

Central Florida Multifamily Development Parcel

PRIME MULTIFAMILY
DEVELOPMENT OPPORTUNITY -
TRUE SHOVEL READY FOR
IMMEDIATE VERTICAL
CONSTRUCTION

OFFERING MEMORANDUM

1295 S 30th Street
Haines City, FL 33844

Central Florida Multifamily Development Parcel

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 - Demographics

Exclusively Marketed by:

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www.GoCommercial.com

01 Executive Summary

Investment Summary

Unit Mix Summary



OFFERING SUMMARY

ADDRESS	1295 S 30th Street Haines City FL 33844
COUNTY	Polk
MARKET	Orlando
SUBMARKET	Haines City / Davenport
APN	27-27-34-000000-043010
PARCEL SIZE (TOTAL)	8.84 Acres
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY (PRO FORMA)

PRICE	\$9,500,000
PRO FORMA OCCUPANCY	93.00%
NOI (Phase I)	\$852,333
NOI (Stabilized)	\$2,605,167
CAP RATE (Phase I)	8.97%
CAP RATE (Stabilized)	27.42%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	4,695	27,394	69,733
2024 Median HH Income	\$49,301	\$51,647	\$57,324
2024 Average HH Income	\$55,912	\$72,358	\$75,402



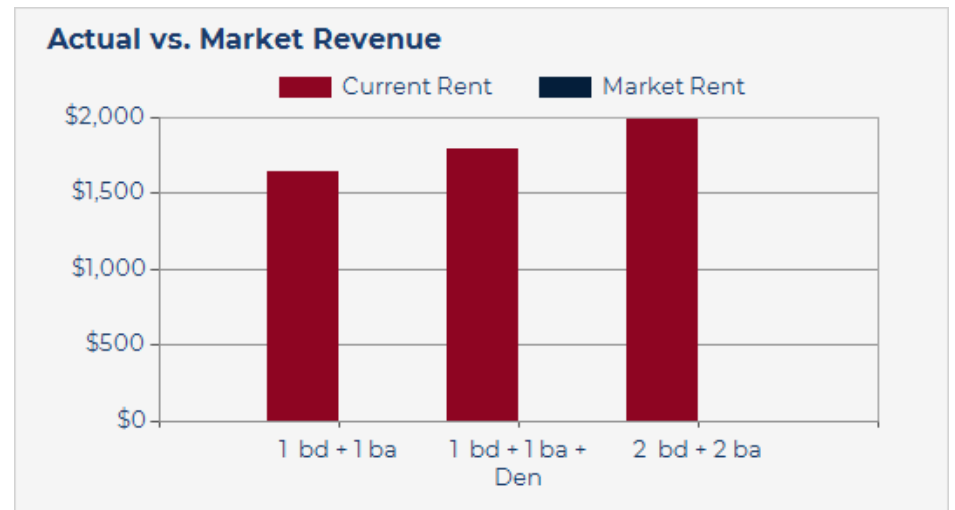
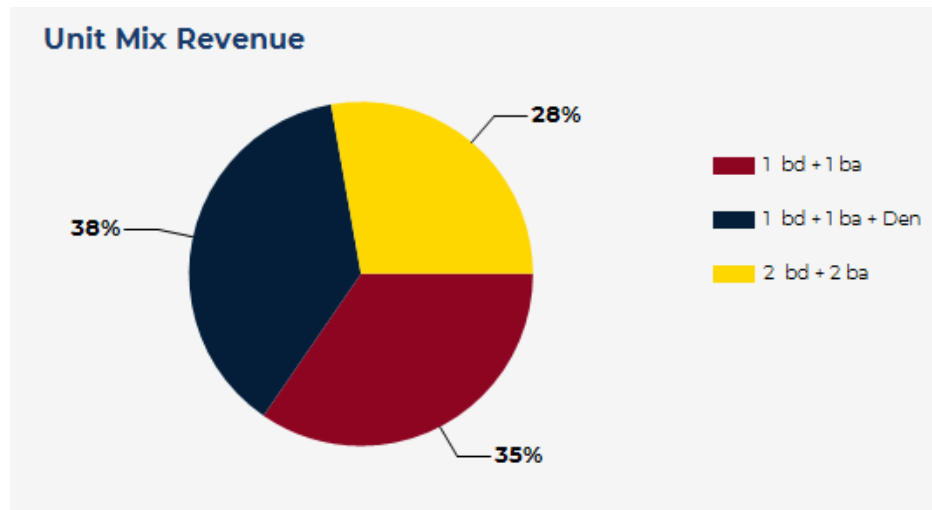
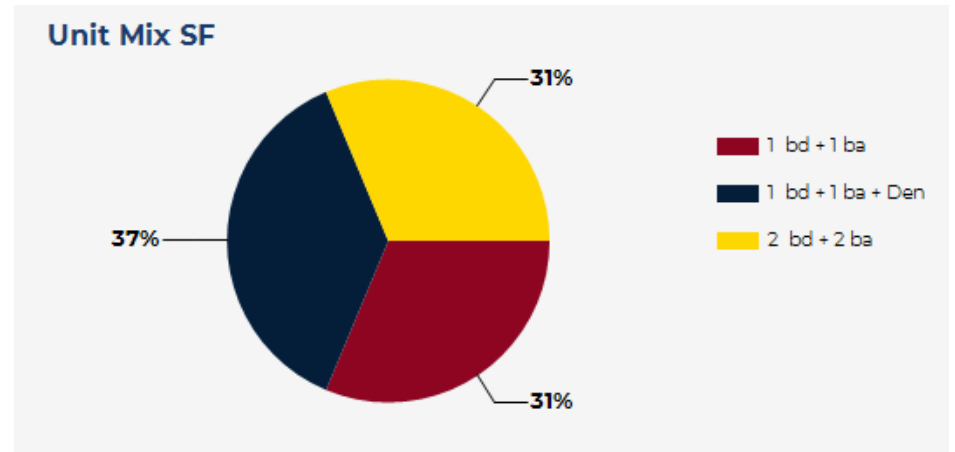
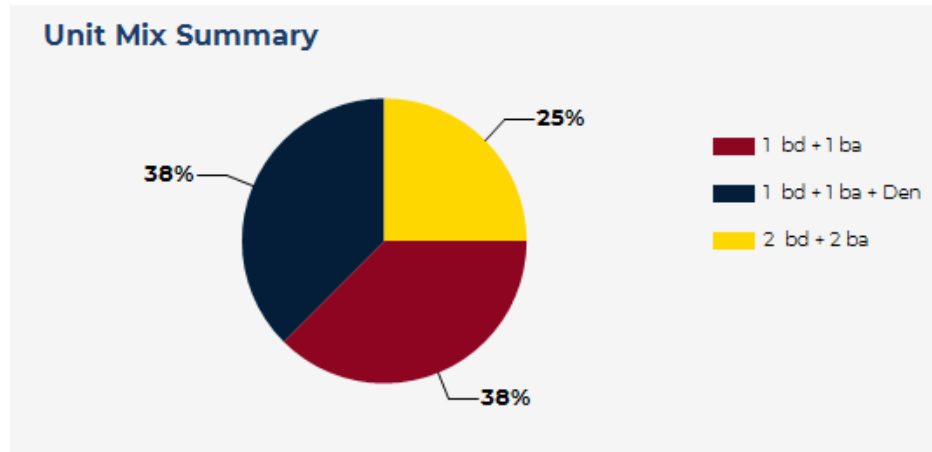
- Flexible Ownership Will Consider all Reasonable Terms and Can Deliver Property Fully Constructed with Forward Contract

