

Prestige at Palm Aire

39 Premium Town homes Golf Community
in Pompano Beach, Florida





Investment Opportunity Overview

Property Highlights

- 39 luxury townhome units
- Built in 2023 - newer construction
- Located at 4091 W Palm Aire Dr
- Pompano Beach, FL 33069
- Average unit size: 1,780 SF
- In-place rents: \$4,064/unit

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955 S Federal Hwy, #316

Fort Lauderdale, FL 33316

Five Key Investment Highlights



Oversized Units

Units range from 1,783 SF to 2,258 SF including garage space. Every unit features a covered car garage for secure parking and convenience.



Luxurious Lifestyle

High-end property with modern finishes and unrivaled amenities, including country-club lifestyle access at a rental community.



Prime Location

Within 10-minute drive of I-95 and Florida's Turnpike, offering access to over 40 million SF of office space within 30 minutes.



New Construction Value

Comparable new construction townhomes at Enclave at Palm Aire are asking \$850,000 - \$962,000 just down the street.



Additional Revenue

10 units currently rented through Airbnb, generating \$70K/month - an additional \$335K in revenue and \$217K in profit annually.



Unit Mix & Financial Snapshot

Unit Type	Beds/Baths	Units	Net SF	% Mix	In-Place Rent
The Azura	2/2.5	5	1,475	13%	\$3,992
The Brio	3/2.5	17	1,744	44%	\$3,893
The Catalina	4/2.5	7	1,825	18%	\$4,138
The Dali	4/3	10	1,961	26%	\$4,323
Total/Average		39	1,780	100%	\$4,064

39

Total Units

2023

Year Built

\$4,064

Avg Rent/Unit

1,780

Avg Unit SF



 THE PRESTIGE
AT PALM AIRE



The Build-For-Rent Advantage

Renters-by-Choice

High earners desire quality living with privacy and no maintenance. They stay longer and absorb rent increases to avoid moving children to new schools.

Higher-Income Tenants

Median income for BFR renters is \$85,000-\$110,000 versus \$50,000-\$75,000 for multifamily. They accept rent increases, lower turnover costs, and maintain units better.

Empty Nesters

Demographic seeks maintenance-free living. Freedom from upkeep and easy location changes drive Baby Boomers to rental communities.

20-25% Higher Rents

BFR communities command premium rents compared to conventional multifamily properties.

Lower Turnover

Stickier tenant base drawn to the asset type results in reduced turnover costs.

Strong Demand

Double-digit year-over-year rental growth driven by low-density housing demand.

South Florida: Fastest-Growing Market



Population Boom

6.3 million residents in 2025, up 2.7% from 2020. Forecast to surpass 6.5 million by 2030. Moody's projects 68,500 net migration into Fort Lauderdale area from 2026-2030.



Pro-Business Environment

Class A office rates 40% lower than Midtown Manhattan. 4.46% corporate income tax vs 7.25% in New York. No state, county, or local income taxes on residents.



Startup Capital

\$4.1 billion across 588 startup deals in Florida in 2024. \$2.8 billion in VC funding across Miami-Fort Lauderdale Metro. Florida ranked 5th for VC deal count.

"South Florida sees swell of new residents moving from high-tax states" - *The Sun Sentinel*

"Booming Miami Among Top 10 U.S. Cities for Growth" - Miami.gov



Strategic Location & Employment Access



Prestige at Palm Aire is strategically positioned between Fort Lauderdale and Boca Raton, providing quiet countryside living with access to two major employment hubs. Residents can reach 40 million square feet of office space within 30 minutes.

Office Submarkets Within Reach

Submarket	SF of Office
Boca Raton	10.8M
Cypress Creek	6.2M
Fort Lauderdale CBD	5.7M
Plantation	3.7M
Sunrise	3.2M
Hollywood	2.9M

Cypress Creek District

8.5M SF of office within 5 minutes

Major tenants include Citrix, Citi, and Zimmerman Advertising. High concentration of government, technology, and professional services industries.



Pompano Beach Submarket Excellence

Population Growth

Pompano Beach population expected to grow 3.9% from 2025-2030, compared to 1.7% across Broward County.

Rent Fundamentals

Effective rent grew 0.5% Y-o-Y to \$2,203 in Q1 25. Class A rent growth was 1.6% Y-o-Y to \$3,215.

Limited Supply

Only 469 new multifamily units projected in 2026(lower unit size 800SQF or less). Multifamily population grew 8.4%, second highest in Broward County.



