

LSI
COMPANIES

OFFERING MEMORANDUM

SEVEN PROPERTY MULTI-FAMILY PORTFOLIO

22 UNITS | FULLY OCCUPIED | CAPE CORAL, FL

PROPERTY SUMMARY

Property Address: Multiple Locations

County: Lee

Property Type: Multi-Family
(Quadplex and Duplex)

No. of Properties: 7

No. of Units: 22

Property Size: 21,708± Sq. Ft. in Total

Zoning: RML, RD-D, CC, R3-D

Tax Information: \$48,513 Total (2025)

STRAP Number: Call for Details

LIST PRICE:

\$3,999,000

\$181,773/Unit

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Alec Burke, CCIM
Sales Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM - aburke@lsicompanies.com

Justin Milcetic - jmilcetic@lsicompanies.com

☎: (239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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LSI Companies is pleased to present this rare opportunity to acquire a stabilized, income producing multi-family portfolio consisting of seven properties throughout Cape Coral, FL.

The 22-unit portfolio consists of (4) quadplexes and (3) duplexes located in established residential neighborhoods throughout Cape Coral. Built between 1979 and 1986, all but one building features concrete block construction. Each asset has been consistently maintained by long-term ownership with recent replacements of roofs, HVAC systems, and select unit interiors. The unit mix is primarily two-bedroom, two-bath with a small number of two-bedroom, one-bath units, aligning well with workforce and lifestyle renter demand.

KEY PROPERTY HIGHLIGHTS

- Seven-property multifamily portfolio consisting of four quadplexes and three duplexes
- Conveniently located across two Cape Coral neighborhoods
- Total of 22 units, with all 2-bedroom configurations
- 21,708 Sq. Ft. total with an average unit size of 987 Sq. Ft.
- Well maintained under long-term ownership with ongoing capital improvements
- Convenient access to major commercial corridors
- No history of flood damage

FINANCIAL HIGHLIGHTS

- Annual gross rental income: \$447,360
- Average monthly rent: \$1,695 per unit (\$1.73 per Sq. Ft.)
- Proforma cap rate: 7.3% (assuming a 35% OpEx ratio)
- Strong collections with stable, in-place tenancy
- Offered below recent per-unit comparables



PROPERTY HIGHLIGHTS

INCOME HIGHLIGHTS

- Proforma Cap Rate: 7.3% (assuming a 35% OpEx ratio)
- Average Rents: \$1,695 per month (\$1.73 per Sq. Ft.)
- Annual Gross Income: \$447,360
- Current Occupancy: 100%

UNIT HIGHLIGHTS

- Average unit size: 987 Sq. Ft.
- 22 Units:
 - (20) 2 Bed/2 Bath
 - (2) 2 Bed/1 Bath
- Extensive recent capex
 - Majority of roofs replaced between 2020 and 2022
 - HVAC replaced across nearly all units between 2021 and 2024
- All units feature private outdoor space, including patios, screened lanais, or fenced yards
- Select units offer garage space or an additional den room

