10 Units - STR Fully Renovated And Furnished

LAKE WORTH BEACH, FLORIDA

Offering Memorandum

LAKE WORTH BEACH

Offering Memorandum

ONE COMMERCIAL
REAL ESTATE

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.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ONE Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

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DISCLAIMER ONE Commercial Real Estate hereby advises all prospective purchasers of the property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ONE Commercial Real Estate has not and will not verify any of this information, nor has ONE Commercial Real Estate conducted any investigation regarding these matters.

ONE Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. ONE Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

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.

M Villas 401 6th Ave N 1 | Lake Worth Beach, Fl 33460

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Alexis Shapiro

MULTIFAMILY ADVISOR,
ONE COMMERCIAL REAL ESTATE

P. 954.573.4449
E. ASHAPIRO@ONECOMMERCIALRE.COM

Executive Summary

ONE COMMERCIAL
REAL ESTATE

One Commercial Real Estate is pleased to present M Lake Worth Beach, a fully renovated, ten-unit boutique short-term rental property offering a unique and stylish retreat just one mile from the pristine shores of Lake Worth Beach, Florida.

The property has been thoughtfully designed with a blend of retro charm and modern upgrades, capturing the nostalgic vibes of mid-century design while providing guests with all the contemporary comforts they expect. Each of the ten units; a mix of studios, one bedroom, two bedroom apartments that has been meticulously renovated with brand new flooring, cabinetry, appliances, fixtures, and furniture, creating a fresh and inviting atmosphere. The design incorporates warm wood tones, neutral palettes, and modern touches that deliver a welcoming, vibrant space for both short-term visitors and longer stays.

Guests will enjoy a curated and comfortable experience, with memory foam beds, fully equipped kitchens or kitchenettes, blackout shades, and chic furnishings throughout. In addition, the property features an expansive outdoor amenity space, including a custom-built BBQ area, outdoor dining and lounge seating, and a serene environment enhanced by ambient lighting and lush landscaping , perfect for gatherings or moments of relaxationIdeally located within walking distance to downtown Lake Worth Beach's vibrant dining, arts, and shopping scene, and just minutes from Palm Beach International Airport, Brightline, Tri-Rail, and West Palm Beach, M Lake Worth Beach attracts both leisure and business travelers looking for a unique and well-connected destination. This boutique property's prime location, along with its distinctive design and high guest satisfaction, ensures consistent demand and strong rental performance.

Offered as a fully operational and turnkey short-term rental asset, M Lake Worth Beach presents a compelling investment opportunity. With proven income, favorable zoning, and a modern aesthetic that sets it apart from other properties in the area, this building provides investors with a chance to capitalize on the growing demand for unique, high-quality hospitality experiences in South Florida.

Investment Highlights

- **Prime location:** 1 mile to beach, walkable to downtown
- **Fully renovated** with modern-retro design
- Property is being **sold with webiste and business**
- **Strong short-term rental** appeal with **proven track record**
- **Minutes to the shops and restaurants** on Lucerne and Lake Ave
- **Walking distance to** The Lake Worth Beach **Golf Course**
- **Great Proximity to major transport** (PBI Airport, Brightline, Tri-Rail)
- **Outdoor amenity space** ideal for guests enjoyment

