

FOR SALE | \$10,400,000

MULTIFAMILY PORTFOLIO FOR SALE

WELLINGTON, FL 33414



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Multifamily Portfolio For Sale



SALE PRICE		\$10,400,000	PROPERTY HIGHLIGHTS	
OFFERING SUMMARY			<ul style="list-style-type: none">• Rare Wellington Portfolio — Six 4-Unit Buildings (24 Total Units)• Fully Occupied & Stabilized Asset• Significant Recent Renovations: \$60,000+ per unit in upgrades• Large, Highly Desirable Unit Mix: All Units are 4 bed 2 bath• No HOA restrictions• Turn-Key, Low-Maintenance Portfolio• Totaling 38,440 SF Across the Portfolio• Located in Top-Tier Wellington Community• Strong Long-Term Appreciation Potential	
Number Of Units:	24			
Cap Rate:	6.65%			
Price / SF:	\$280.96			
Year Built:	1991-1996			
Building Size:	38,440 SF			
Zoning:	PUD			
Market:	South Florida			
Submarket:	Greenview Shores of Wellington			



Executive Summary

PORTFOLIO DETAILS

Introducing a rare opportunity to acquire a six-building multifamily portfolio totaling 24 units in the highly sought-after community of Wellington, Florida. This collection of fully occupied fourplex buildings offers an exceptional blend of stability, scale, and long-term value in one of Palm Beach County’s most desirable rental markets.

Each property features a spacious 4-bedroom, 2-bathroom floor plan, with over \$60,000 per unit in recent renovations, including updated interiors, modern finishes, and improved building systems—significantly reducing near-term capital expenditure for new ownership. The portfolio is spread across six well-maintained parcels within established residential neighborhoods, offering strong curb appeal and consistent tenant demand.

With no HOA restrictions, owners benefit from full operational control, flexible management strategies, and the ability to implement future value-add initiatives without external limitations. The combined 38,440 SF across the six buildings is zoned PUD (Planned Unit Development), providing an additional layer of long-term optionality.

Wellington remains one of South Florida’s most supply-constrained and high-performing rental submarkets, fueled by top-rated schools, strong demographics, and steady population growth. The area’s limited multifamily inventory makes portfolios of this size particularly scarce and highly competitive.

This offering presents a turn-key, income-producing portfolio with strong in-place performance and significant long-term appreciation potential—ideal for private investors, family offices, and operators seeking a durable asset in a premier Palm Beach County location.

LOCATION DESCRIPTION

Wellington is one of Palm Beach County’s most supply-constrained, high-barrier-to-entry rental markets, with limited remaining land and strict zoning that restrict new multifamily development. Coupled with the area’s affluent demographics—including an average household income of ~\$175,000 and home values near \$1.13 million—this drives strong, long-term demand for rental housing as a more accessible alternative to ownership.

The portfolio is centrally located near key demand generators, including multiple A-rated public schools, major employment hubs such as Wellington Regional Medical Center and HCA Florida Palms West Hospital, and the dense retail and service corridor along State Road 7/441. These anchors support consistent renter demand from families, healthcare professionals, service employees, and long-term local residents.

Wellington is also internationally known for its equestrian community, which contributes meaningful seasonal economic activity and additional housing demand. Combined with the area’s low crime rates, strong municipal services, and ongoing residential and commercial growth, Wellington remains one of the most stable and desirable suburban markets in South Florida.

ADDRESSES

13725 YARMOUTH DR, WELLINGTON, FL 33414	13633 YARMOUTH CT, WELLINGTON, FL 33414
13992 FOLKESTONE CIR, WELLINGTON, FL 33414	13974 FOLKESTONE CIR, WELLINGTON, FL 33414
13900 FOLKESTONE CIR, WELLINGTON, FL 33414	13908 FOLKESTONE CIR , WELLINGTON, FL 33414