



112 Claremont Lane
Palm Beach Shores, FL

Price reduced - Now Offered at
\$3,299,000

Located in the heart of Palm Beach Shores, 112 Claremont Lane is a rare 5,400 SF multifamily property on a barrier island—the kind of asset that almost never trades publicly and is nearly impossible to replace.



Rhys Hollyman - Logan Realty, Inc.

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Property Description

This ±5,400 SF multifamily quadruplex features 4 income-producing units totaling 8 bedrooms and 8 bathrooms, with upgraded interiors, a private outdoor spa, and on-site parking. Well-maintained and rent-ready, the property offers strong in-place performance with long-term upside. Located in Palm Beach Shores, a walkable barrier-island community with limited multifamily inventory, just minutes from beaches, marinas, and waterfront dining.

Offering Summary

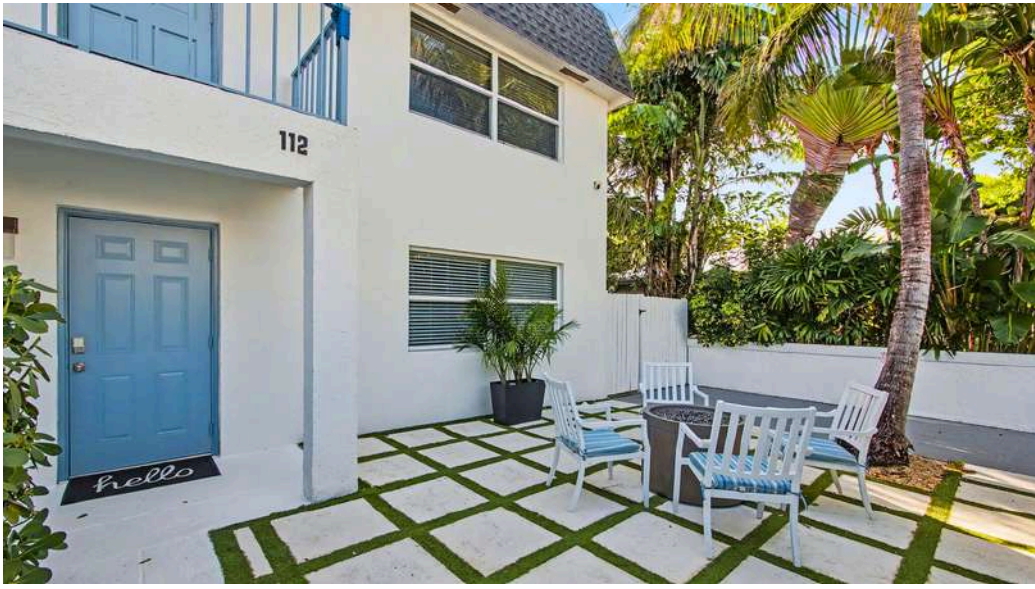
Sale Price:	\$3,299,000
Number of Units:	4
Lot Size:	0.20
Building Size:	5,736 SF