$2,870,000
ASKING PRICE

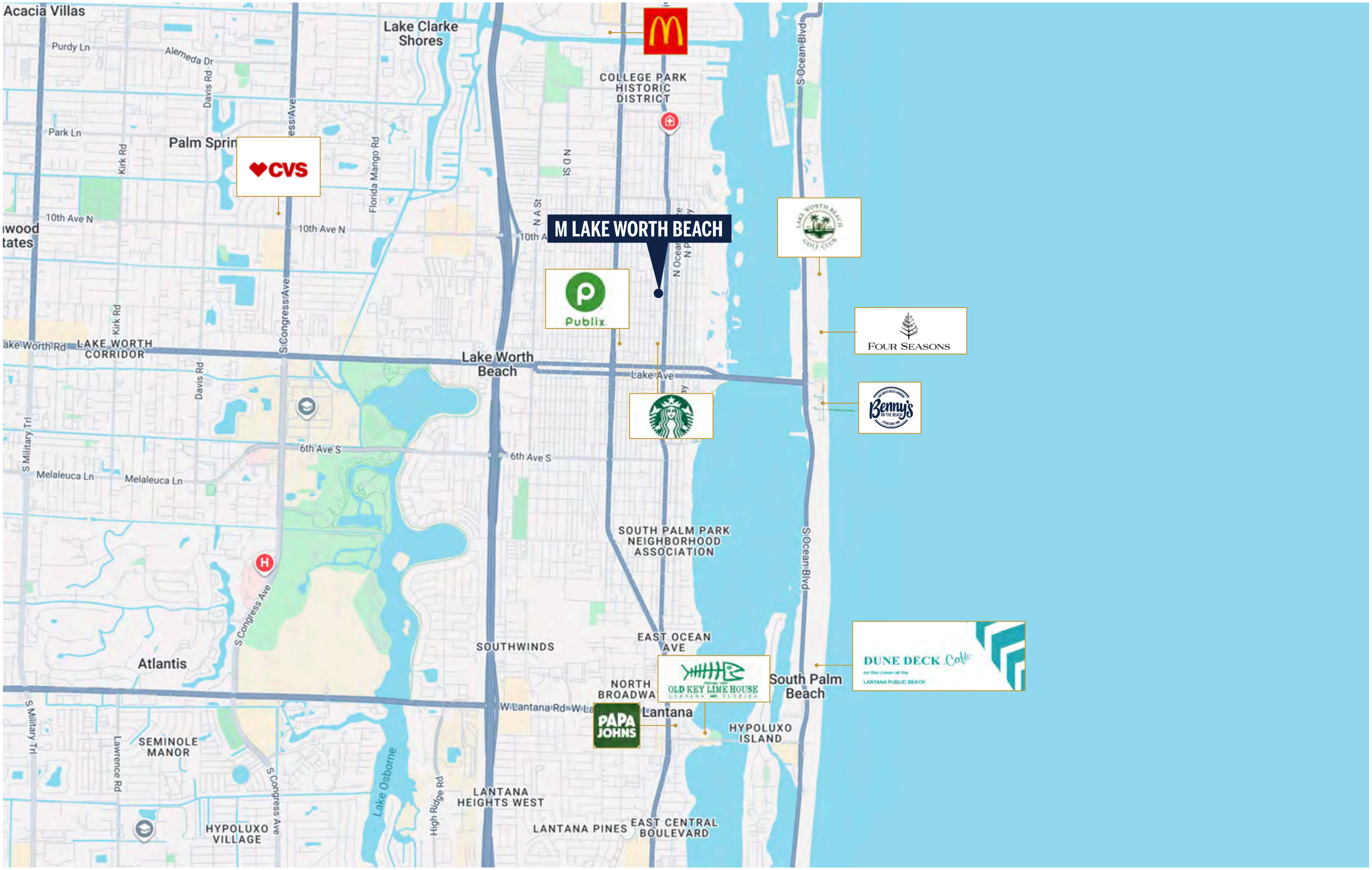
Investment Highlights

UNIT MIX	
TOTAL UNITS	**10**
VILLA 1	2BR/1BA SLEEPS 8
VILLA 2	1BR/1BA SLEEPS 4
VILLA 3	2BR/1BA SLEEPS 8
VILLA 4	1BR/1BA SLEEPS 4
VILLA 5	1BR/1BA SLEEPS 4
VILLA 6	STUDIO SLEEPS 2
VILLA 7	STUDIO SLEEPS 2
VILLA 8	STUDIO SLEEPS 4
VILLA 9	STUDIO SLEEPS 2
VILLA 10	STUDIO SLEEPS 2
TOTAL (2) 2BR/1B1 (3)1BR/1BA (5) STUDIOS	
TOTAL SLEEPS (40)	

INVESTMENT OVERVIEW	
ADDRESS	401 6th Ave N 1 Lake Worth Beach FL
APN	08-43-45-21-20-002-0070
ZONING	MU-FH — MIXED USE FEDERAL HWY (38-LAKE WORTH BEACH)
YEAR BUILT	1953
PROPERTY USE CODE	3900 — MOTEL
LOT SIZE	.30 Acres SF 5144
TOTAL UNITS	10

Location Map

ONE COMMERCIAL
REAL ESTATE



Financials

ONE COMMERCIAL REAL ESTATE

ADR Growth	2.00%
Expense Growth	1.50%

	ACTUALS 2024/2025		PROJECTED		
	2024	2025	YEAR 1	YEAR 2	YEAR 3
ROOMS	10	10	10	10	10
DAYS	365	365	365	365	366
AVAILABLE ROOMS	3,650	3,650	3,650	3,650	3,660
OCCUPANCY	65.05%	63.26%	67.00%	68.00%	70.00%
OCCUPIED ROOMS	2,374	2,309	2,446	2,482	2,562
AVERAGE DAILY RATE	$129.83	$134.94	$137.64	$140.39	$143.20
REVPAR	$84.45	$85.36	$92.22	$95.47	$100.24
Effective Gross Income	**361,505**	**366,385**	**384,430**	**397,233**	**416,634**
Operating Expenses					
Management	33,600	30,000	30,450	30,907	31,370
Utilities	22,080	21,300	21,620	21,944	22,273
Internet	4,620	5,400	5,481	5,563	5,647
Insurance	17,496	20,376	20,682	20,992	21,307
Supplies & Material	2,220	2,253	2,287	2,321	2,356
Cleaning	26,760	27,161	27,569	27,982	28,402
Landscaping	1,680	1,705	1,731	1,757	1,783
Booking System Subsc.	4,200	4,263	4,327	4,392	4,458
Property Taxes (Reassessed Year-1)	$19,272	$20,260	$37,661	$38,037	$38,418
TOTAL EXPENSES	**131,928**	**132,719**	**151,807**	**153,895**	**156,014**
OpEx Ratio	36%	36%	39%	39%	37%
Net Operating Income	**229,577**	**233,666**	**232,623**	**243,338**	**260,620**
Listing Price					
$2,870,000					
Unlevered Cap Rate	**8.00%**	**8.14%**	**8.11%**	**8.48%**	**9.08%**

*Current insurance does not include wind.