Unique Product Positioning

With only three other townhome communities in Pompano Beach, there is minimal competition. The Prestige at Palm Aire offers significantly larger units - averaging 1,780 SF compared to 999 SF for multifamily properties built after 2015 in the submarket.

Luxury Amenities & Features

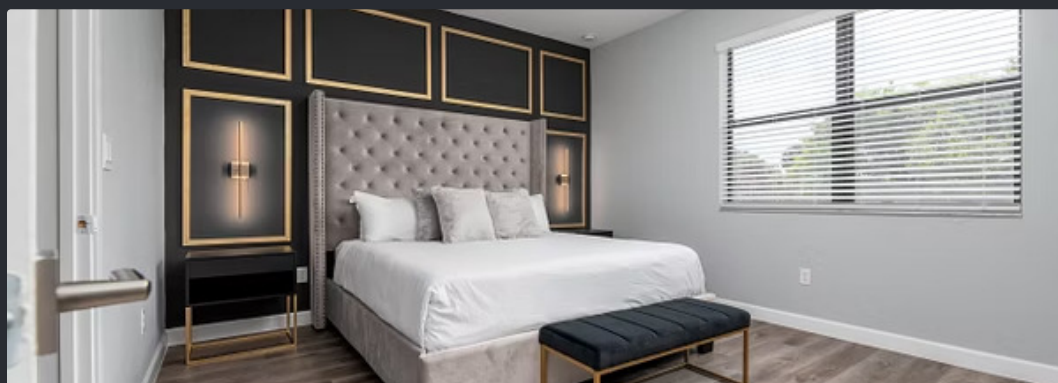
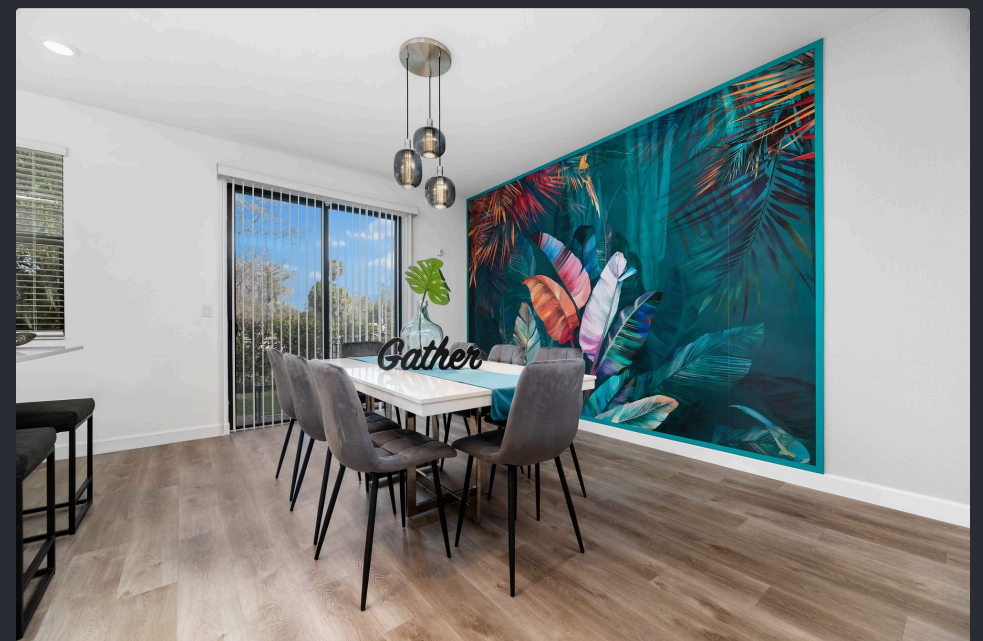
Apartment Features

- European kitchens with quartz countertops
- Vivint Smarthome Technology with dedicated iPad
- Lutron lights and smart thermostat
- Remote access control with camera
- Top-of-the-line appliances
- Designer millwork and elegant finishes
- Spacious floorplans
- Private outdoor space and fenced patios



Community Features

- Resort-style swimming pool
- 1- and 2-car private garages
- Expansive green areas
- Golf course views
- Walking, running, and biking trails
- Palm Aire Country Club access



Financial Performance & Projections

\$1.96M \$2.13M \$1.36M

Gross Potential Rent

Year 1 annual revenue

Effective Gross Income

Including Airbnb revenue

Net Operating Income

Year 1 NOI

~5.5%

Cap Rate

Year 1 capitalization rate

Revenue Highlights

- Net effective rents: \$4,186 per unit
- 5% vacancy assumption
- Additional \$217,500 annual SHORT TERM RENTAL income
- 3% annual rent growth projected
- Utility reimbursements: \$56,726

Operating Expenses

- Total expenses: \$772,043 (36% of income)
- Real estate taxes: \$417,820
- Insurance: \$98,000
- Management fee: 5% of EGI
- Replacement reserves: \$250/unit/year

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Future Individual Sell-Off Upside

Overview

The Prestige at Palm Aire offers a rare opportunity for an investor to execute a full individual-unit sell-off strategy, as the HOA conversion has already been completed. This allows immediate retail disposition of all 39 town homes, capturing premium pricing from end-users, snowbirds, international buyers, and 1031 exchange investors.