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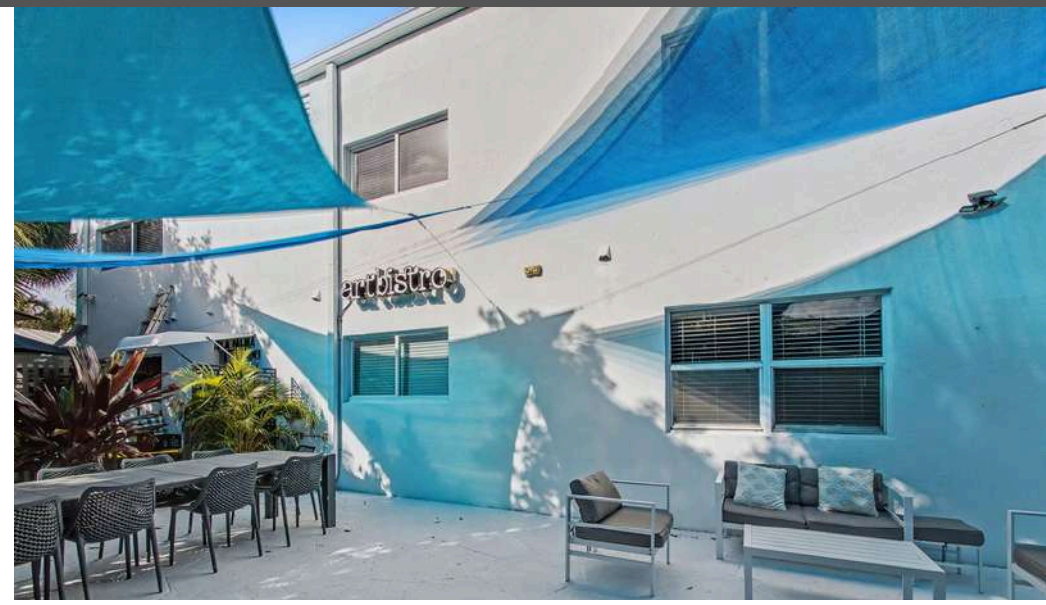
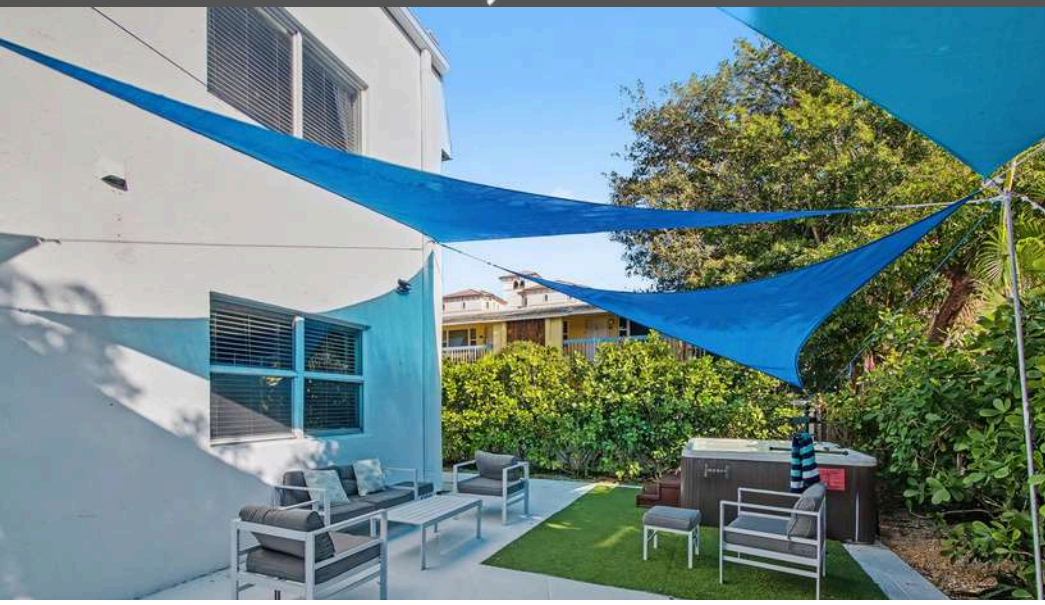
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