Financials

ONE COMMERCIAL REAL ESTATE

ADR BLEND		
	TOTAL OF	ADR VALUE
Studio	5	$98.33
1 Bed Units	3	$145.00
2 Bed Units	2	$183.33
Weighted Average		**$129.33**

ADR BLEND		
	TOTAL OF	ADR VALUE
OFF SEASON	8	$90.00
ON SEASON	4	$115.00
Weighted Average		**$98.33**

SEASONAL BLEND FOR 1 BEDROOM UNITS		
	TOTAL OF	ADR VALUE
OFF SEASON	8	$135.00
ON SEASON	4	$165.00
Weighted Average		**$145.00**

SEASONAL BLEND FOR 2 BEDROOM UNITS		
	TOTAL OF	ADR VALUE
OFF SEASON	8	$175.00
ON SEASON	4	$200.00
Weighted Average		**$183.33**

Aerial Photos

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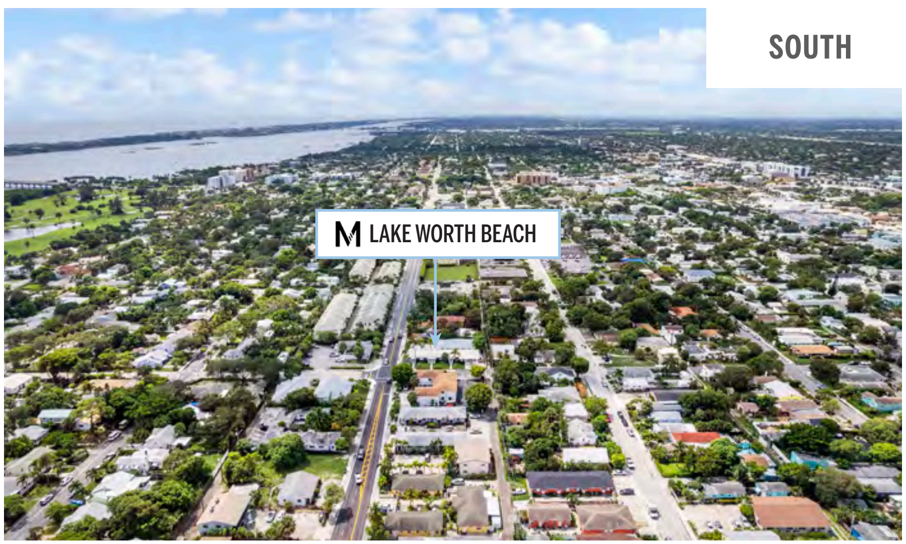
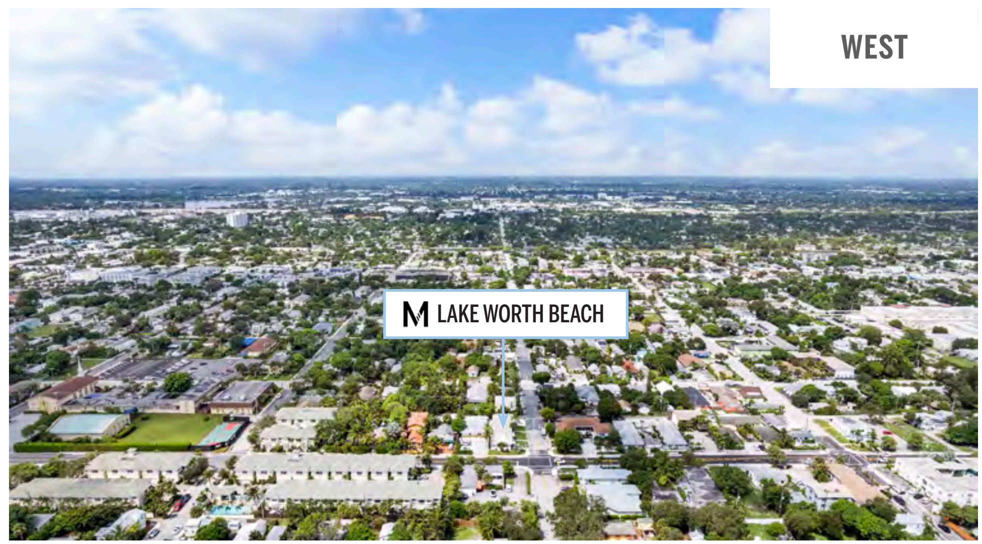
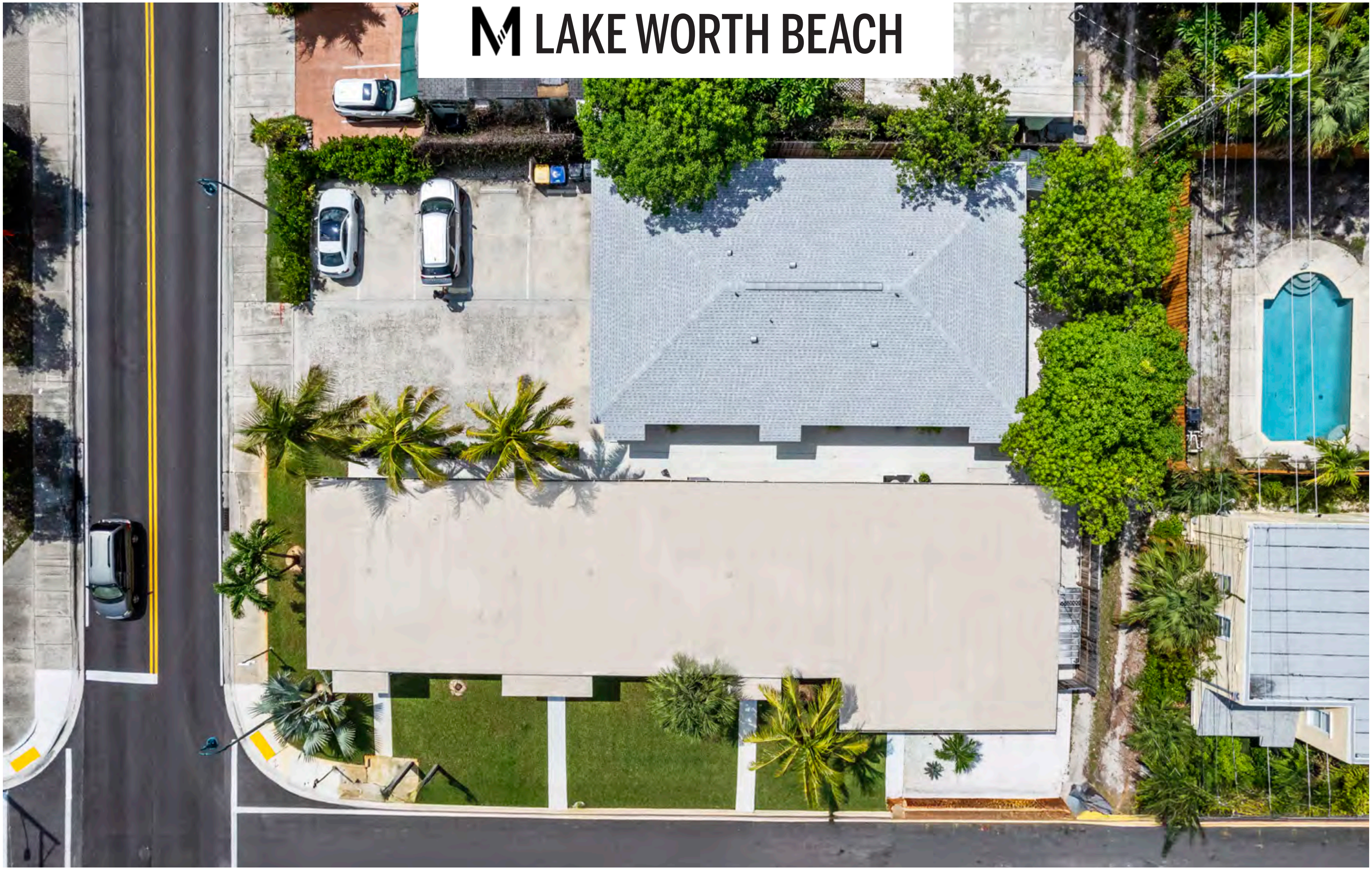
REAL ESTATE





