



3770 COUNTY LINE ROAD, TEQUESTA, FL 33469

Offering Memorandum:

Bella Villaggio Luxury Townhomes



Listing Agent:

Sean R. Mooney, PA

Principal Agent

(C) 561-789-7208

(E) Sean.Mooney@compass.com

COMPASS
COMMERCIAL

Property Profile Report



PROPERTY ADDRESS:

3770 County Line Rd, Tequesta, FL 33469

COUNTY:

Palm Beach

BUILDING SF (LIVING):

32,302

OF UNITS:

16 Townhomes

YEAR BUILT:

2017

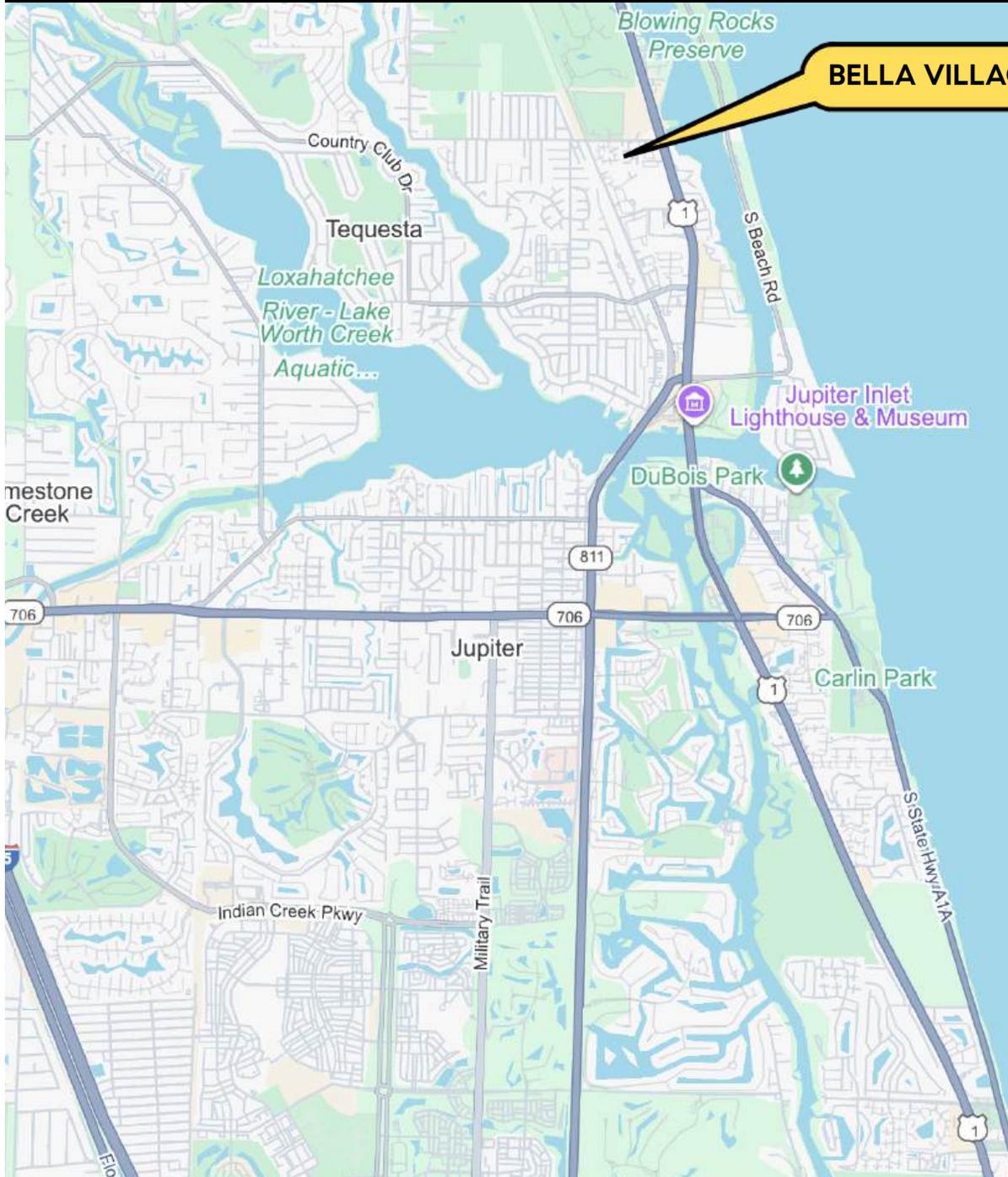
BUILDING SF (TOTAL):

45,858

LAND AREA (AC):

1.54

Map Overview



BELLA VILLAGGIO

**3770 COUNTY LINE ROAD,
TEQUESTA, FL 33469**

COMPASS welcomes you to explore Bella Villaggio Townhomes by reviewing this Offering Memorandum and touring the community. To arrange a property visit, please reach out to the contacts listed in the memorandum. All questions, requests, and communications should be directed exclusively to the COMPASS listing team, who represent the Seller. For the continuity of on-site operations, management and residents should not be contacted directly. Property tours will provide access to select units as well as all common areas.

Offers should be directed to Sean R. Mooney of COMPASS. Submissions should be in the form of a non-binding Letter of Intent, outlining the key terms and conditions of the Bidder's proposal, including: 1) purchase price, 2) earnest money deposit, 3) due diligence and closing timelines, 4) debt and equity structure, and 5) allocation of closing costs. The Seller seeks to engage with a qualified buyer offering the strongest combination of price and terms.