UTILITIES

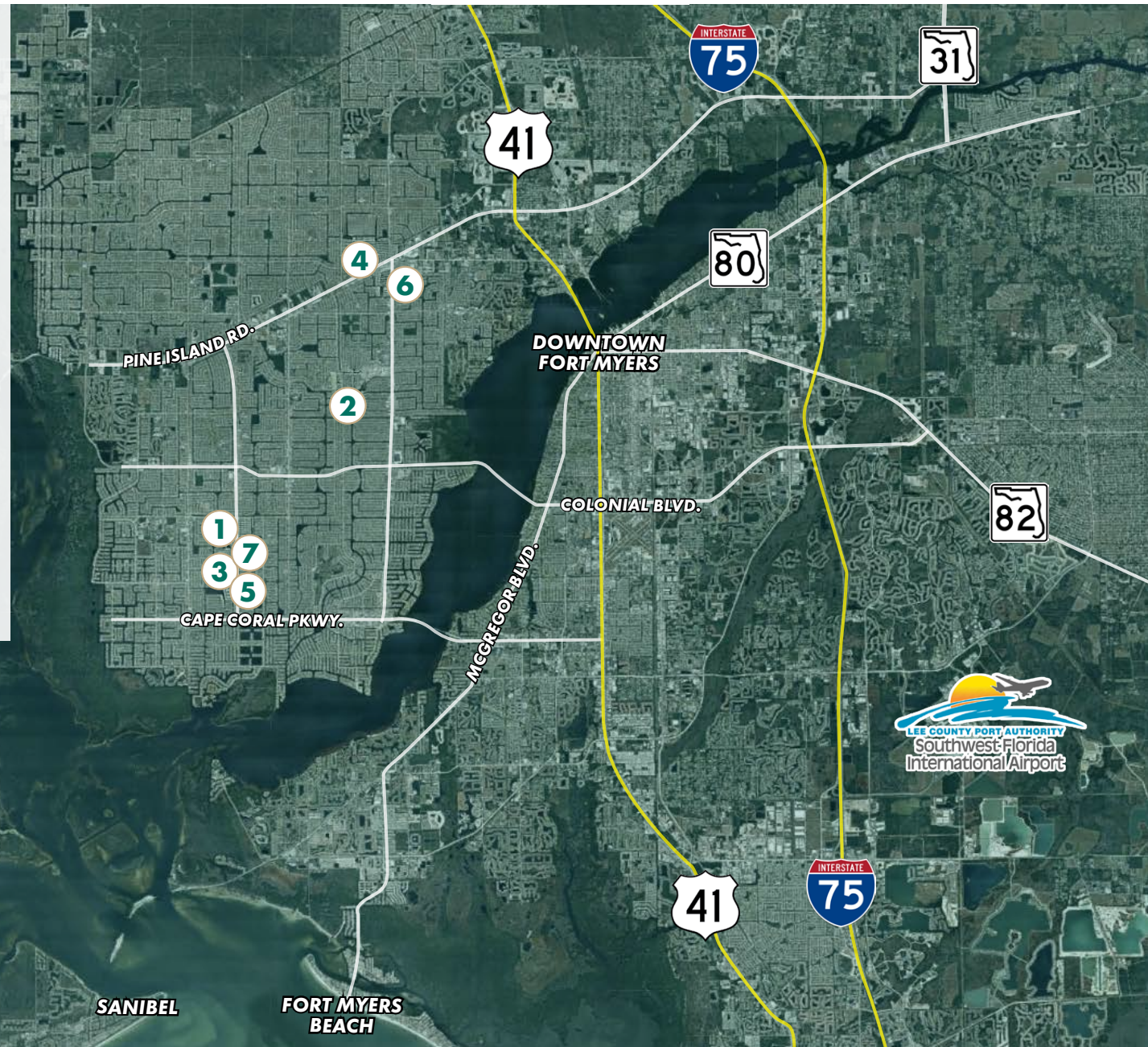
- Nearly all units have their own washer & dryer
- All tenants pay their own utilities
 - Individually submetered electric
 - Water is individually metered at all but 2 buildings, which use owner-installed submeters to bill tenants, according to usage



LOCATION OVERVIEW

- The assets are concentrated in two major Cape Coral hubs:
 - The South Skyline Boulevard area near Cape Coral Parkway
 - The North Del Prado Boulevard – Pine Island Road corridor
- Both hubs offer immediate proximity to major retail centers, grocery stores, and everyday services
- Their positioning near major roadways ensures easy connectivity to Cape Coral's primary commercial corridors and major SWFL's destinations, including tourist attractions, retail hubs, employment centers, and regional airports.

- | | |
|--------------|--------------|
| 1 Duplex A | 5 Quadplex B |
| 2 Duplex B | 6 Quadplex C |
| 3 Duplex C | 7 Quadplex D |
| 4 Quadplex A | |



BUILDING & UNIT OVERVIEW

DUPLEX A

PROPERTY	Duplex A
NO. OF UNITS	2
UNIT CONFIGURATION	2 Bed / 1 Bath
TOTAL SQ. FT.	1,760
AVERAGE SQ. FT. PER UNIT	880
YEAR BUILT	1982
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2022), AC (2024/2025)
AMENITIES	Screened Lanai
ACRES	0.23
AVG. LEASE RATE PER UNIT (Monthly)	\$1,550
ANNUAL INCOME (Gross)	\$37,200



