



ONE COMMERCIAL
REAL ESTATE



Offering Memorandum

10 UNIT GARDEN-STYLE MULTIFAMILY PROPERTY
BOYNTON BEACH, FLORIDA

320 NE 13th Avenue | Boynton Beach, FL 33435

Offering Memorandum



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Commercial Real Estate and should not be made available to any other person or entity without the written consent of ONE Commercial Real Estate.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

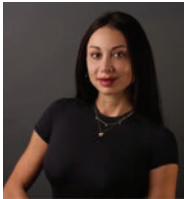
By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

320 NE 13th Avenue

BOYNTON BEACH, FL 33435

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Executive Summary



ONE Commercial Real Estate is pleased to present a rare opportunity to acquire a renovated, 10-unit garden-style multifamily property ideally located in the heart of Boynton Beach, Florida.

This well-positioned asset offers a desirable unit mix of eight one-bedroom and two two-bedroom apartments, renovated over the past year. The blend of upgraded interiors and value-add potential allows investors to capitalize on immediate income with room for continued rent growth.

Located just off North Federal Highway, the properties quick access to i 95 offers desirable connectivity. Its proximity to Ocean Avenue provides residents with walkable access to Boynton Harbor Marina, Ocean Front Park, the newly renovated Canyon Branch Library, and a variety of dining and retail destinations.

Situated within both a designated Opportunity Zone and the Boynton Beach CRA District, the area is experiencing a wave of public and private investment driving revitalization and long-term value growth. Positioned between Delray Beach and West Palm Beach, this asset is ideally located in one of South Florida's most dynamic coastal submarkets—offering a compelling combination of current yield and future appreciation.

\$1,790,000
ASKING PRICE

INVESTMENT OVERVIEW

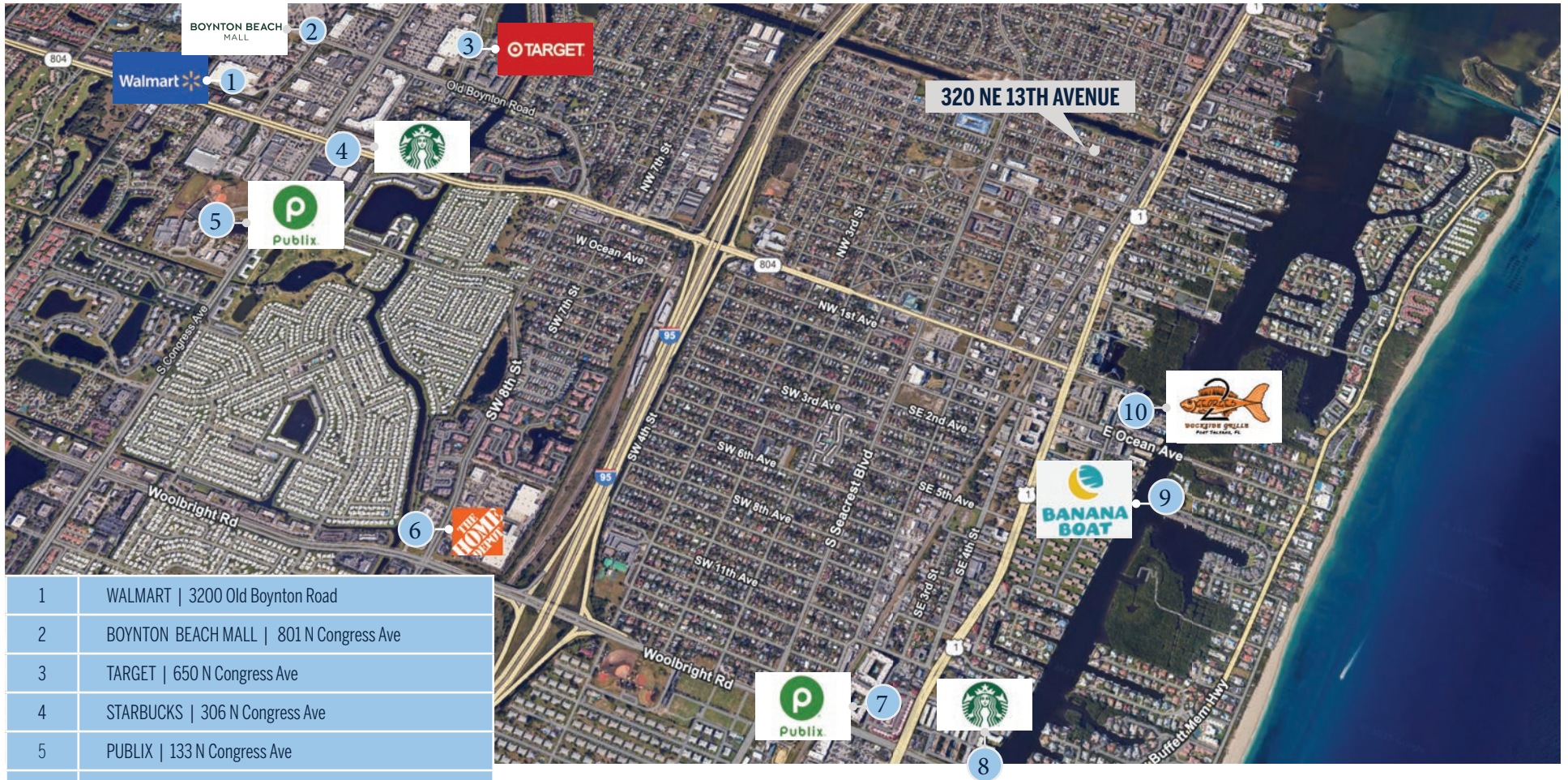
ADDRESS	320 NE 13th Avenue Boynton Beach, FL 33435
APN	08-43-45-21-20-002-0070
COUNTY	Palm Beach County
PROPERTY TYPE	Garden Style
ZONING	Residential Multifamily
YEAR BUILT	1957
CURRENT USE	Annual Rentals
LOT SIZE	.28 Acres (11,970 SF)
TOTAL UNITS	10
GROSS LEASABLE AREA (GLA)	4,242 SF
UNIT MIX	1 BED 1 BATH: 8 2 BED 1 BATH: 2
CAP RATE	7.35%