Aerial View



Complex Overview



UNIT MIX

BUILDING A

- A1 - 4BD, 3BA, 2,210 A/C SQFT
- A2 - 4BD, 3BA, 2,198 A/C SQFT
- A3 - 4BD, 3BA, 2,198 A/C SQFT
- A4 - 4BD, 3BA, 2,198 A/C SQFT
- A5 - 4BD, 3BA, 2,210 A/C SQFT

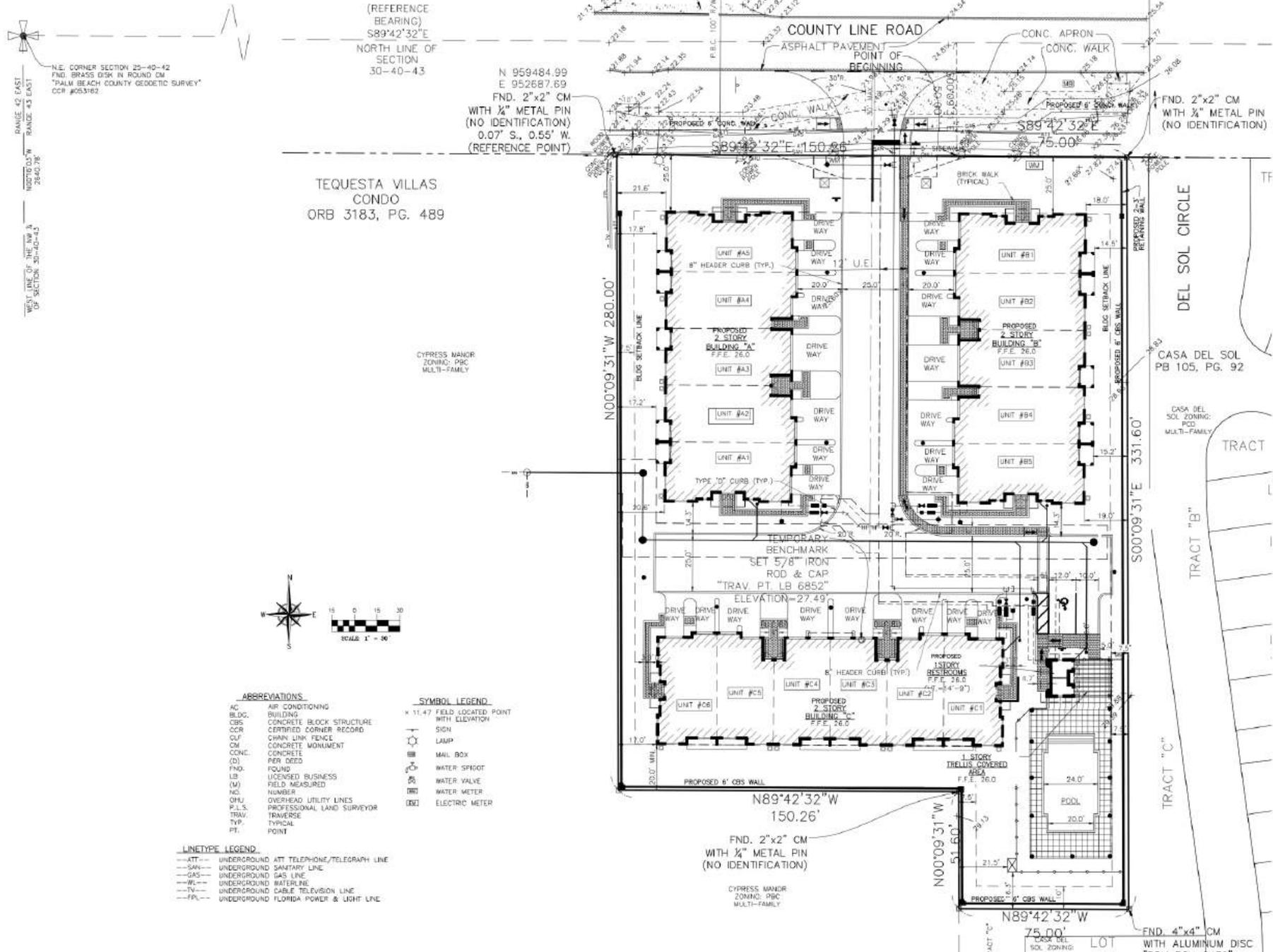
BUILDING B

- B1 - 4BD, 3BA, 2,210 A/C SQFT
- B2 - 4BD, 3BA, 2,198 A/C SQFT
- B3 - 4BD, 3BA, 2,198 A/C SQFT
- B4 - 4BD, 3BA, 2,198 A/C SQFT
- B5 - 4BD, 3BA, 2,210 A/C SQFT

BUILDING C

- C1 - 3BD, 2.1 BA, 1,733 A/C SQFT
- C2 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C3 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C4 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C5 - 3BD, 2.1 BA, 1,696 A/C SQFT
- C6 - 3BD, 2.1 BA, 1,733 A/C SQFT

Property Survey



RANGE 42 EAST
 TOWNSHIP 30 NORTH
 RANGE 43 EAST
 SECTION 30-40-43
 N.E. CORNER SECTION 25-40-42
 FND. BRASS DISK IN ROUND CM
 "PALM BEACH COUNTY GEODETIC SURVEY"
 CCR #003162

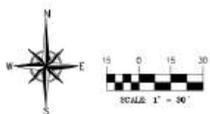
(REFERENCE BEARING)
 S89°42'32"E
 NORTH LINE OF SECTION
 30-40-43
 N 959484.99
 E 952687.69
 FND. 2"x2" CM
 WITH 1/4" METAL PIN
 (NO IDENTIFICATION)
 0.07' S., 0.55' W.
 (REFERENCE POINT)

TEQUESTA VILLAS
 CONDO
 ORB 3183, PG. 489

CYPRESS MANOR
 ZONING: PBC
 MULTI-FAMILY

CASA DEL SOL
 PB 105, PG. 92

CASA DEL
 SOL ZONING:
 PBC
 MULTI-FAMILY



- ABBREVIATIONS**
- AC AIR CONDITIONING
 - BLDG. BUILDING
 - CBS CONCRETE BLOCK STRUCTURE
 - CCR CERTIFIED CORNER RECORD
 - CLF CHAIN LINK FENCE
 - CM CONCRETE MONUMENT
 - CONC. CONCRETE
 - (D) PER DEED
 - FND. FOUND
 - LB LICENSED BUSINESS
 - (M) FIELD MEASURED
 - NO. NUMBER
 - OHJ OVERHEAD UTILITY LINES
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - TRAV. TRAVERSE
 - TP. TYPICAL
 - PT. POINT
- SYMBOL LEGEND**
- ✚ FIELD LOCATED POINT WITH ELEVATION
 - ⊕ SIGN
 - ⊙ LAMP
 - ☐ MAIL BOX
 - ⊕ WATER SPOGOT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ ELECTRIC METER

