	0.44%	\$2,550	\$106	\$0.11	0.44%
Turnover / Make-Ready	\$0	\$0	\$0.00	0.00%	\$2,500	\$104	\$0.10	0.44%	\$2,550	\$106	\$0.11	0.44%
Administrative	\$0	\$0	\$0.00	0.00%	\$2,000	\$83	\$0.08	0.35%	\$2,040	\$85	\$0.09	0.35%
Other Operating Expenses	\$0	\$0	\$0.00	0.00%	\$1,000	\$42	\$0.04	0.18%	\$1,020	\$43	\$0.04	0.18%
Controllable Expenses	\$10,640	\$443	\$0.44	1.97%	\$17,000	\$708	\$0.71	3.01%	\$17,340	\$722	\$0.72	2.99%
Non-Controllable Expenses												
Other Utilities	\$7,700	\$321	\$0.32	1.43%	\$9,600	\$400	\$0.40	1.70%	\$9,792	\$408	\$0.41	1.69%
Insurance	\$26,900	\$1,121	\$1.12	4.99%	\$36,896	\$1,537	\$1.54	6.54%	\$37,634	\$1,568	\$1.57	6.48%
Real Estate Taxes	\$69,829	\$2,910	\$2.91	12.95%	\$93,857	\$3,911	\$3.91	16.64%	\$96,203	\$4,008	\$4.01	16.56%
Property Management Fee	\$0	\$0	\$0.00	0.00%	\$28,199	\$1,175	\$1.17	5.00%	\$29,045	\$1,210	\$1.21	5.00%
Non-Controllable Expenses	\$104,429	\$4,351	\$4.35	19.36%	\$168,552	\$7,023	\$7.02	29.89%	\$172,674	\$7,195	\$7.19	29.73%
Total Operating Expenses	\$115,069	\$4,795	\$4.79	21.33%	\$185,552	\$7,731	\$7.73	32.90%	\$190,014	\$7,917	\$7.92	32.71%
NOI before Reserves	\$424,331	\$17 <u>,68</u>	0 \$17. 68	3 78.67%	\$378,424	4 \$15,768	3 \$15.77	67.10%	\$390,88	\$16,287	\$16.29	67.29%
		- Marketin Market Co.			- Contraction of State		Carlo Communication (Carlo Communication Com	- Sandamini Market Pro-		and the second of the second o	- Later Address of St.	The second secon

\$3,500

\$146

\$374,924 \$15,622 \$15.62

\$0.15

0.62%

66.48%

\$3,500

\$387,381

\$146

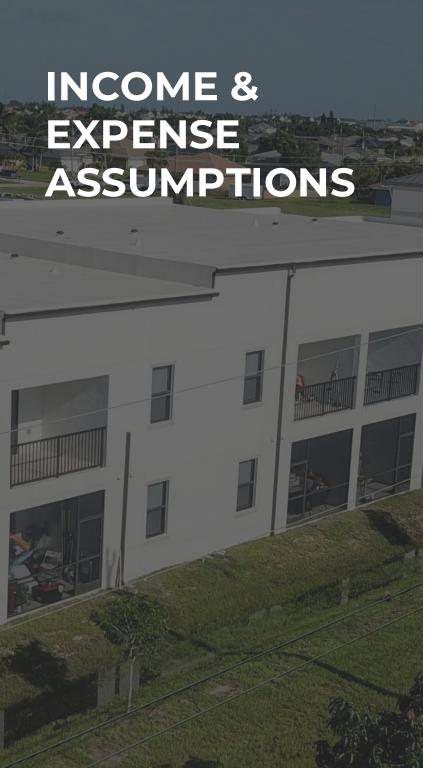
\$16,141

\$0.15

\$16.14

0.60%

66.69%



POTENTIAL MARKET RENT



Potential market rents are based on an in depth analysis of the submarket. Seacrest projects Skyline's units can achieve \$2,100/unit in FY 1.

LOSS TO LEASE

Proforma Loss to Lease is underwritten at 1.25% of Potential Market Rent.