PROPERTY HIGHLIGHTS

- Exterior recently painted
- Hurricane impact Windows
- Eight 1/1s & Two 2/1s
- Renovated over the past year
- Surveillance System
- Updated Interiors over the past year
- 10 off street parking spaces
- Located within a CRA and Opportunity Zone
- Close proximity to beaches and restaurants

Location Map

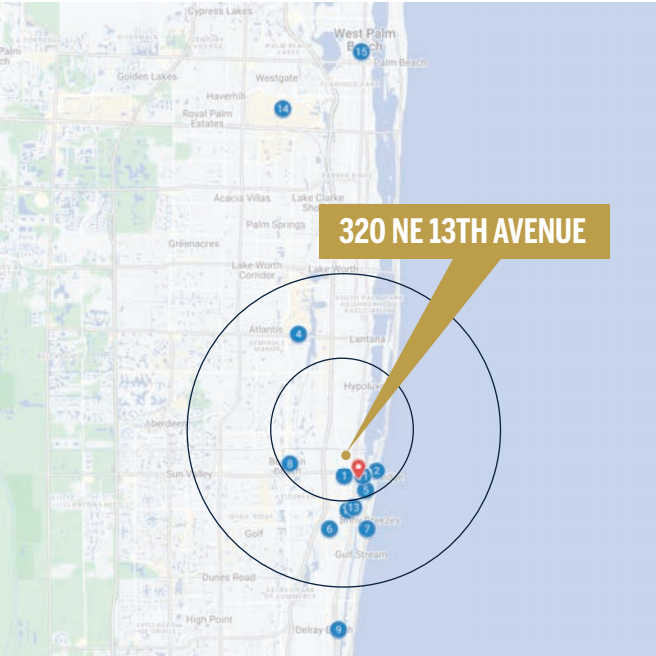
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1	WALMART 3200 Old Boynton Road
2	BOYNTON BEACH MALL 801 N Congress Ave
3	TARGET 650 N Congress Ave
4	STARBUCKS 306 N Congress Ave
5	PUBLIX 133 N Congress Ave
6	THE HOME DEPOT 15000 SW 8th St
7	PUBLIX 501 SE 18th Ave
8	STARBUCKS 1620 Federal Highway
9	BANANA BOAT 739 E Ocean Ave
10	TWO GEORGES WATERFRONT GRILLE 728 Casa Loma Blvd

Location Map

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



POINTS OF INTEREST

DISTANCE FROM 320 NE 13TH AVENUE		
1.	BOYNTON BEACH CULTURAL ARTS CENTER	0.7
2.	OCEANFRONT PARK	1.0
3.	MARINA & WATERFRONT PARK	0.8
4.	PALM BEACH COUNTY PARK/LANTANA AIRPORT	3.7
5.	OCEAN RIDGE NATURAL AREA	1.2
6.	BOYNTON HEALTH CARE CENTER	2.4
7.	GULFSTREAM PARK	2.4
8.	BOYNTON BEACH MALL	1.8
9.	ATLANTIC AVE / DELRAY BEACH	5.3
10.	TWO GEORGES WATERFRONT GRILLE	0.8
11.	BANANA BOAT	0.8
12.	PUBLIX SUPER MARKET	1.7
13.	STARBUCKS COFFEE	1.7
14.	PALM BEACH INTERNATIONAL AIRPORT	9.9
15.	DOWNTOWN WEST PALM BEACH	11.9