- LINETYPE LEGEND**
- ATT--- UNDERGROUND ATT TELEPHONE/TELEGRAPH LINE
 - SAB--- UNDERGROUND SANITARY LINE
 - GAS--- UNDERGROUND GAS LINE
 - W--- UNDERGROUND WATERLINE
 - TV--- UNDERGROUND CABLE TELEVISION LINE
 - FAL--- UNDERGROUND FLORIDA POWER & LIGHT LINE

B BETSY LINDSAY, INC.
 SURVEYING AND MAPPING
 208 N. U.S. 1 UNIT 8 TEQUESTA, FLORIDA 33469
 (561) 975-9275 (561) 975-4264 FAX
 LICENSED BUSINESS NO. 0682

DATE	REVISIONS
07/24/2014	ADD TILE AND
08/14/14	REVISE CERT
11/17/15	REV. CORRIDORS DRWG
11/17/15	ADD ALSO DRG. LEGS
11/17/15	REVISED FOR COMPLY TO
11/30/16	ADD UTILITY LOCATE
2/23/16	CHANGE CORRIDOR PLAN
6/23/16	ADD PROPOSED 2-3' BLDG

DATE 07/24/2014
 SCALE 1" = 20'
 FIELD BK. PBC 30/31-32
 DRAWN BY J.R.
 CHECKED BY E.A.L.

A PORTION OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH,
 RANGE 43 EAST - PALM BEACH COUNTY, FLORIDA
BOUNDARY SURVEY
 WITH IMPROVEMENTS

SHEET NO. 2
 OF 2 SHEETS
 PROJECT NO.

Area Overview

Area Hospitals



Palm Beach Gardens Medical Center is a well-established healthcare facility that has been serving the community for over 55 years. This 199-bed acute care hospital offers a comprehensive range of medical services, including cardiovascular care, orthopedics, diagnostic imaging, general and robotic surgery, and 24-hour emergency care. The medical center is staffed by a dedicated team of 251 physicians who cover 69 specialty areas of medicine.



Jupiter Medical Center is a highly regarded healthcare facility known for its commitment to quality, patient safety, and satisfaction. It has a total of 327 beds including 207 private acute-care hospital beds and 120 long-term care, sub-acute rehabilitation, and hospice beds. It features over 600 physicians.

Established in 1979, it has grown to become a leading destination for world-class healthcare in Palm Beach County and the greater Treasure Coast region. The center offers a wide range of medical services, including cancer care, heart and vascular services, maternity care, orthopedics, and advanced surgical procedures. In 2019, The Leapfrog Group named Jupiter Medical Center a "Top Hospital," a distinction earned by only 6% of hospitals nationwide.



In Proximity to Major Employment

Bella Villaggio Townhomes is ideally located in proximity to some of the highest concentrations of office space in West Palm Beach as well as Palm Beach County in general. Additionally, the property offers residents easy commutes to South Florida's largest office markets due to its convenient access to I-95 and Florida's Turnpike.

WEST PALM BEACH (15 MINUTES)

Many companies flocking to West Palm Beach in a growing movement to the "Wall Street of the South," which seems to be accelerated by the pandemic and a rise in remote work. Some of the major companies located in West Palm Beach include Florida Crystals Corporation, Pratt & Whitney, Lockheed Martin, Aerojet Rocketdyne, Elliott Management and Colony Capital.

Additionally, within downtown there are four new class-A office buildings totaling 1.1 million square feet. 360 Rosemary and One West Palm were recently completed totaling approximately 500,000 SF. One Flagler is currently under construction and West Palm Point is getting close to breaking ground as it was proposed on West Palm Beach CRA owned land in August 2020.

DELRAY BEACH (35 MINUTES)

Delray Beach represents 4.2 million square feet of office space. Currently, 87,700 square feet is under construction and office vacancy is 8.2%, 270 basis points lower than the county's. Some of the major companies located in Delray Beach include DRB Capital, Tenet Florida Physician Services and Merrill Lynch.



BOCA RATON (45 MINUTES)

The Boca Raton market is comprised of three Costar submarkets, with the largest including the Park at Broken Sound in the north. Overall, these submarkets comprise 18.2 million square feet of office space. Some of the major companies located in Boca Raton include Office Depot, ADT Security, IBM and Lexis-Nexus.

The Jupiter Inlet Lighthouse & Museum, located in Jupiter, Florida, is a historic landmark that offers a blend of coastal beauty and rich history. Built in 1860, the lighthouse stands 108 feet tall and provides stunning views of the surrounding area. Visitors can climb the lighthouse and explore the museum, which features exhibits on over 5,000 years of regional history. The museum is operated by the Loxahatchee River Historical Society and is part of the Jupiter Inlet Lighthouse Outstanding Natural Area, a site managed by the Bureau of Land Management. The grounds include a variety of natural habitats and are home to numerous educational programs and guided tours.

Jupiter Inlet Lighthouse and Museum

A historic lighthouse offering stunning views and a glimpse into the area's maritime history



Coral Cove Park

Coral Cove Park, located in Tequesta, Florida, is a picturesque waterfront park known for its stunning natural beauty and family-friendly amenities. The park spans 14.64 acres and features both guarded and unguarded beach areas, making it a popular spot for swimming, snorkeling, and sunbathing. One of the park's highlights is its shallow coral reefs, which are perfect for snorkeling and exploring marine life. Visitors often spot a variety of fish and sometimes even sea turtles. The park also offers picnic areas with grills, a playground for children, and restroom facilities.



A beautiful park with sandy beaches and rocky reefs, perfect for snorkeling





Palm Beach International Airport

7.8M

Passengers
Annually

\$5.6B

Economic
Impact

48,000

Total
Employees

Palm Beach International Airport (PBI) is located less than 35 minutes from Bella Villaggio, which makes the property an ideal location for individuals whom travel often for business or pleasure.

Offering Details

Compass, as the exclusive listing brokerage, is pleased to present the opportunity to acquire Bella Villaggio, 16 luxury townhomes located in Tequesta, Florida. Built in 2017, each townhome is three stories each with a two-car garage providing an average of 2,019 living square feet. There are six (6) 3BD/2.5BA townhomes averaging 1,708 rentable AC square feet; and ten (10) 4BD/3BA townhomes averaging 2,205 rentable AC square feet.

The seller owns 100% of the complex and this is not a “fractured” condo sale. The townhomes are separately deeded with sixteen different folio numbers, which provides flexibility to rent the units out short term, long term, and/or sell each townhome at any given time.

