

Three on De Carie

323 E De Carie Street, Delray Beach FL 33444

OFFERING MEMORANDUM

Prepared By:

Sophia Willets

GRACE CRE

Principal | Associate Broker

(480) 375-0227

sophia@gracecre.com

Lic: BR648866000



Three on De Carie

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Exclusively Marketed by:



Sophia Willets

GRACE CRE
Principal | Associate Broker
(480) 375-0227
sophia@gracecre.com
Lic: BR648866000



<https://www.gracecre.com/>

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS



Investment Summary

- 01 Executive Summary
Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	323 E De Carle Street Delray Beach FL 33444
COUNTY	Palm
MARKET	Delray Beach
SUBMARKET	Tempe
BUILDING SF	1,831 SF
LAND SF	7,520 SF
NUMBER OF UNITS	3
YEAR BUILT	1954
YEAR RENOVATED	2024
APN	Multiple

FINANCIAL SUMMARY

PRICE	\$1,350,000
PRICE PSF	\$737.30
PRICE PER UNIT	\$450,000
OCCUPANCY	99.95%
NOI (CURRENT)	\$58,247
CAP RATE (CURRENT)	4.31%
CASH ON CASH (CURRENT)	-7.88%
GRM (CURRENT)	17.58

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$386,250
LOAN AMOUNT	\$963,750
INTEREST RATE	8.00%
ANNUAL DEBT SERVICE	\$84,856
LOAN TO VALUE	71%
AMORTIZATION PERIOD	30 Years



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	10,492	75,526	199,884
2024 Median HH Income	\$98,937	\$81,835	\$74,338
2024 Average HH Income	\$151,398	\$126,232	\$108,287

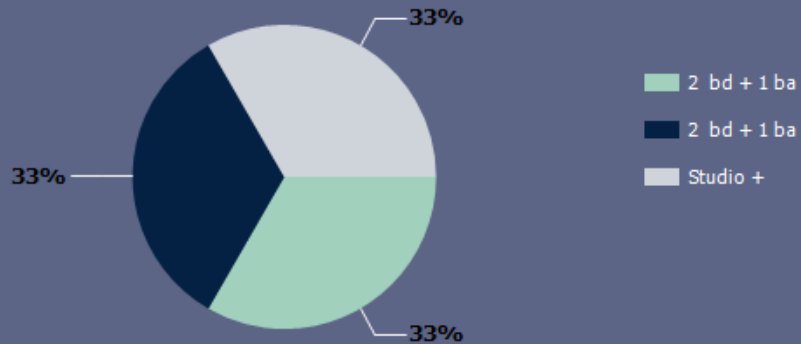


- ❖ Unleash Your Investment Potential - Discover the Luxe Triplex Oasis in Delray Beach! Welcome to Three on De Carie—a chic and impeccably updated luxury triplex just moments from the bustling downtown Delray Beach and a stone's throw from the Seacrest Sports Complex and Hilltopper Stadium. This meticulously curated property exudes contemporary charm and classic allure, boasting: A fully renovated 2-bedroom, 1-bath front unit, featuring bespoke enhancements such as custom cabinetry, sleek waterfall quartz countertops, top-of-the-line stainless steel appliances, and modern lighting fixtures. Fresh interior and exterior paint, upgraded doors, verdant landscaping, and a freshly paved asphalt driveway. A brand-new roof
- ❖ ensuring longevity and increased value. Property Highlights: Three unique units: Two (2-bedroom, 1-bath units) and one detached studio, presenting versatile income opportunities. The vacant front unit is ready for occupancy—ideal for luxurious Airbnb rentals, long-term leases, or owner residence.
- ❖ Investment Bliss Awaits: Market Rent Projections: Front Unit: \$2,795 - \$3,200/month Current below-market rents: \$1,800 and \$1,400/month Kindly respect tenant privacy—drive-by viewings only. All information is reliable but not guaranteed. Buyers are encouraged to verify MLS data. Presented by Owner/Broker. Seize this exceptional chance to own a fully-equipped modern investment gem in one of South Florida's most coveted locales!

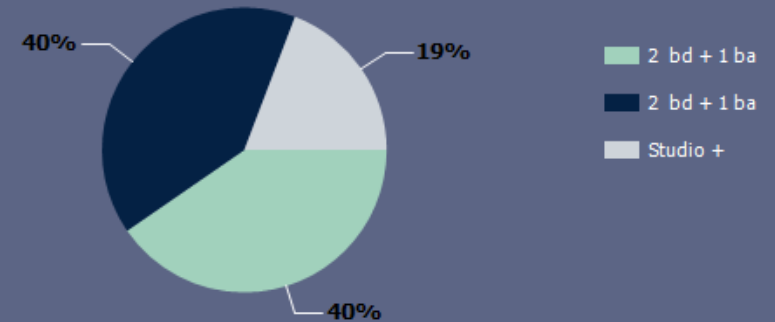


Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
2 bd + 1 ba	1	740	\$3,200	\$4.32	\$3,200
2 bd + 1 ba	1	740	\$1,800	\$2.43	\$1,800
Studio +	1	355	\$1,400	\$3.94	\$1,400
Totals/Averages	3	612	\$2,133	\$3.56	\$6,400

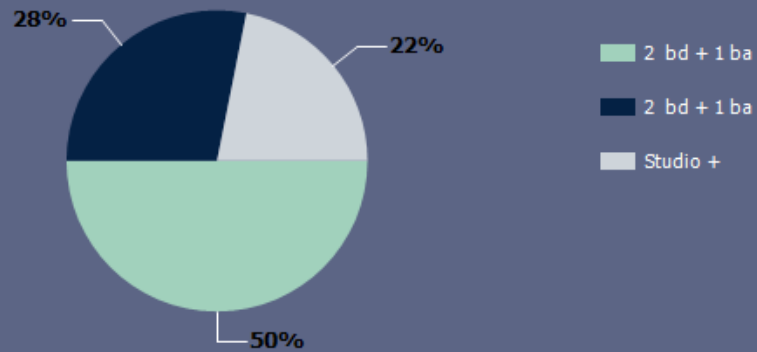
Unit Mix Summary



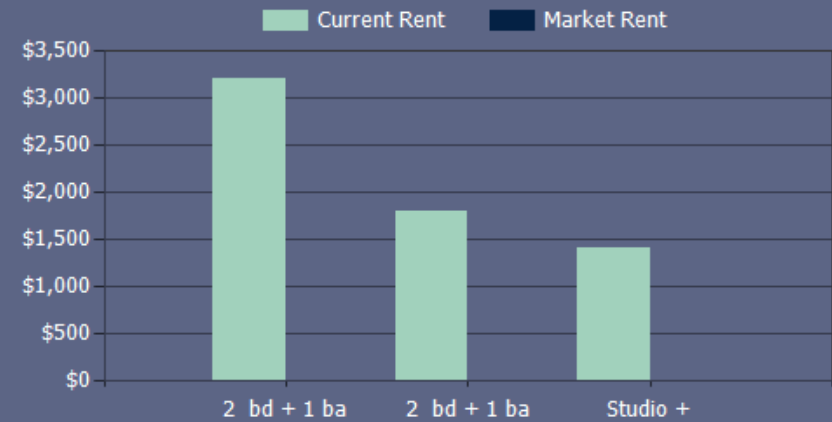
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