Boynton Beach

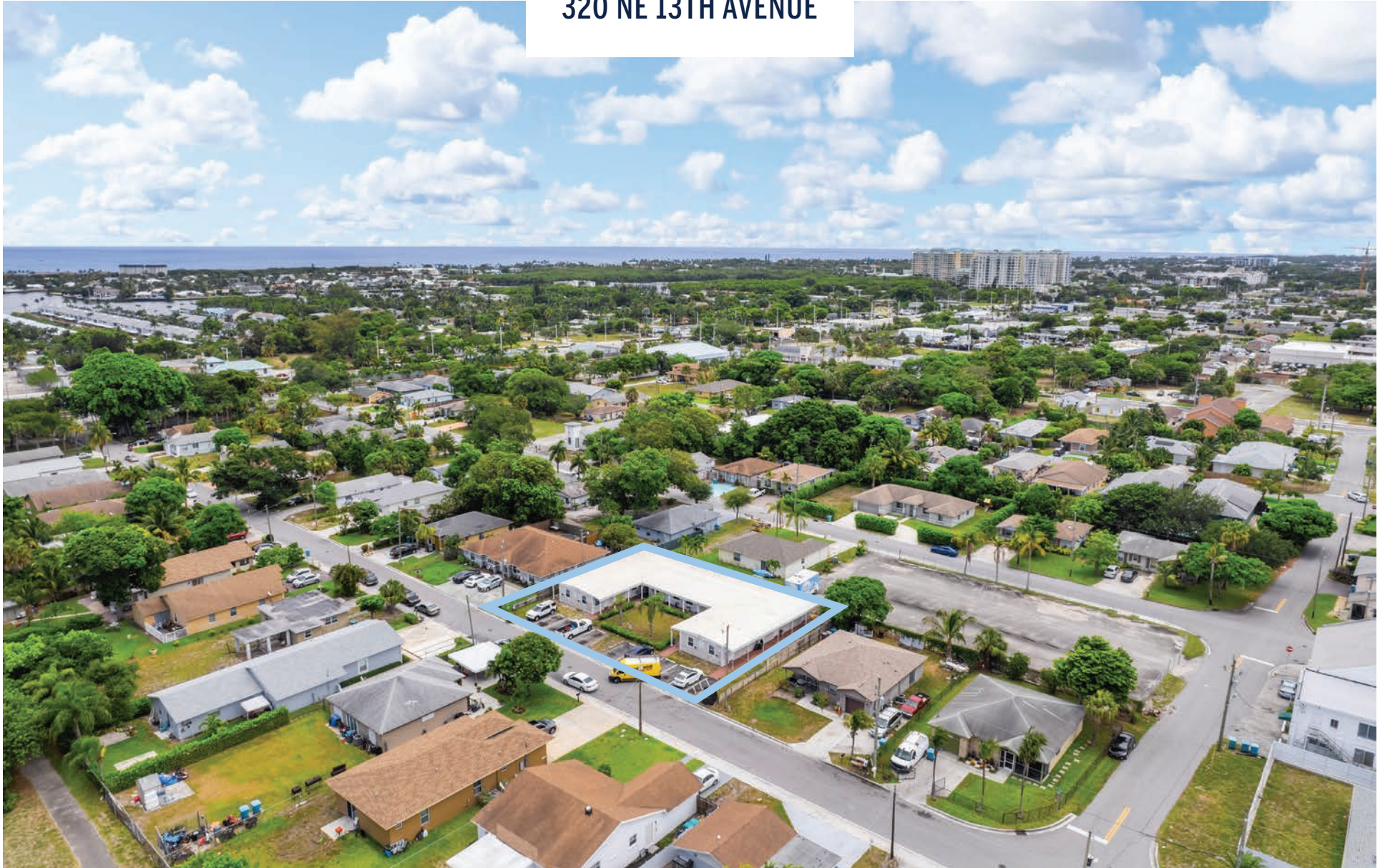


Aerial Photos



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320 NE 13TH AVENUE



Aerial Photos



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320 NE 13TH AVENUE



Aerial Photos



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Exterior Photos



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320 NE 13TH AVENUE



Interior Photos



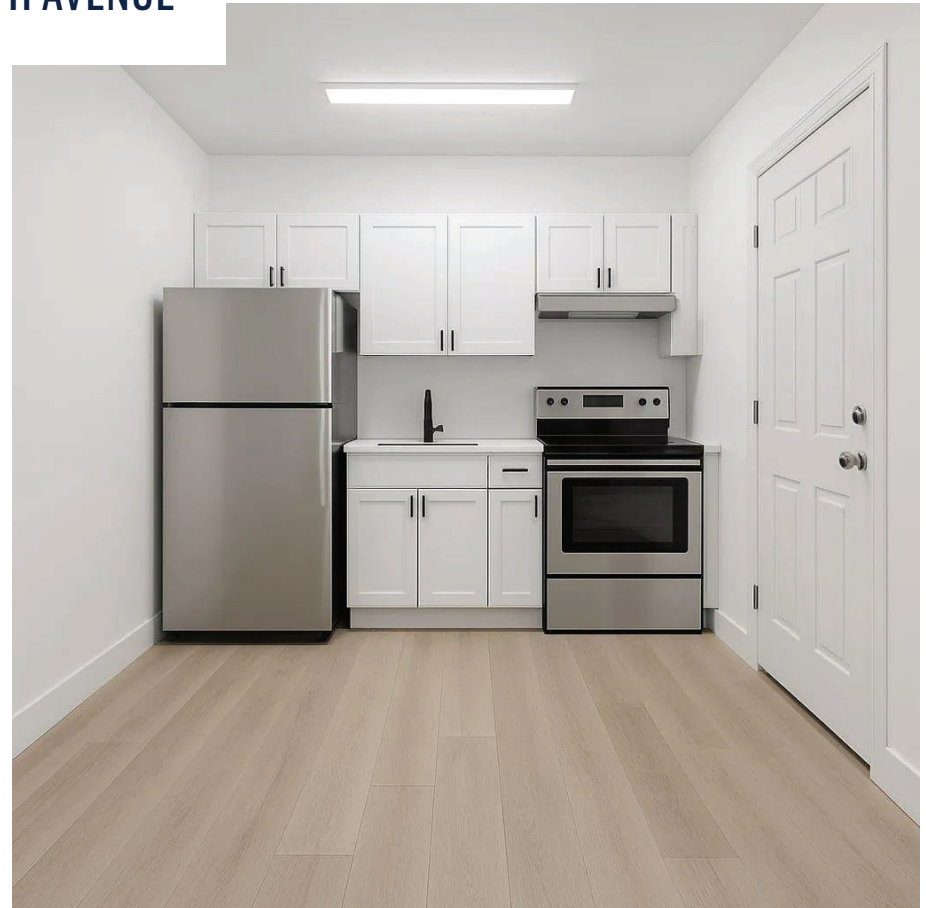
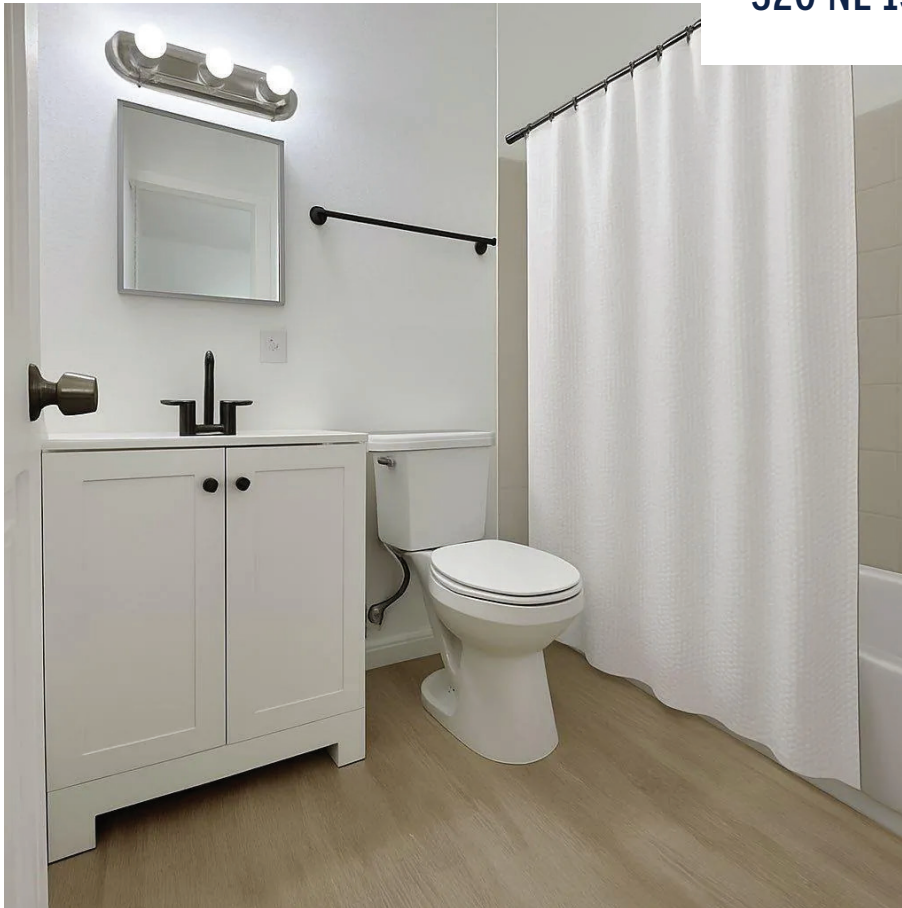
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320 NE 13TH AVENUE