Market Benchmark

The Enclave at Palm Aire (0.4 miles away) is actively selling new construction town homes for \$854,000–\$966,000, establishing strong comparable pricing for similar product in the Palm Aire golf community.

Projected Retail Pricing for The Prestige

- Low Case: \$750,000 per unit
- Mid Case: \$825,000 per unit
- High Case: \$900,000+ per unit

Total Resale Value for All 39 Townhomes

- Low Case: \$29,250,000
- Mid Case: \$32,175,000
- High Case: \$35,100,000

Key Investor Advantages

- Conversion already completed sales can begin within 3-6 months
- Retail sell-off typically yields 25–40% more than a bulk multifamily transaction.
- Oversized 2–4 bedroom units with garages and strong STR potential.
- Located in a rapidly expanding Pompano Beach corridor with \$2B+of nearby development.
- Flexible exit: full sell-off, phased sales, or hybrid hold/sell.

TOWNHOME SALES COMPARABLES

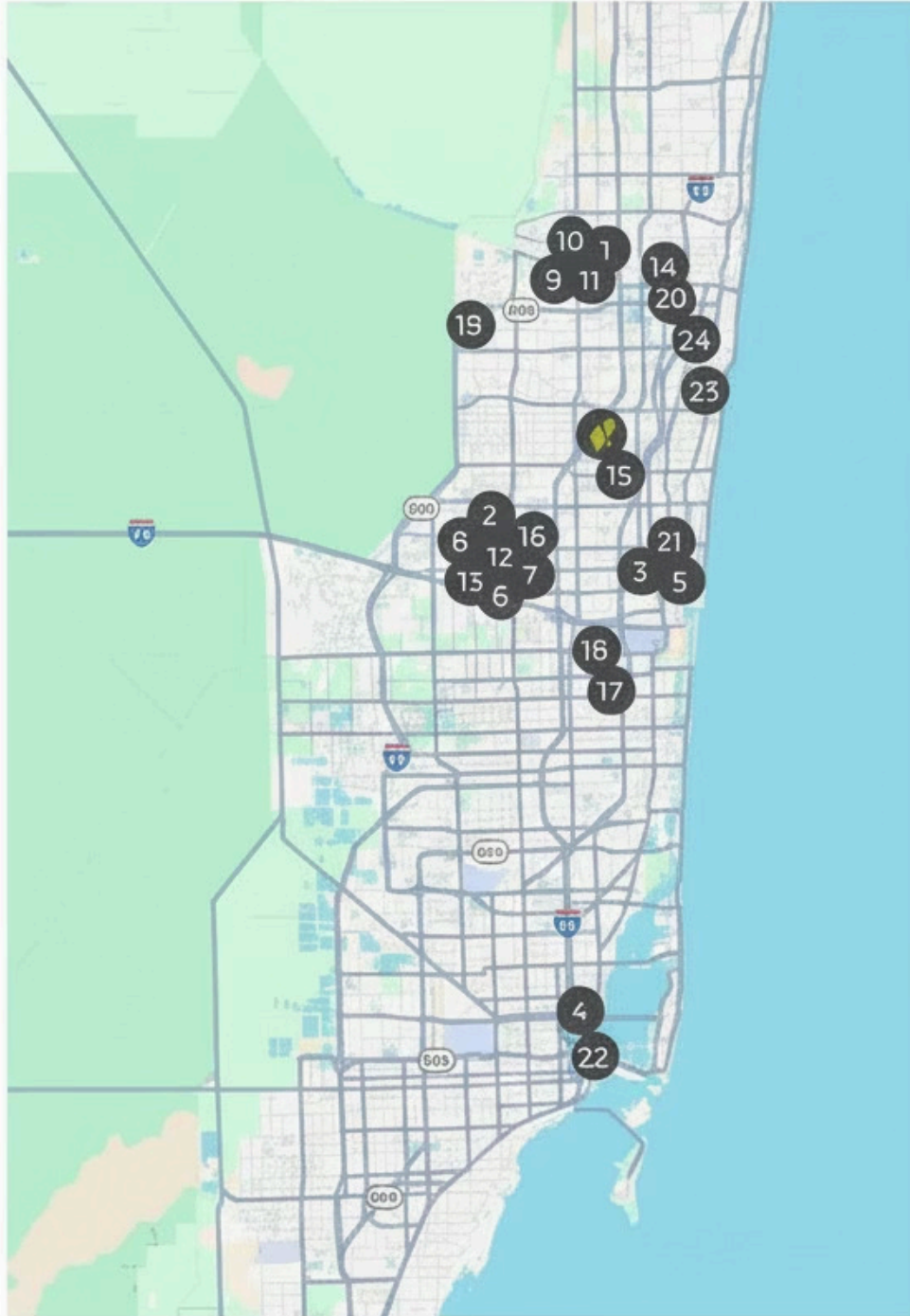
ID	Distance	Address	Subdivision	Year Built	SF	Beds	Baths	List Price	Price per SF	Status
1	0.4 mi	726 Cypress Grove Drive Unit#776	The Enclave at Palm Aire	2025	2,435	4	3	\$966,000	\$400	Active
1	0.4 mi	736 Cypress Grove Drive Unit#706	The Enclave at Palm Aire	2025	2,435	4	3	\$964,000	\$400	Active
1	0.4 mi	762 Cypress Grove Drive Unit#732	The Enclave at Palm Aire	2025	2,708	4	2	\$788,000	\$400	Active
1	0.4 mi	740 Cypress Grove Drive Unit#740	The Enclave at Palm Aire	2025	1,652	3	2	\$798,950	\$5475	Active
2	2.4 mi	2343 Rollingwood Ct	Oak Tree	2023	1,875	3	2	\$719,999	\$584	Active
2	2.5 mi	2153 Appliston Circle S	Oak Tree	2023	1,774	3	2	\$655,000	\$384	Active
2	2.5 mi	2150 Appliston Circle	Oak Tree	2022	1,966	3	2	\$672,900	\$442	Active
1	0.4 mi	702 Cypress Grove Drive Unit#742	The Enclave at Palm Aire	2025	1,600	3	2	\$753,905	\$398	Active
2	2.5 mi	2150 Appliston Circle	Oak Tree	2023	1,754	3	2	\$648,900	\$370	Active
2	2.5 mi	2157 S Appleton Cir S Unit#2157	Oak Tree	2022	1,754	3	2	\$640,000	\$365	Active
2	2.4 mi	2137 Appliston Cir N	Oak Tree	2021	1,754	3	2	\$538,000	\$368	Active
11 Listings					1,888			\$750,895	\$399	