True Shovel-Ready Multifamily Development Opportunity

- Compass Commercial is pleased to present an exceptional development opportunity located at South 30th Street in Haines City, FL. This prime parcel presents a fully approved and permitted project ready for transformation. The site offers immediate development for 168 to 200 market-rate rental units across two efficiently designed buildings. The final count can still be modified based on the developer's preferred unit mix (see attached unit layout option sheet).
- This turnkey development project eliminates the burden of approvals and permits, offering a seamless transition for the discerning developer. The comprehensive package includes all site improvements, utility connections, off-site work, paving, and curbing – providing a solid foundation for vertical construction immediately after closing.
- This offering includes a complete set of architectural construction documents. Meticulously designed for maximum efficiency and reduced construction costs, these documents serve as the blueprint for a long-term and profitable rental community. With every detail accounted for, the buyer gains a valuable head start, saving both time and resources.
- South 30th Street in Haines City, FL, offers a turnkey development parcel with all horizontal site work completed and permits for 192 market-rate rental units. Boasting completed site improvements, utility connections, off-site work, paving, and curbing, along with a complete set of architectural construction documents, the buyer can commence with vertical construction immediately upon closing - saving valuable time and creating a shorter path to profitability. Positioned in a high-growth southern suburb of Orlando and surrounded by dozens of new housing developments, this property is a gateway to success in the booming Central Florida real estate market.
- The project also includes an adjacent 2-acre commercial parcel, fully approved for 18K square feet of retail, commercial, or flex space.

Unit Mix	# Units	Square Feet	Projected Rent	Rent PSF	Monthly Income
1 bd + 1 ba	72	685	\$1,625 - \$1,665	\$2.40	\$118,440
1 bd + 1 ba + Den	72	808	\$1,736 - \$1,840	\$2.21	\$128,736
2 bd + 2 ba	48	1,026	\$1,885 - \$2,080	\$1.93	\$95,160
Totals/Averages	192	816	\$1,783	\$2.21	\$342,336

Notes: Representative of 192-Unit Mix Option.



02 Location

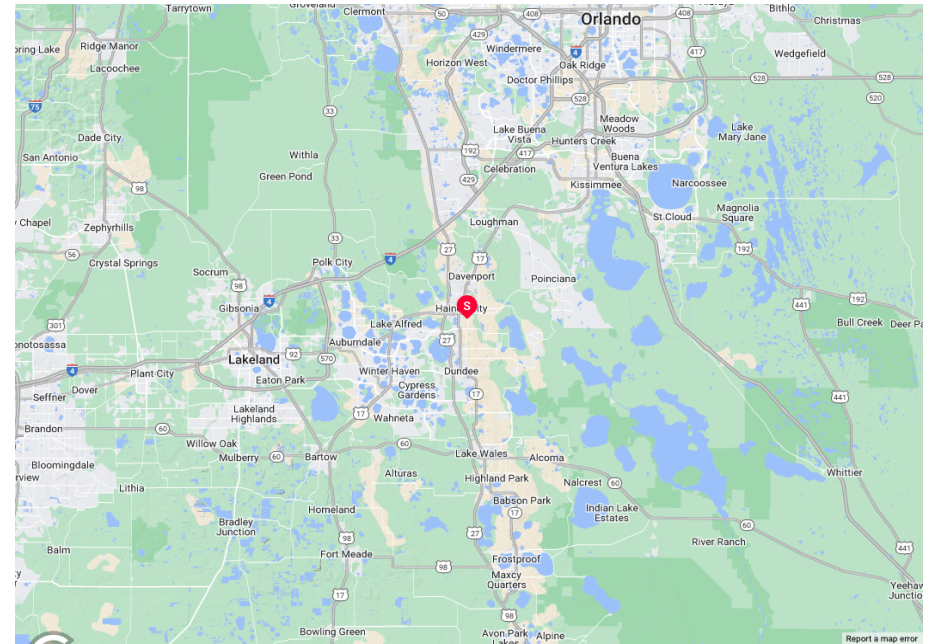
- Location Summary
- Drive Times (Heat Map)



Strategically Located in High-Growth Corridor of Haines City

- The strategic location of the parcel in Haines City adds to its appeal, offering proximity to essential amenities and a vibrant community. The development is poised for success, positioned in an area with growing demand for quality rental units. Centrally positioned in a high-growth southern suburb of Orlando, this property is strategically located to capitalize on the dynamic real estate market. The area is surrounded by new for-sale housing developments led by regionally and nationally recognized homebuilders, underscoring the attractiveness of the Haines City region.
- This project represents one of the only planned rental communities in Haines City. The area is experiencing a massive population influx as Orlando sprawl has engulfed northern Polk County, and the demand for quality rental units in this high-growth area is evident with consistently increasing rental rates throughout the market. This project offers an attractive economic housing alternative to many of the surrounding new communities.

