

EXCLUSIVE OFFERING

JENSEN BEACH, FL

6-HOME LUXURY STR PORTFOLIO

Six adjacent luxury pool homes offered fully furnished and turnkey.

ASKING PRICE

\$6,380,000



2025 GROSS REVENUE

\$631,004

UPDATED NOI - 15% PM

\$277,679

CAP RATE - 15% PM

4.35%



INVESTMENT HIGHLIGHTS

- 6 adjacent single-family luxury homes on 0.98 legal acres
- All six are legal short-term rentals with private heated saltwater pools
- Fully furnished and equipped for continued vacation-rental operation
- 2025 gross revenue of \$631,004 with documented management-upside thesis
- Built 2022-2024; legal/permitted ADU at 1970 NE Dixie Hwy

PORTFOLIO OVERVIEW

A rare contiguous six-home residential income portfolio in coastal Jensen Beach.



Property	Year	Builder SF	2025 Revenue	Asking Price	Notes
1920 NE Dixie Hwy	2022	2,040	\$81,286	\$900,000	1 story
1930 NE Dixie Hwy	2023	2,760	\$96,349	\$1,160,000	2 story
1940 NE Dixie Hwy	2023	2,040	\$124,036	\$900,000	1 story
1950 NE Dixie Hwy	2024	2,760	\$147,732	\$1,160,000	2 story
1960 NE Dixie Hwy	2024	2,040	\$78,672	\$900,000	1 story
1970 NE Dixie Hwy	2024	3,240	\$102,929	\$1,360,000	2 story + ADU

6

PROPERTIES

28

BEDROOMS

14,880

BUILDER SF

0.98

LEGAL ACRES

6

HEATED SALTWATER POOLS

CONFIRMED OPERATING & PROPERTY FACTS

- All six homes are legally operated as short-term rentals.
- All six pools are private, heated and saltwater.
- Sale is intended to include furniture, furnishings, decor, appliances, housewares and linens currently in the homes.
- Guest-reservation transfer/assumption will be negotiated between Seller and Buyer prior to closing.
- 2026 YTD performance and current booking information are available to qualified buyers upon request.

2025 FINANCIAL PERFORMANCE

Seller-provided 2025 actual revenue with updated 2025 property-tax figures.

2025 GROSS REVENUE	CLEANING EXPENSE	NET RENTAL INCOME
\$631,004.31	(\$96,127.50)	\$534,876.81

UPDATED PORTFOLIO UNDERWRITING

2025 Gross Revenue	\$631,004.31
Cleaning Expense	(\$96,127.50)
Net Rental Income	\$534,876.81
2025 Property Taxes	\$67,462.00
NOI - with 15% property-management underwriting	\$277,678.65
Cap Rate - with 15% property-management underwriting	4.35%
NOI - without property-management expense	\$357,910.05
Cap Rate - without property-management expense	5.61%

MANAGEMENT UPSIDE THESIS

1940 and 1950 NE Dixie Highway were owner-operated and generated approximately \$124,036 and \$147,732 in 2025 revenue, respectively. Their performance materially exceeded the four properties operated under third-party management. Seller believes the operating practices used at these two homes - hands-on revenue management, disciplined pricing, guest communication and consistent operating procedures - may provide a pathway to improved performance across the remaining portfolio.

Seller/operators would consider a separate 1-2 year transition-management arrangement for the six-home portfolio. Future revenue, NOI and cap-rate performance are not guaranteed and will depend on management execution, market conditions, occupancy, pricing, expenses and other factors.

LOCATION, STRUCTURE & DUE DILIGENCE



LOCATION & MARKET POSITIONING

The portfolio is located on NE Dixie Highway in Jensen Beach, approximately one mile from the Indian River, with convenient access to beaches, marinas, restaurants, shopping and the Treasure Coast waterfront lifestyle. The adjacency of all six homes creates a configuration that is difficult to replicate with scattered residential inventory.

PLANNING, ZONING & OPPORTUNITY ZONE

- Zoning: R-3A. Planning reference: CPA 19-23 / Ordinance 1120 - Rio CRA.
- Legacy Opportunity Zone: the property was within the 2018 Qualified Opportunity Zone designation. The tract is not eligible for the 2027 QOZ cycle. Buyers should independently verify current designation timing, eligibility and tax treatment with their tax and legal advisors.
- 1970 NE Dixie Hwy, the easternmost two-story home, includes a legal/permitted ADU.

FLEXIBLE ACQUISITION STRUCTURE

- Complete six-home portfolio offered at \$6,380,000.
- 1940 + 1950 NE Dixie Hwy may be considered as a two-home package.
- 1920 + 1930 + 1960 + 1970 NE Dixie Hwy may be considered as a four-home package.

This Offering Memorandum is for informational purposes only and is based on seller-provided information believed to be reliable. Financial figures are not a guarantee of future performance. Approx. 14,880 total living SF is builder-reported. Martin County Property Appraiser finished-area records use a different measurement methodology. Buyers must independently verify all financials, measurements, square footage, zoning, licensing, tax treatment, permitted uses, condition and other due-diligence matters.