THE PRESTIGE AT PALM AIRE

*2020 - Built, 3 - bed 2 - bathroom townhomes per the MLS





TOWNHOME RENT COMPARABLES

	DISTANCE	ADDRESS	SUBDIVISION NAME	YANES SUITE	BEO3: DAMS	GF	RENT OAT	RENT SF	
1	8.2mi	8888 6xctiel Dnse	Boca Duses	2081	3	2	2580	\$4,300	\$2.55
2	28mi	8558 WV Tilt Pl	Pretaline Midlean Sqaars	2024	3	2	1667	\$4,380	\$2.83
3	67mi	668 NE TB8 Aut Unitx833	Pegresse	2021	3	3	1580	\$4,500	\$2.12
4	28mi	589 NW likit'S Unkr843	Raesset Cealese	2025	3	2	2386	\$4,900	\$2.85
5	62mi	688 NE TB8 Aut Unitx623	Paigresse	2030	3	3	1667	\$4,200	\$1.82
6	94mi	759 WV Eath tier	Pretaline Midlean Square	2034	3	2	1688	\$4,500	\$2.43
7	70mi	759 NW Estd for	Pretaline Midlean Square	2621	3	2	1386	\$4,200	\$2.85
8	78mi	8569 NW Tilt Fince	Entey Fasrhemes	2034	3	2	1688	\$4,800	\$2.31
9	68mi	Stist hising Pass	Boca Dunes	2021	3	2	2333	\$4,300	\$1.52
10	8.2mi	10634 Naransts Dr	Boca Dunes	2080	3	2	2353	\$4,500	\$2.63
11	8.6mi	5658 Reley Pl	Boca Dunes	2021	3	2	2331	\$4,380	\$1.92
12	76mi	8558 WV Tilt Pl	Pretaline Midlean Sqaars	2034	3	2	1688	\$4,900	\$2.65
13	38mi	8538 WV Tin Et	Pretaline Midlean Square	2025	3	2	3380	\$4,500	\$1.58
14	72mi	1588 Seetolper Fensd Base	Deistald Cssiing	2025	3	2	1686	\$4,800	\$2.22
15	28mi	AMA W 8onioes CHW Utmm-bors	Oak Tike	2025	3	2	1778	\$4,260	\$2.21
16	78mi	8968 WV Tilt Pl	Pretaline Midlean Square	2034	3	2	1688	\$4,900	\$2.16
17	8.6mi	8616 Fesssk fWay	Dosa Dessos	2034	3	2	1388	\$4,500	\$2.18
18	8.8mi	4861 Fessset fWay Unkr0	Dosa Dessos	2034	3	2	1588	\$4,500	\$2.16
19	8.8mi	1598 WV Fith Uloset	Serset Tasts Tesakacie	2025	3	2	1593	\$4,900	\$2.68
20	72mi	519 Pesase Vep Unkr379	Demtald Cssiing	2022	3	2	1580	\$4,800	\$2.16
21	8.8mi	1818 H6.1TM.Ase	Psinand Lela Fslgs	2080	3	2	1586	\$4,800	\$2.33
22	8.8mi	1168 NE3 Ass	Cenos	2090	3	2	2388	\$4,800	\$2.33
23	5.2mi	1288 NE 3543 Tin Unitx5323	Tanirun fiks	2680	3	2	1590	\$4,560	\$2.33
24	3.8mi	6538 NE 1W Tersss Umirké	Piarassds Coster	2034	3	2	1594	\$4,800	\$2.13
Coerp Slt Cnenge							1944	\$4,260	\$2.20