BUILDING & UNIT OVERVIEW

DUPLEX B

PROPERTY	Duplex B
NO. OF UNITS	2
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	2,048
AVERAGE SQ. FT. PER UNIT	1,024
YEAR BUILT	1979
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2014), AC (2020/2023)
AMENITIES	Patio, Fenced Yard
ACRES	0.23
AVG. LEASE RATE PER UNIT (Monthly)	\$1,750
ANNUAL INCOME (Gross)	\$42,000



BUILDING & UNIT OVERVIEW

DUPLEX C

PROPERTY	Duplex C
NO. OF UNITS	2
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	2,324
AVERAGE SQ. FT. PER UNIT	1,162
YEAR BUILT	1985
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2012), AC (2023/2024)
AMENITIES	Den Room, Garage, Fenced Yard
ACRES	0.23
AVG. LEASE RATE PER UNIT (Monthly)	\$1,800
ANNUAL INCOME (Gross)	\$43,200



BUILDING & UNIT OVERVIEW

QUADPLEX A

PROPERTY	Quadplex A
NO. OF UNITS	4
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	3,516
AVERAGE SQ. FT. PER UNIT	879
YEAR BUILT	1984
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2022), AC (2023/2024)
AMENITIES	Screened Lanai, Fenced Yard
ACRES	0.34
AVG. LEASE RATE PER UNIT <i>(Monthly)</i>	\$1,613
ANNUAL INCOME <i>(Gross)</i>	\$77,400



BUILDING & UNIT OVERVIEW

QUADPLEX B

PROPERTY	Quadplex B
NO. OF UNITS	4
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	3,536
AVERAGE SQ. FT. PER UNIT	884
YEAR BUILT	1983
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2020), AC (2018/22/23/24)
AMENITIES	Patio, Fenced Yard
ACRES	0.34
AVG. LEASE RATE PER UNIT (Monthly)	\$1,644
ANNUAL INCOME (Gross)	\$78,900



BUILDING & UNIT OVERVIEW

QUADPLEX C

PROPERTY	Quadplex C
NO. OF UNITS	4
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	4,100
AVERAGE SQ. FT. PER UNIT	1,025
YEAR BUILT	1986
CONSTRUCTION	Wood Frame/Stucco
RECENT CAPEX	Roof (2020), AC (2018/19/22/24)
AMENITIES	Screened Lanai, Garage
ACRES	0.37
AVG. LEASE RATE PER UNIT (Monthly)	\$1,754
ANNUAL INCOME (Gross)	\$84,180



BUILDING & UNIT OVERVIEW

QUADPLEX D

PROPERTY	Quadplex D
NO. OF UNITS	4
UNIT CONFIGURATION	2 Bed / 2 Bath
TOTAL SQ. FT.	4,424
AVERAGE SQ. FT. PER UNIT	1,106
YEAR BUILT	1986
CONSTRUCTION	Concrete Block/Stucco
RECENT CAPEX	Roof (2022), AC (2021/22/23/24)
AMENITIES	Den Room, Screened Lanai, Fenced Yard
ACRES	0.34
AVG. LEASE RATE PER UNIT <i>(Monthly)</i>	\$1,760
ANNUAL INCOME <i>(Gross)</i>	\$84,480