There are high-end finishes throughout the townhomes that are representative of a high-end, new construction townhome community being marketed to end users. Every unit features fully plumbed natural gas, 10-foot high ceilings, stainless steel JennAir appliances, quartz countertops with porcelain backsplashes, metal roofs, complete hurricane impact windows and doors, gas powered tankless water heaters, two car garages with private driveways, and rooftop decks overlooking the gorgeous scenery.

PROPERTY FACTS

YEAR BUILT: 2017	NUMBER OF UNITS: 16
TOTAL A/C SPACE: 32,302 SF	AVG. A/C SPACE PER UNIT: 2,019 SF
PARCEL SIZE: 1.54 ACRES	AVG. RENT PER UNIT: \$5,958.53
CONSTRUCTION TYPE: CBS	STORM PROTECTION: FULL IMPACT
AVG. HOUSEHOLD INCOME (3 MILES): \$151,360	TEQUESTA MEDIAN HOME PRICE: \$955,000

Numerous Investment Scenarios

THREE UNIQUE SCENARIOS:

These townhomes are separately deeded which provides flexibility for every type of investor. Bella Villaggio provides multiple investment scenarios including:

- 1. TRADITIONAL RENTALS** - These uniquely positioned townhomes attract various tenant types due to the highly desired location and the opportunity to reside in a high-end product at a reasonable rental rate.
- 2. SHORT TERM RENTALS (AIRBNB)** - The property is zoned "R-2" which allows for short-term rentals aka vacation rentals. Property owners must obtain a vacation rental permit from the Village of Tequesta Building Department prior to the commencement of any vacation rentals.
- 3. INDIVIDUAL UNIT SALES** - All sixteen townhomes are separately deeded and each unit has an individual parcel control number, allowing for individual townhome sales to end users, without having to condominiumize the complex prior to marketing these units to end users and buyers*

3770 COUNTY LINE RD A1	TEQUESTA	60434030610010110
3770 COUNTY LINE RD C6	TEQUESTA	60434030610030360
3770 COUNTY LINE RD A3	TEQUESTA	60434030610010130
3770 COUNTY LINE RD A4	TEQUESTA	60434030610010140
3770 COUNTY LINE RD A5	TEQUESTA	60434030610010150
3770 COUNTY LINE RD B1	TEQUESTA	60434030610020210
3770 COUNTY LINE RD B2	TEQUESTA	60434030610020220
3770 COUNTY LINE RD B3	TEQUESTA	60434030610020230
3770 COUNTY LINE RD B4	TEQUESTA	60434030610020240
3770 COUNTY LINE RD B5	TEQUESTA	60434030610020250
3770 COUNTY LINE RD C1	TEQUESTA	60434030610030310
3770 COUNTY LINE RD C2	TEQUESTA	60434030610030320
3770 COUNTY LINE RD C3	TEQUESTA	60434030610030330
3770 COUNTY LINE RD C4	TEQUESTA	60434030610030340
3770 COUNTY LINE RD C5	TEQUESTA	60434030610030350
3770 COUNTY LINE RD A2	TEQUESTA	60434030610010120

*ALL SIXTEEN (16) TOWNHOMES ARE SEPARATELY DEED WITH THEIR OWN UNIQUE PARCEL CONTROL NUMBER. DATA COURTESY OF PALM BEACH COUNTY PROPERTY APPRAISER.

Unique Opportunity to Acquire Townhome Complex Below Replacement Cost

Bella Villaggio is the most luxurious townhome community you can acquire in its entirety anywhere in Palm Beach County. The oversized units average over 2,000 air-conditioned square feet. In addition, every unit includes a two-car garage. Finishes are comparable to high-end “for sale” townhome developments. The property is available below replacement cost. Between land, hard and soft costs, high-end new townhome development is over \$500 per square foot.

Moreover, the average market rent for Bella Villaggio is approximately \$6,000 per unit, which is an estimated 18.5% below the PITI payment of \$7,112.50 for acquiring a comparable property in the area. This assumes buying an individual comparable townhome for \$1,059,000 (\$479/SF) with 10% down payment and a 6.50% interest rate. The bulk sale price of \$14,995,000 is below replacement cost and provides a new owner the opportunity to sell the townhomes at a higher price or rent out the townhomes for long term cash-flow.

MONTHLY MORTGAGE VS. RENT PAYMENT

RETAIL TOWNHOME PRICE	\$1,059,000
LOAN TO VALUE RATIO	90%
LOAN AMOUNTS	\$847,200
INTEREST RATE	6.50%
PRINCIPAL + INTEREST PAYMENT	\$5,354
MONTHLY TAXES	\$958.50
MONTHLY HOA DUES	\$800
TOTALY MONTHLY PAYMENT	\$7,112.50
RENTAL PRICE	\$6,000
RENT DISCOUNT	-18.5%

REPLACEMENT COST

COST COMPONENT

COST COMPONENT		PRICE PER UNIT
1) LAND	Well located townhouse sites in Palm Beach County are trading in the \$75,000 to \$100,000 per unit range	\$87,500
2) HARD COST	Hard cost at today's basis for a new luxury TH development are approximately \$300-\$350 PSF. With an average unit size of 2,019 sqft, Compass projects hard costs of \$325 per square foot	\$656,175
3) SOFT COST	Soft costs include impact fees, water and sewer connection fees and construction interest carry. These costs are generally around 25% of the stated hard costs	\$164,044
DEVELOPMENT COST ("REPLACEMENT COST")		\$907,719
4) DEVELOPMENT RISK	Typically priced at roughly 12.5% of total development costs	\$113,465
5) LEASE UP RISK	Generally priced at approximately 10% of total development costs	\$90,772
REPLACEMENT COST		\$1,111,956

Retail Sellout Analysis

	Total	Per SF	Per Unit	%	Proforma Comments
SELLOUT INCOME					
GROSS SALES (Rounded)	\$17,766,100.00	\$550.00	\$1,110,381.25	100.0%	ASSUMES A RETAIL SELLOUT PRICE OF \$550 PSF
SELLOUT EXPENSES					
Commission Costs	\$888,305.00	\$27.50	\$55,519.06	5.0%	ASSUMES A 5.0% TOTAL COMMISSION RATE
Closing Costs	\$266,491.50	\$8.25	\$16,655.72	1.5%	ASSUMES 1.5% IN TITLE EVIDENCE COSTS
Marketing Costs	\$44,415.25	\$1.38	\$2,775.95	0.25%	ASSUMES MARKETING SPEND OF \$3,000 PER UNIT
TOTAL SELLOUT EXPENSES (Rounded)	\$1,199,211.75	\$37.13	\$74,950.73	6.75%	
NET SELLOUT INCOME (Rounded)	\$16,566,889	\$512.88	\$1,035,430	93.25%	ASSUMES A NET PROFIT OF \$1,572,000 AT CURRENT SELLER'S ASKING PRICE

*Sellout assumes all sixteen units are sold to individual end users who would occupy the property as their primary residence or second home.