Interior Photos

320 NE 13TH AVENUE



Annual Rental Program



PROFORMA PROJECTIONS

RENTAL INCOME BREAKDOWN	MONTHLY	ANNUAL PRO FORMA			
	MONTHLY CURRENT	CURRENT (Completing Renovation)	YEAR 1 Stabilized	YEAR 2 Pro Forma	YEAR 3 Pro Forma
MARKET RATE UNITS					
POTENTIAL GROSS INCOME	\$12,080	\$144,960	\$211,560	\$215,791	\$220,107
ANCILLARY INCOME					
ANCILLARY INCOME	\$50	\$600	\$612	\$624	\$637
TOTAL GROSS INCOME	\$12,130	\$145,560	\$212,172	\$216,415	\$220,744
VACANCY	5%		5%	5%	5%
LOSS TO VACANCY	(3,624.00)	-	(10,578.00)	(10,789.56)	(11,005.35)
EFFECTIVE GROSS REVENUE TOTALS (ANNUAL)	\$8,506	\$145,560	\$201,594	\$205,626	\$209,738

#	EXPENSES BREAKDOWN	MONTHLY CURRENT	ANNUAL PRO FORMA			
			CURRENT	YEAR 1	YEAR 2	YEAR 3
1	PROPERTY TAXES	\$2,154	\$21,198	\$26,111	\$26,372	\$26,636
2	INSURANCE	\$581.03	\$6,972.36	\$15,000.00	\$15,150.00	\$15,301.50
3	UTILITIES - BUILDING ELECTRIC	\$212.21	\$2,546.52	\$2,571.99	\$2,597.71	\$2,623.68
4	UTILITIES - WATER/SEWER	\$748.92	\$8,987.04	\$9,076.91	\$9,167.68	\$9,259.36
5	UTILITIES - CABLE	\$137.69	\$1,652.28	\$1,668.80	\$1,685.49	\$1,702.35
6	LAWN AND PEST	\$350.00	\$4,200.00	\$2,500.00	\$2,525.00	\$2,550.25
7	UTILITIES - FIRE	\$84.53	\$1,014.36	\$1,024.50	\$1,034.75	\$1,045.10
8	PROPERTY MANAGEMENT	Pro Forma at 4%	\$5,822.40	\$8,063.76	\$8,225.04	\$8,389.54
9	R & M	\$400 PU		\$4,000.00	\$4,040.00	\$4,080.40
TOTAL OPERATING EXPENSES		\$4,268.76	\$52,392.96	\$70,017.04	\$70,797.85	\$71,588.08
OPEX RATIO			36.0%	34.7%	34.4%	34.1%
NOI (CASH FLOW BEFORE DEBT SERVICE)			\$93,167	\$131,577	\$134,828	\$138,150
UNLEVERAGED CAP RATE				7.35%	7.53%	7.72%

YoY Income Growth	2.0%
YoY Expense Growth	1.0%

Rent Roll

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#	ACTUAL	PROFORMA
1	\$1,830.00	\$1,830.00
2	\$1,500.00	\$1,550.00
3	\$1,830.00	\$1,830.00
4	\$1,830.00	\$1,830.00
5	Vacant Under Reno	\$1,950.00
6	Vacant Under Reno	\$1,950.00
7	Vacant Under Reno	\$1,550.00
8	\$1,760.00	\$1,760.00
9	\$1,830.00	\$1,830.00
10	\$1,500.00	\$1,550.00
COLLECTIVE TOTALS		\$17,630.00

UNIT MIX	
1 BEDS	8
2 BEDS	2
Total Units	10

Booming Boynton Beach

The City of Boynton Beach is the third largest municipality in Palm Beach County with an estimated population of approximately 80,139 residents. Residents of Boynton Beach enjoy a tropical lifestyle with waterfront dining, abundant shopping and lively entertainment throughout the week. With hundreds of restaurants, outdoor lifestyle shopping centers and a regional mall, residents do not have to travel outside the City to dine, shop or to be entertained.

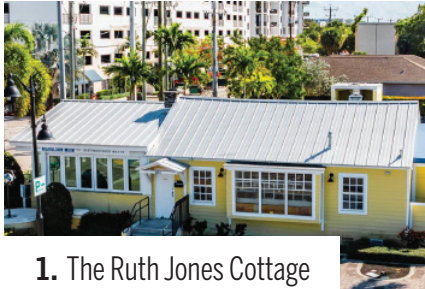
The City operates nine recreation centers, 29 parks, a swimming pool, a municipal beach, and offers many youth, teen, adult and senior programs. Professional, dedicated staff members, with the assistance of valuable volunteers, manage the year-round recreation programs and activities and maintain parks and open spaces for the enjoyment of people of all ages and abilities.