Location Summary

Local Map

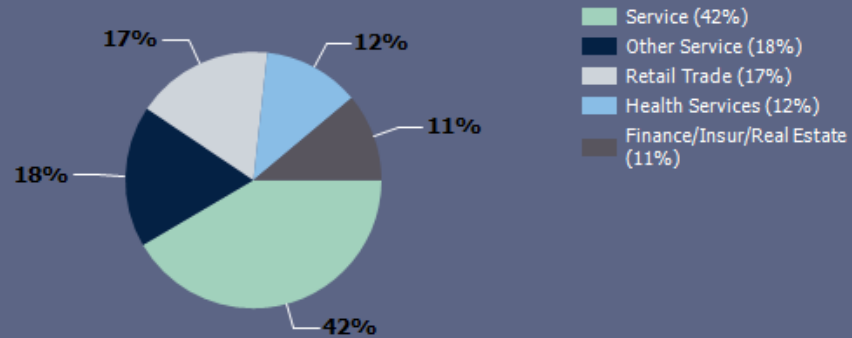
Regional Map

Aerial Map

Drive Times

THREE ON DE CARLE

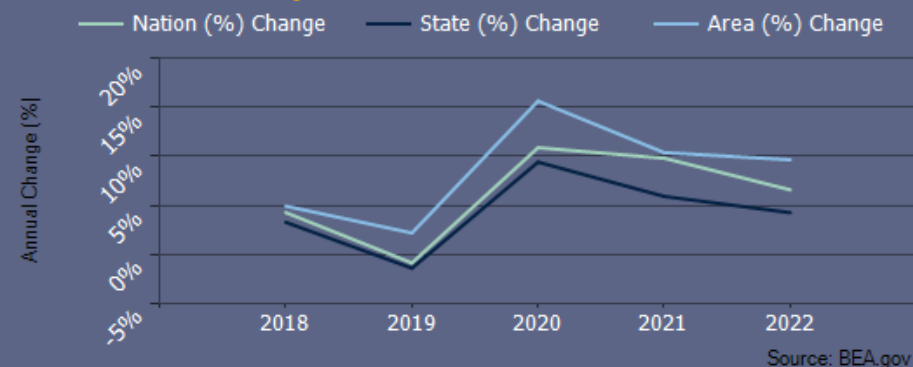
Major Industries by Employee Count

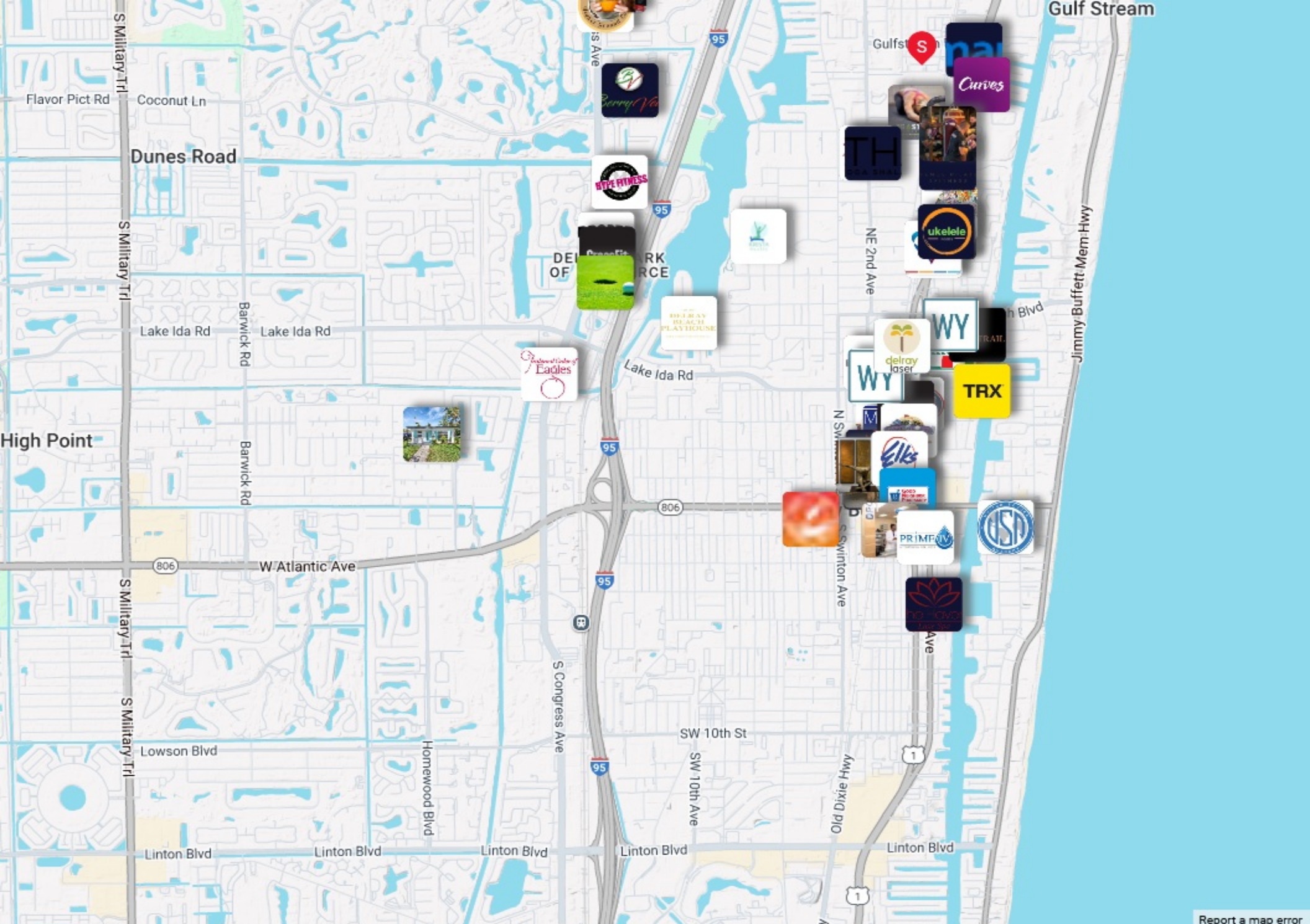


Largest Employers

Florida Atlantic University	6,335
Baptist Health Hospital	3,135
Office Depot (Headquarters)	2,000
City of Boca Raton	1,810
National Council on Compensation Insurance	800
Johnson Controls / Tyco	741
IBM	600
ADT Security Services (Headquarters)	500