**Sellout analysis does not account for the different unit sizes, therefore, the average sale price for the units in buildings A and B would be above the \$1,110,381.25 sale price per unit and the units in building C would sell for less than this sale price.

Comparable Sales

Individual Townhome Sale Comps

	The Reserve (Tequesta)	Sale Date	Year Built	Type	Living SF	Sold Price	Sold PSF
1	101 Royal Palm Circle	Nov-24	2024	3BR/2.5BA	1,892	\$875,000	\$462
2	106 Royal Palm Circle	Aug-24	2024	3BR/2.5BA	1,892	\$849,900	\$449
3	102 Royal Palm Circle	Sep-24	2024	3BR/2.5BA	1,892	\$802,650	\$424
Water Pointe (Jupiter)							
1	140 Water Pointe Pl, Unit 14	Jul-25	2025	3BR/3BA	1,900	\$1,079,242	\$568
2	140 Water Pointe Pl, Unit 15	Jun-25	2025	3BR/3BA	1,900	\$1,121,607	\$590
3	130 Water Pointe Pl, Unit 7	May-25	2025	3BR/3BA	1,958	\$1,039,136	\$531
4	140 Water Pointe Pl, Unit 13	Pending	2025	3BR/3BA	1,900	\$1,109,900	\$584
5	120 Water Pointe Pl, Unit 1	Mar-25	2025	3BR/3BA	2,261	\$1,068,835	\$473
Inlet Waters (Jupiter)							
1	716 Inlet Waters Cir	Apr-25	2020	3BR/3BA	2,021	\$1,650,000	\$816
2	310 Inlet Waters Cir	Apr-25	2020	3BR/3BA	2,124	\$1,425,000	\$671
3	411 Inlet Waters Cir	Feb-25	2020	3BR/3BA	2,124	\$1,495,000	\$704
Averages:					1,987 SF	\$1,137,851.82	\$570.18

DATA COURTESY OF BEACHES MLS AS OF SEPTEMBER 2025

Financial Summary

Operations Summary

	CURRENT P&L	PROFORMA SCENARIO #1*	PROFORMA SCENARIO #2**
GROSS RENTAL REVENUE	\$915,000.00	\$1,098,000.00	\$1,212,000.00
PROPERTY TAXES	\$162,707.52	\$162,707.52	\$162,707.52
P&C INSURANCE	\$80,750.07	\$80,750.07	\$80,750.07
REPAIRS & MAINTENANCE	\$3,660.00	\$4,392.00	\$4,848.00
LANDSCAPING	\$2,400.00	\$2,400.00	\$2,400.00
POOL SERVICE	\$2,400.00	\$2,400.00	\$2,400.00
UTILITIES	\$3,000.00	\$3,000.00	\$3,000.00
MANAGEMENT FEE	\$16,012.00	\$19,215.00	\$42,420.00
VACANCIES			\$7,878.00
TOTAL OPERATING EXPENSES	\$270,930.59	\$276,484.07	\$305,978.52
NET OPERATING INCOME	\$644,069.91	\$816,355.93	\$906,021.48
CAPITALIZATION RATE	4.30%	5.45%	6.04%

*PROFORMA SCENARIO #1 IS BASED ON THE "LONG TERM" RENT ROLL IN THE FOLLOWING SLIDE, WHICH ASSUMES ONLY ANNUAL LEASE RATES FOR FURNISHED AND UNFURNISHED UNITS.

**PROFORMA SCENARIO #2 IS BASED ON THE "VACATION" RENT ROLL IN THE FOLLOWING SLIDE, WHICH ASSUMES 25% (4 UNITS) OF THE UNITS OPERATING AS AIRBNB OR VRBO RENTALS AND THE REMAINING 75% (12 UNITS) ANNUAL RENTALS.

Proforma Rent Roll - Long Term Leases

UNIT #	UNIT TYPE	MONTHLY RENT *	LEASE TYPE
A1	4BD, 3BA	\$5,750.00	Unfurnished Annual
A2	4BD, 3BA	\$5,500.00	Unfurnished Annual
A3	4BD, 3BA	\$6,500.00	Furnished Annual
A4	4BD, 3BA	\$6,500.00	Furnished Annual
A5	4BD, 3BA	\$5,750.00	Unfurnished Annual
B1	4BD, 3BA	\$5,750.00	Unfurnished Annual
B2	4BD, 3BA	\$6,500.00	Furnished Annual
B3	4BD, 3BA	\$6,500.00	Furnished Annual
B4	4BD, 3BA	\$6,500.00	Furnished Annual
B5	4BD, 3BA	\$5,750.00	Unfurnished Annual
C1	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
C2	3BD, 2.5BA	\$5,500.00	Furnished Annual
C3	3BD, 2.5BA	\$5,500.00	Furnished Annual
C4	3BD, 2.5BA	\$4,500.00	Unfurnished Annual
C5	3BD, 2.5BA	\$5,500.00	Furnished Annual
C6	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
		\$91,500.00	

*RENTAL PRICES ASSUME THAT ALL UNITS ARE RENTED ON AN ANNUAL BASIS AND 50% OF THE UNITS ARE RENTED FURNISHED AND THE OTHER 50% OF THE UNITS ARE RENTED UNFURNISHED