The future of Boynton Beach continues to be shaped by efforts to promote cultural activity while embracing economic development and growth. Events and festivals are calendared year-round, promoting activities which charm residents and visitors year round.



Boynton Beach CRA

COMPLETED PROJECTS



1. The Ruth Jones Cottage



2. E. Boynton Beach Blvd.



3. Boynton Harbor Marina



4. Ocean Breeze West



5. E. MLK Jr. Blvd.



6. City of Boynton Beach North



7. City of Boynton Beach South



8. 500 Ocean Mixed Use



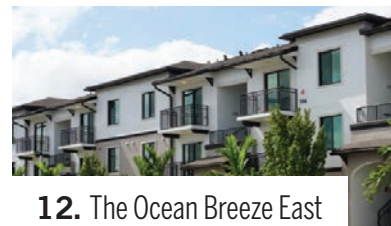
9. Sara Sims Park



10. NW 11th Ave. Street



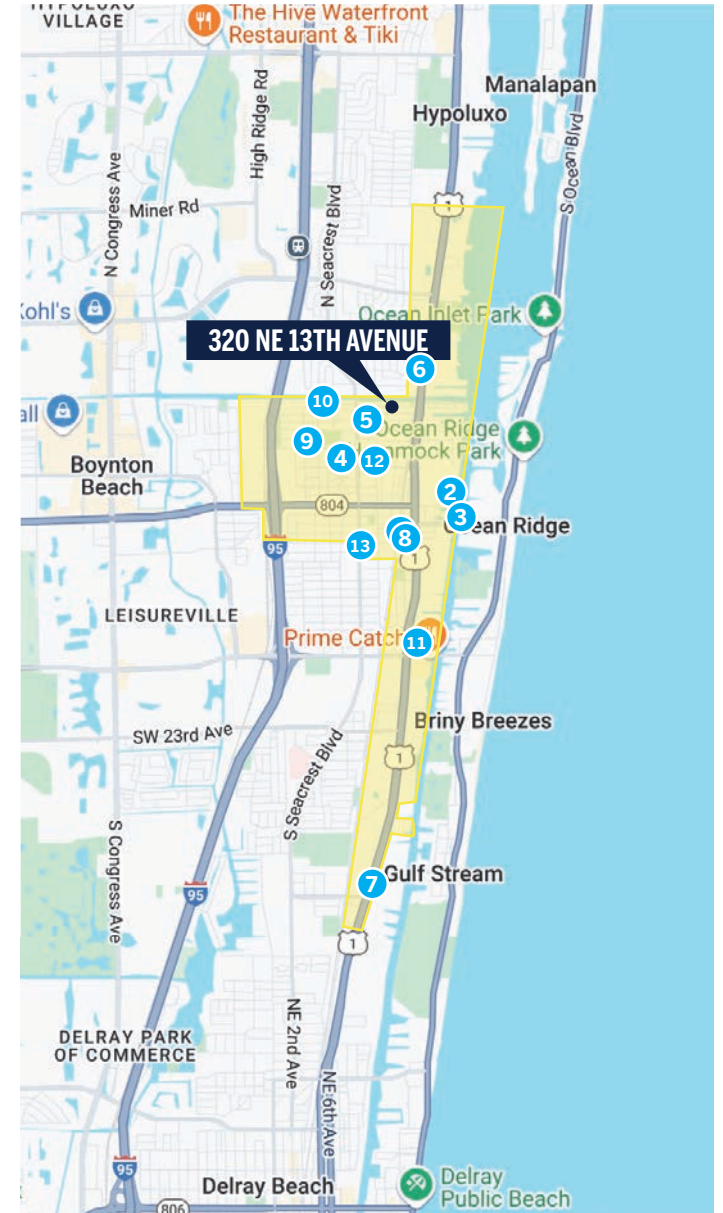
11. Historic Woman's Club



12. The Ocean Breeze East



13. Town Square



Boynton Beach CRA

CURRENT PROJECTS



1. The Model Block



2. E. MLK Jr. Blvd.



3. The Cottage District



4. The E. Boynton Beach Blvd.



5. 1102-1101 N Federal Hwy.