SINGLE-FAMILY BUILD-FOR-RENT VS TRADITIONAL MULTIFAMILY

THE FUTURE OF MULTIFAMILY HOUSING

Build for rent communities are emerging throughout the United States, particularly in burgeoning Sun Belt markets such as South Florida, where populations are expanding, businesses are thriving, and home prices are climbing at a rapid pace.

MAINTENANCE-FREE LIVING

Inconveniences of single family living such as landscaping and property maintenance are avoided by residents when living in single-family BFR communities.

SECURITY AND SERENITY

BFR communities offer unmatched privacy compared to traditional apartment living. Fenced-in patios offer a secluded, quiet space of tonant courts, pools, etc. services. The patios offer a great view of the community.

IMPROVED CONVENIENCE

Among utilities of the three, BFR communities offer the most convenience. The BFR community offers a great view of the community.

BENEFITS OF BFR & GROWING INVESTOR DEMAND

The build for rent market is the fastest growing segment of U.S. housing market growth. According to the Urban Land Institute, single-family rentals have surpassed the growth of both single-family for-sale and multifamily housing in recent years. Developers are taking notice of the lifestyle and lifecycle changes in the Millennial, Gen X, and Baby Boomer cohorts and are responding with a hybrid rental product. Single-family build-for-rent communities have been enthusiastically designed to attract today's discerning owner who seeks the comforts and advantages of a new home while benefiting from the maintenance-free conveniences of apartment living and avoiding the costs of homeownership including down payments, mortgages, and home repairs.

ADVANTAGES OF SF BFR FOR THE INVESTMENT COMMUNITY

- On average, rents are 20 - 23% higher than conventional multifamily communities
- Lower turnover cost, given a "stickier" tenant base due to the asset type
- Strong demand for low-density housing
- Double-digits year over year rental growth
- BFR easily targets higher-income tenant demographics to reduce the cost of conventional apartment communities

"The home ownership market is still a strong driver in the U.S. and the BFR market is a natural extension of that. The BFR market is a natural extension of that. The BFR market is a natural extension of that."

RCLCO

"The BFR market is a natural extension of that. The BFR market is a natural extension of that. The BFR market is a natural extension of that."

homeunion

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NAHB
National Association
of Home Builders

PRO FORMA

	YEAR 1 PROFORMA			FOOTNOTE
INCOME	Amount	% of GPR	Per Unit	
Current Market Rents	\$1,959,226	\$50,337	105%	1
Gain / Loss to Lease	\$0	\$0	0%	2
GROSS POTENTIAL RENT				
Net Effective Rents (\$ per Unit)				
Net Effective Rents (\$ PSF)				
Less: Vacancy	(\$97968)	(\$2,912)	-5.0%	3
Less: Concessions	\$0	0.0%	\$0	4
Less: Collection Loss	(\$9,756)	(\$252)	-0.5%	5
EFFECTIVE RENTAL INCOME	\$1,951,469	\$47,674	\$4.5%	
The above figures are only for the year 1.				