BAD DEBT

Proforma Bad Debt is underwritten at 0.5% of Potential Market Rent.

VACANCY

Physical vacancy is forecast at 5.0% in FY 1.

REPAIRS & MAINTENANCE

Current R&M is \$400/unit at takeover. Seacrest is projecting \$375/unit in FY1.

PROPERTY MANAGEMENT

Skyline Apartments is self-managed by the current owner. Seacrest projects 5.0% of effective gross income based on market norms.

INSURANCE

Property Insurance is estimated to cost \$1,537/unit annually in FY 1.

10 YEAR CASHFLOW



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Potential Market Rent	\$604,800	\$622,944	\$641,632	\$660,881	\$680,708	\$701,129	\$722,163	\$743,828	\$766,143	\$789,127	\$812,801
(Loss to Lease) / Gain to Lease	-\$7,560	-\$7,787	-\$8,020	-\$8,261	-\$8,509	-\$8,764	-\$9,027	-\$9,298	-\$9,577	-\$9,864	-\$10,160
Gross Potential Revenue	\$597,240	\$615,157	\$633,612	\$652,620	\$672,199	\$692,365	\$713,136	\$734,530	\$756,566	\$779,263	\$802,641
Vacancy	-\$30,240	-\$31,147	-\$32,082	-\$33,044	-\$34,035	-\$35,056	-\$36,108	-\$37,191	-\$38,307	-\$39,456	-\$40,640
Collection Loss / Bad Debt	-\$3,024	-\$3,115	-\$3,208	-\$3,304	-\$3,404	-\$3,506	-\$3,611	-\$3,719	-\$3,831	-\$3,946	-\$4,064
Base Rental Revenue	\$563,976	\$580,895	\$598,322	\$616,272	\$634,760	\$653,803	\$673,417	\$693,619	\$714,428	\$735,861	\$757,937
Effective Gross Revenue	\$563,976	\$580,895	\$598,322	\$616,272	\$634,760	\$653,803	\$673,417	\$693,619	\$714,428	\$735,861	\$757,937
Controllable Expenses											
Repair & Maintenance	\$9,000	\$9,180	\$9,364	\$9,551	\$9,742	\$9,937	\$10,135	\$10,338	\$10,545	\$10,756	\$11,025
Contract Services	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,062
Turnover / Make-Ready	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,062
Administrative	\$2,000	\$2,040	\$2,081	\$2,122	\$2,165	\$2,208	\$2,252	\$2,297	\$2,343	\$2,390	\$2,450
Other Operating Expenses	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	\$1,149	\$1,172	\$1,195	\$1,225
Controllable Expenses	\$17,000	\$17,340	\$17,687	\$18,040	\$18,401	\$18,769	\$19,145	\$19,527	\$19,918	\$20,316	\$20,824
Non-Controllable Expenses											
Other Utilities	\$9,600	\$9,792	\$9,988	\$10,188	\$10,391	\$10,599	\$10,811	\$11,027	\$11,248	\$11,473	\$11,760
Insurance	\$36,896	\$37,634	\$38,387	\$39,154	\$39,937	\$40,736	\$41,551	\$42,382	\$43,230	\$44,094	\$45,196
Real Estate Taxes	\$93,857	\$96,203	\$98,609	\$101,074	\$103,601	\$106,191	\$108,845	\$111,566	\$114,356	\$117,215	\$120,145
Property Management Fee	\$28,199	\$29,045	\$29,916	\$30,814	\$31,738	\$32,690	\$33,671	\$34,681	\$35,721	\$36,793	\$37,897
Non-Controllable Expenses	\$168,552	\$172,674	\$176,899	\$181,229	\$185,667	\$190,216	\$194,878	\$199,657	\$204,555	\$209,575	\$214,998
Total Operating Expenses	\$185,552	\$190,014	\$194,586	\$199,270	\$204,068	\$208,985	\$214,023	\$219,184	\$224,473	\$229,891	\$235,822
NOI before Reserves	\$378,424	\$390,881	\$403,736	\$417,002	\$430,691	\$444,818	\$459,394	\$474,435	\$489,955	\$505,970	\$522,114
Capital Reserves	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
NOI (after reserves)	\$374,924	\$387,381	\$400,236	\$413,502	\$427,191	\$441,318	\$455,894	\$470,935	\$486,455	\$502,470	\$518,614