Aerial Photos

ONE COMMERCIAL REAL ESTATE



Property Photos

Property Photos

ONE COMMERCIAL REAL ESTATE

Property Photos

ONE COMMERCIAL
REAL ESTATE

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REAL ESTATE

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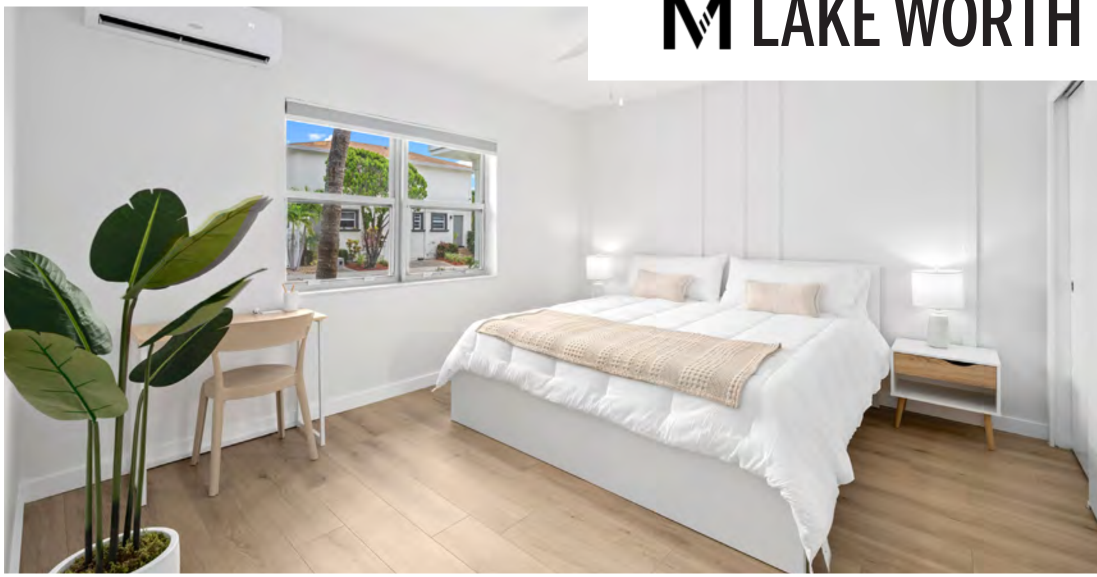
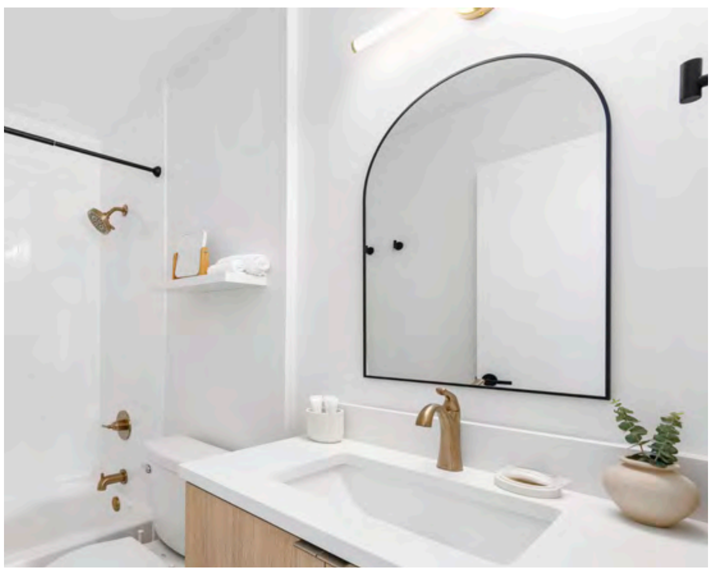
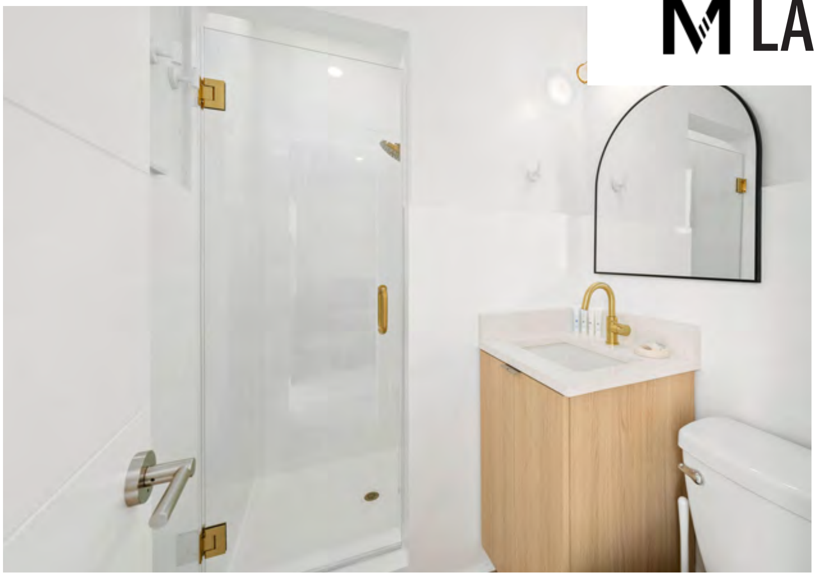
LAKE WORTH BEACH

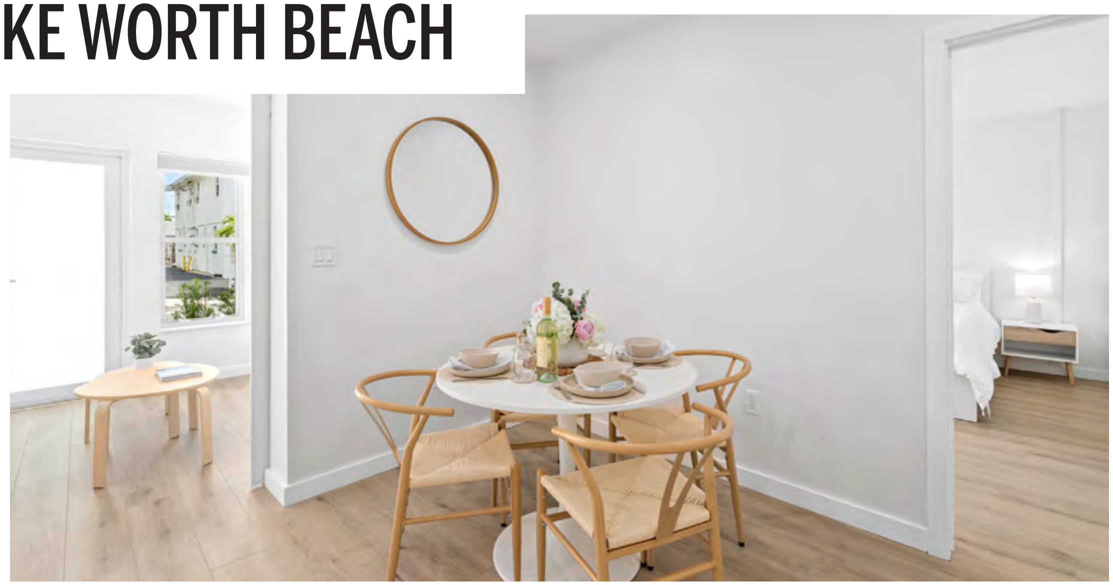




Property Photos

LAKE WORTH BEACH





Property Photos

ONE COMMERCIAL
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Property Photos