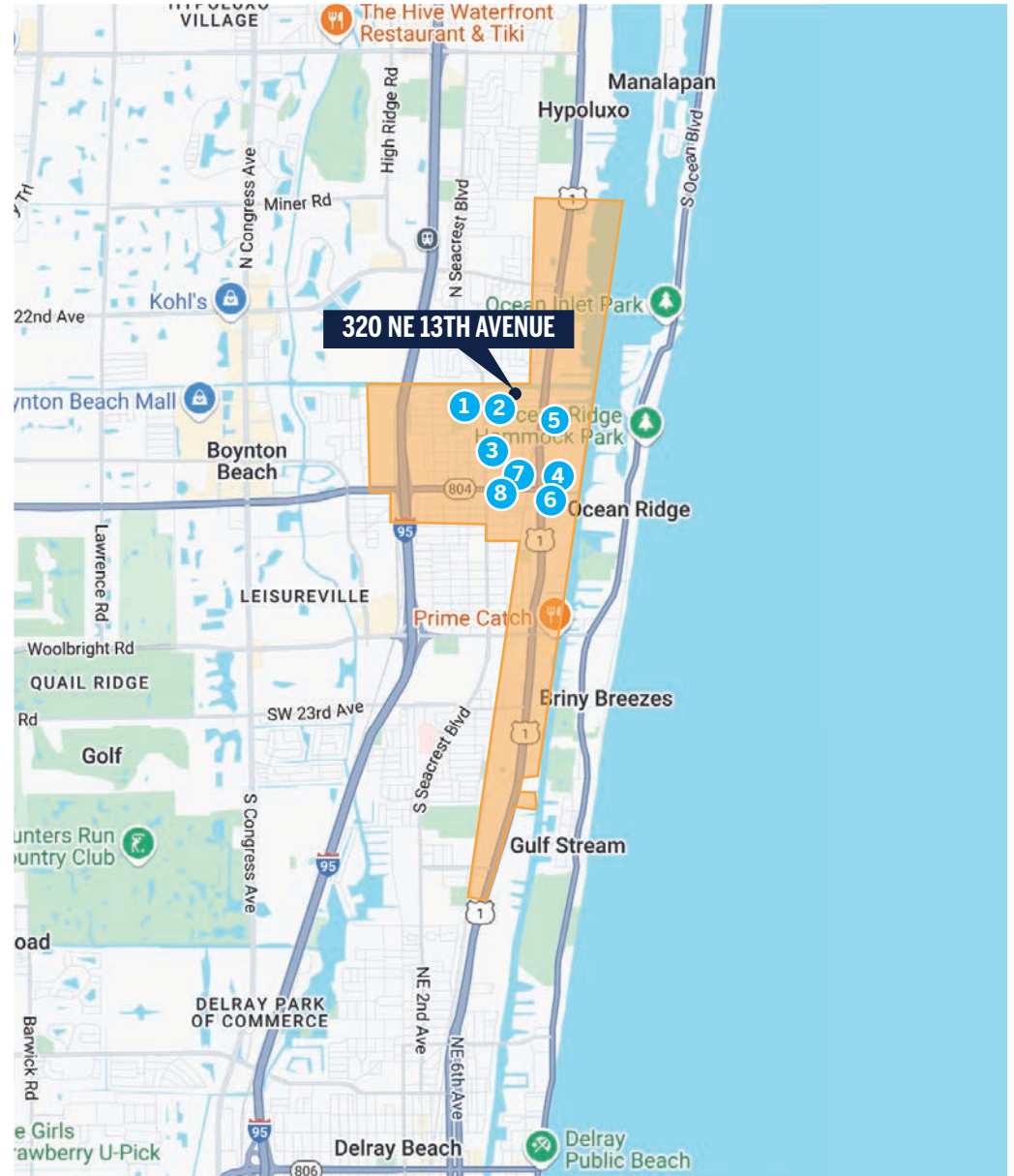
6. The 115 N. Federal Hwy.



7. The 401 - 411 E. Boynton Beach Blvd.

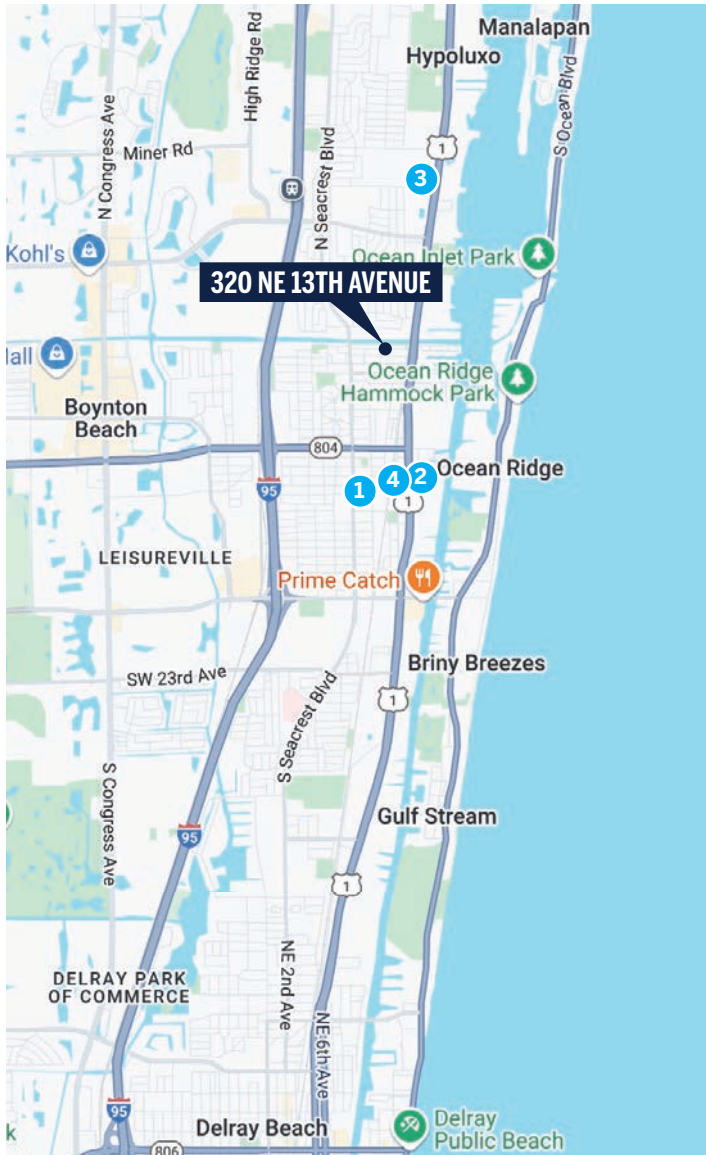


8. The 211 E. Ocean Ave.



Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



TOWN SQUARE

PROJECT LOCATION: 120 SE 1st Avenue (South Parcel) and 100 E. Boynton Beach Boulevard (North Parcel)



The Town Square Project is a 16.5 acre mixed-use and governmental complex which has long been identified as the catalyst project for both the Boynton Beach Boulevard and Cultural Districts.

The City Hall & Library, Fire Station No. 1, Cultural Center and Centennial Park Amphitheater were completed in 2020.

In May 2023, the City Commission approved the Town Square Development Agreement with Time Equities Inc. (TEI) for the development of the vacant north and south parcels surrounding City Hall.

One year later, the City Commission approved the site plans for both the south and north parcels to include a total of 898 market-rate rental apartments, 23,500 square feet of commercial space and 2,054 parking spaces which includes 473 public parking spaces.