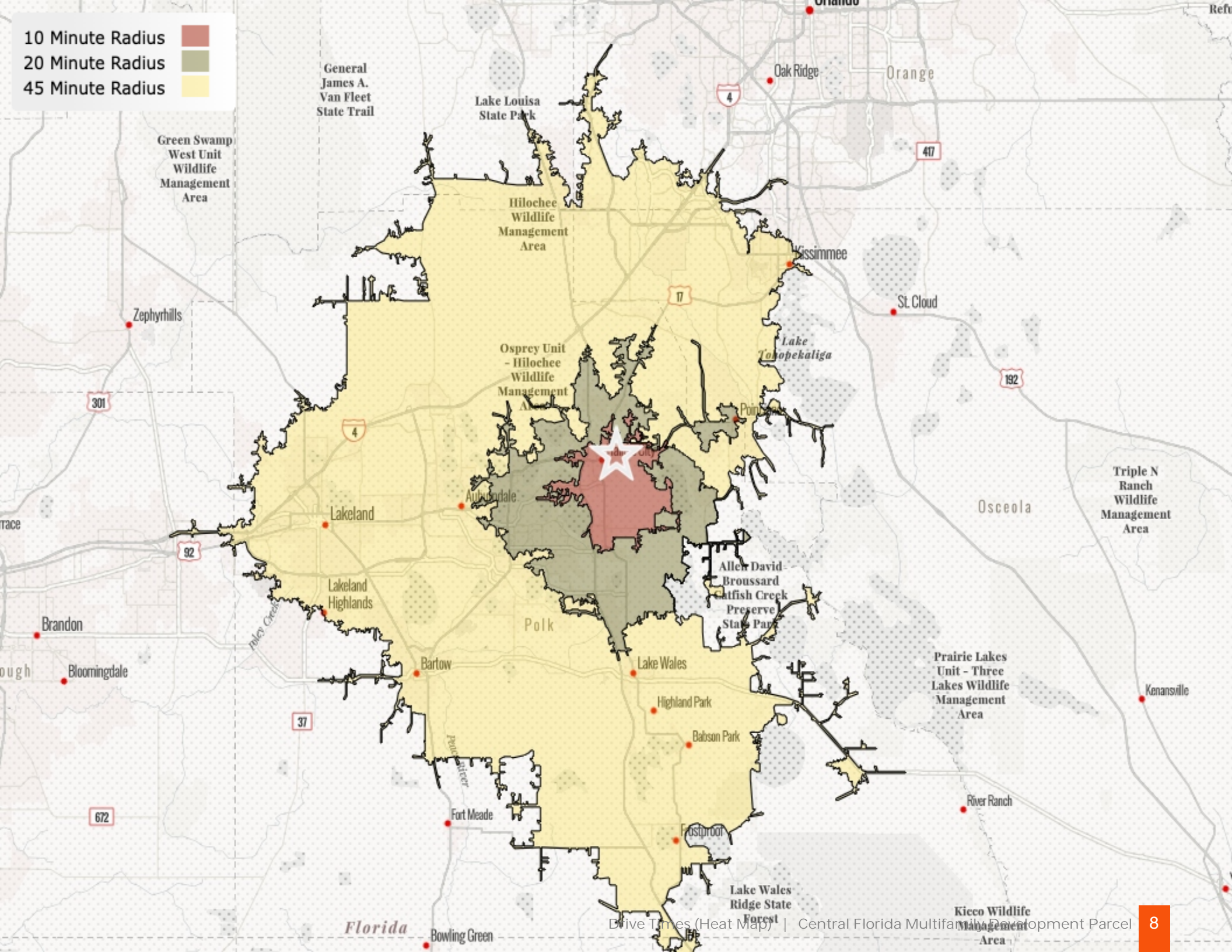
Regional Map



Locator Map



10 Minute Radius
 20 Minute Radius
 45 Minute Radius



03 Property Description

- Parcel Map
- Property Images

03





Walt Disney World®
18.1 Miles

Walmart

Publix

CENTURY
COMMUNITIES



Boone
Middle School



Haines City
Senior High School

Highland Homes
The Value Leaders

STANLEY & MARTIN®
Covered Bridge at Liberty Bluff

LENNAR
KB Home
Summerlin Groves
kb HOME

D.R. HORTON
America's Builder

MARONDA
Homes

Park Square
HOMES

Tarpon Bay
Park Square Homes

Walmart
Distribution Center
4.1 Miles

LENNAR
DAMS
HOMES
taylor morrison
STARLIGHT

ALDI
Distribution Center
2 Miles

Aercon Florida

DREAM FINDERS HOMES

Centrally Located Site Among Multiple National Homebuilders



Tarpon Bay



Multifamily Parcel Positioned Adjacent to New Community



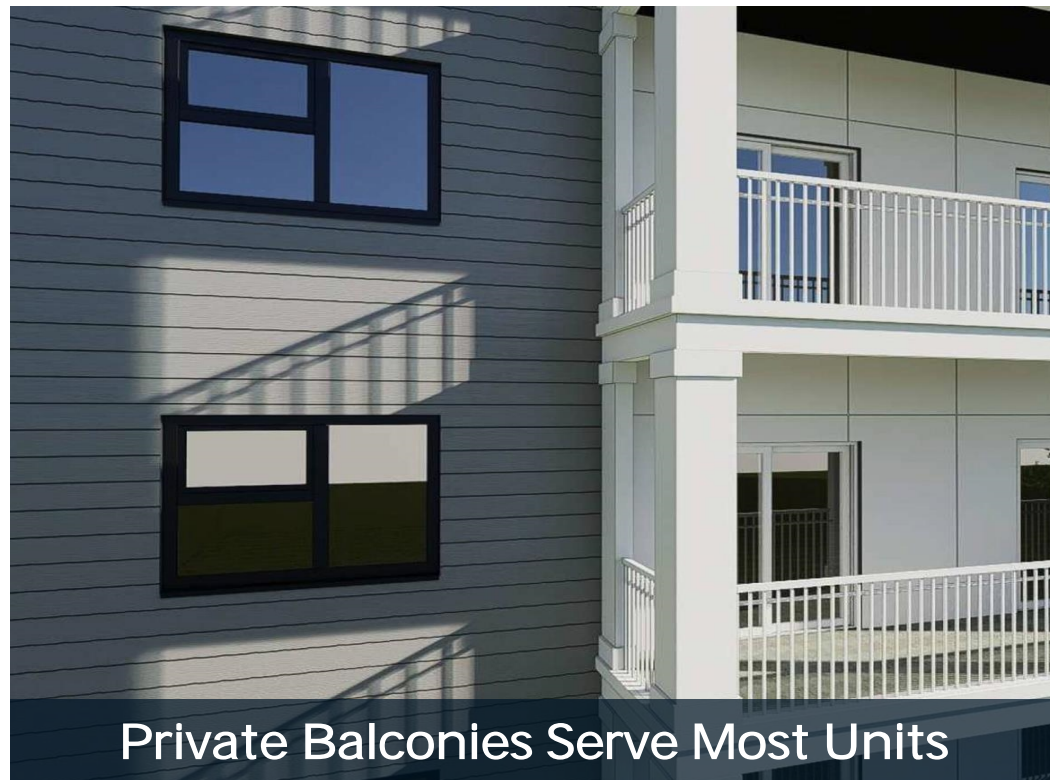