PRELIMINARY QUOTES

	A DESCRIPTION OF THE PROPERTY				
FINANCING					
Loan Amount	\$3.5-\$3.7M				
Term (Years)	5-10 Years				
Amortization	30 Years				
LTV	55%				
DSCR	1.25-1.30				
Rate	6.07-6.33%				
*The above referenced terms are subject to change					

*The above referenced terms are subject to change

For more information, please contact:

Jonathan Mendes

Director

E: jmendes@arbor.com

P: 631-707-2730

INSURANCE					
Property Premium Indication	\$27,396				
General Liability Indication	\$4,000				
\$5M Umbrella	\$5,500				
Total Cost Per Unit	\$1,537				
Total Premium Indication	\$36,896				

*The above referenced terms are subject to change

For more information, please contact:

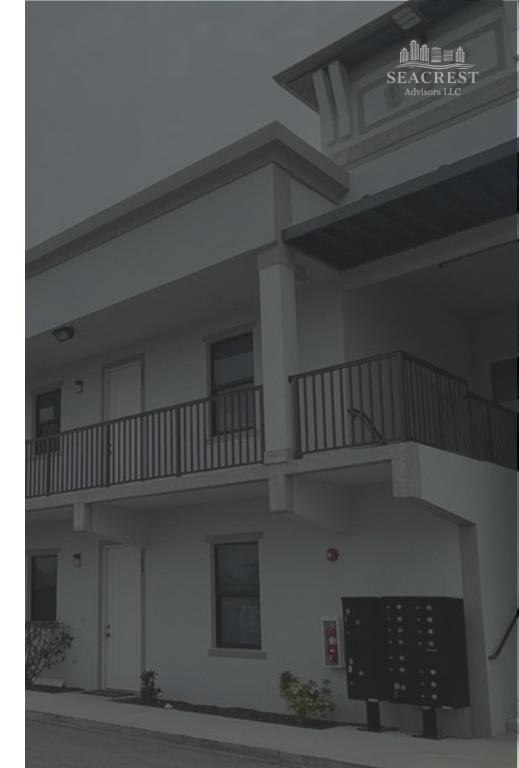
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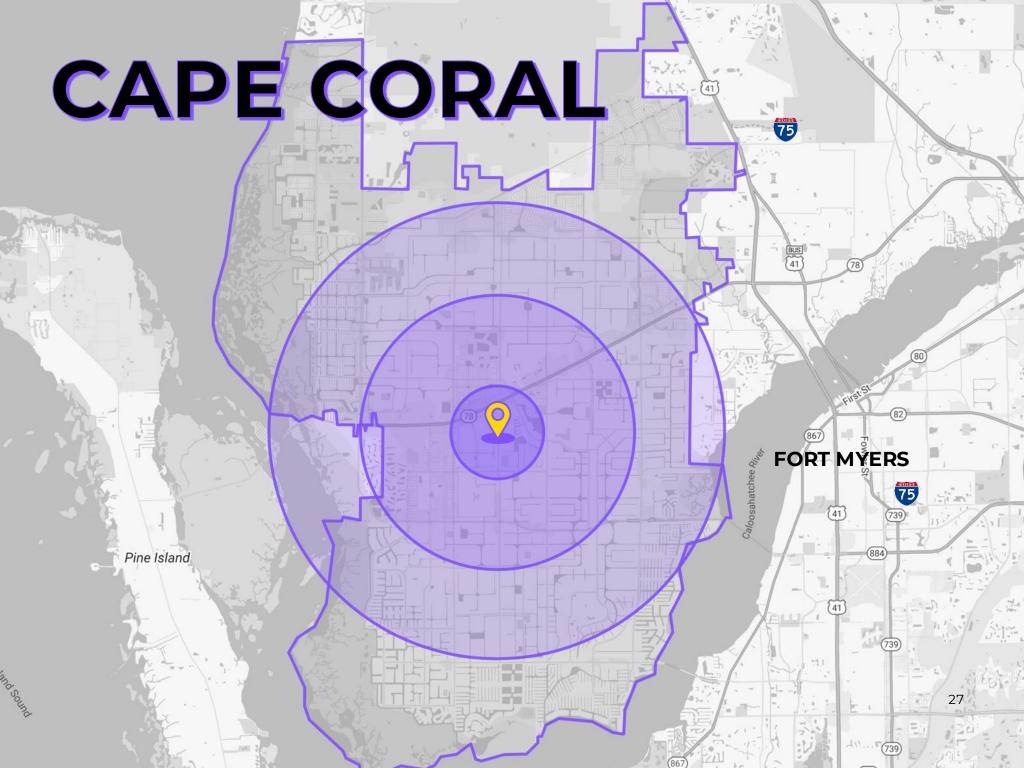
Vice President Multifamily Program