Per the TIRFAs, the South Parcel construction commencement date is no later than October 1, 2026 and the North Parcel construction commencement date is December 31, 2031.

Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



THE PIERCE

PROJECT LOCATION: 115 N. Federal Highway

The property located at 115 N. Federal Highway including the associated parking lots located at 501 NE 1st Avenue and NE 4th Street have long been recognized as important components in the future redevelopment of the downtown core. These properties are vital to the BBCRA Redevelopment Plan as they are located within the Downtown District, Central Business District, Transit Oriented Development area, and are adjacent to the future location of the Coastal Link commuter rail line envisioned for the region.

At the March 9, 2023 meeting, the City Commission approved the site plan for the project. The Pierce is a mixed-use redevelopment project that will include 300 mixed-income residential apartments, as well as approximately 17,000 square feet of restaurant, retail, and office space, and 150 public parking spaces.

The project is currently in permit application review with the City's Building Department.

Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



DUNE APARTMENTS

PROJECT LOCATION: 2755 S. Federal Highway,
Boynton Beach, Florida

A South Florida developer has purchased 4.27 acres, which could be developed into Boynton Beach's first complex under the Live Local Act. The Dune apartments would feature 336 residential units in an eight-story building. Of those units, 36 would be town homes, and the rest apartments.

Aside from the 336 units, the Dune apartments would offer 2,600 square feet of ground floor commercial space. Jeffery Burns, the CEO of developer Affiliated Development, "envision[s] fitness-oriented tenants" in the commercial space. Affiliated Development's in-house architects designed the community.

The project is currently in permit application review with the City's Building Department.

Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



VILLAGES AT EAST OCEAN

PROJECT LOCATION: 405 E. Ocean Avenue,
Boynton Beach, Florida, 33435

The mixed-use project includes 336 residential rental apartments, 668 parking spaces, 8,000 square feet of retail and restaurant space, two plazas and a linear park along the railroad right of way that acts as a pedestrian connection between Boynton Beach Boulevard and Ocean Avenue.

The Villages received site plan approval in September 2023 and permit approval from the City's Building Department on April 28, 2025.

The project commencement was celebrated with a Groundbreaking Ceremony on May 9, 2025 and it is anticipated construction will take two years to complete the project. Once completed, according to the County's 2025 Economic Impact Study, it is estimated to have a five-year economic impact totaling \$325.41

Nearby Developments

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



BOYNTON BEACH LIBRARY

PROJECT LOCATION: 8915 Senator Joe Abruzzo Ave
Boynton Beach, Florida 33472



A new \$31 million, art-wrapped library is poised to open this weekend in the western part of Boynton Beach, marking the 18th location in the Palm Beach County Library System and serving as a cultural and meeting hub in one of the county's fastest growing communities.

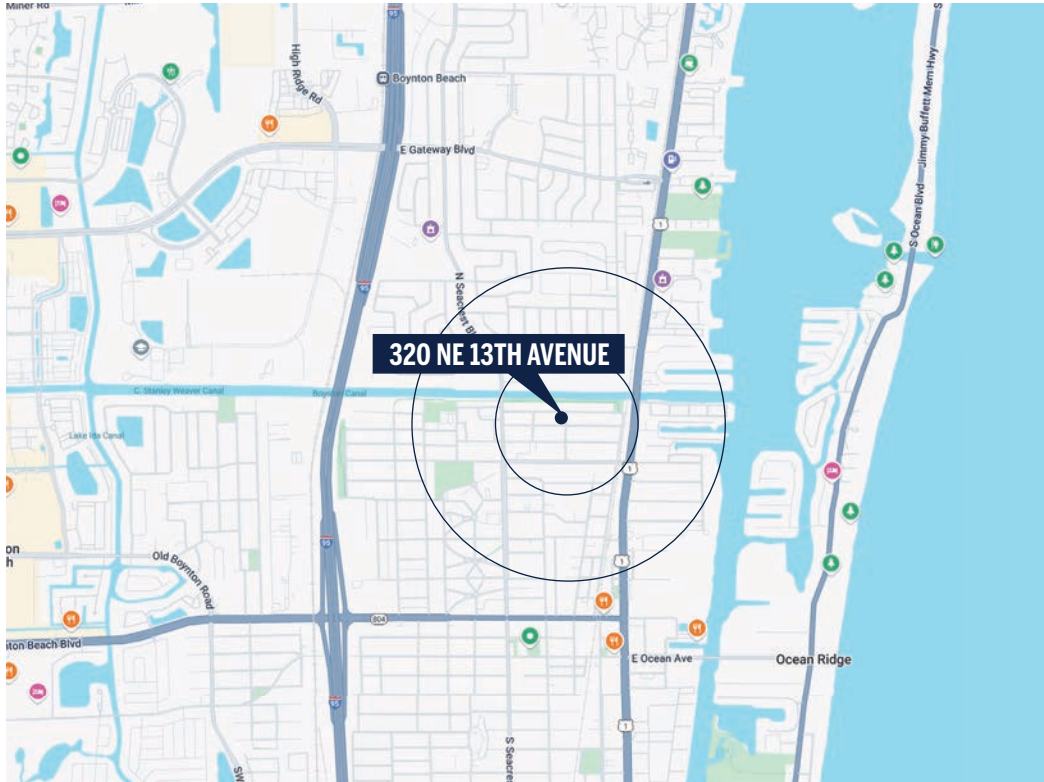
Spanning some 33,000-square-feet, nearly the size of an acre, the Canyon Branch Library will attract people who "want to reconnect back to print," said Douglas Crane, the Director of the county's Library System.

But the library at the Canyon Town Center, which broke ground in 2022 and situates inside a large public plaza, offers more than just books.

The library boasts the largest meeting room in the system, able to seat more than 300 guests. There's also a small podcast studio, children's and teen spaces and a "Maker Space" room that serves as a creative lab equipped with sewing machines and other similar items.