Designed for Economical Construction



Central Amenities Serve Both Buildings

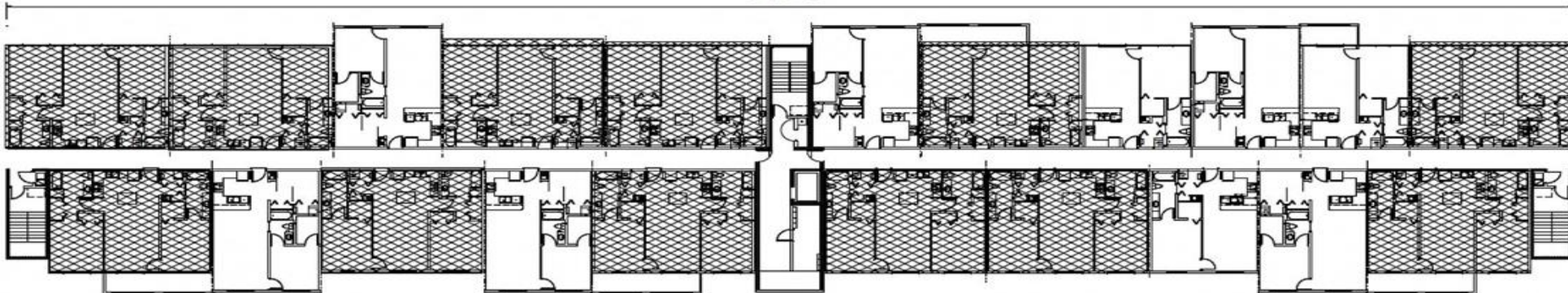


Well Appointed and Efficient Construction



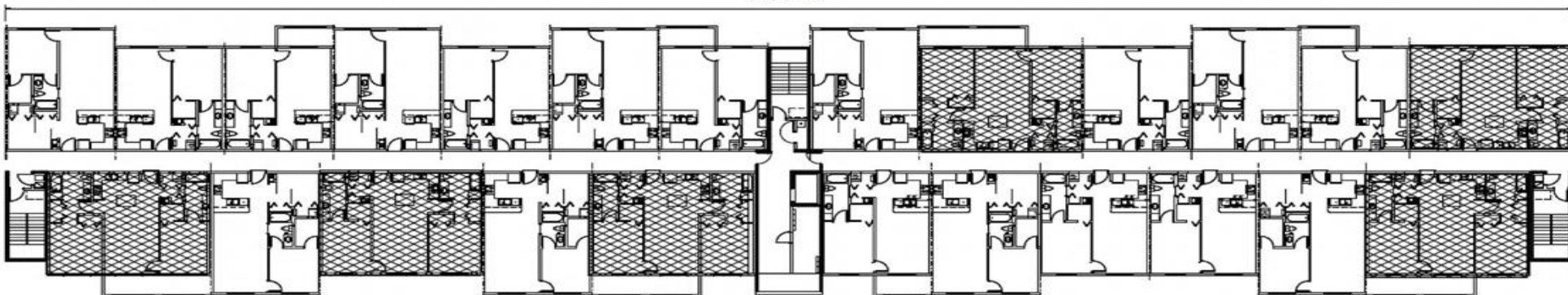
Private Balconies Serve Most Units

345' 8"



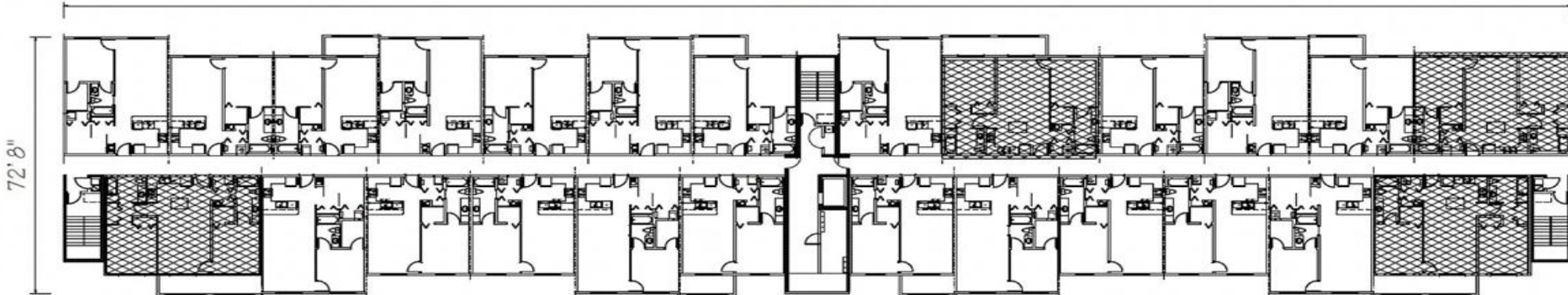
OPTION C 84 UNITS

345' 8"



OPTION B 96 UNITS

345' 8"

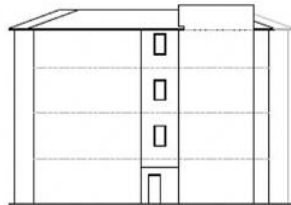


OPTION A 100 UNITS
Multiple Floor Plan Options Allow Flexible Unit Mix (Layouts are for Each Building)



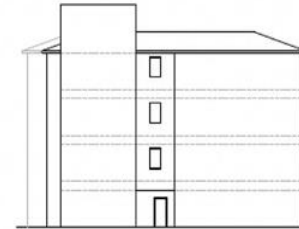
WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

Delivered with Full Set of Architectural Construction Plans



AIP Design, Inc.
 Architectural, Construction Management, Planning and Interiors
 10000 W. Lake Nona Blvd., Suite 200, Lake Nona, FL 32157
 Phone: (407) 682-5338
 Fax: (407) 682-5338
 www.aipdesign.com
 Since 1973