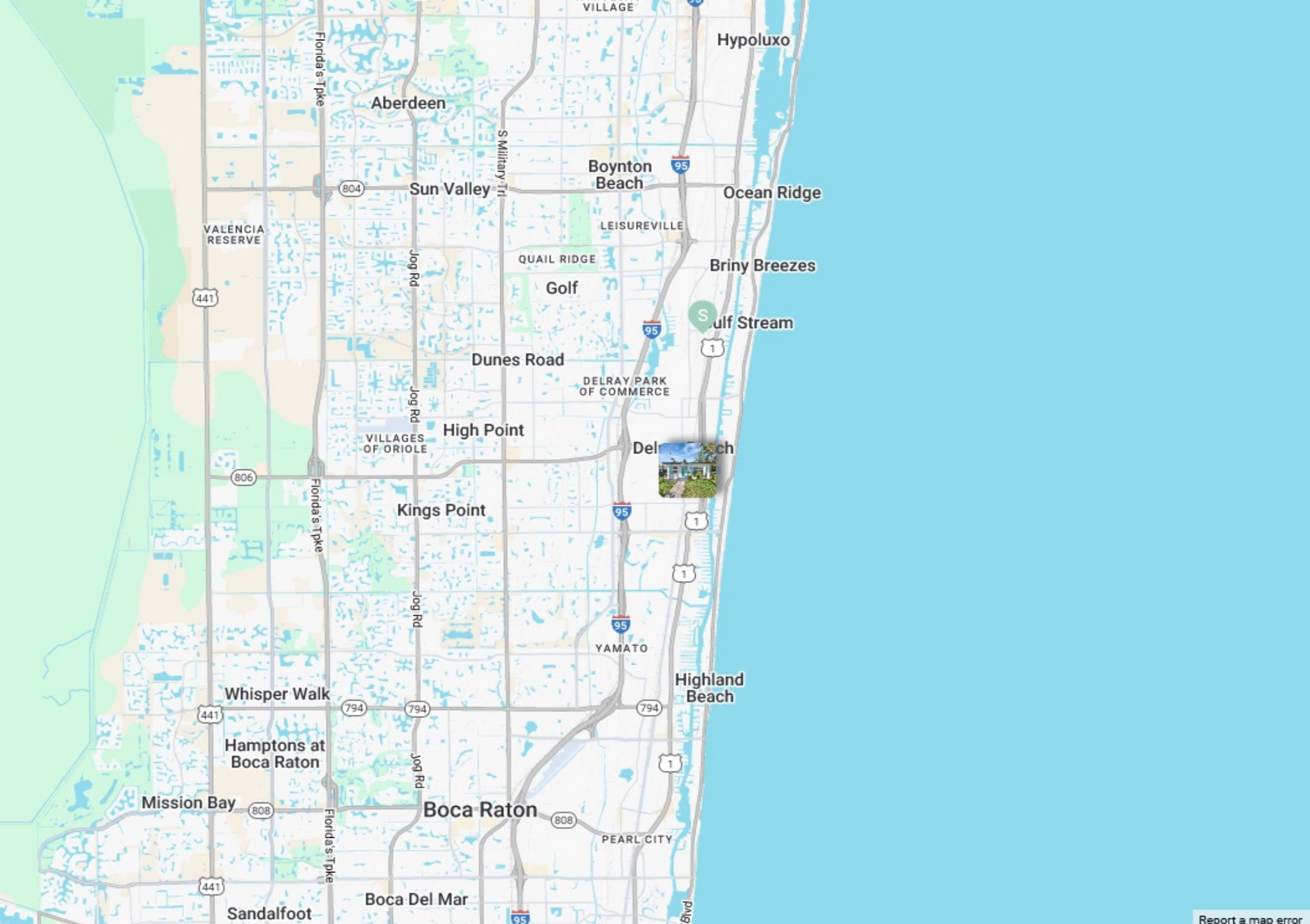
Palm Beach County GDP Trend

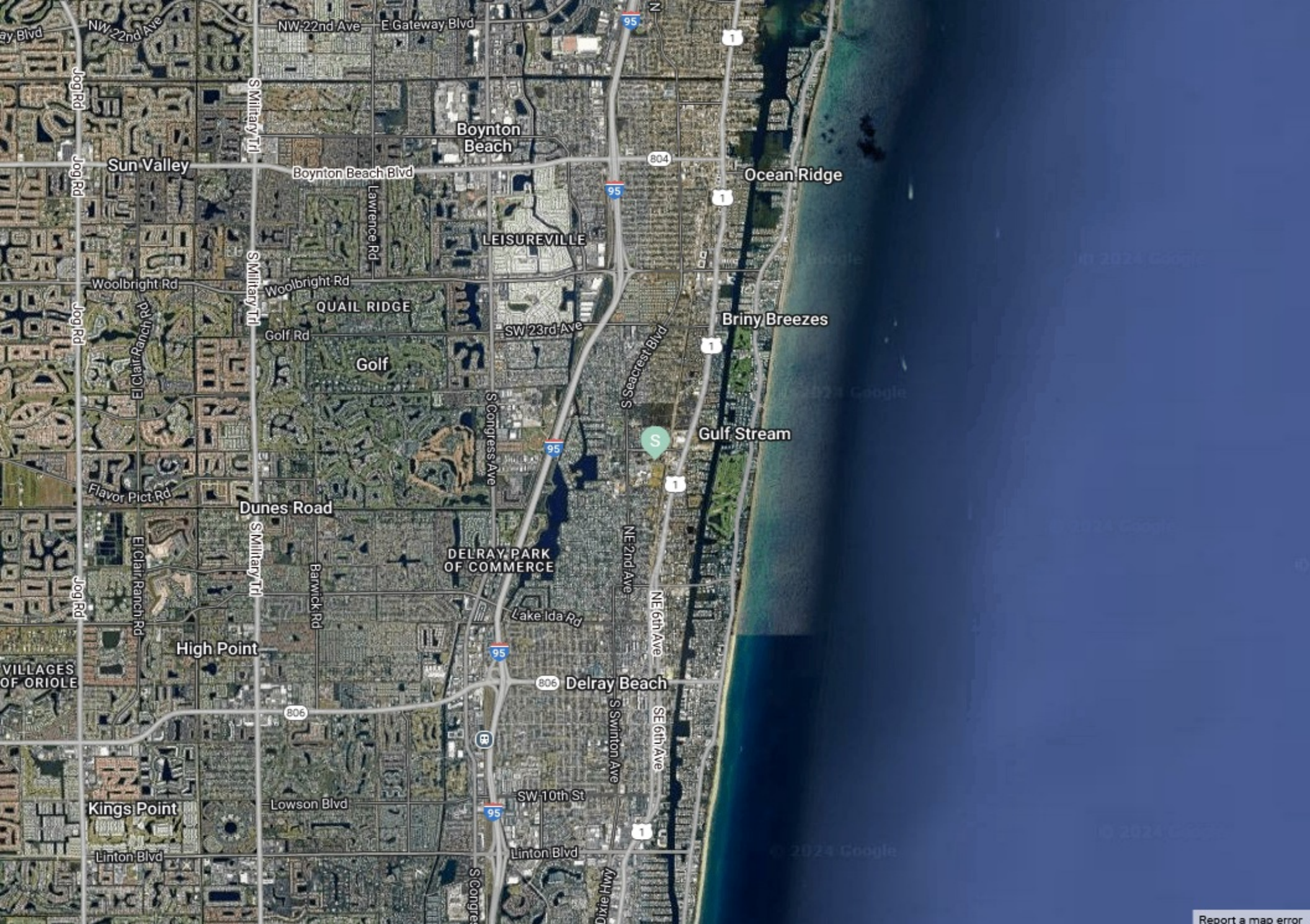




[Report a map error](#)