CASH FLOW

	EOY1	EOY2	EOY3	EOY4	EOY5	EOY6
Current Market Rents	\$1,959,226	\$2,158,923	\$2,158,923	\$2,158,923	\$2,258,126	\$2,271,290
GROSS POTENTIAL RENT	\$1,959,226	\$2,158,923	\$2,158,923	\$2,158,923	\$2,258,126	\$2,271,290
Less: Vacancy	(\$97,968)	(\$102,020)	(\$92,327)	(\$92,045)	(\$108,295)	(\$113,563)
Less: Cost to Lease	(\$9,756)	(\$10,002)	(\$10,264)	(\$10,264)	(\$11,895)	(\$11,895)
EFFECTIVE RENTAL INCOME	\$1,851,469	\$1,946,901	\$1,956,332	\$1,936,614	\$2,038,536	\$2,045,832
Plus: Utility Reimbursements	\$85,726	\$85,885	\$89,154	\$88,835	\$88,843	\$85,751
Plus: Other Residential Income	\$5,863	\$5,445	\$5,123	\$6,258	\$6,258	\$6,203
EFFECTIVE GROSS INCOME	\$1,943,058	\$2,038,231	\$2,050,609	\$2,031,707	\$2,133,627	\$2,137,836

EXPENSES						
Common Area Operating Expenses	\$46,290	\$48,669	\$83,263	\$83,683	\$88,853	\$85,635
Utilities	\$121,190	\$123,583	\$136,777	\$89,696	\$123,830	\$126,778
Management Fee	\$68,373	\$66,771	\$110,644	\$63,466	\$68,560	\$72,548
Insurance	\$18,100	\$18,850	\$83,968	\$83,887	\$88,097	\$88,350
Real Estate Taxes	\$412,800	\$436,565	\$479,592	\$479,565	\$463,585	\$473,725
Replacement Reserves	\$5,710	\$5,710	\$5,730	\$9,290	\$9,250	\$9,260
Total Expenses	\$772,883	\$771,833	\$811,729	\$862,344	\$853,431	\$896,284

NET OPERATING INCOME	\$1,358,425	\$1,485,779	\$1,469,545	\$1,485,745	\$1,548,485	\$1,595,771
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Initial Debt Service	(\$898,568)	(\$898,360)	(\$898,360)	(\$898,360)	(\$898,268)	\$0
Net Cash Flow	\$460,443	\$486,229	\$396,048	\$396,389	\$446,936	\$1,598,771

SUMMARY OF KEY METRICS						Average
Cap Rate	5.40%	5.68%	5.80%	5.88%	6.10%	5.50%
Cash on Cash	4.65%	4.85%	5.80%	5.88%	6.42%	5.51%
Debt Service Coverage Ratio (DSCR)	1.26x	1.16x	1.30x	1.30x	1.40x	1.34x
Debt Yield	9.26%	9.35%	9.85%	9.58%	10.26%	9.67%
Effective Taxes	\$4.16%	\$4.60%	\$4.46%	\$4.87%	\$4.72%	\$4.40%

ASSUMPTIONS	EOY 1	EOY 2	EOY 3	EOY 4	EOY 5	EOY 6
Effective Rent Growth	3.00%	3.00%	3.00%	3.00%	3.60%	-3.66%
Vacancy (% of GPR)	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Concessions (% of GPR)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other Income	-	3.00%	3.00%	3.00%	3.00%	3.00%
Expense Growth	-	2.00%	2.50%	2.50%	2.50%	2.50%
Management Fee (% of EBIT)	5.00%	5.80%	5.80%	5.00%	5.00%	5.00%
Real Estate Taxes	-	2.50%	2.30%	2.68%	2.58%	2.50%

PROPERTY DETAILS



TRUE
SMART HOME



2023
YEAR BUILT



39
RESIDENTIAL UNITS



69,408
RESIDENTIAL SF (NET)



GREEN
CERTIFIED

BUILDING	
Site Site	1.99
Fhore	2 Towny Townhomes
Building Style	Townhomes
Ceiling Height	30'