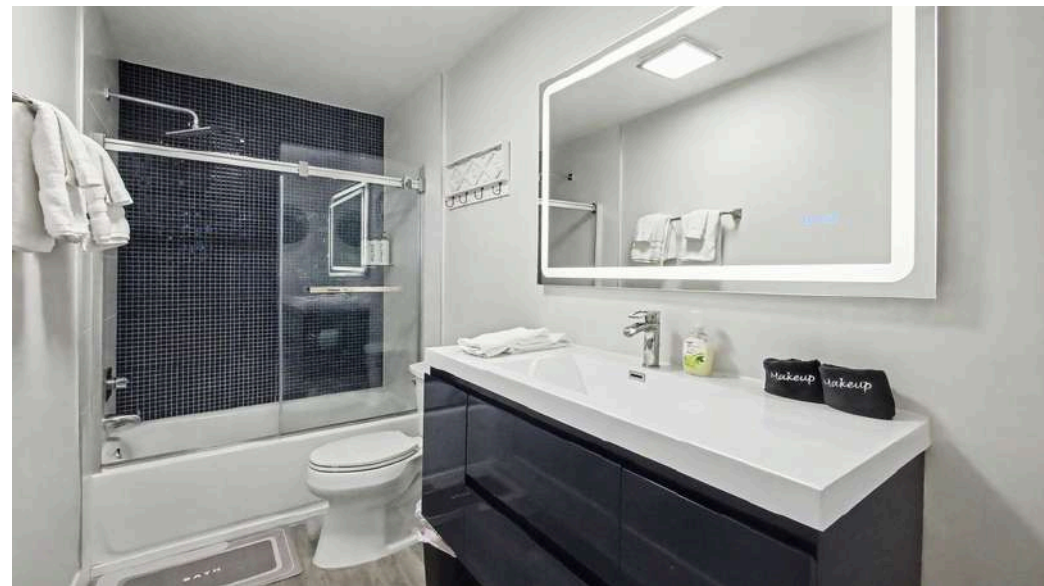
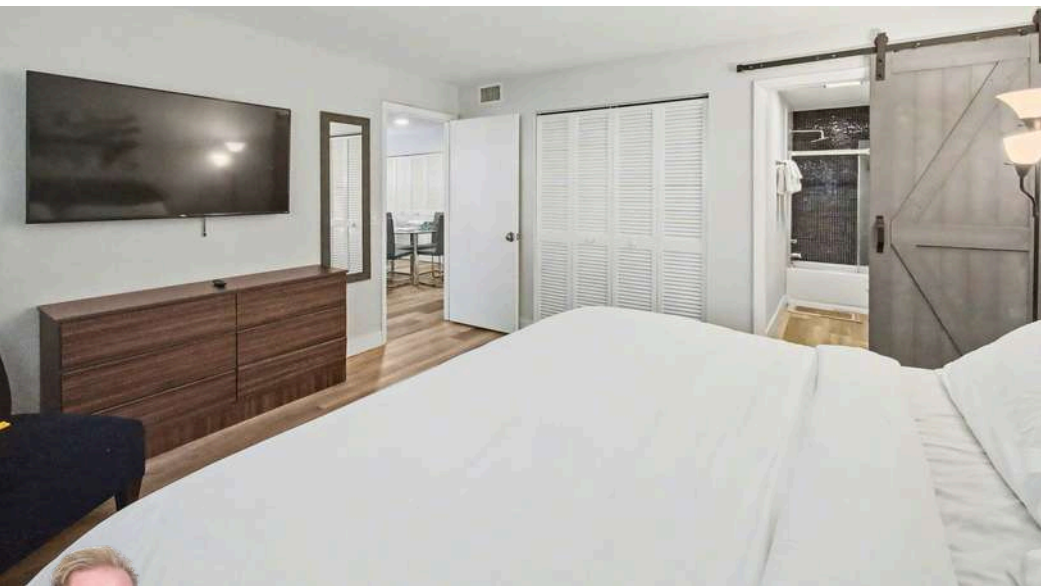
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Lap Pool Render