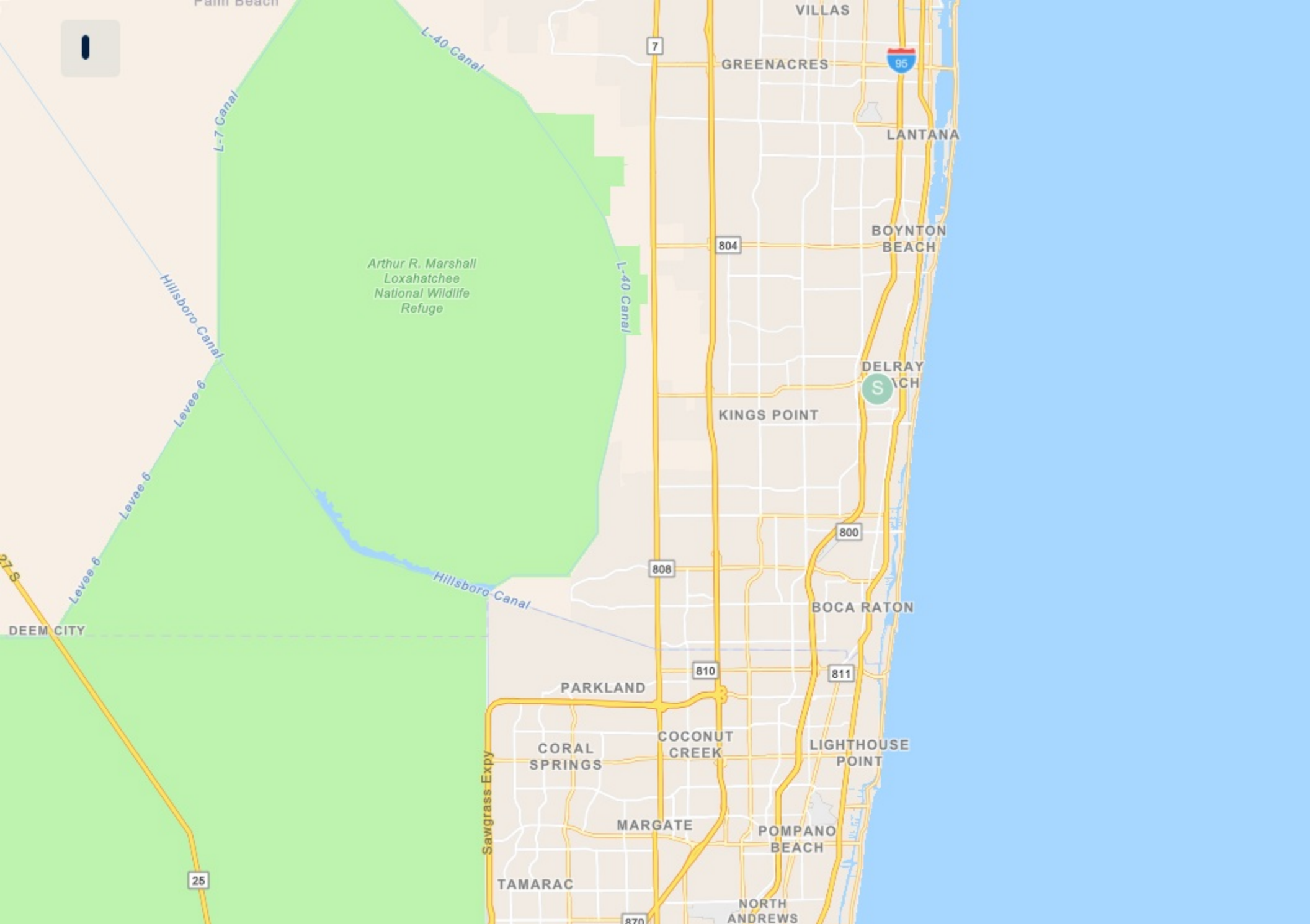






[Report a map error](#)







03

Property Description

Property Features

Parcel Map

Property Images

Common Amenities

Unit Amenities

THREE ON DE CARLE

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	1,831
LAND SF	7,520
YEAR BUILT	1954
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	MF
TOPOGRAPHY	flst
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	6
WASHER/DRYER	in unit

MECHANICAL

HVAC	Individual
------	------------

UTILITIES

WATER	Owner
TRASH	Owner
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Block
EXTERIOR	Painted
PARKING SURFACE	Asphalt
ROOF	Built up
STYLE	Garden
LANDSCAPING	Tropical











Three on De Carle | Common Amenities



Unit Amenities

- ◆ Full size washer and dryer

THREE ON DE CARIE

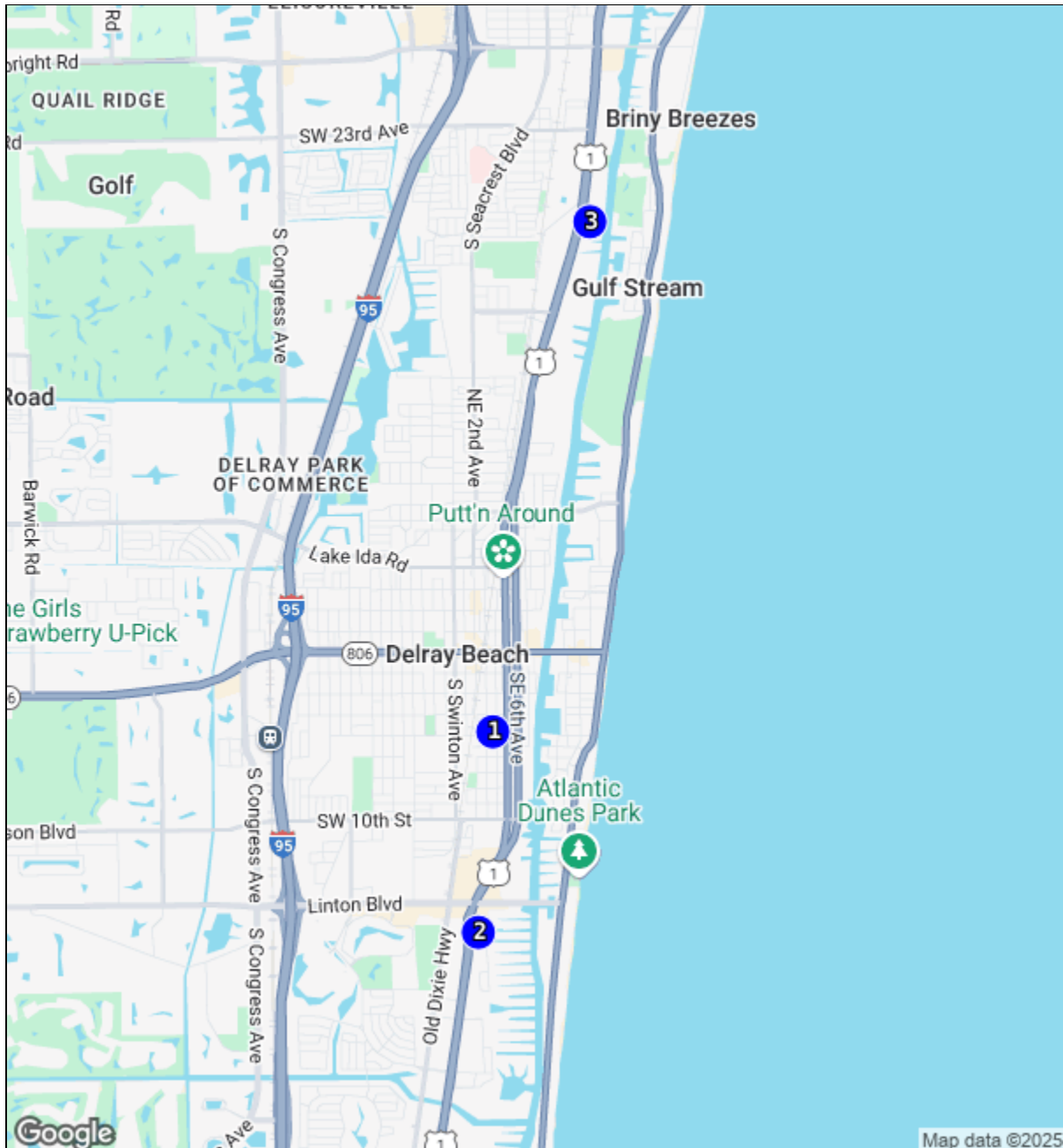
Sale Comps
Comps

04



Street Map

3 Properties



Legend

1. 344 SE 4th Avenue, Delray Beach, FL 33483(RX-10966585)
2. 1920 Spanish Trail, Delray Beach, FL 33483(RX-10927806)
3. 806 - 808 Bamboo Lane 806-808, Delray Beach, FL 33483(FX-10415109)