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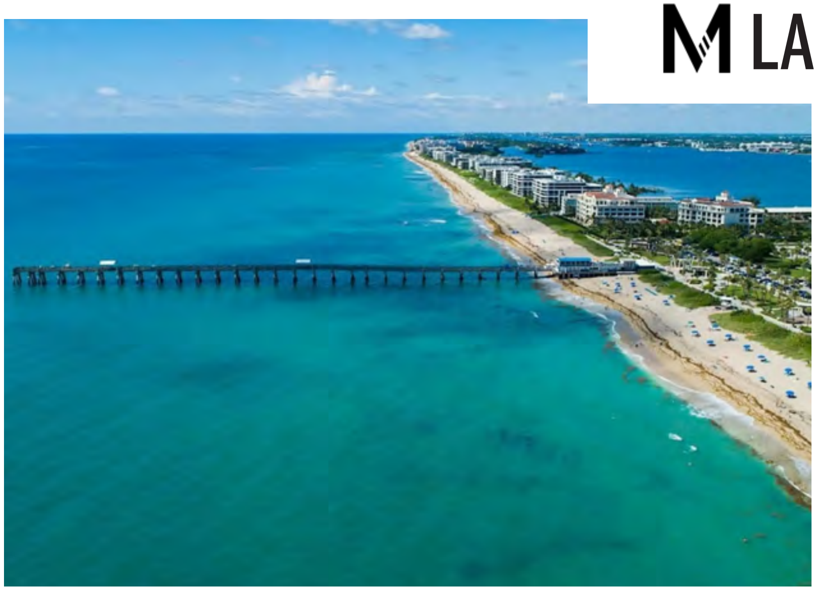
LAKE WORTH BEACH

Property Photos

LAKE WORTH BEACH



New Developments Nearby

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1. Gulfstream | 11 Lake Ave

2. Alora | 117 Lake Ave
Mixed-Use Commercial & 11 Condominiums

3. The One | 1 S Palmway
Mixed-Use Commercial & 14 Condominiums

Lake Worth Beach

ONE COMMERCIAL
REAL ESTATE

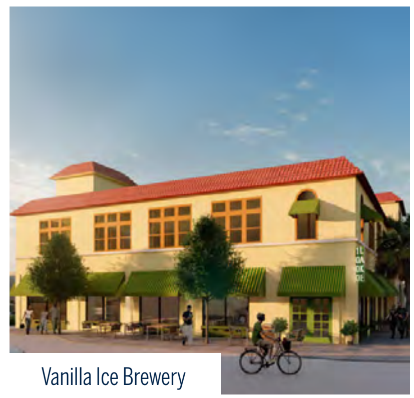
A HOSPITALITY RENAISSANCE

Lake Worth Beach is undergoing a vibrant resurgence, sparked by the long-awaited renovation and rebrand of the historic Gulfstream Hotel. With world class resorts like The Four Seasons and Eau Palm Beach just minutes away, the Lake and Lucerne Avenue corridors are seeing a wave of new restaurant and retail openings. Led by renowned restaurateurs such as Rodney Mayo of the Subculture Group and James Beard–nominated chefs Jeremy and Cindy Bearman of Oceano; this influx of talent is drawing visitors and residents from Boca Raton to Palm Beach and fueling demand for quality hospitality and mixed-use development.


Oceana 512 Lucerne Avenue

Oceana 512 Lucerne Avenue

Considered one of the best restaurants in South Florida, Oceano is a laid-back coastal American restaurant nestled in Lake Worth Beach, FL. Our vibrant dishes are thoughtfully sourced and beautifully presented. Helmed by Chefs Jeremy and Cindy Bearman, we are known for our meticulous attention to detail, commitment to local ingredients, and welcoming, friendly service.


Vanilla Ice Brewery

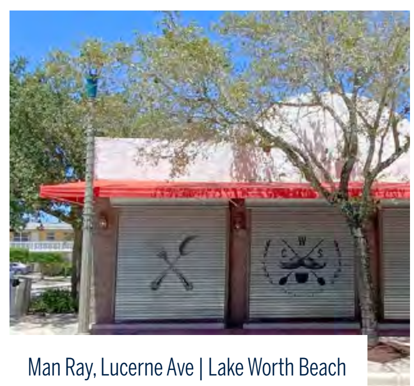
Vanilla Ice Brewery | 1000 Lake Avenue

Vanilla Ice's brewery is a planned project in Lake Worth Beach, Florida, located in a historic, nearly 100-year-old building at 1000 Lake Avenue. The venue is under construction and will feature a brewery, rooftop bar, speakeasy, and a pop-culture museum and has been a passion project of the artists for years.


Pomona 717 Lake Avenue

Pomona 717 Lake Avenue

From the team behind the wildly-popular Ravish in Lantana, the new restaurant Pomona has debuted in downtown Lake Worth Beach.Taking its name from the Roman goddess associated with agriculture and abundance, Pomona is located in the heart of the city in a historic 1926 building at the corner of Lake Avenue and J Street.


Man Ray, Lucerne Ave | Lake Worth Beach

Man Ray, Lucerne Ave | Lake Worth Beach

Rodney Mayo, the visionary behind SubCulture Group, is orchestrating a sweeping transformation of his restaurant empire. In Lake Worth Beach, Mayo is developing Man Ray, a chef-driven concept in the former C.W.S. Bar + Kitchen space next door to Oceano. Inspired by the surrealist artist, the restaurant will echo the anything-goes spirit of Delray's Dada.