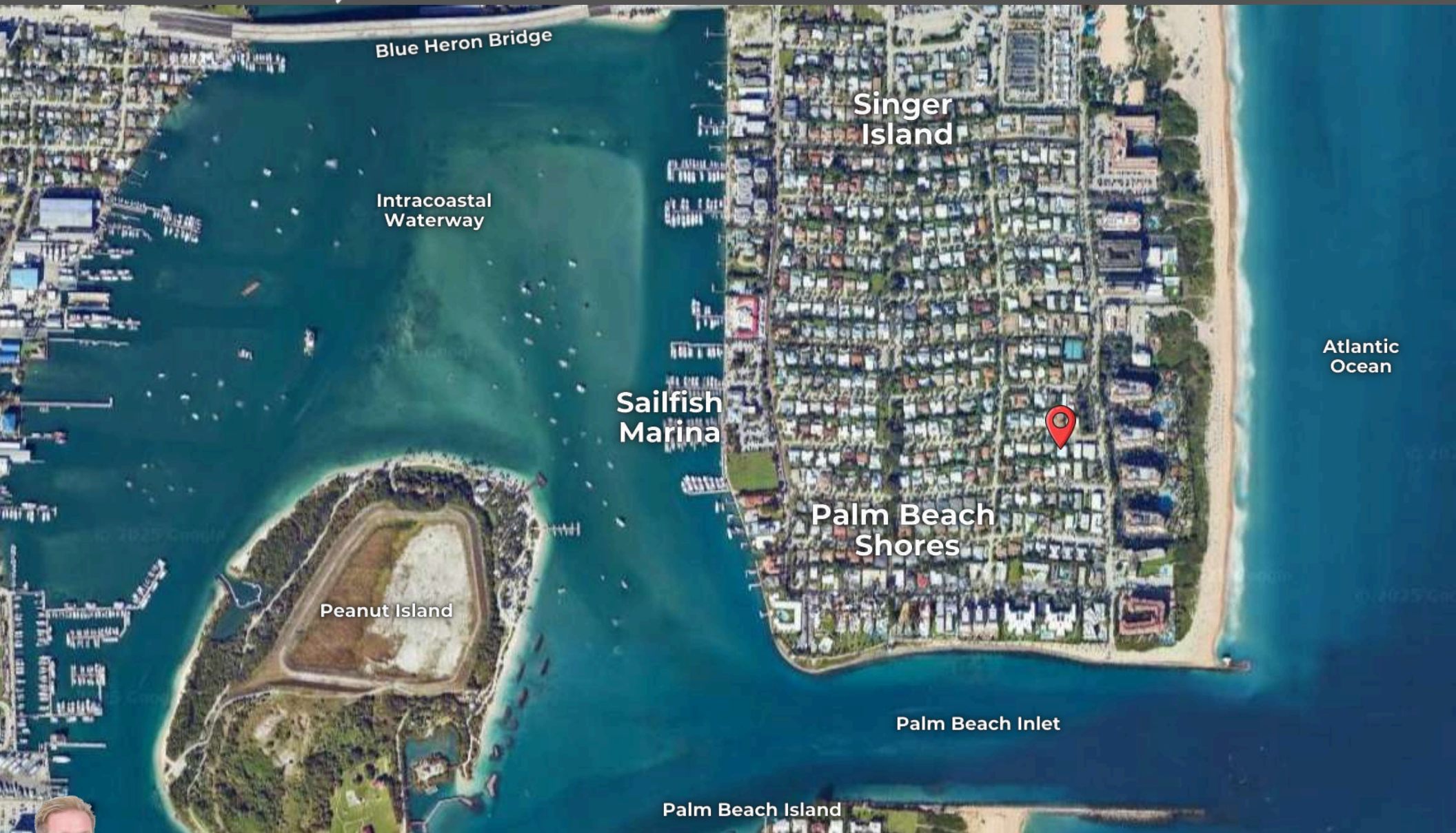
Pool / Spa Render



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About Palm Beach Shores



Palm Beach Shores is one of South Florida's most coveted barrier-island communities—an intentionally small, residential town bordered by the Atlantic Ocean to the east and the Intracoastal Waterway to the west. Known for its quiet streets, walkable layout, and limited development, Palm Beach Shores offers a rare balance of coastal privacy and everyday convenience. Residents enjoy immediate access to pristine beaches, marinas, boating, fishing, snorkeling at Phil Foster Park, waterfront dining, and island amenities—without the congestion or overdevelopment found elsewhere along the coast.

Beyond the island, Palm Beach Shores is ideally positioned near some of South Florida's most desirable destinations. Championship golf courses, luxury shopping, and fine dining in Palm Beach and Palm Beach Gardens are minutes away, while Palm Beach International Airport provides easy domestic and international access. Fort Lauderdale and Miami are both within comfortable driving distance, making the location equally attractive for full-time residents, seasonal owners, and investors. With its limited housing supply, strong rental demand, and irreplaceable geography, Palm Beach Shores stands apart as one of the most desirable places in South Florida to live, vacation, and invest.