Demographics

320 NE 13TH AVENUE | BOYNTON BEACH, FL 33435



97,266 People
WITHIN 3-MILES

\$82,732 Household Income
WITHIN 3-MILES

41,175 Households
WITHIN 3-MILES

43.5 Median Age
WITHIN 3-MILES

POPULATION	1 MILES	3 MILES
2020 POPULATION	16,003	93,661
2024 POPULATION	17,820	97,226
2029 POPULATION PROJECTION	18,797	101,400
ANNUAL GROWTH 2020-2024	2.8%	1.0%
ANNUAL GROWTH 2024-2029	1.1%	0.9%
MEDIAN AGE	3.6	43.5
BACHELOR'S DEGREE OR HIGHER	21%	29%
U.S. ARMED FORCES	0	25
HOUSEHOLDS	1 MILES	3 MILES
2020 HOUSEHOLDS	6,190	39,663
2024 HOUSEHOLDS	7,038	41,175
2029 HOUSEHOLD PROJECTION	7,449	42,929
ANNUAL GROWTH 2020-2024	2.2%	1.0%
ANNUAL GROWTH 2024-2029	1.2%	0.9%
OWNER OCCUPIED HOUSEHOLDS	4,199	25,238
RENTER OCCUPIED HOUSEHOLDS	3,250	17,690
AVG HOUSEHOLD SIZE	2.3	2.2
AVG HOUSEHOLD VEHICLES	1	2
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$184.6M	\$1.1B
INCOME	1 MILES	3 MILES
AVG HOUSEHOLD INCOME	\$74,271	\$82,732
MEDIAN HOUSEHOLD INCOME	\$51,146	\$62,521
< \$25,000	1,613	8,081
\$25,000 - 50,000	1,839	8,064
\$50,000 - 75,000	1,276	8,329
\$75,000 - 100,000	764	5,357
\$100,000 - 125,000	515	3,909
\$125,000 - 150,000	316	2,361
\$150,000 - 200,000	260	2,479
200,000 +	454	2,596

Offering Memorandum



FOUNDED TO BE A CHANGE AGENT

ONE Commercial Real Estate was founded by Daniel de la Vega, the President of ONE Sotheby's International Realty. Our commitment is to deliver superior results that accelerate the success of our clients and recognize and reward our team members. The Company facilitates the optimal outcome for owners, occupiers and developers in commercial real estate. ONE Commercial connects intelligence with experience, knowledge and technical skills to deliver better and faster executions for clients. We think differently, innovate and listen better.

FINDING THE HEART BEAT

Moving the needle means implementing positive change. Defining and interpreting exactly what drives a clients' goals and objectives is part of our essence. Every client need has a "heart beat". It is that energy piece that reveals the best solution and how to get there. Being a great listener begins that process.

OUR BUSINESS APPROACH

Our values not only define us but they remind us every day why and how we serve our clients and our team members. Our professionals build trust and constantly challenge themselves to expand through our entrepreneurial culture. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and experience. Our core values:

FOR OUR CLIENTS

- Think Differently & Advance Success
- Listen More
- Do The Right Thing
- Innovate
- Outperform

FOR OUR TEAM MEMBERS

- Build team spirit
- Share
- Empower through learning & education
- Have fun
- Give back

SERVING OUR CLIENTS

ONE Commercial designs and delivers services based upon a thorough understanding and analysis of market trends and dynamics and how those fit with our clients' business objectives and timetables.



A *Boutique* Brokerage With *Institutional* Quality Support

ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

Are you ready for what's next?



ONE Commercial leverages relationships within the ONE Sotheby's International Realty luxury residential real estate network to connect prestigious clientele spanning the globe with the assets we represent. We manage these opportunities with extreme care to ensure impeccable, white-glove service and maintain an interconnected network to expeditiously bring you the most qualified buyers.



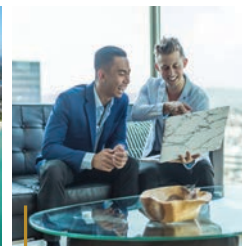
1,300+
AGENTS



30 offices
ALONG FLORIDA'S
EAST COAST



34
COUNTIES AND
TERRITORIES



\$8.1B
IN ANNUAL SALES



Alexis Shapiro

MULTIFAMILY ADVISOR,
ONE COMMERCIAL REAL ESTATE

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E. ASHAPIRO@ONECOMMERCIALRE.COM

Alexis Shapiro is a Multifamily Advisor/Broker Associate for ONE Commercial Real Estate and is an active specialist in multifamily sales and investments. As a South Florida native, Alexis is able to use her rooted knowledge and insights to best serve her clients, making her a true insider to the South Florida Real Estate market.

While working with her clients, Alexis handles all facets of the sales process with the utmost diligence and integrity, carrying the weight of the transaction to a successful close. Alexis has extensive knowledge when it comes to working on what could be considered challenging transactions including LIHTC deals with the State of Florida, properties with encumbrances, opportunity zone investments, the sale of historical contributing buildings, 1031 exchanges, and poorly managed value-add assets. Having this broad experience in the industry, Alexis is able to anticipate possible challenges during the deal process and get her clients ahead of it.

Alexis has assisted in the growth of many of her clients' portfolios and has achieved record breaking sales across multiple markets. Looking to consistently learn and grow into a dynamic leader within the industry, Alexis's tenacity and passion for her business is apparent in her dealings, leaving no stone unturned throughout the process.



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Are you ready for what's next?
Let's have a conversation.

[ONECOMMERCIALRE.COM](https://onecommercialre.com)

(HEADQUARTERS)
3250 MARY STREET, SUITE 520
COCONUT GROVE, FL 33133

YOUR SOUTHERN & CENTRAL FLORIDA COMMERCIAL REAL ESTATE EXPERTS

AVENTURA | BAY HARBOR | BOCA RATON | COCONUT GROVE | CORAL GABLES | DELRAY BEACH | FORT LAUDERDALE | JUPITER | KEY BISCAYNE | MELBOURNE

MIAMI BEACH | PALM BEACH GARDENS | STUART | SUNNY ISLES | WESTON