Residential Income Customer Report

344 SE 4th Avenue, Delray Beach, FL 33483 (United States)

List Price: \$1,100,000



MLS#: RX-10966585 Go Active Closed

Date: 03/11/2024

Area: 4370

Geo Area: PB06

Orig LP: \$1,250,000

Address: 344 SE 4th Avenue,
Delray Beach, FL 33483

Zoning: R-1-A

City: Delray Beach

Parcel ID:
12434616040960230

County: Palm Beach

Elementary School: Pine
Grove Elementary School
Middle School: Carver
Community Middle School
High School: Atlantic High
School

Street Dir: SE

Legal: LINNS ADD TO OSCEOLA PARK LT 23 BLK 96

Subdivision: OSCEOLA PARK

Development:

Lot Size: 60x132

Pool: No

Waterfront: No

Negotiable Seller Concessions YN: Yes

Carport Spaces: 4

Garage Spaces:

Lot SqFt: 7,920

Pool Size (W x L):

Waterfrontage:

REO: No

HOPA: No Hopa

Lot Dimensions: 60x132

Virtual Tour: [Click to View Virtual Tour](#)

Type: Duplex

Stories: 1

Unit 1 Info: Bedrooms: 2; Full Bath: 1; Furnished: No; SqFt: 850; Monthly Income: 3,500

Unit 2 Info: Bedrooms: 2; Full Bath: 1; Furnished: No; SqFt: 850; Monthly Income: 4,250

Unit 3 Info:

Unit 4 Info:

Total # of Units: 2

Year Built: 1953

Property Condition: Resale

Unit 1 Lease Ends:

SqFt - Living: 1,440

Unit 2 Lease Ends:

SqFt - Total: 1,440

Unit 3 Lease Ends:

SqFt Source: Tax Rolls

Unit 4 Lease Ends:

Annual Total Expense: 15,375

Gross Oper Income: 93,000

Source of Expenses: Accountant

Annual Net Oper Inc: 77,625

Multiple Ofrs Acptd: Yes

Short Sale: No

Short Sale Addendum: No

Short Sale A/U: N/A

Application Fee:

HOA: None

HOA/POA/COA (Monthly): 0

Auction: No

Dir: Atlantic to South East 4th Ave Delray Beach

Tax Year: 2023

Taxes: 13,078.8

Special Assessment: No

Separate Elec Meters: Yes

Separate Wtr Meters: No

LD: 03/07/2024

Construction:

CBS; Concrete

Roof:

Flat Tile

Flooring:

Terrazzo Floor; Vinyl Floor

Window Treatments:

Impact Glass

Exterior Features:

Fence; Open Patio; Open Porch; Screened Balcony; Shed

Storm Protection:

Impact Glass: Complete; Curr Owner Wind Mitig Cert Avail

Lot Description:

< 1/4 Acre; Interior Lot

Possession:

Funding

Utilities:

Cable; Electric; Public Sewer; Public Water

Subdiv Amenities:

None

Tenant Pays:

Cable; Electric; Sewer; Water

No

Subdiv Amenities:

None

Days On Market: 215

Waterfront Details: None

Cooling:

Ceiling Fan; Zoned

Heating:

Zoned

Avail Info:

Accounting; Deposit Security

Restrict:

None

Taxes:

No Homestead

Terms:

Trade or Exchange

Unit 1 Parking:

Open Parking; Space Parking

Unit 2 Parking:

Open Parking; Space Parking

Terms Considered:

Cash; Conventional; Exchange; FHA; Owner

Fee Incl.:

None

Tenant Pays:

Cable; Electric; Sewer; Water

Sold Price: \$1,050,000

Sold Price Sqft: \$729.17

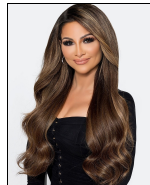
Terms of Sale: Trade or Exchange

Sold Date: 12/09/2024

Buyer Contributions Amount:

Seller Concessions Amount:

Public Remarks: AMAZING INVESTMENT OPPORTUNITY! Income producing duplex currently used for Short term rental. Two- 2 bedroom 1 bath units. Fully renovated with brand new roof, and impact windows and turf in backyard. Prime location in East Delray surrounded by multi million dollar homes. Within the Freebie ride area for guests. Washer and dryer laundry room built with all new appliances. Currently booked through most of April and May.



Sophia J. Willets

Grace CRE

25 South Arizona Place, 5th fl
Chandler, FL 85225

602-975-5516

sophia@gracecre.com<http://www.LondonFoster.com>

License #: 3595388



GRACE CRE

Public Remarks: AMAZING INVESTMENT OPPORTUNITY! Income producing duplex currently used for Short term rental. Two- 2 bedroom 1 bath units. Fully renovated with brand new roof, and impact windows and turf in backyard. Prime location in East Delray surrounded by multi million dollar homes. Within the Freebie ride area for guests. Washer and dryer laundry room built with all new appliances. Currently booked through most of April and May.

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Sophia J. Willets on Sunday, January 05, 2025 7:26 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Residential Income Full Report

1920 Spanish Trail, Delray Beach, FL 33483 (United States)

List Price: \$1,399,000



MLS#: RX-10927806 Go ActiveClosed

Date: 11/01/2023

Area: 4230

Address: 1920 Spanish Trail,
Delray Beach, FL 33483

City: Delray Beach

Geo Area: PB06

Parcel ID:
12434628010000960

County: Palm Beach

Range P:

Orig LP: \$1,550,000

Zoning: RM(cit)

Elementary School: Pine
Grove Elementary School
Middle School: Boca Raton
Community Middle School
High School: Boca Raton
Community High School

Legal: TROPIC ISLE LT 96

Subdivision: TROPIC ISLE

Development: TROPIC ISLE

Lot Size: 92.0 ft x 105.0 ft

Pool: No

Waterfront: No

Negotiable Seller Concessions YN:

Carport Spaces: 0

Garage Spaces: 4

Lot SqFt: 9,838

Pool Size (W x L):

Waterfrontage:

REO: No

HOPA: No Hopa

Owner/Agent: Yes

Lot Dimensions: 92.0 ft x 105.0 ft

Virtual Tour: [Click to View Virtual Tour](#)

Type: Duplex

Stories: 2

Unit 1 Info: Bedrooms: 3; Full Bath: 2; Half Bath: 1; Furnished: No; SqFt: 1,554; Monthly Income: 2,695

Unit 2 Info: Bedrooms: 3; Full Bath: 2; Half Bath: 1; Furnished: No; SqFt: 1,554; Monthly Income: 2,975

Unit 3 Info:

Unit 4 Info:

Total # of Units: 2 Year Built: 1999

Property Condition: Resale

Unit 1 Lease Ends: SqFt - Living: 3,108

Unit 2 Lease Ends: SqFt - Total: 4,086

Unit 3 Lease Ends: SqFt Source: Other

Unit 4 Lease Ends:

Annual Total Expense: 23,755

Gross Oper Income: 68,040

Source of Expenses: Owner

Annual Net Oper Inc: 55,445

Short Sale: No

Short Sale Addendum: No

Short Sale A/U: N/A

Application Fee:

HOA: None

HOA/POA/COA (Monthly): 0

Tax Year: 2021

Taxes: 15,004.3

Special Assessment: No

Separate Elec Meters: Yes

Separate Wtr Meters: No

Auction: No

Dir: Federal Hwy S. of Linton, turn east on Tropic Blvd and the duplex is the first residential property on the left, you can park in front of the garages.