SET
 Issue Date: 04-14-23



Mark	Date

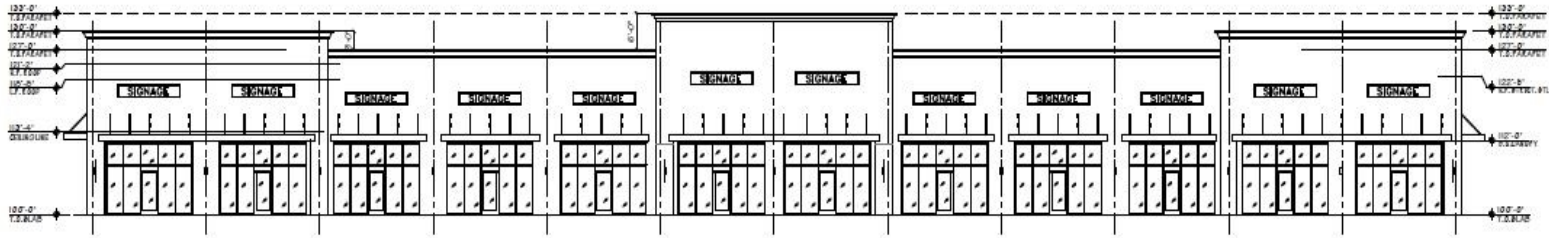
REVISIONS

TREINTA NARANJA

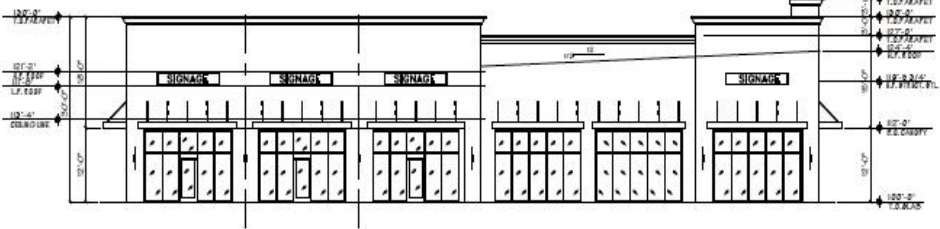
Title
 EXTERIOR ELEVATIONS

Job Number: 2320
 Drawn: A.E.
 Checked: EGC

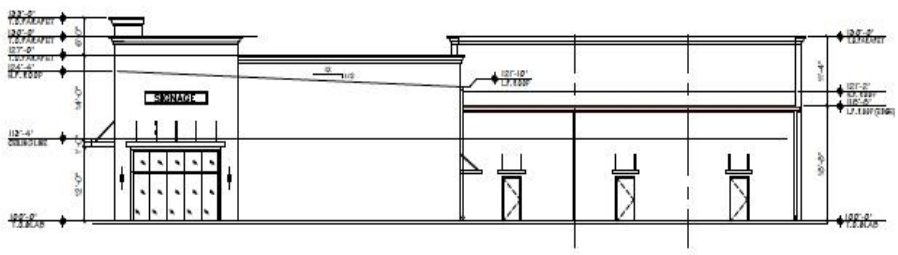
Sheet No.
 A5.1



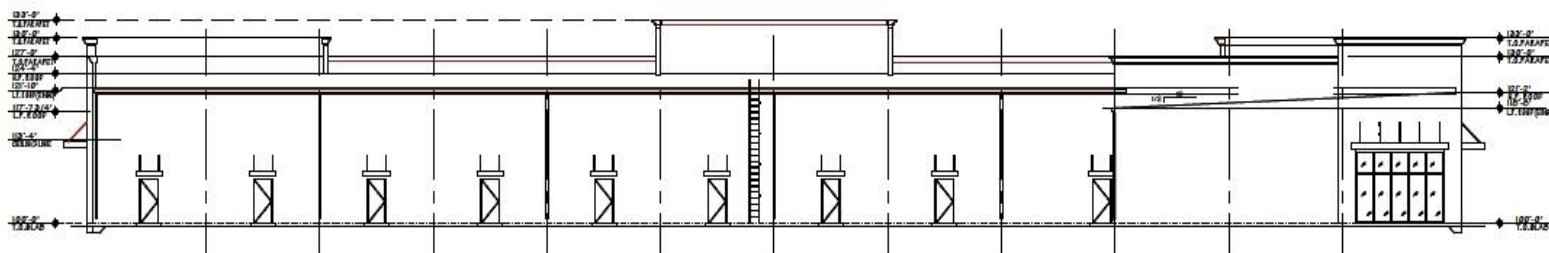
1 SOUTH ELEVATION
A1.1 SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
A1.1 SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
A1.1 SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
A1.1 SCALE: 3/32" = 1'-0"

Offer Includes Site and Plans for 18K SF Retail Building



Mark	Date

REVISIONS

FELTRIM GARDEN CENTER

Title
BUILDING ELEVATIONS

Job Number: 2008
Drawn: M.H.
Checked: EGO

Sheet No.
A1.3



All Site Work Completed



Full Paving and Curbing Finished



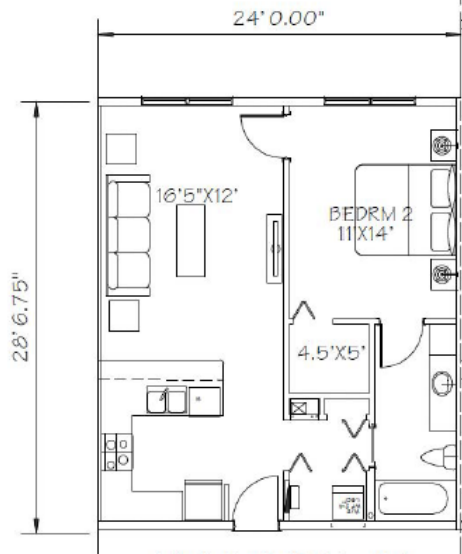
All Parcels Ready for Vertical Construction



Entry and Deceleration Lanes Finalized

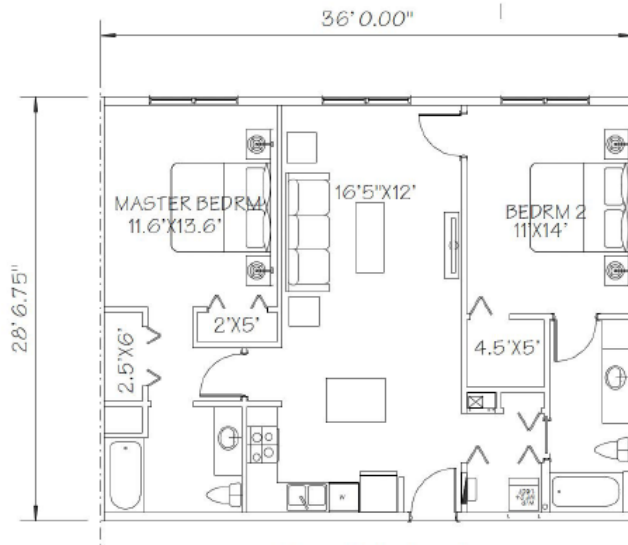
1 Bedroom

1 Bed 1 Bath 685 Sq. Ft.



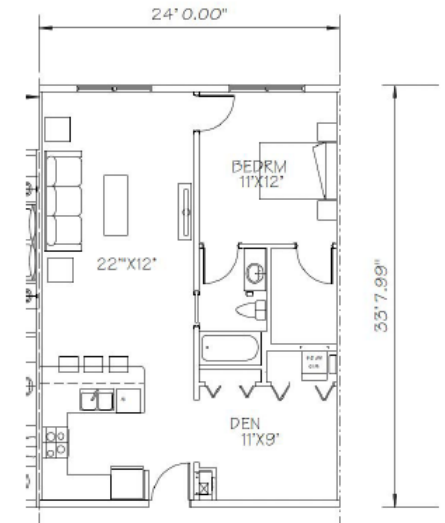
2 Bedroom 2 Bath

2 Bed 2 Bath 1,026 Sq. Ft.



1.5 Bedroom 1 Bath

1 Bed 1 Bath 808 Sq. Ft.



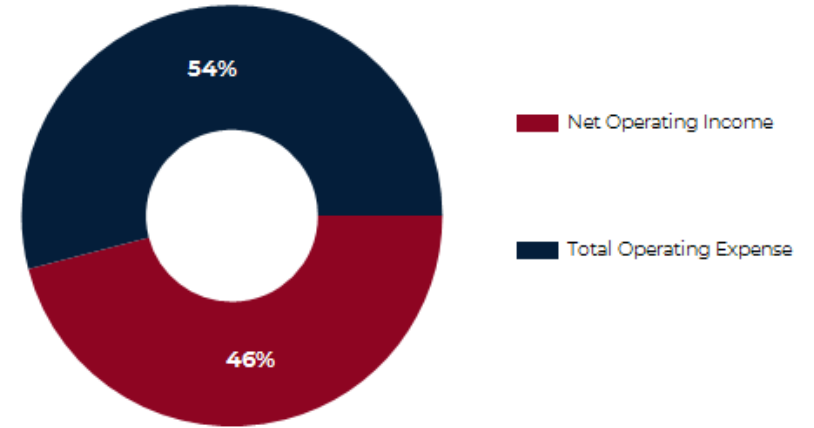
Proposed Floor Plans

04 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Projected Construction Cost Estimates