The Gulfstream Hotel

$100 MILLION FACE-LIFT

The Gulfstream Hotel

1 Lake Avenue

The Gulfstream Hotel was built in 1923 and was added to the National Register of Historic Places in 1983. Once the place for Palm Beach's rich and famous to gather, the hotel has sat vacant since 2005. That is until a husband and wife team of developers, called Restoration St. Louis, pitched their vision for a $100 million restoration and construction project.

Their vision: 140 rooms divided between the existing hotel and a planned addition to go along with a ballroom, meeting rooms and a rooftop bar.

The subsequent increase in tourists that the restored hotel will bring, and the positive impact on the downtown economy, has left Lake Worth Beach's residents and business owners alike excited for the project to begin.

Completion: 2025

Palm Beach County’s

LAST TRUE “OLD FLORIDA CITY”

Lake Worth Beach

Lake Worth Beach is known as the artsiest of Florida’s Palm Beaches. There, you’ll find art galleries, recording studios, and dance theaters galore. It is home to the stunning Lake Worth Beach Park, where visitors enjoy swimming, suntanning, and sandcastle building.

The Lucerne benefits from being located in the heart of downtown Lake Worth Beach, with the majority of annual events, festivals, culinary and entertainment experiences enjoyed right on Lake Avenue. The neighborhood’s growth over the years has contributed to an increase in tourism & travel. The access to crystal clear waters, golf courses, parks and entertainment make this neighborhood great for tourists and residents alike.

The future of Lake Worth 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 that charm residents and visitors.

City of Lake Worth Beach FLORIDA

Palm Beach County’s

ONE COMMERCIAL
REAL ESTATE

LAST TRUE “OLD FLORIDA CITY”

Lake Worth Playhouse

713 LAKE AVENUE

Lake Worth Beach is best known as the artistic hub of Palm Beach County, as the Cultural Council of Palm Beach County is centered downtown. Also located downtown, is the Lake Worth Playhouse, a staple in the arts community, and the home of the famous Lake Worth Street Painting Festival.

Lake Worth Casino

10 SOUTH OCEAN BOULEVARD

On the shores of the Atlantic Ocean, The Lake Worth Beach Casino Building and renovated Beach Complex officially opened to the public in 2013. The new casino building remains true to the original 1920’s architecture.

The complex features a new oceanfront park, restrooms and picnic facilities which complement the William O. Lockhart Municipal Pier. Beach chairs, lounges and cabanas are available to rent at the beach.

Bryant Park

100 SOUTH GOLF VIEW ROAD

Though quaint, Lake Worth Beach, located on the ocean, has ample outdoor offerings. It is the home to many parks, including Bryant Park, a large, open park on the Intracoastal. Residents and visitors alike also enjoy public beach access, a public golf course, a boat ramp, and freshwater lakes.

Demographics

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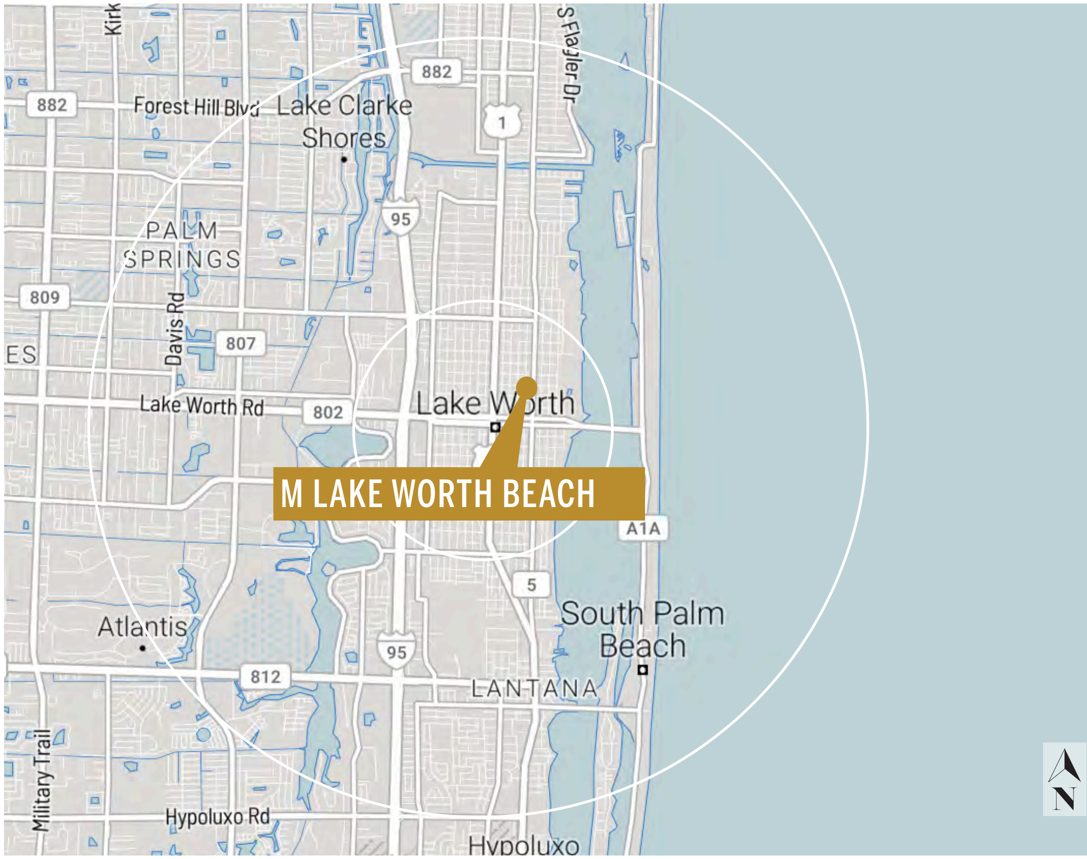
M VILLAS 525 N FEDERAL HWY | LAKE WORTH BEACH, FL 33460