Proforma Rent Roll - Vacation Rentals

UNIT #	UNIT TYPE	AVG. MONTHLY INCOME*	LEASE TYPE
A1	4BD, 3BA	\$6,000.00	Unfurnished Annual
A2	4BD, 3BA	\$9,250.00	ABNB
A3	4BD, 3BA	\$5,750.00	Unfurnished Annual
A4	4BD, 3BA	\$5,750.00	Unfurnished Annual
A5	4BD, 3BA	\$6,000.00	Unfurnished Annual
B1	4BD, 3BA	\$9,500.00	ABNB
B2	4BD, 3BA	\$5,750.00	Unfurnished Annual
B3	4BD, 3BA	\$9,250.00	ABNB
B4	4BD, 3BA	\$5,750.00	Unfurnished Annual
B5	4BD, 3BA	\$6,000.00	Unfurnished Annual
C1	3BD, 2.5BA	\$5,000.00	Unfurnished Annual
C2	3BD, 2.5BA	\$7,750.00	ABNB
C3	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
C4	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
C5	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
C6	3BD, 2.5BA	\$5,000.00	Unfurnished Annual
		\$101,000.00	

*THE VILLAGE OF TEQUESTA ONLY ALLOWS FOR 25% OF THE DWELLING UNITS IN ANY MULTIFAMILY PROPERTY TO BE LEASED OUT AS VACATION RENTALS, THEREFORE THIS SCENARIO WOULD INCLUDE TWELVE ANNUAL UNFURNISHED RENTALS AND FOUR FURNISHED VACATION RENTALS (AIRBNB or VRBO)

Current Rent Roll - September 2025

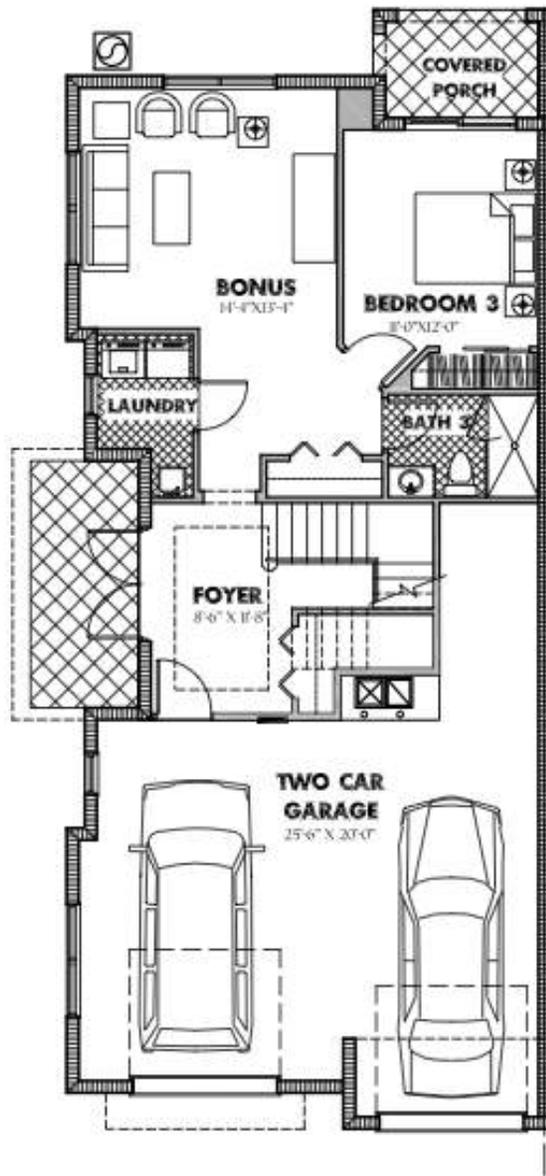
UNIT #	UNIT TYPE	CURRENT MONTHLY INCOME *	LEASE TYPE
A1	4BD, 3BA	\$5,350.00	Unfurnished Annual
A2	4BD, 3BA	\$6,500.00	Furnished Annual
A3	4BD, 3BA	\$5,250.00	Unfurnished Annual
A4	4BD, 3BA	\$6,500.00	Furnished Annual
A5	4BD, 3BA	\$6,500.00	Furnished Annual
B1	4BD, 3BA	\$5,850.00	Unfurnished Annual
B2	4BD, 3BA	\$6,500.00	Furnished Annual
B3	4BD, 3BA	\$6,500.00	Furnished Annual
B4	4BD, 3BA	\$5,500.00	Unfurnished Annual
B5	4BD, 3BA	\$0.00	Vacant
C1	3BD, 2.5BA	\$5,750.00	Furnished Annual
C2	3BD, 2.5BA	\$6,500.00	Furnished Annual
C3	3BD, 2.5BA	\$4,750.00	Unfurnished Annual
C4	3BD, 2.5BA	\$0.00	Vacant
C5	3BD, 2.5BA	\$0.00	Vacant
C6	3BD, 2.5BA	\$4,800.00	Unfurnished Annual
		\$76,250.00	

*CURRENT RENTS INCLUDE A COMBINATION OF FURNISHED AND UNFURNISHED LEASES. LEASES FOR UNITS A2, A4, A5, B2, B3, C1, AND C3 ARE ALL FURNISHED.

Floor Plan #1

CORNER UNIT - BUILDINGS A & B

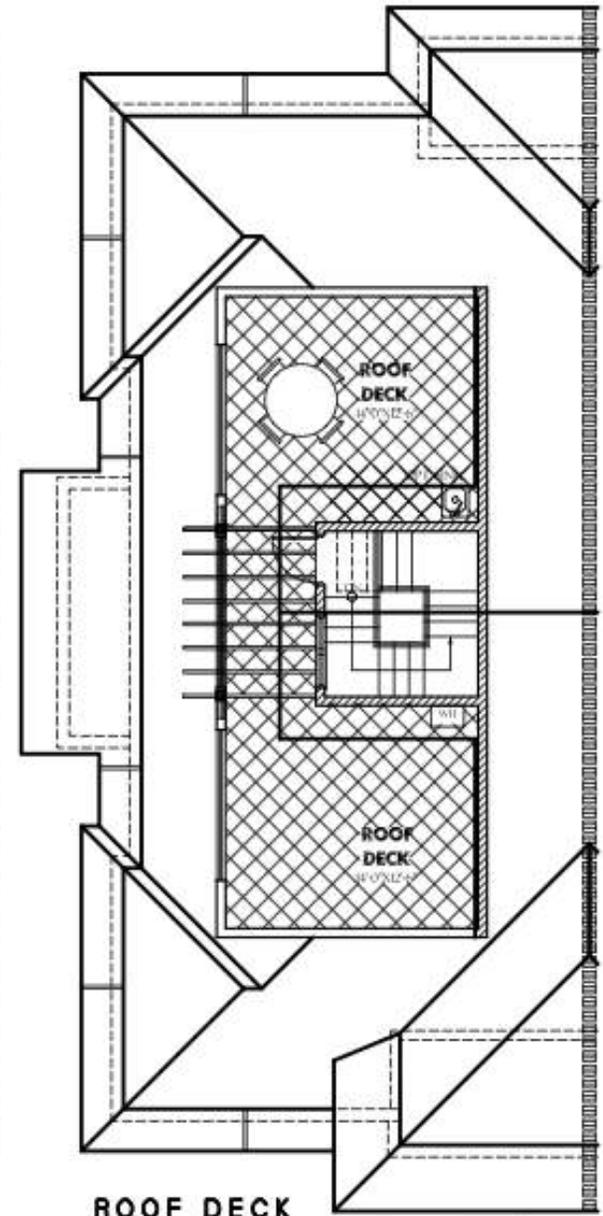
- TOTAL A/C SF - 2,198 SF
- TOTAL NON A/C SF - 1,009 SF
- CORNER UNIT GROSS TOTAL - 3,207 SF