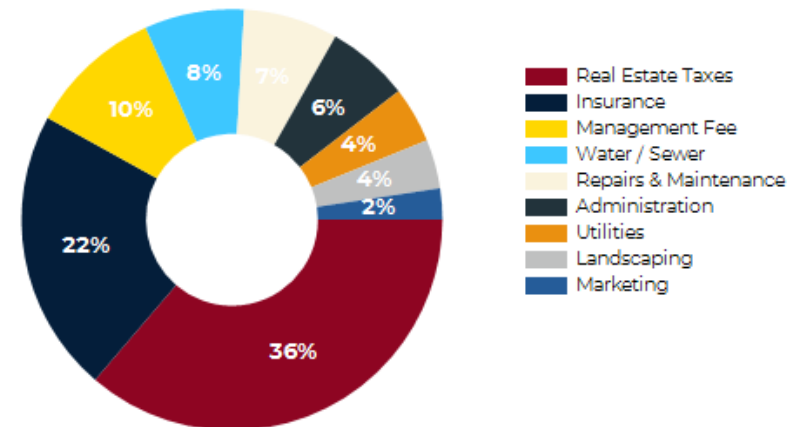
REVENUE ALLOCATION PHASE I

INCOME	PHASE I		STABILIZED	
Gross Scheduled Rent	\$2,054,016	97.7%	\$4,108,032	97.7%
Other Income	\$48,000	2.3%	\$96,000	2.3%
Gross Potential Income	\$2,102,016		\$4,204,032	
General Vacancy	-7.00%		-7.00%	
Concessions	-5.00%		-5.00%	
Effective Gross Income	\$1,855,534		\$3,711,068	
Less Expenses	\$1,003,201	54.06%	\$1,105,902	29.80%
Net Operating Income	\$852,333		\$2,605,167	



EXPENSES	PHASE I	STABILIZED
Real Estate Taxes	\$363,800	\$363,800
Insurance	\$218,400	\$218,400
Management Fee	\$102,701	\$205,402
Marketing	\$24,000	\$24,000
Repairs & Maintenance	\$72,800	\$72,800
Water / Sewer	\$76,800	\$76,800
Landscaping	\$37,800	\$37,800
Administration	\$63,700	\$63,700
Utilities	\$43,200	\$43,200
Total Operating Expense	\$1,003,201	\$1,105,902
% of EGI	54.06%	29.80%

DISTRIBUTION OF EXPENSES PHASE I



GLOBAL

Price	\$9,500,000
Analysis Period	5 year(s)
Consumer Price Index	4.50%
Millage Rate	3.83000%
Exit Cap Rate	6.50%
General Vacancy	7.00%

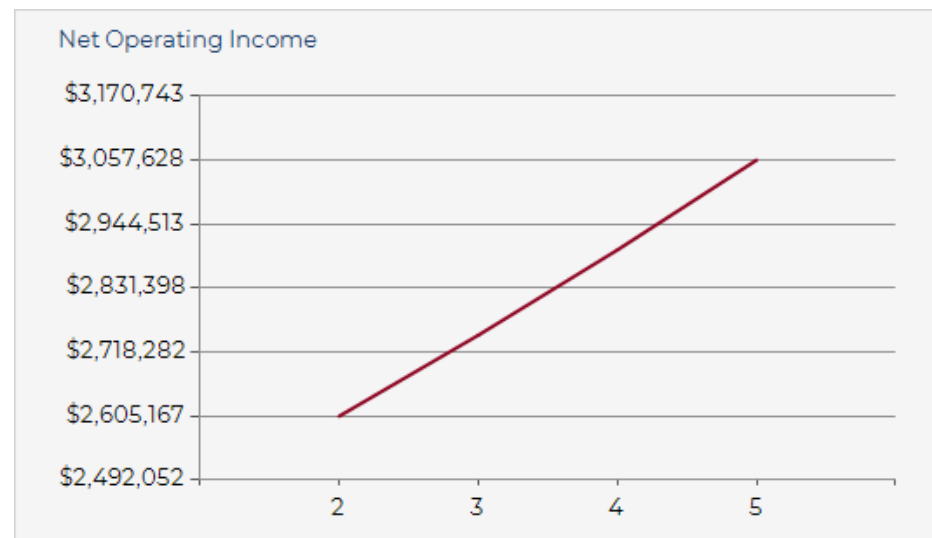
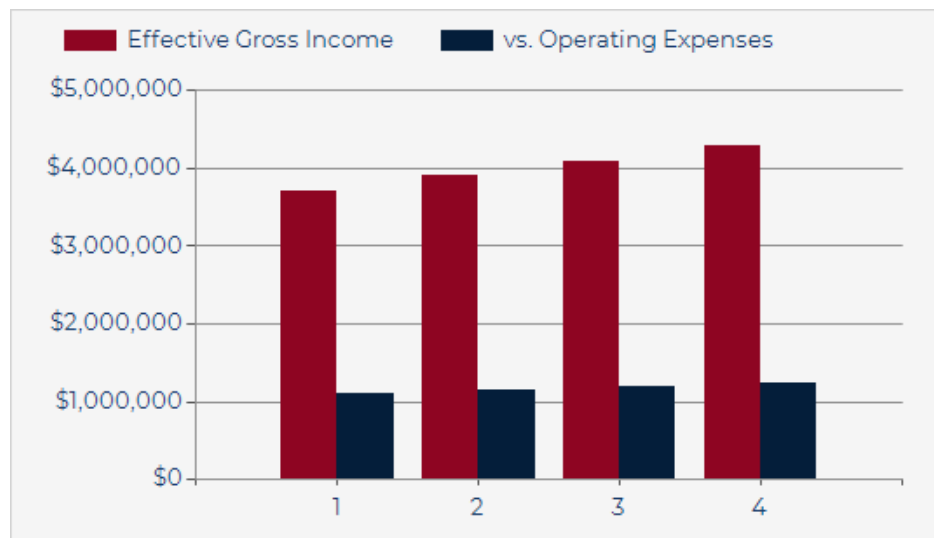
INCOME - Growth Rates

Gross Scheduled Rent	5.00%
Other Income	5.00%

EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	4.50%
Marketing	3.00%
Repairs & Maintenance	3.50%
Water / Sewer	4.00%
Landscaping	3.00%
Administration	3.50%
Utilities	4.00%