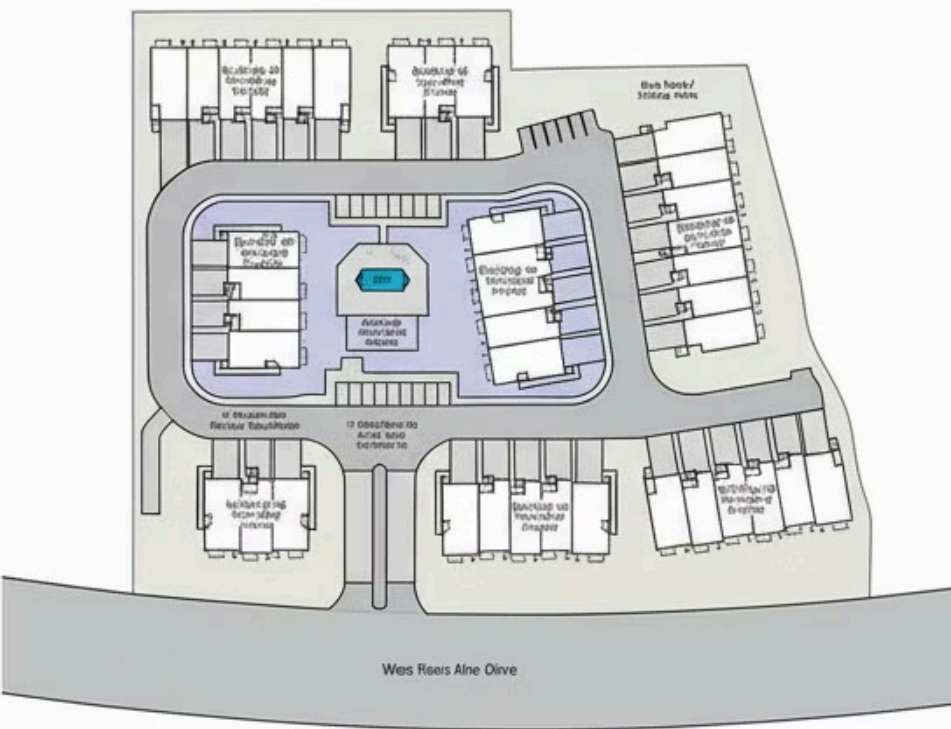
MECHANICAL	
Hesling	Central electric
Air Conditioning	Central electric
Water Heater	Electric 30 gallon
Electrical	From service area to units through main
Pipe/duct / Sizing Lines	PVC
Fire Protection	Hardwired smoke detectors in each unit with battery backup
Construction	Concrete Masonry Unit (CMU)
Exterior Material	Aluminum
Exterior Wall Finish	Stucco
Roof Construction & Finishing Material	Flat Tiles

FLOOD	
Zone	X - Above 200 year Flood Plain

PARKING	
Totals Spaces	180
ADA Parking Spaces	4
Totals Spaces	384
Rates per Unit	47

UTILITIES		
TYPE	PROVIDER	PAID BY
Electricity	FPL	Resident directly to 3rd Party
Water Sewer	City of Pensacola Beach	Homeowner

SITE PLAN



FLOORPLANS

FIRST FLOOR



THE CATALINA
4 Bed / 2.5 Bath (2-Car Garage)
1,885 SF

SECOND FLOOR



FIRST FLOOR



THE DALÍ
4 Bed / 3 Bath (2-Car Garage)
1,931 SF

SECOND FLOOR



FLOORPLANS

FIRST FLOOR



SECOND FLOOR



THE AZURA
2 Bed / 2.5 Bath 1,475 SF

FIRST FLOOR



THE BRIO
3 Bed / 2.5 Bath
1,449 SF

SECOND FLOOR



SOUTH FLORIDA: ONE OF THE FASTEST-GROWING MARKETS IN THE U.S.

Florida has been one of the major beneficiaries of interstate migration. Moody's Analytics projects a net migration of 66,500 people into the Fort Lauderdale area from 2022 to 2025.

The combination of significant benefits coupled with a favorable climate and the exceptional quality of life offered by the Greater Miami area continues to attract long-term employees to expand or initiate careers in the region.



PRO-BUSINESS ENVIRONMENT

- Chief Executive salaries are roughly 20% lower in South Florida than in Metropolitan
 - 4,075 corporate incentives, compared to 759 for New York
 - No corporate income tax on S Corps
 - No state, county or local income taxes are levied on residents
- Source: Miami Beach Chamber



POPULATION TRENDS

- Estimated 6.3 million residents in 2025, up 22.5% from 2020
 - Forecast to surpass 8.3 million residents in 2035, up 23% from 2025
- Source: Statista Analytics