FIRST FLOOR



SECOND FLOOR



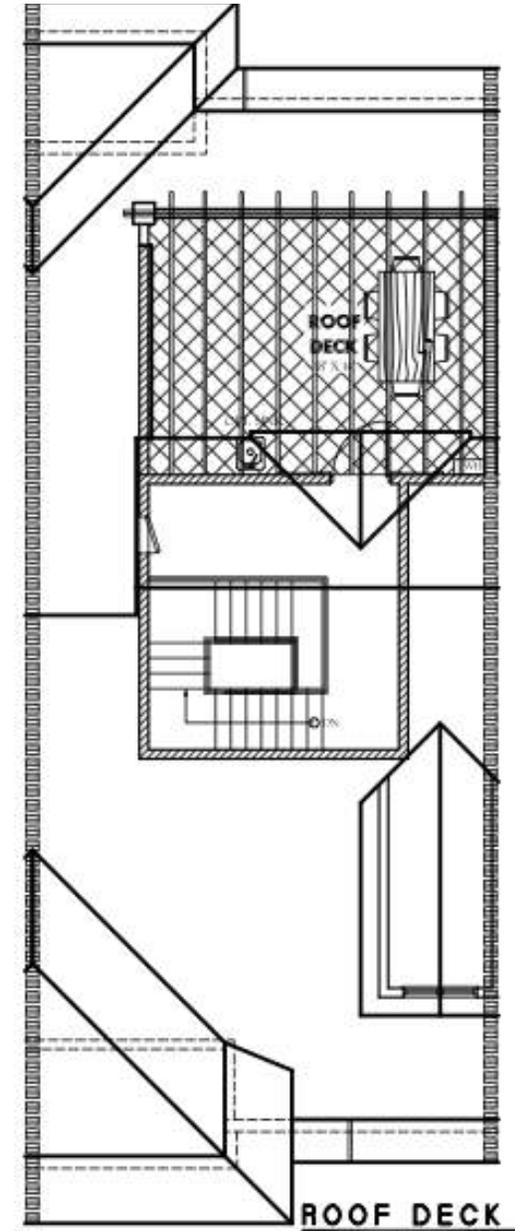
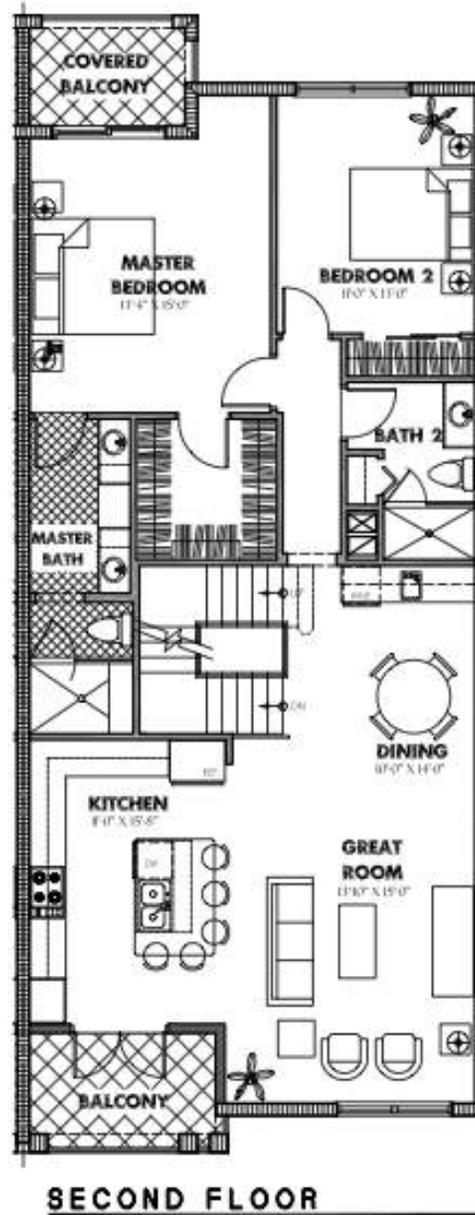
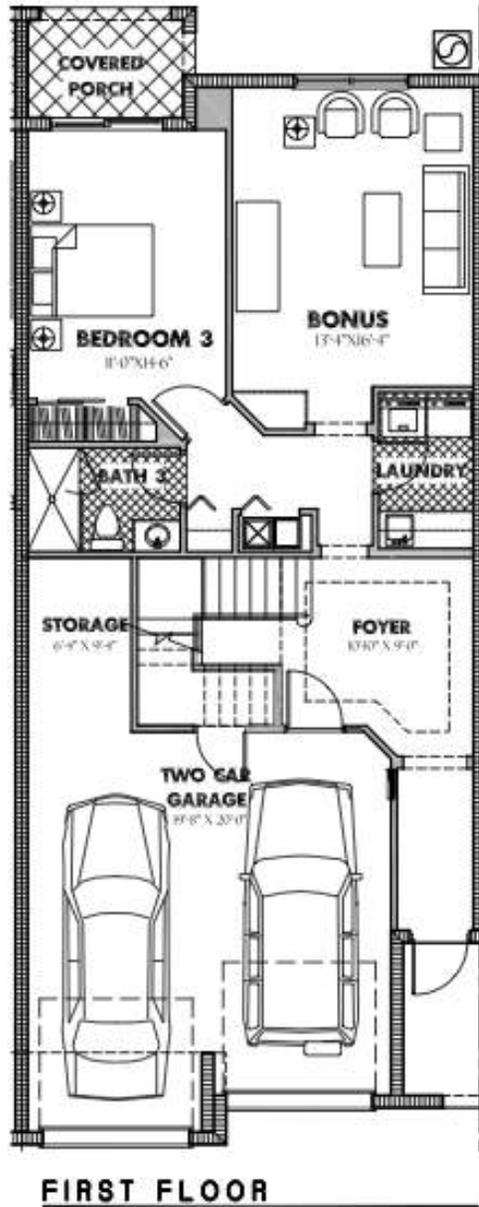
ROOF DECK