Calendar Year	Phase I	Stabilized	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$2,054,016	\$4,108,032	\$4,313,434	\$4,529,105	\$4,755,561
Other Income	\$48,000	\$96,000	\$100,800	\$105,840	\$111,132
Gross Potential Income	\$2,102,016	\$4,204,032	\$4,414,234	\$4,634,945	\$4,866,693
General Vacancy	-7.00%	-7.00%	-7.00%	-7.00%	-7.00%
Concessions	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Effective Gross Income	\$1,855,534	\$3,711,068	\$3,896,622	\$4,091,453	\$4,296,025
Operating Expenses					
Real Estate Taxes	\$363,800	\$363,800	\$374,714	\$385,955	\$397,534
Insurance	\$218,400	\$218,400	\$228,228	\$238,498	\$249,231
Management Fee	\$102,701	\$205,402	\$215,672	\$226,455	\$237,778
Marketing	\$24,000	\$24,000	\$24,720	\$25,462	\$26,225
Repairs & Maintenance	\$72,800	\$72,800	\$75,348	\$77,985	\$80,715
Water / Sewer	\$76,800	\$76,800	\$79,872	\$83,067	\$86,390
Landscaping	\$37,800	\$37,800	\$38,934	\$40,102	\$41,305
Administration	\$63,700	\$63,700	\$65,930	\$68,237	\$70,625
Utilities	\$43,200	\$43,200	\$44,928	\$46,725	\$48,594
Total Operating Expense	\$1,003,201	\$1,105,902	\$1,148,345	\$1,192,487	\$1,238,397
Net Operating Income	\$852,333	\$2,605,167	\$2,748,276	\$2,898,966	\$3,057,628



Grove 30 Apartment Homes

Haines City, Florida

Preliminary Budget - VERTICAL CONSTRUCTION ONLY

Sep-24

Version 13.1

Total Number of Units	192
-----------------------	-----

Item:		Per Unit Cost: (Avg)		Total Cost:
Site Prep & Final Grading	\$	500.00	\$	96,000.00
Shell (Framing) w/o Windows or Roof	\$	35,000.00	\$	6,720,000.00
Trusses	\$	3,500.00	\$	672,000.00
Roofing	\$	1,500.00	\$	288,000.00
Exterior Clap	\$	2,500.00	\$	480,000.00
Windows & Slider w/install	\$	3,000.00	\$	576,000.00
Elevators	\$	1,000.00	\$	192,000.00
Plumbing	\$	8,500.00	\$	1,632,000.00
Electrical	\$	8,500.00	\$	1,632,000.00
HVAC	\$	8,500.00	\$	1,632,000.00
Insulation	\$	2,200.00	\$	422,400.00
Interior Doors & Front Door (M&L)	\$	3,600.00	\$	691,200.00
Door Hardware	\$	750.00	\$	144,000.00
Drywall	\$	10,000.00	\$	1,920,000.00
Fire Stairs/Doors	\$	750.00	\$	144,000.00
Interior/Exterior Paint	\$	2,500.00	\$	480,000.00
Luxury Vinyl Plank	\$	3,500.00	\$	672,000.00
Carpet	\$	1,500.00	\$	288,000.00
Bathroom Wall Tile	\$	1,000.00	\$	192,000.00
Master Bath Shower (pan in plumbing)	\$	2,250.00	\$	432,000.00
Kitchen Cabinets	\$	4,750.00	\$	912,000.00
Master Bath Vanity	\$	1,250.00	\$	240,000.00
Bath 2 Vanity	\$	850.00	\$	163,200.00
Countertops	\$	3,000.00	\$	576,000.00
Appliances	\$	3,750.00	\$	720,000.00
Landscape (Sod & Bushes)	\$	1,000.00	\$	192,000.00
Irrigation	\$	1,000.00	\$	192,000.00
Closet Shelving	\$	1,500.00	\$	288,000.00
Misc. Hardware	\$	1,500.00	\$	288,000.00
Lighting	\$	1,000.00	\$	192,000.00
Common Areas/Trash Chute	\$	1,000.00	\$	192,000.00
Amenties / Pool / Fitness	\$	2,604.17	\$	500,000.00
Final Cleaning	\$	500.00	\$	96,000.00
General Conditions/Dumpsters	\$	1,000.00	\$	192,000.00
Vertical Hard	\$	125,254.17	\$	24,048,800.00
Plans	\$	2,000.00	\$	384,000.00
Permits	\$	1,500.00	\$	288,000.00
GC Fees	\$	7,000.00	\$	1,344,000.00
Impact Fees	\$	9,000.00	\$	1,728,000.00
Super/Security	\$	1,500.00	\$	288,000.00
Taxes, HOA, Insurance	\$	2,000.00	\$	384,000.00
T&E, G&A, Misc	\$	1,500.00	\$	288,000.00
Vertical Other	\$	24,500.00	\$	4,704,000.00
Total Vertical	\$	149,754.17	\$	28,752,800.00
Total Land Purchase & Development	\$	49,479.17	\$	9,500,000.00
Total Per Unit (Before Debt Costs)	\$	199,233.33	\$	38,252,800.00

05 Demographics

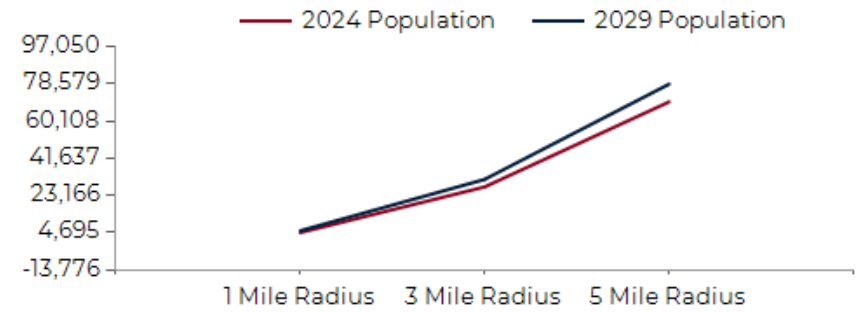
Demographics



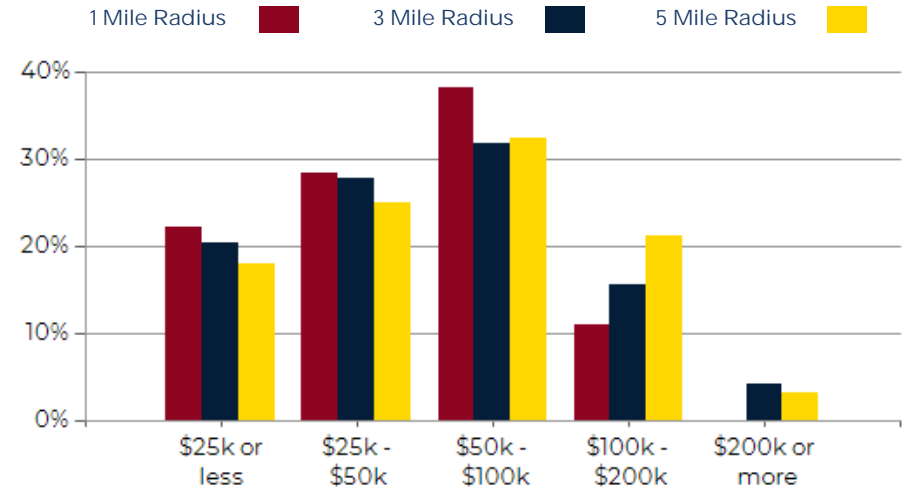
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,700	16,485	32,337
2010 Population	2,164	18,716	39,911
2024 Population	4,695	27,394	69,733
2029 Population	5,583	31,176	78,579
2024-2029: Population: Growth Rate	17.65%	13.10%	12.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	172	1,065	2,311
\$15,000-\$24,999	138	790	2,120
\$25,000-\$34,999	109	1,089	2,761
\$35,000-\$49,999	286	1,446	3,408
\$50,000-\$74,999	386	1,679	4,527
\$75,000-\$99,999	146	1,216	3,488
\$100,000-\$149,999	119	1,070	3,849
\$150,000-\$199,999	35	356	1,409
\$200,000 or greater	0	395	780
Median HH Income	\$49,301	\$51,647	\$57,324
Average HH Income	\$55,912	\$72,358	\$75,402