Showing Instructions: 24 Hour Notice; Appointment Only; Call Listing Agent; Combo Lockbox; Schedule Online; See Brokers Remarks; Tenant Occupied; Text Listing Agent

LO: 276645175 South Florida Realty Group & Property Management LLC 561-305-3013

LM: 641510926 Romy Norberto 561-900-5351

realtorromy@gmail.com

LD: 10/15/2023

List Type: Ex Brk

List Off Agency: Transaction Broker

Owner Name: PACKAGE FULFILLMENT CENTER INC

Broker Only Remarks: Please DO NOT disturb tenants. L.A must accompany at all times. 24 hr appt required. Currently rented below market to good tenants / rented on a month to month basis. For offers to be reviewed, please email POF letter with offer- realtorromy@gmail.com . No financing contingencies accepted. All info deemed reliable but not guaranteed and should be independently verified. Neither listing agent or broker shall be responsible for any typo errors, misprints, room sizes, lot size, square footage or misinformation and shall be held totally harmless. Offering is subject to errors, omissions, changes including price or withdrawal.

Any Broker Advertise: No

Construction: CBS

Roof: Comp Shingle

Flooring: Ceramic Tile; Tile; Wood Floor; Laminate

Exterior Features: Auto Sprinkler; Shutters

Storm Protection: Accordion Shutters: Complete; Impact Glass: Partial

Lot Description: < 1/4 Acre

Possession: Subject to Lease

Utilities: Cable; Electric; Public Sewer; Public Water

Subdiv Amenities: Street Lights

Tenant Pays: Cable; Electric

No

Subdiv Amenities: Street Lights

Days On Market: 104

Waterfront Details: None

Cooling: Ceiling Fan; Central; Electric

Heating: Central; Electric

Avail Info: Deposit Security

Restrict: Lease OK; No RV

Taxes: City/County; No Homestead

Terms: Cash

Unit 1 Parking: Auto Garage Door; Garage - Attached

Unit 2 Parking: Garage - Attached; Space Parking

Special Info: Sold As-Is

Terms Considered: Cash; Other

Tenant Pays: Cable; Electric

Cumulative DOM: 104

Sold Price: \$1,112,500

Buyer Office: Illustrated Properties 608359

Buyer Agent: Conrad Minardi 276534872

Co-Buyer Office:

Co-Buyer Agent:

Sold Price Sqft: \$357.95

Terms of Sale: Cash

Expected Closing Date: 06/05/2024

Buyer Contributions Amount:

Under Contract Date: 04/05/2024

Sold Date: 06/05/2024

LP/SP: 80

Seller Concessions Amount:

Public Remarks: TROPIC ISLE! Multi-million dollar homes in the area! Walk to Trader Joe's Publix and WholeFoods, more shopping & restaurants right next door. Corner duplex in East Delray, Tropic Isle. Use one side/rent the other or convert it to a huge home in prestigious Tropic Isle. 2022 newer roof installed.



Residential Income Full Report

806 - 808 Bamboo Lane 806-808, Delray Beach, FL 33483 (United States)

List Price: \$1,399,000



MLS#: FX-10415109 **Go Active Date:** 01/01/2024
Area: 4210 **Geo Area:** PB12
Address: 806 - 808 Bamboo Lane 806-808, Delray Beach, FL 33483
City: Delray Beach **Parcel ID:** 00434604000010200
County: Palm Beach **Unit #:** 806-808
Legal: 4-46-43, WLY 70 FT OF ELY 467 FT OF SLY 93.96 FT OF NLY 424.7 FT OF GOV LT 1 W OF FINDCNL & E OF ST RD 5
Subdivision: Acreage & Unrec **Carport Spaces:**
Development: **Garage Spaces:**
Lot Size: **Lot SqFt:**
Pool: No **Pool Size (W x L):**
Waterfront: Yes **Waterfrontage:** 70
Negotiable Seller Concessions YN:

Range P:
Orig LP: \$1,399,000
Zoning:

Virtual Tour: [Click to View Virtual Tour](#)**Type:** Duplex**Total # of Units:** 2**Year Built:** 1957**# Stories:** 1**Property Condition:** Resale**Unit 1 Info:** Bedrooms: 1; Full Bath: 1; Half Bath: 0; SqFt: 650; Monthly Income: 0**Unit 1 Lease Ends:****SqFt - Living:** 1,512**Unit 2 Info:** Bedrooms: 2; Full Bath: 2; Half Bath: 0; SqFt: 852; Monthly Income: 0**Unit 2 Lease Ends:****SqFt - Total:** 2,450**Unit 3 Info:** Bedrooms: 0; Full Bath: 0; Half Bath: 0; Monthly Income: 0**Unit 3 Lease Ends:****SqFt Source:****Unit 4 Info:****Unit 4 Lease Ends:****Annual Total Expense:****Source of Expenses:****Short Sale:** No**Gross Oper Income:****Annual Net Oper Inc:****Short Sale Addendum:****Application Fee:****Tax Year:** 2023**Separate Elec Meters:** Yes**HOA:** None**Taxes:** 11,816**Separate Wtr Meters:** Yes**HOA/POA/COA (Monthly):** 0**Special Assessment:****Dir:** Federal Highway 1 mile south of Woolbright Rd. to Bamboo Ln., East to property on south side of Bamboo.**Showing Instructions:** Schedule Online**LO:** URG107

United Realty Group Inc.

954-450-2000

LM: 3252642

Maria Baltzer

954-695-2071

homes@mariabaltzer.com**LD:** 12/29/2023**List Type:** Ex Rt**List Off Agency:****Owner Name:** Owner of Record

Broker Only Remarks: USE SHOWING ASSIST TO SCHEDULE A SHOWING. SUBMIT OFFERS WITH PRE-APPROVAL LETTER PLUS DU IF FINANCING, POB REQUIRED WITH CASH OFFERS. USE FAR/BAR AS-IS CONTRACT, INFORMATION HEREIN IS DEEMED RELIABLE BUT SUBJECT TO ERRORS, OMISSIONS OR CHANGES WITHOUT NOTICE. FLOATING DOCK AND PATIO FURNITURE FROM 806 BAMBOO DO NOT CONVEY.