89,603 People
WITHIN 3-MILES

$84,650 Household Income
WITHIN 3-MILES

35,360 Households
WITHIN 3-MILES

41.7 Median Age
WITHIN 3-MILES

POPULATION	1 MILES	3 MILES
2010 POPULATION	15,814	74,461
2023 POPULATION	18,714	89,603
2028 POPULATION PROJECTION	19,002	91,198
ANNUAL GROWTH 2010-2023	1.4%	1.6%
ANNUAL GROWTH 2023-2028	0.3%	0.4%
MEDIAN AGE	40.5	41.7
BACHELOR'S DEGREE OR HIGHER	22%	24%

HOUSEHOLDS	1 MILES	3 MILES
2010 HOUSEHOLDS	6,379	29,484
2023 HOUSEHOLDS	7,496	35,360
2028 HOUSEHOLD PROJECTION	7,607	35,986
ANNUAL GROWTH 2010-2023	0.2%	0.8%
ANNUAL GROWTH 2023-2028	0.3%	0.4%
OWNER OCCUPIED HOUSEHOLDS	3,129	20,763
RENTER OCCUPIED HOUSEHOLDS	4,478	15,223
AVG HOUSEHOLD SIZE	2.4	2.4
AVG HOUSEHOLD VEHICLES	1	2

INCOME	1 MILES	3 MILES
AVG HOUSEHOLD INCOME	$81,158	$84,650
MEDIAN HOUSEHOLD INCOME	$48,657	$56,314
< $25,000	1,642	7,189
$25,000 - $50,000	2,168	8,817
$50,000 - $75,000	1,108	5,263
$75,000 - $100,000	788	4,194
$100,000 - $125,000	471	2,798
$125,000 - $150,000	271	2,258
$150,000 - $200,000	321	1,790
$200,000+	727	3,050

SOURCE: COSTAR

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.

- INVESTMENT SALES
- LANDLORD REPRESENTATION
- TENANT REPRESENTATION
- ASSET MANAGEMENT
- PROJECT MANAGEMENT
- WEALTH MANAGEMENT ADVISORY

A *Boutique* Brokerage With *Institutional* Quality Support

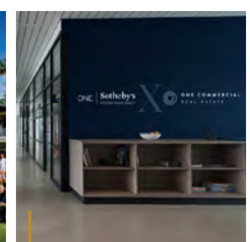
ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing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

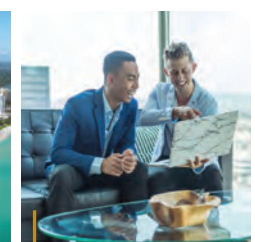
The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing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

ONE Commercial

ONE COMMERCIAL
REAL ESTATE

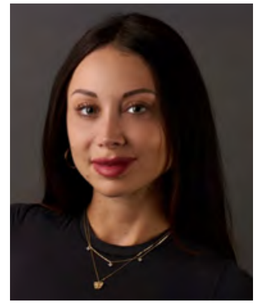
Daniel de la Vega

CEO, ONE COMMERCIAL REAL ESTATE
PRESIDENT, ONE SOTHEBY'S INTERNATIONAL REALTY

As President of ONE Sotheby's International Realty, Daniel de la Vega has been instrumental in building the brand in South Florida since the affiliate was founded in 2008, and today, enjoys annual sales in excess of $2 billion. He applies his background in finance and marketing to manage a property portfolio totaling $5 billion-plus in both new, luxury condo developments and listing inventory. Daniel has been immersed in real estate for most of his life, including more than a decade as a professional broker; which provides him with unique insight into mastering real estate deals and building relationships throughout the globe. He regularly travels the world, from Brazil and Latin America to Europe, in order to expand ONE Sotheby's International Realty's network and form international partnerships that better serve distinguished clients. These efforts have been vital to fortifying the company's local reach and worldwide presence.

Daniel has a great appreciation for the convergence of real estate, art and culture, qualities that are synonymous with the vibrancy of South Florida and the Sotheby's brand. He is an avid collector of Latin American art, possessing more than 50 works in his growing collection, and is active in the art community as a member of the Photography Committee at the Solomon R. Guggenheim Museum.

A native of Miami, Daniel earned a finance and marketing degree from Florida International University, where he serves on the Leadership Advisory Board for the College of Architecture and The Arts, and he holds a Master's in Business Administration from University of Miami.



Alexis Shapiro

MULTIFAMILY ADVISOR,
ONE COMMERCIAL REAL ESTATE

P. 954.573.4449
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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