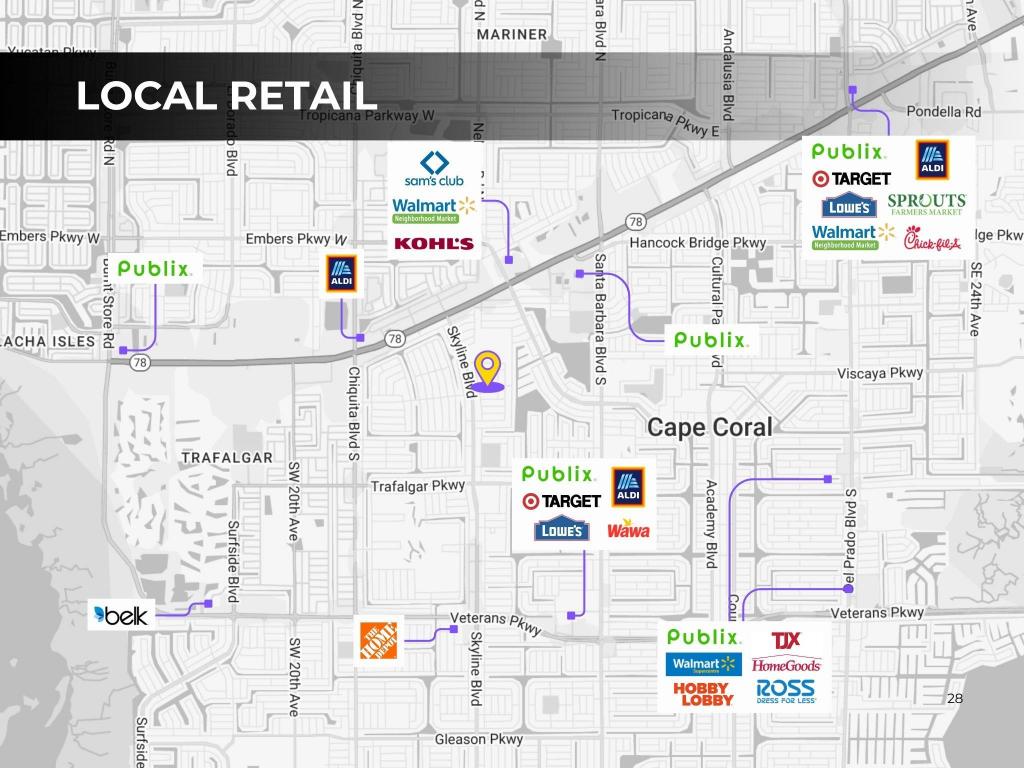
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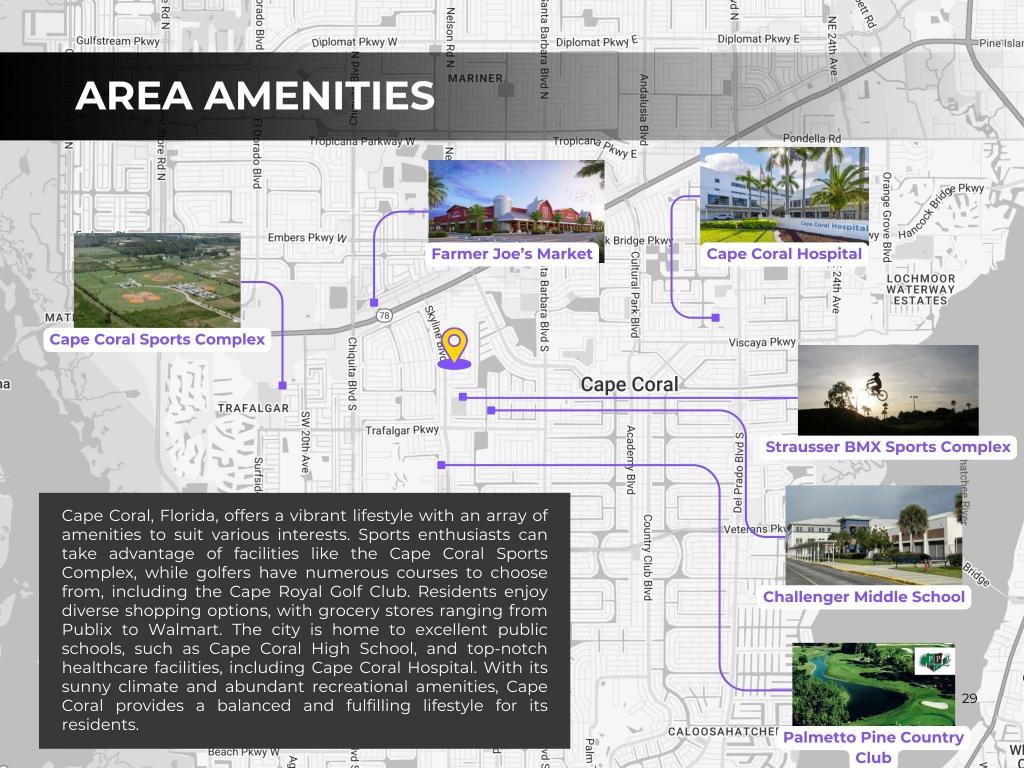
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MARKET OVERVIEW