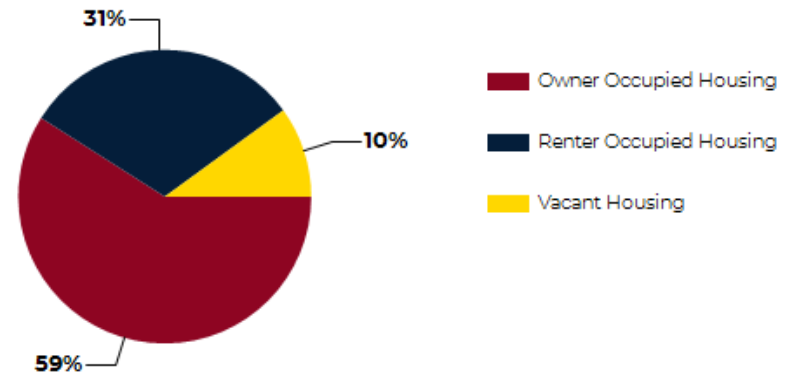
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	573	6,819	16,845
2010 Total Households	601	6,126	14,821
2024 Total Households	1,390	9,106	24,652
2029 Total Households	1,641	10,286	27,484
2024 Average Household Size	3.32	2.99	2.82
2024-2029: Households: Growth Rate	16.90%	12.35%	11.00%



2024 Household Income



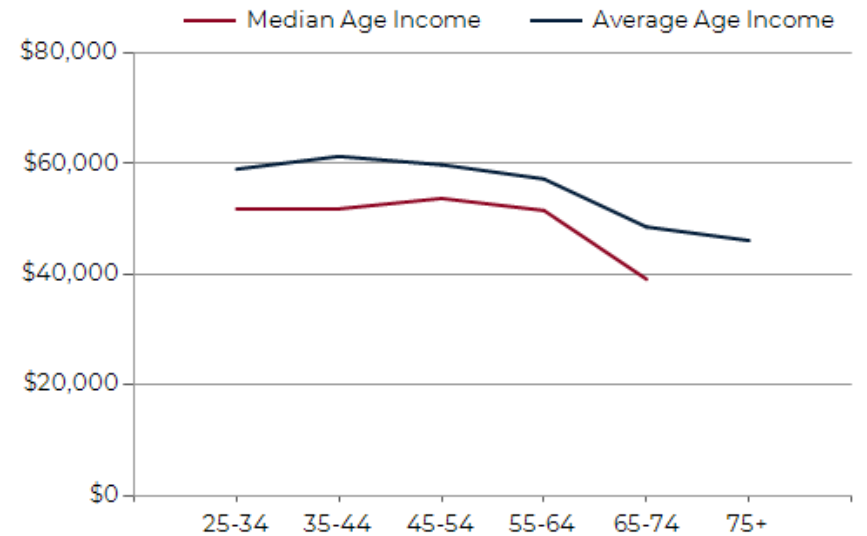
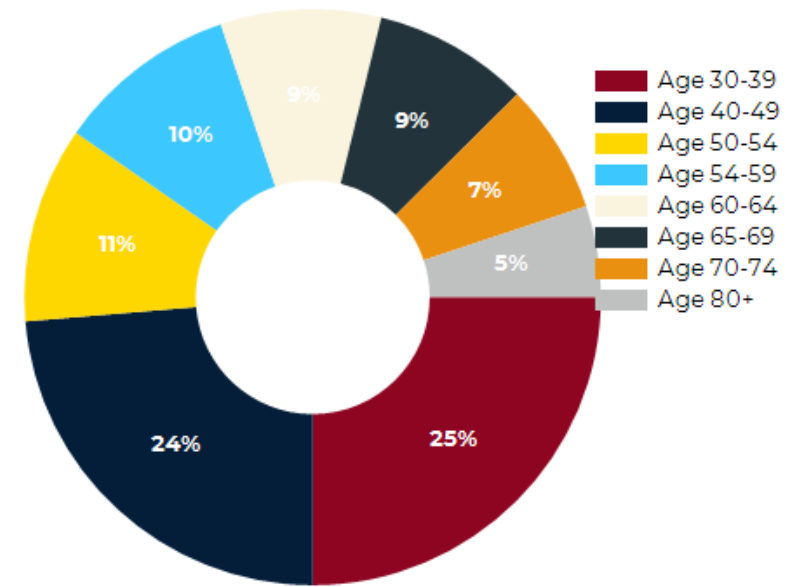
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	311	1,738	4,320
2024 Population Age 35-39	334	1,824	4,514
2024 Population Age 40-44	309	1,883	4,548
2024 Population Age 45-49	301	1,682	3,997
2024 Population Age 50-54	284	1,574	3,977
2024 Population Age 55-59	262	1,496	3,942
2024 Population Age 60-64	232	1,502	4,195
2024 Population Age 65-69	225	1,417	4,123
2024 Population Age 70-74	189	1,174	3,856
2024 Population Age 75-79	132	906	3,236
2024 Population Age 80-84	76	578	1,968
2024 Population Age 85+	81	499	1,575
2024 Population Age 18+	3,481	20,552	54,115
2024 Median Age	36	37	41
2029 Median Age	37	38	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,863	\$53,386	\$62,011
Average Household Income 25-34	\$59,041	\$70,316	\$76,700
Median Household Income 35-44	\$51,851	\$61,652	\$76,934
Average Household Income 35-44	\$61,339	\$84,612	\$91,850
Median Household Income 45-54	\$53,737	\$62,666	\$71,749
Average Household Income 45-54	\$59,834	\$83,865	\$88,145
Median Household Income 55-64	\$51,559	\$53,554	\$60,201
Average Household Income 55-64	\$57,255	\$75,059	\$78,460
Median Household Income 65-74	\$39,111	\$42,639	\$48,028
Average Household Income 65-74	\$48,576	\$63,751	\$66,741
Average Household Income 75+	\$46,111	\$52,851	\$53,301



Central Florida Multifamily Development Parcel Haines City, FL

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