

20-UNIT SFR PORTFOLIO

BOCA RATON / BOYNTON BEACH / DEERFIELD BEACH



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PORTFOLIO OVERVIEW

PORTFOLIO DESCRIPTION

Lee & Associates presents a rare opportunity to acquire a stabilized 20-unit Single Family Rental (SFR) portfolio strategically spread across Deerfield Beach, Boca Raton, and Boynton Beach. This diversified portfolio includes a mix of two- to five-bedroom residences ranging from 840 to 3,756 square feet. The portfolio is anchored by two large single-family homes in Boca Raton, both featuring private pools and expansive layouts, ideal for long-term rental stability. The remaining units are primarily well-appointed condo residences, many of which are located in modern, 2006-2007 construction buildings within the desirable Renaissance Commons neighborhood of Boynton Beach. These condo units feature two bedrooms and two baths each, and offer spacious, functional layouts in amenity-rich communities attractive to a wide tenant demographic.

Positioned in three of Palm Beach County's and North Broward's most sought-after rental submarkets, this portfolio benefits from strong regional demand and strategic proximity to employment, transportation, and lifestyle hubs. The Boynton Beach units, especially those in Renaissance Commons, are surrounded by a walkable urban core of dining, shopping, and entertainment. Boca Raton offers prestige and accessibility, with close proximity to top-rated schools and major roads including I-95 and Florida's Turnpike. Deerfield Beach adds coastal appeal and steady rental demand, rounding out a portfolio that offers both immediate cash flow and long-term appreciation upside.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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20-UNIT SFR PORTFOLIO



TURNKEY RENTAL PORTFOLIO WITH STABILIZED OCCUPANCY

Located in 3 high-rental demand South Florida cities.

Total Units:	20 Units
Total SF:	27,190 SF
Occupancy:	100%
Avg SF:	1,360 SF
Avg Rent:	\$2,976/mo (\$2.19 PSF)



BOCA RATON:

2 Single Family Homes w/Private Pools
5br/4ba and 3br/2ba

1 Condo Unit at Tower 155
2br/2ba



BOYNTON BEACH:

12 Condos at Viscaya Lakes and San Raphael in Renaissance Commons:
2br/2ba

1 Condo at Barrwood
3br/2ba

1 Condo at Palmland Village
2br/2ba

1 Condo at Boynton Landings
2br/2ba



DEERFIELD BEACH:

1 Condo at Sequoia Gardens
2br/1ba

1 Condo at Waters Edge Deerfield
3br/2ba

INVESTMENT HIGHLIGHTS



SOUTH FLORIDA SFR PORTFOLIO

20 Units Across Boca Raton, Boynton Beach & Deerfield Beach

INSTITUTIONAL-QUALITY, STABILIZED PORTFOLIO

This 20-home SFR portfolio features a curated blend of newer-construction condominiums and well-maintained single-family residences, including two private pool homes on oversized lots. With strong in-place tenancy and minimal capital needs, the offering represents a plug-and-play opportunity for immediate yield and long-term durability.

PROVEN RENT GROWTH & UPSIDE OPPORTUNITY

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BALANCED AND VERSATILE UNIT MIX

Offering a diverse mix ranging from 2-bed/1-bath condos to 5-bed/4-bath pool homes, the portfolio caters to a wide range of renter profiles—from young professionals to families seeking a suburban lifestyle. Residences average 1,360 SF, and many include modern finishes, in-unit laundry, and community or private amenities.

IN-DEMAND PRODUCT IN PRIME RENTAL MARKETS

Single-family rentals remain one of the most sought-after housing types across South Florida, driven by lifestyle renters seeking more space, privacy, and low-maintenance living. This demand is further amplified by the area's affordability gap between rental and for-sale housing.

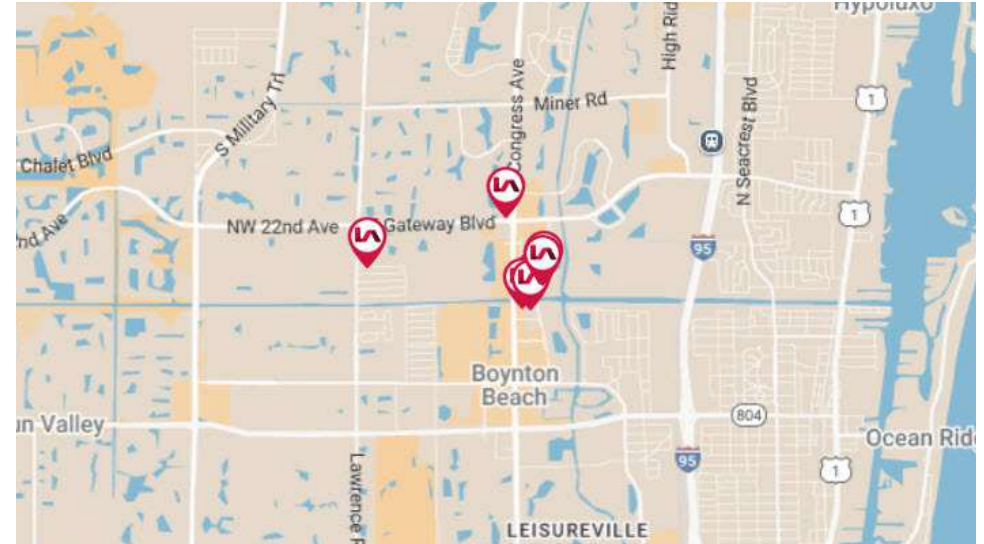
OPERATIONAL EFFICIENCY THROUGH SUBMARKET CLUSTERING

Properties are concentrated within three core submarkets of Palm Beach County, enabling streamlined management without geographic sprawl. Nearly 70% of the portfolio is located within the Renaissance Commons neighborhood of Boynton Beach, supporting efficient oversight and cost-effective servicing.

POSITIONED IN A HIGH-GROWTH MARKET

South Florida continues to outperform on key housing metrics, with sustained population inflows, strong job growth, and constrained housing supply. Boynton Beach and Boca Raton in particular have seen double-digit rent growth in recent years, supported by robust demand fundamentals and ongoing redevelopment.

REGIONAL MAP



LOCATION OVERVIEW

The portfolio is strategically positioned throughout Boca Raton, Boynton Beach, and Deerfield Beach—three high-demand rental markets in Palm Beach County. Residents benefit from easy access to I-95, the Florida Turnpike, regional employers, and abundant retail, dining, and recreational amenities.

CITY INFORMATION

CITY:

Boca Raton
Deerfield Beach
Boynton Beach

COUNTY:

Palm Beach & Broward

MARKET:

South Florida