SUBMARKET DEVELOPMENTS



CAPE CORAL GROVE

\$920M mixed-use development located on Southwest Pine Island Road. It include 70 buildings with 350K SF of retail space, 125K SF of office space, 125 hotel rooms and 1,500 multifamily units. Construction of infrastructure and Multifamily began the first half of 2024.



WALMART NEIGHBORHOOD MARKET

This recently opened compact grocery haven offers fresh produce, pantry staples, and household essentials. Efficient layout, friendly service, and convenience define the shopping experience.



BIMINI SQUARE DEVELOPMENT

This \$100M+ project covers 6 acres with luxury apartments, clinics, and boat slips. Due for completion in 2025, it includes five-story buildings, a waterfront restaurant, shops, 218 upscale apartments, 58K+ SF of offices/retail space, a boat dock, parking, and medical offices.



CAPE CORAL BRIDGE EXPANSION

This \$124,957,273 project will replace the existing Cape Coral Bridge which was built in 1964. It is currently in the design phase with construction expected to begin in January 2026. The planned completion date is December 2028. Funding for the new bridge is coming from surplus toll funds.



SIESTA LAKES

A \$120 million Class-A residential rental community with 412 units. Each residence will have a private balcony, as well as open concept living areas and high-end finishes. Amenities will include a gym, pool, dog park, pickleball courts, and business center.



THE COVE AT 47TH

A \$103M mixed-use project completed in 2024, featuring 327 luxury apartments, 19K SF of retail/office space, and a 585-space garage (125 public). Amenities: saltwater pool, co-working space, fitness center, Sky Lounge, pet spa, grilling decks, secured parking with EV charging.