Any Broker Advertise: No**Construction:**

CBS

Roof:

Comp Shingle

Flooring:

Ceramic Tile

Window Treatments:

Blinds

Exterior Features:

Screen Porch

Lot Description:

< 1/4 Acre

Possession:

Funding

Utilities:

Cable; Public Sewer; Public Water

Waterfront Details: No Fixed Bridges; Ocean Access; Seawall; Canal Width 1 - 80**Cooling:**

Ceiling Fan; Central; Electric

Heating:

Central; Electric

Avail Info:

None

Boat Services:

Private Dock

Terms:

Cash

Special Info:

Sold As-Is

Terms Considered: Cash; Conventional**Fee Incl.:**

Cable; Electric; Trash Removal; Water

Days On Market: 24**Cumulative DOM:** 24**Sold Price:** \$1,400,000**Sold Price Sqft:** \$925.93**Under Contract Date:** 01/22/2024**Buyer Office:** The Corcoran Group 607002**Terms of Sale:** Cash**Sold Date:** 02/27/2024**Buyer Agent:** Carrill D McKenzie 463550206**Expected Closing Date:** 02/27/2024**LP/SP:** 100**Co-Buyer Office:****Buyer Contributions Amount:****Seller Concessions Amount:****Co-Buyer Agent:**

Public Remarks: Enjoy boating and fishing from your own backyard! Only four lots from the Intracoastal and with direct ocean access, this unique waterfront turnkey property can be your dream home or continue operating as an Airbnb or longer-term rental. Fully renovated and completely furnished Duplex, one side is a 2/2 and the other 1+den/1 bath. Both units boast high ceilings with wood beams and high hat lighting, ceiling fans, ceramic floors throughout, white kitchen cabinets, white corian countertops, tiled backsplash. Each enclosed front patio area is adjacent to a carport with washer/dryer facilities. Enjoy watching the sunset from your screened porch overlooking an Intracoastal canal. Ride your bike to the beach or Atlantic Ave., close to shopping, dining & entertainment. A MUST SEE!!!

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THREE ON DE CARIE

05 Financial Analysis

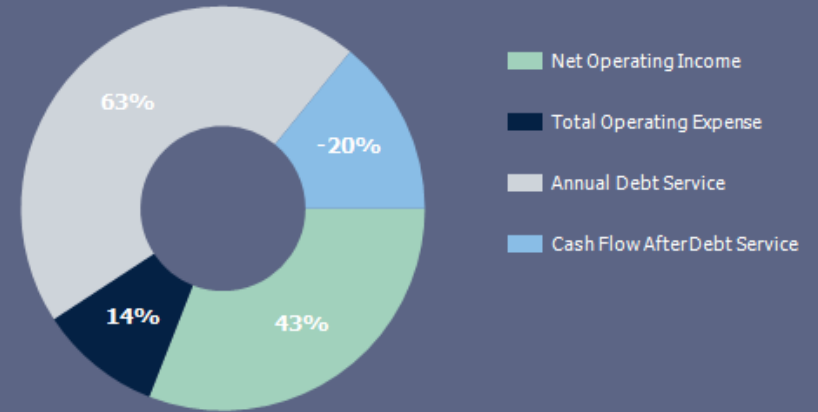
Income & Expense Analysis



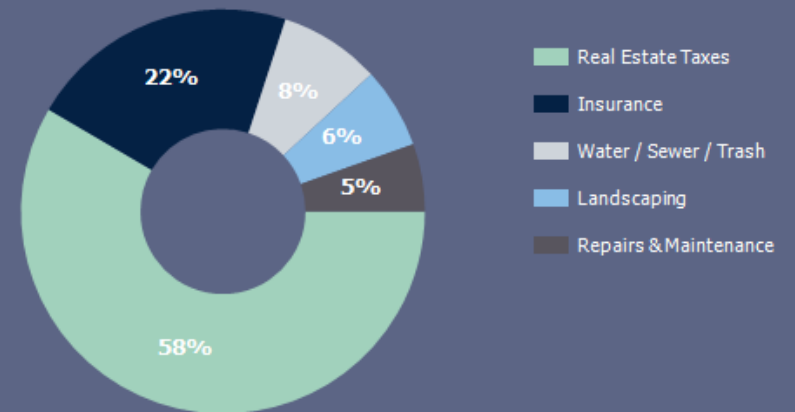
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$76,800
Gross Potential Income	\$76,800
General Vacancy	-0.05%
Effective Gross Income	\$76,762
Less Expenses	\$18,515
Net Operating Income	\$58,247
Annual Debt Service	\$84,856
Cash flow	(\$26,609)
Debt Coverage Ratio	0.69



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$10,815	\$3,605
Insurance	\$4,000	\$1,333
Repairs & Maintenance	\$1,000	\$333
Water / Sewer / Trash	\$1,500	\$500
Landscaping	\$1,200	\$400
Total Operating Expense	\$18,515	\$6,172
Annual Debt Service	\$84,856	
Expense / SF	\$10.11	
% of EGI	24.11%	

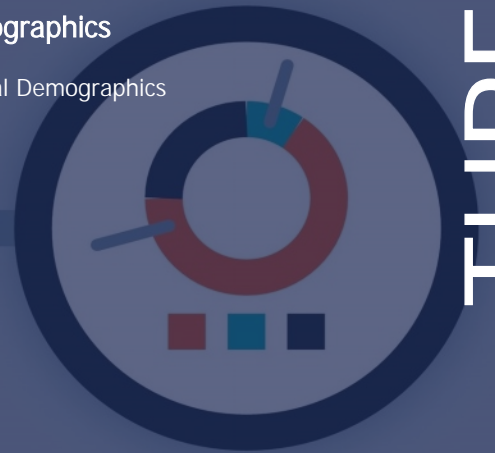




06

Demographics

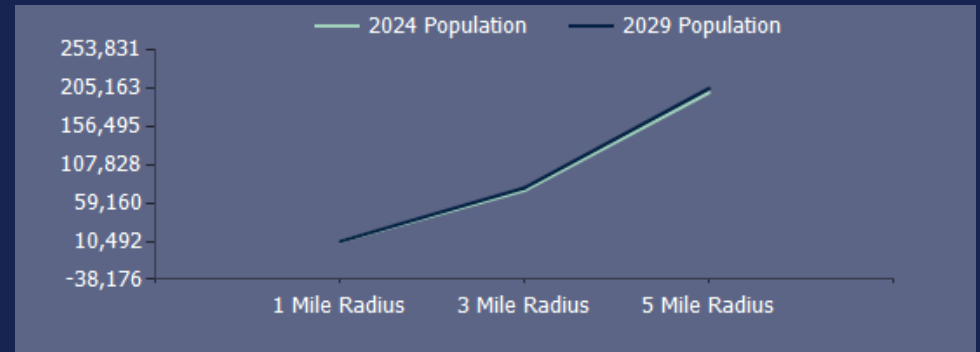
General Demographics



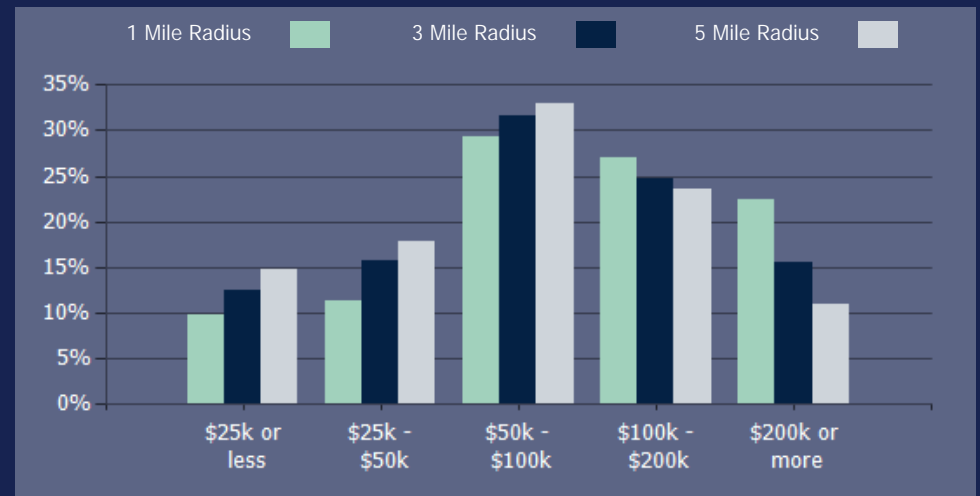
THREE ON DE CARLE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,737	64,066	163,588
2010 Population	8,947	65,697	174,612
2024 Population	10,492	75,526	199,884
2029 Population	10,546	78,641	205,163
2024 African American	1,365	21,142	47,159
2024 American Indian	26	190	670
2024 Asian	149	1,250	4,273
2024 Hispanic	1,352	9,123	29,481
2024 Other Race	281	2,754	8,983
2024 White	7,556	43,666	118,891
2024 Multiracial	1,113	6,496	19,845
2024-2029: Population: Growth Rate	0.50%	4.05%	2.60%