DIVERSIFYING ECONOMY

A record \$2.27 billion invested in South Florida startups in 2020

Florida ranked

5th

for VC deal count and #6 for deal value

\$4.1 billion

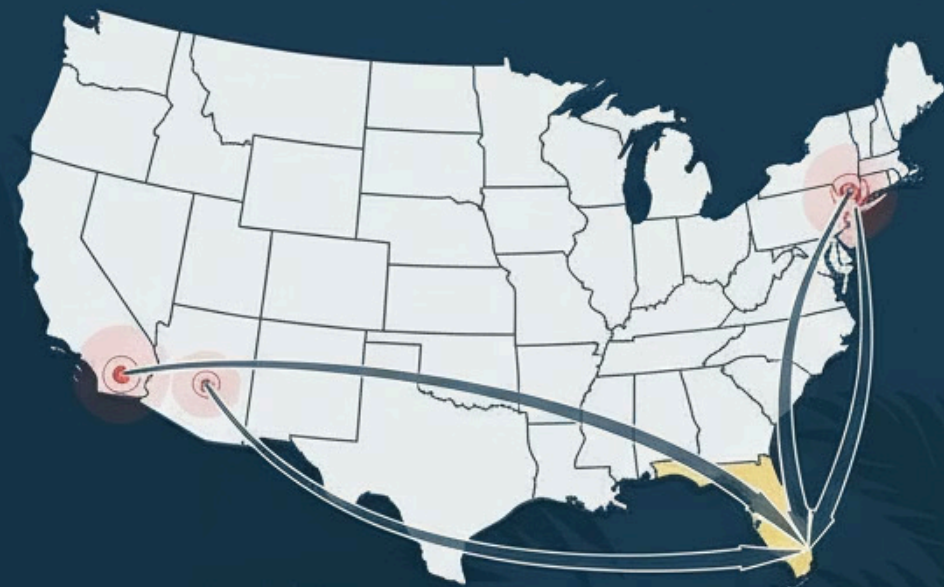
across 585 startup deals in Florida in 2024

Source: PitchBook

\$2.8 billion

in VC funding across Miami, Fort Lauderdale 2020

WHERE NEW YORKERS AND WEST COASTERS MOVED DURING 2021



South Florida sees surge of new residents moving from high cost states

-The Sun Sentinel

FLORIDA ATTRACTS MORE NORTHERNERS

Since the beginning of the pandemic, home sales in parts of the Sunshine State have more than doubled.

-The New York Times

STUDY:

Booming Movers: For 10 U.S. Cities for Growth

-Miami.gov

The POMP – Growth & Economic Impact Summary

Pompano Beach, Florida

The **POMP** is one of the largest and most transformational redevelopment projects in Broward County, reshaping Pompano Beach into a high-value entertainment, retail, and residential hub. With **more than \$1 billion in total projected investment**, the development is creating a new economic engine for the entire region.

Massive Capital Investment Driving Citywide Growth

- The project spans **223 acres**, making it one of the largest mixed-use redevelopments in South Florida.
- **Over \$1B+** is being invested into new entertainment, retail, dining, hospitality, office, and residential phases.
- Anchored by a newly upgraded Caesars casino and entertainment complex, the project is becoming a long-term destination with year-round economic impact.
- Significant private-sector capital combined with ongoing municipal improvements is rapidly improving surrounding land values and pushing new investor demand into the area.

Major National Brands Are Entering the Market

- **Costco has entered the Pompano Beach corridor**, validating the demographic growth and purchasing power of the area.
- Additional national retail, hospitality, and lifestyle brands are already negotiating space within The POMP, increasing future foot traffic and stability.
- Retail absorption is expected to outperform the county average due to strong north-Broward migration and a booming local population.

Transforming Pompano Beach Into a Premier Destination

- New hotels, luxury residences, office towers, and entertainment venues position the area as a **“live-work-play” anchor** for northern Broward County.
- The development is expected to attract **millions of annual visitors**, supporting local businesses and increasing demand for nearby housing.
- The scale and quality of The POMP is accelerating surrounding community appreciation, benefiting nearby property owners and investors.

Macroeconomic Impact

- **Job creation:** Thousands of construction and permanent jobs added to the local economy.
- **Infrastructure upgrades:** Roads, signage, lighting, and public spaces being improved by both the city and developers.
- **City repositioning:** Pompano Beach continues evolving into a high-value coastal city, closing the gap between Fort Lauderdale, Boca Raton, and Miami.

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Inbal Ruiz PA and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. Prospective purchasers are further advised to consult with their own tax, financial, legal, and other professional advisors regarding any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that certain types of mold, fungus, or other organisms may be present in any property and may adversely affect the property or the health of certain individuals. Inbal Ruiz PA recommends that prospective purchasers who have any questions or concerns regarding this issue obtain further inspections from a qualified professional.

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