FINANCIAL OVERVIEW

PROPERTY/UNIT	LEASE RATE (Monthly)	LEASE RATE (Annual)	PSF RATE (Monthly)	SQ. FT.	UNIT MIX (Bed/Bath)
Duplex A, #1	\$1,550	\$18,600	\$1.76	880	2BD/1BA
Duplex A, #2	\$1,550	\$18,600	\$1.76	880	2BD/1BA
Duplex B, #1	\$1,750	\$21,000	\$1.71	1,024	2BD/2BA
Duplex B, #2	\$1,750	\$21,000	\$1.71	1,024	2BD/2BA
Duplex C, #1	\$1,800	\$21,600	\$1.55	1,162	2BD/2BA
Duplex C, #2	\$1,800	\$21,600	\$1.55	1,162	2BD/2BA
Quadplex A, #1	\$1,500	\$18,000	\$1.71	879	2BD/2BA
Quadplex A, #2	\$1,600	\$19,200	\$1.82	879	2BD/2BA
Quadplex A, #3	\$1,625	\$19,500	\$1.85	879	2BD/2BA
Quadplex A, #4	\$1,725	\$20,700	\$1.96	879	2BD/2BA
Quadplex B, #1	\$1,650	\$19,800	\$1.87	884	2BD/2BA
Quadplex B, #2	\$1,650	\$19,800	\$1.87	884	2BD/2BA
Quadplex B, #3	\$1,650	\$19,800	\$1.87	884	2BD/2BA
Quadplex B, #4	\$1,625	\$19,500	\$1.84	884	2BD/2BA
Quadplex C, #1	\$1,675	\$20,100	\$1.63	1,025	2BD/2BA
Quadplex C, #2	\$1,750	\$21,000	\$1.71	1,025	2BD/2BA
Quadplex C, #3	\$1,750	\$21,000	\$1.71	1,025	2BD/2BA
Quadplex C, #4	\$1,840	\$22,080	\$1.80	1,025	2BD/2BA
Quadplex D, #1	\$1,700	\$20,400	\$1.63	1,040	2BD/2BA
Quadplex D, #2	\$1,795	\$21,540	\$1.53	1,172	2BD/2BA
Quadplex D, #3	\$1,695	\$20,340	\$1.45	1,172	2BD/2BA
Quadplex D, #4	\$1,850	\$22,200	\$1.78	1,040	2BD/2BA
PORTFOLIO TOTAL	\$37,280	\$447,360		21,708	

Average portfolio rents of \$1.73 per sq. ft. per month - slightly below current market rent for Cape Coral, as reported by CoStar Q3 2025 (\$1.75).

The Cape Coral–Fort Myers MSA continues to rank among the strongest rental markets on Florida’s West Coast, supported by sustained population growth, employment diversity, and long-term housing affordability pressures that favor renting. The region has experienced approximately 40% population growth since 2010, driven by steady in-migration and job creation. As of March 2025, the market reported an unemployment rate of 3.7%, below the national average, underscoring a stable labor environment.

Cape Coral and the surrounding region have received national recognition for both growth and lifestyle appeal, with Cape Coral ranked the #1 best destination for retirees, seniors, and snowbirds (RetirementLiving.com, 2025) with nearby Fort Myers being named the #1 Fastest Growing Place in the U.S. (U.S. News & World Report, 2024). The market continues to attract residents seeking a favorable cost of living, employment opportunities, and access to coastal amenities, reinforcing long-term housing demand.

Despite a historic supply wave of new class A product, multifamily fundamentals have improved meaningfully. Market occupancy increased approximately 170 basis points over the past 12 months, while average rent growth of ~8.6% has outperformed other West Coast Florida markets including Tampa, Orlando, and Sarasota. Looking ahead, Cape Coral is projected to lead all West Florida markets with average rent growth of approximately 4.6% annually over the next five years (RealPage).

Housing affordability remains a key driver of renter demand. Average home values in the Cape Coral–Fort Myers MSA have increased approximately 64.7% since 2017 (Zillow), and elevated mortgage rates continue to widen the cost gap between owning and renting. Within this environment, duplexes and quadplexes have demonstrated superior resilience due to limited new supply, lower density, private entrances, and broad renter appeal. Two-bedroom units, which comprise the majority of this portfolio, continue to outperform in both occupancy and long-term demand, positioning workforce-oriented multifamily assets favorably as market conditions tighten.



CAPE CORAL AREA ATTRACTIONS



DOWNTOWN CAPE CORAL

A vibrant, compact area centered around Cape Coral Parkway, just over the Cape Coral Bridge. Known for its lively mix of restaurants, bars, shops, live music, and waterfront views, featuring a walkable, laid-back atmosphere with ongoing development and a popular nearby strip on 47th Terrace.



TARPON POINT

Tarpon Point is a luxury waterfront destination featuring a full-service marina with fuel, pump-outs, and slips for boats up to 125 feet, plus a vibrant Marina Village with waterfront dining, boutique shops (art, fashion, fudge), a spa, and direct access to the Gulf of Mexico near Sanibel & Captiva.