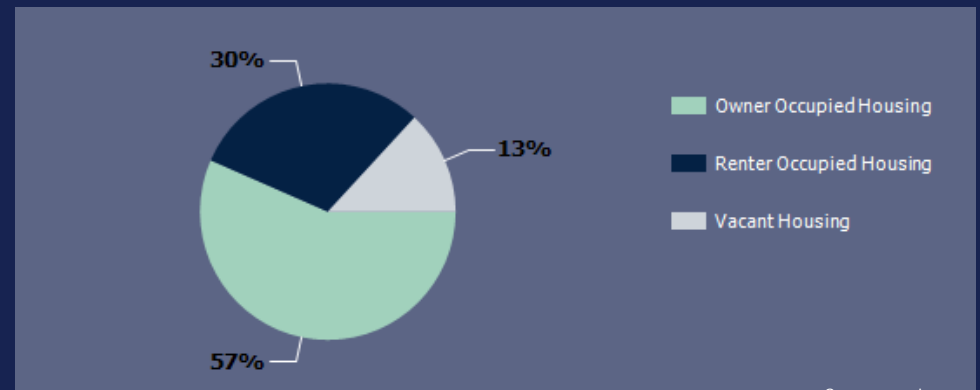
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	300	2,151	6,965
\$15,000-\$24,999	171	2,130	6,812
\$25,000-\$34,999	185	1,613	5,239
\$35,000-\$49,999	366	3,798	11,391
\$50,000-\$74,999	659	5,826	16,609
\$75,000-\$99,999	755	5,075	14,128
\$100,000-\$149,999	813	5,433	14,409
\$150,000-\$199,999	490	3,078	7,581
\$200,000 or greater	1,084	5,350	10,275
Median HH Income	\$98,937	\$81,835	\$74,338
Average HH Income	\$151,398	\$126,232	\$108,287



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

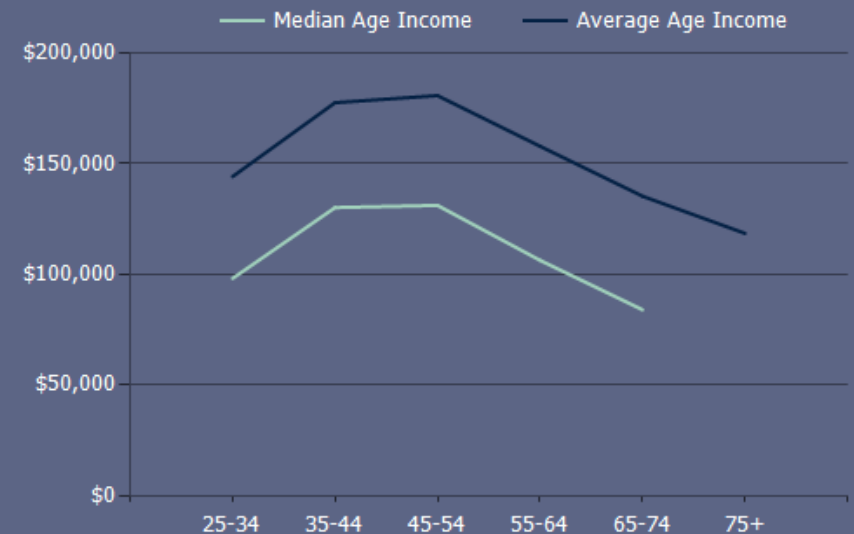
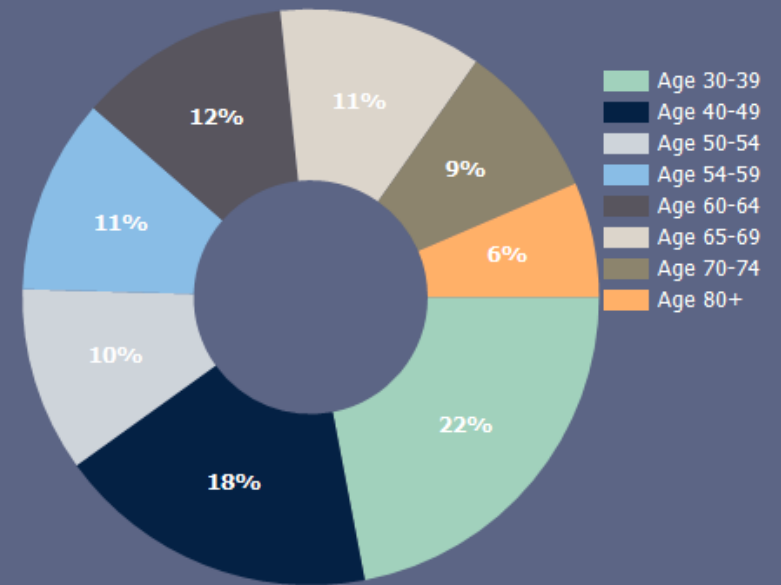


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	794	5,076	13,171
2024 Population Age 35-39	760	4,521	11,644
2024 Population Age 40-44	652	3,970	10,416
2024 Population Age 45-49	626	3,711	9,468
2024 Population Age 50-54	733	4,372	10,956
2024 Population Age 55-59	775	5,008	12,658
2024 Population Age 60-64	841	5,886	14,886
2024 Population Age 65-69	808	6,068	15,753
2024 Population Age 70-74	621	5,577	15,206
2024 Population Age 75-79	457	4,879	14,166
2024 Population Age 80-84	283	3,353	9,788
2024 Population Age 85+	255	3,606	10,805
2024 Population Age 18+	8,920	65,011	173,252
2024 Median Age	46	51	52
2029 Median Age	48	52	54

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,159	\$86,942	\$78,704
Average Household Income 25-34	\$144,249	\$129,029	\$108,096
Median Household Income 35-44	\$130,231	\$100,237	\$89,750
Average Household Income 35-44	\$177,706	\$145,155	\$126,335
Median Household Income 45-54	\$131,189	\$104,088	\$92,450
Average Household Income 45-54	\$180,873	\$152,835	\$130,552
Median Household Income 55-64	\$106,363	\$92,328	\$84,611
Average Household Income 55-64	\$157,971	\$141,918	\$125,349
Median Household Income 65-74	\$83,975	\$76,224	\$68,608
Average Household Income 65-74	\$135,377	\$118,032	\$103,270
Average Household Income 75+	\$118,544	\$96,754	\$83,297

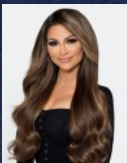
Population By Age



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