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Per Unit - Monthly Revenue & Occupancy Rate

Unit 1				Unit 2				Unit 3				Unit 4			
Year & Month	Total Revenue	Occupancy %	Rental RevPAR	Year & Month	Total Revenue	Occupancy %	Rental RevPAR	Year & Month	Total Revenue	Occupancy %	Rental RevPAR	Year & Month	Total Revenue	Occupancy %	Rental RevPAR
2024-12 (Dec)	\$ 12,078.67	91.94%	\$ 153.98	2024-12 (Dec)	\$ 6,891.00	64.52%	\$ 179.59	2024-12 (Dec)	\$ 4,862.00	77.42%	\$ 128.39	2024-12 (Dec)	\$ 9,014.75	80.65%	\$ 230.38
2025-01 (Jan)	\$ 13,623.33	88.71%	\$ 152.95	2025-01 (Jan)	\$ 10,752.00	96.77%	\$ 327.12	2025-01 (Jan)	\$ 7,432.00	96.77%	\$ 232.84	2025-01 (Jan)	\$ 6,397.65	64.52%	\$ 168.50
2025-02 (Feb)	\$ 7,419.40	92.86%	\$ 118.54	2025-02 (Feb)	\$ 11,542.00	100.00%	\$ 379.18	2025-02 (Feb)	\$ 11,097.00	92.86%	\$ 325.89	2025-02 (Feb)	\$ 11,801.60	96.43%	\$ 344.99
2025-03 (Mar)	\$ 7,682.10	100.00%	\$ 115.67	2025-03 (Mar)	\$ 16,034.00	100.00%	\$ 490.52	2025-03 (Mar)	\$ 12,245.00	100.00%	\$ 317.12	2025-03 (Mar)	\$ 13,612.00	96.77%	\$ 386.10
2025-04 (Apr)	\$ 13,650.50	90.00%	\$ 176.66	2025-04 (Apr)	\$ 10,006.00	80.00%	\$ 263.37	2025-04 (Apr)	\$ 5,299.80	90.00%	\$ 144.88	2025-04 (Apr)	\$ 10,007.00	90.00%	\$ 249.70
2025-05 (May)	\$ 12,521.25	80.00%	\$ 139.83	2025-05 (May)	\$ 7,232.00	80.65%	\$ 181.42	2025-05 (May)	\$ 5,183.20	90.32%	\$ 126.87	2025-05 (May)	\$ 6,917.50	74.19%	\$ 173.89
2025-06 (Jun)	\$ 8,773.75	80.00%	\$ 109.83	2025-06 (Jun)	\$ 6,622.57	80.00%	\$ 192.73	2025-06 (Jun)	\$ 3,732.00	83.33%	\$ 95.93	2025-06 (Jun)	\$ 5,291.07	63.33%	\$ 143.26
2025-07 (Jul)	\$ 9,553.00	82.26%	\$ 112.59	2025-07 (Jul)	\$ 6,950.43	80.65%	\$ 156.41	2025-07 (Jul)	\$ 4,370.00	80.65%	\$ 100.65	2025-07 (Jul)	\$ 8,066.43	83.87%	\$ 217.60
2025-08 (Aug)	\$ 9,087.40	90.32%	\$ 104.92	2025-08 (Aug)	\$ 5,338.00	74.19%	\$ 130.34	2025-08 (Aug)	\$ 4,511.00	80.65%	\$ 118.71	2025-08 (Aug)	\$ 4,835.00	64.52%	\$ 124.61
2025-09 (Sep)	\$ 5,170.80	80.00%	\$ 67.42	2025-09 (Sep)	\$ 4,220.00	60.00%	\$ 97.83	2025-09 (Sep)	\$ 3,790.00	100.00%	\$ 126.33	2025-09 (Sep)	\$ 3,482.00	53.33%	\$ 87.13
2025-10 (Oct)	\$ 7,194.06	77.42%	\$ 82.52	2025-10 (Oct)	\$ 4,875.33	67.74%	\$ 136.03	2025-10 (Oct)	\$ 3,639.00	67.74%	\$ 77.52	2025-10 (Oct)	\$ 4,168.67	51.61%	\$ 95.15
2025-11 (Nov)	\$ 8,544.94	86.67%	\$ 114.44	2025-11 (Nov)	\$ 5,349.67	73.33%	\$ 158.54	2025-11 (Nov)	\$ 6,593.50	93.33%	\$ 167.43	2025-11 (Nov)	\$ 5,192.33	76.67%	\$ 135.78
Monthly Avg	9608.25			Monthly Avg	7984.416667			Monthly Avg	6062.875			Monthly Avg	7398.833333		
Sum	115299			Sum	95813			Sum	72754.5			Sum	88786		