SIRENIA VISTA PARK

This 8-acre environmental park is ideal for viewing manatees, especially in cooler months, and offers year-round fishing. Phase one of the development is complete, featuring a kayak launch, manatee viewing spots, a walking path, and landscape improvements. The launch provides access to the Calusa Blueway and Matlacha.



CAPE HARBOUR

Cape Harbour is a vibrant, upscale waterfront community, centered around a full-service marina. With Mediterranean-inspired architecture, many restaurants, boutiques, and homes with direct access to the Gulf of Mexico. Known for its active social scene, live music, events, and very pet-friendly, making it a popular destination for both residents and visitors.



FOUR MILE COVE ECOLOGICAL PRESERVE

At 365 acres, Four Mile Cove Ecological Preserve is the second largest preserved green space in Cape Coral. Located just north of Veteran's Parkway, the park is a brackish water wetland area that features a walking trail, visitor center, Veterans Memorial Area, and seasonal kayak rentals. Possible wildlife sightings include eagles, ibis, herons, other wading & migratory birds, raccoons, snakes, and more.



CORAL OAKS GOLF COURSE

Coral Oaks Golf Course is an 18-hole, Arthur Hills-designed championship course built within a century-old oak hammock. In addition, it has an extensive practice facilities in the area, featuring a driving range with grass and artificial turf, a chipping area, and putting green. There is also a pro shop on-site with a full-service restaurant and bar.



SUN SPLASH FAMILY WATERPARK

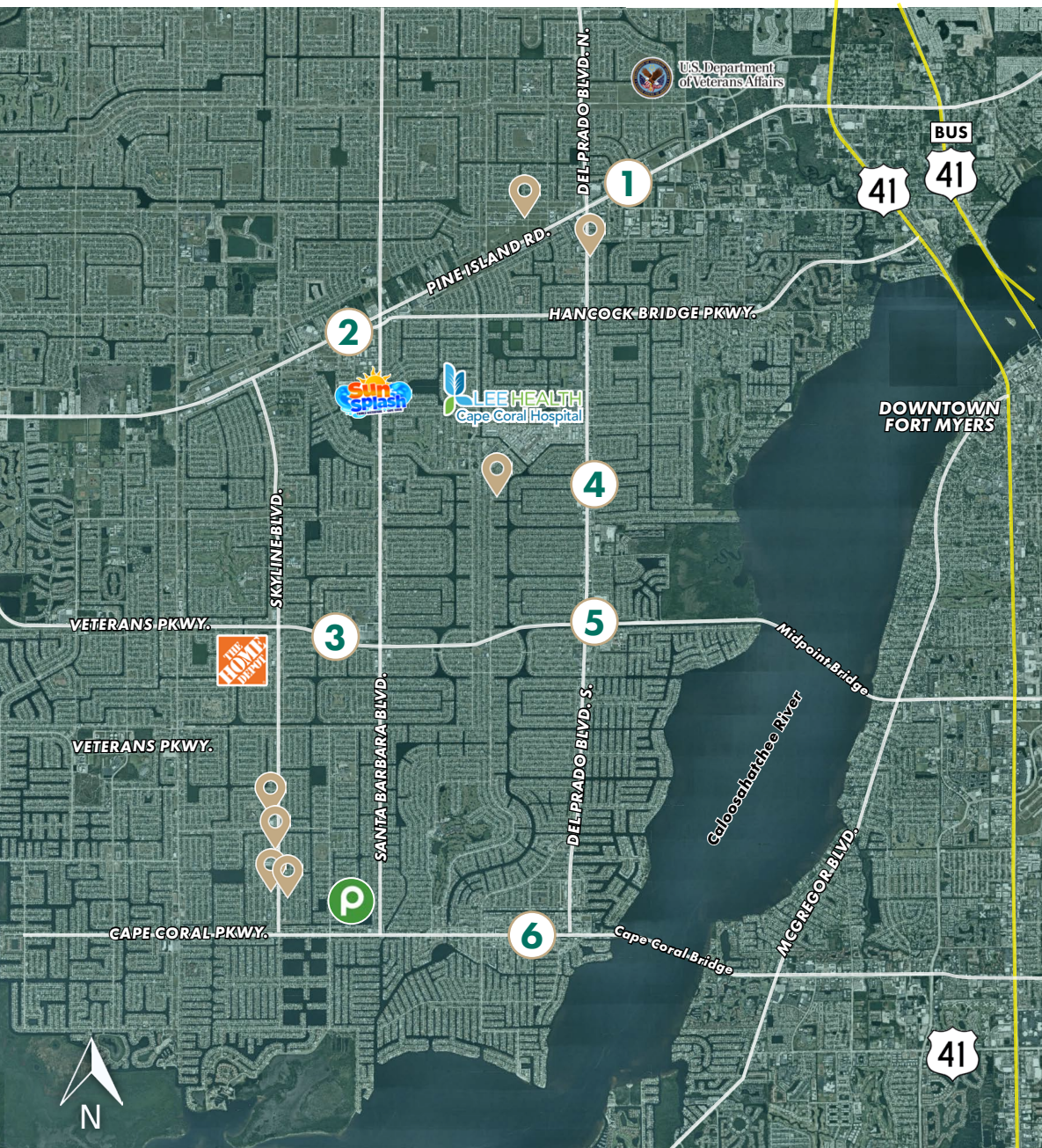
Sun Splash Family Waterpark in Cape Coral, FL, is Southwest Florida's largest waterpark, offering thrilling slides, a lazy river, kid's play areas, dining, and new features like the Paradise Cove Wave Pool, making it a popular spot for summer family fun, with special events and varied operating hours seasonally.