EMBERS LAKES

A 1,337 luxury apartment community nestled amid serene lakes and lush landscapes. This community offers a peaceful retreat with upscale homes and amenities. Residents enjoy a harmonious blend of nature and modern living, creating an idyllic residential haven.



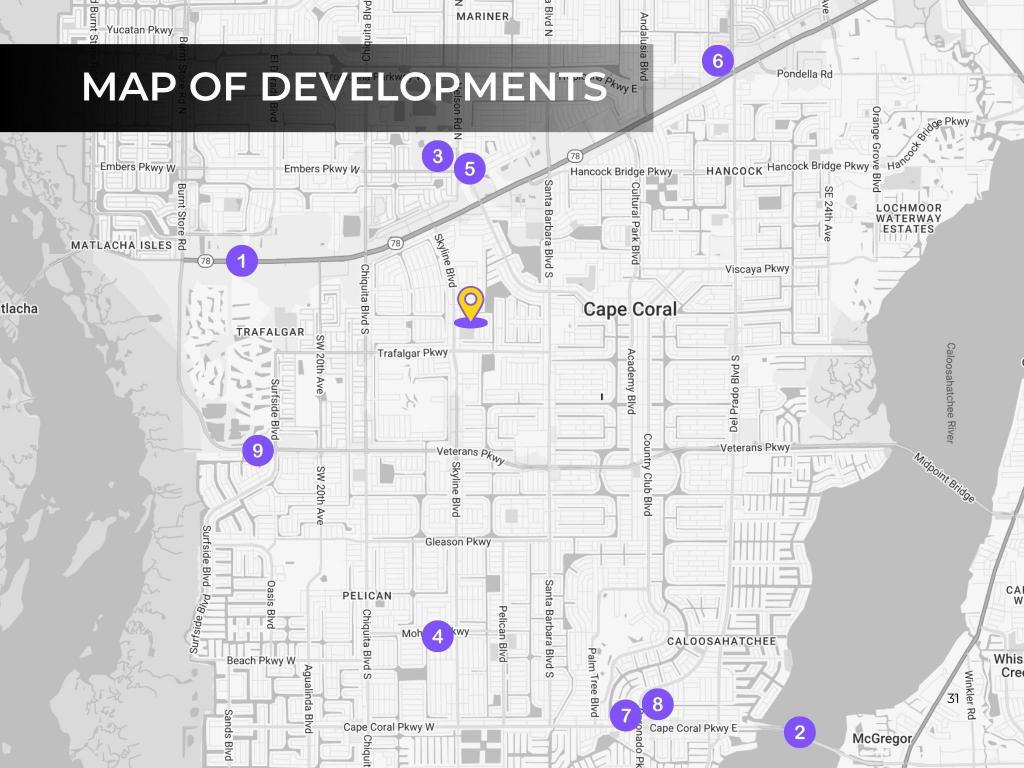
SHOPS AT DEL MAR

This 30,000 SF retail project, broke ground in summer 2023. The center will have four single-story buildings with over 370 foot frontage along Pine Island Road. The center includes a drive-thru unit. Expected completion in fall 2024 with individual units from 1,500 to 19,000 SF.



LEE HEALTH OUTPATIENT CENTER: NOW OPEN!

This 15,000 SF, two-story outpatient opened Q2 2024. The facility houses specialists in orthopedics, endocrinology, rheumatology and rehabilitation medicine.



ECONOMIC DEVELOPMENT





LEE HEALTH PLANNING NEW, STATE-OF-THE-ART HOSPITAL AFTER RECENT EXPANSION OF EXISTING HOSPITAL IN FORT MYERS New Hospital Planned

In late 2021, Lee Health announced plans to build a new hospital and medical campus in Fort Myers. They are simultaneously working on permitting and design in order to keep the process moving forward. The permitting process is expected to be complete by the second quarter of 2024 with construction starting in June of that year. Completion of the project is expected to be March 2027.