Total Building - Net Operating Income

	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	Total
Income													
Rent Income	40,134.04	39,809.64	42,788.24	21,783.72	25,495.69	28,139.69	23,567.37	22,122.29	24,581.21	20,621.60	29,293.14	62,364.18	380,700.81
Other Income	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12000
Grant Income													0
Total for Income	41,134.04	40,809.64	43,788.24	22,783.72	26,495.69	29,139.69	24,567.37	23,122.29	25,581.21	21,621.60	30,293.14	63,364.18	392,700.81
Expenses													
Advertising			47.07					100				39.94	187.01
Merchant Fees	1,054.06	1,189.29	1,911.60	1,789.19	1,533.24	1,158.09	3,000.95	2,817.88	1,671.54	2,378.15	5,777.04	2,183.60	26,464.63
Sales Tax Paid	3,047.43	1,978.92	3,507.09	5,303.52	3,278.13	1,707.66	2,526.60	2,163.10	1,297.61	1,633.66	5,014.36	0.00	31,458.08
Housekeeping	2,080.00	2,640.00	3,980.00		2,730.00	3,690.00	2,610.00	2,110.00	2,290.00	1,147.00	2,290.00	2,330.00	30,457.00
Insurance Expense													0.00
Pest Control	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	888.00
Property Taxes	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	1,908.82	22,905.85
Internet/WiFi	145.26	145.26	145.26	145.26	145.26	145.26	145.26	145.26	145.26	145.26	145.26	145.26	1,743.12
Supplies & Maintenance (linens, Utilities	882.38	674.64	559.06	472.44	549.35	578.28	500.00	825.00	856.94	500.00	500.00	500.00	7,398.09
Back Office/Reservations Desk	773.70	739.79	800.84	720.72	963.15	1,088.53	1,143.48	931.03	920.06	840.37	757.59	828.85	10,508.11
	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total for Expenses	10,465.65	9,850.72	13,433.74	13,473.95	11,681.95	10,850.64	12,409.11	11,575.09	9,664.23	9,127.26	16,967.07	8,510.47	\$138,009.89
Net Operating Income	30,668.39	30,958.92	30,354.50	9,309.77	14,813.74	18,289.05	12,158.26	11,547.20	15,916.98	12,494.34	13,326.07	54,853.71	\$254,690.92



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112 Claremont Lane offers investors a rare chance to secure a stabilized multifamily asset in a barrier-island market where supply is permanently limited and demand remains durable. The property's efficient unit mix, upgraded interiors, private outdoor amenities, and on-site parking support strong in-place performance while preserving flexibility for future upside. This is the type of asset that performs across cycles—well-suited for long-term hold strategies, 1031 exchange buyers, or investors seeking reliable coastal exposure with intrinsic land value.



The setting elevates the opportunity. Located in Palm Beach Shores, the property sits between the Atlantic Ocean and the Intracoastal Waterway in a walkable island community known for its beaches, marinas, boating, and proximity to championship golf, Palm Beach International Airport, and the cultural and lifestyle amenities of Palm Beach, Palm Beach Gardens, Fort Lauderdale, and Miami. With limited inventory and enduring appeal to residents, vacationers, and renters alike, Palm Beach Shores continues to stand out as one of South Florida's most compelling coastal markets—making 112 Claremont Lane a location-driven investment with lasting relevance.



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