GATOR MIKE'S FAMILY FUN PARK

Gator Mike's Family Fun Park in Cape Coral, FL, is a large amusement center, designed for all ages. Offering various activities like go-karts, mini-golf, paintball, bumper boats, bumper cars, ziplining, rock climbing, an arcade, and axe throwing, with concessions, party hosting (birthdays, events), and specials for family fun.

RETAIL MAP



1. NORTH POINT SHOPPING CENTER



2. PINE ISLAND ROAD



3. MIDPOINT CENTER



4. CORAL POINTE SHOPPING CENTER



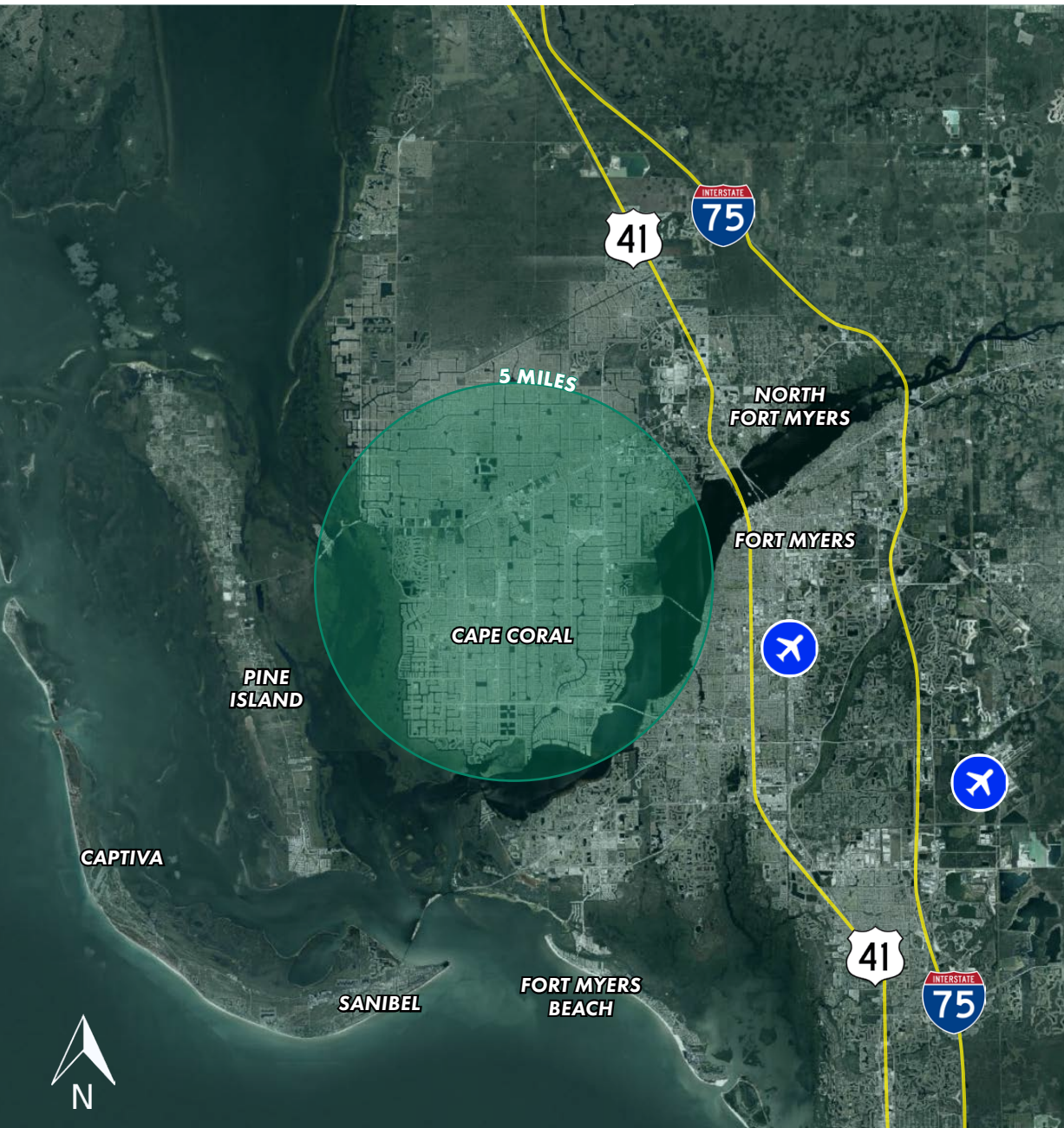
5. CORALWOOD SHOPPING CENTER



5. CAPE CORAL PARKWAY

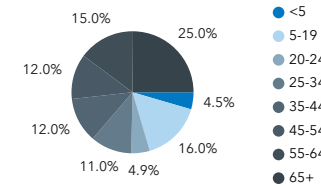


LOCATION

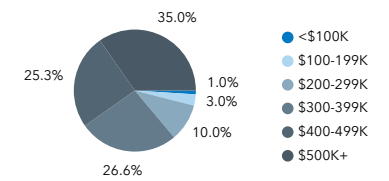


AREA DEMOGRAPHICS

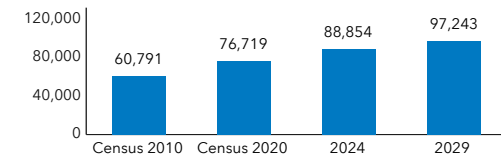
Population by Age



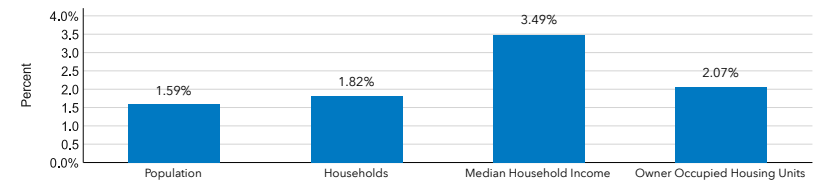
Home Value



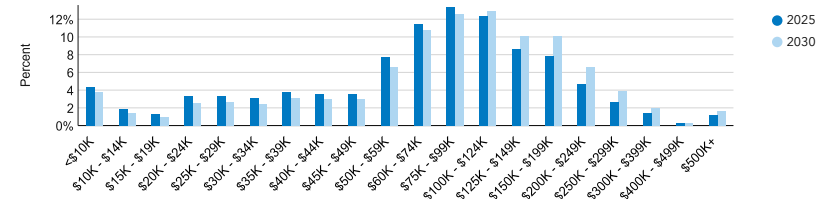
Households



2024-2029 Annual Growth Rate



Household Income





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