The new hospital will be located on a 52-acre campus and it will be a168-bed, all-private room hospital. It will also include an emergency department with 30 Emergency room bays and a 16-bed observation unit. The observation unit will allow a patient to stay in the hospital while the care team evaluates whether they need to be admitted or discharged. The hospital campus will also include a Medical Office Building and a complement of ancillary and social services.

Plans for the new hospital follow closely behind the recently completed (2021) expansion of the Gulf Coast Medical Center in Fort Myers. That project included 367,500 SF of new space and the renovation of 57,000 SF to add 268 beds to the existing facility.

ECONOMIC DEVELOPMENT





SOUTHWEST FLORIDA INTERNATIONAL **AIRPORT EXPANSION**

Southwest Florida International Airport (RSW) is expanding its terminal to improve on airport efficiency and provide passengers with more amenities and options. The expansion is underway and expected to be completed in 2025.

The RSW Terminal Expansion Project includes consolidating the TSA checkpoints into a new 16-lane configuration, more seating, concession spaces and a business lounge. In total, more than 164,000 square feet of space is being remodeled and 117,000 square feet of new walkways and concession space will be added to the airport terminal.

The \$331 million project is being funded with grants from the Florida Department of Transportation, Passenger Facility Charges (PFCs), airport revenue bonds, and Lee County Port Authority construction funds. No ad valorem (property) taxes are used for airport operation or construction. This expansion is the second-largest public works project in Lee County history, only being surpassed by the airport's Midfield Terminal Complex construction completed in 2005. The project began in October

2021 and will be completed by 2025.

ECONOMIC DEVELOPMENT



EMPLOYER	INDUSTRY	EMPLOYEES
Lee Memorial Health System	Healthcare	13,558
Lee County Public Schools	Education	11,174
Lee County Local Government	Government	9,377
Publix Supermarkets	Retail	4,624
Arthrex	Medical Device	3,983
Chico's FAS	Retail	3,903
NCH Healthcare System	Healthcare	3,288
Herc Rentals	Heavy Duty Equipment Rentals	2,400
Gartner	Consulting	2,100
Florida Gulf Coast University	Education	1,778
Ritz-Carlton	Hospitality	1,450
Shell Point Retirement Community	Retirement Community Healthcare	1,401
Radiology Regional Center	Healthcare	1,377
Hertz	Transportation	1,073
Hope Hospice	Healthcare	1,035











DEMOGRAPHICS





According to Census data, the **POPULATION** within 5 miles of Skyline Apartments increased 25.07% from 2010 to 2020. The 2024 estimated population is expected to grow another 17.78% over the next five years to over 209K. Similarly, **MEDIAN HOUSEHOLD INCOME** is expected to increase by 1.04% to \$78,134 in 2029. During that same five year span, the number of **HOUSEHOLDS** is predicted to grow nearly 17.08%.

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2029 PROJECTION	9,576	85,777	209,411
2024 ESTIMATE	8,207	73,006	177,797
2020 CENSUS	7,671	66,185	159,398
GROWTH 2024 - 2029	16.68%	17.49%	17.78%
GROWTH 2020 - 2024	6.99%	10.31%	11.54%
HOUSEHOLDS			
2029 PROJECTION	3,380	30,798	78,330
2024 ESTIMATE	2,909	26,385	66,904
2020 CENSUS	2,759	24,527	61,374
GROWTH 2024 - 2029	16.19%	16.73%	17.08%
GROWTH 2020 - 2024	5.44%	7.58%	9.01%
OWNER OCCUPIED	75.80%	73.14%	74.83%
RENTER OCCUPIED	24.20%	26.86%	25.17%
HOUSEHOLD INCOME			
2024 AVG HOUSEHOLD INCOME	\$74,997	\$80,644	\$82,513
2024 MED HOUSEHOLD INCOME	\$67,111	\$67,653	\$68,011

Andrew Green, CCIM (Lead Broker) Senior Vice President

(C)

954 804 2184



Andrew.Green@seacrestadvisors.com

Craig Brown Principal, Managing Broker



407 312 9349



Craig.Brown@seacrestadvisors.com

Alec Neu Director



317 258 3080



Alec.Neu@seacrestadvisors.com

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