*THIS FLOOR PLAN IS FEATURED IN UNITS A1, A5, B1, AND B5

Floor Plan #2

INTERIOR UNIT - BUILDINGS A & B

- TOTAL A/C SF - 2,210 SF
- TOTAL NON A/C SF - 826 SF
- INTERIOR UNIT GROSS TOTAL - 3,036 SF

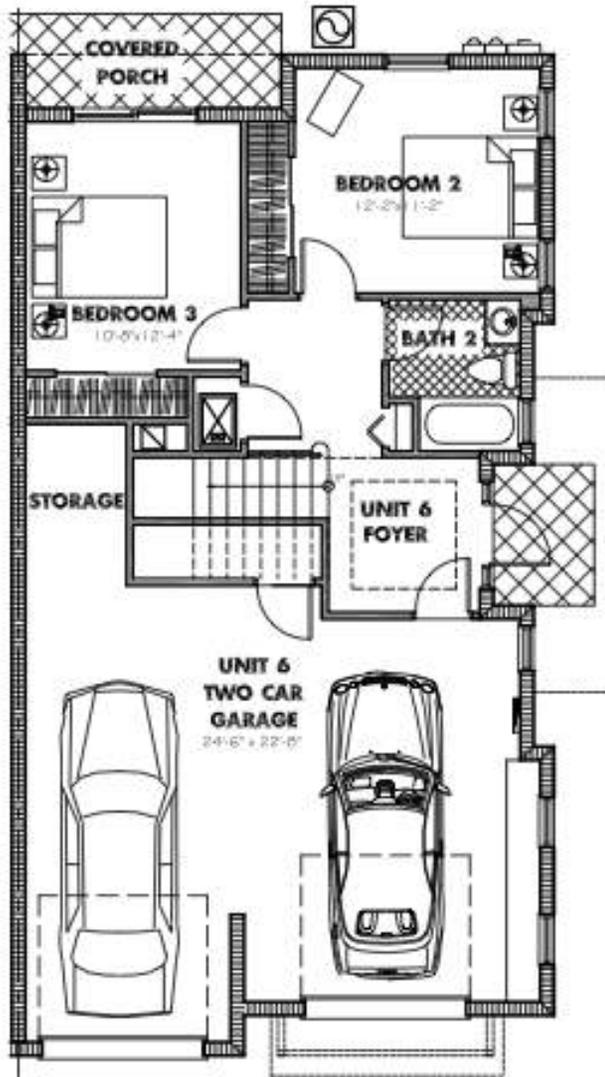


*THIS FLOOR PLAN IS FEATURED IN UNITS A2, A3, A4, B2, B3, AND B4

Floor Plan #3

CORNER UNIT - BUILDING C

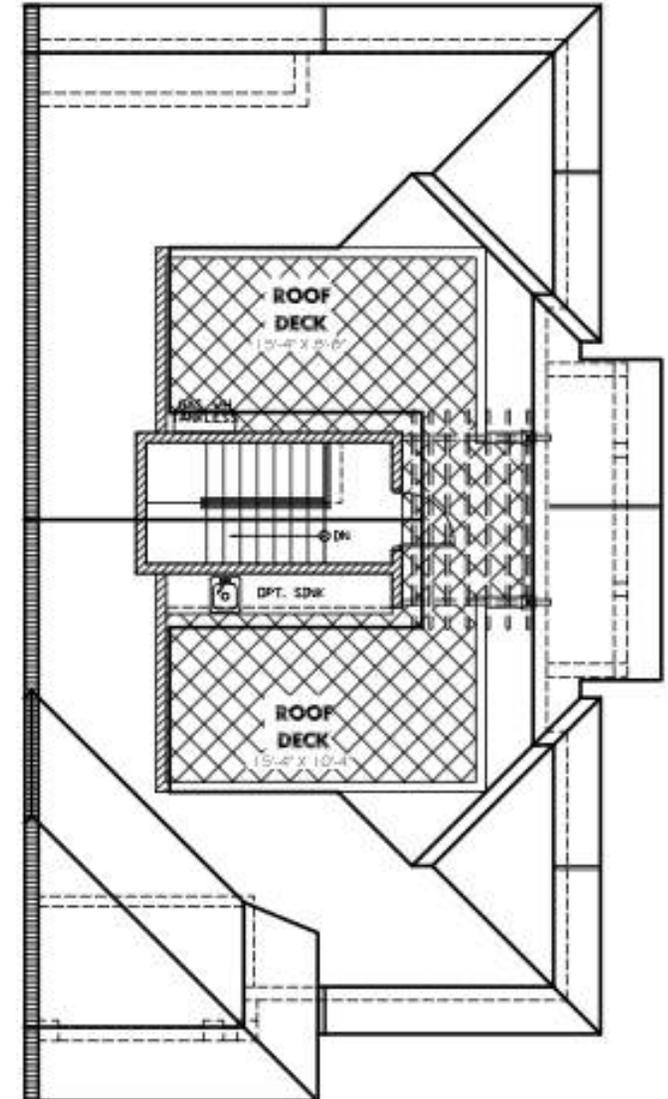
- TOTAL A/C SF - 1,733 SF
- TOTAL NON A/C SF - 902 SF
- CORNER UNIT GROSS TOTAL - 2,635 SF



FIRST FLOOR



SECOND FLOOR



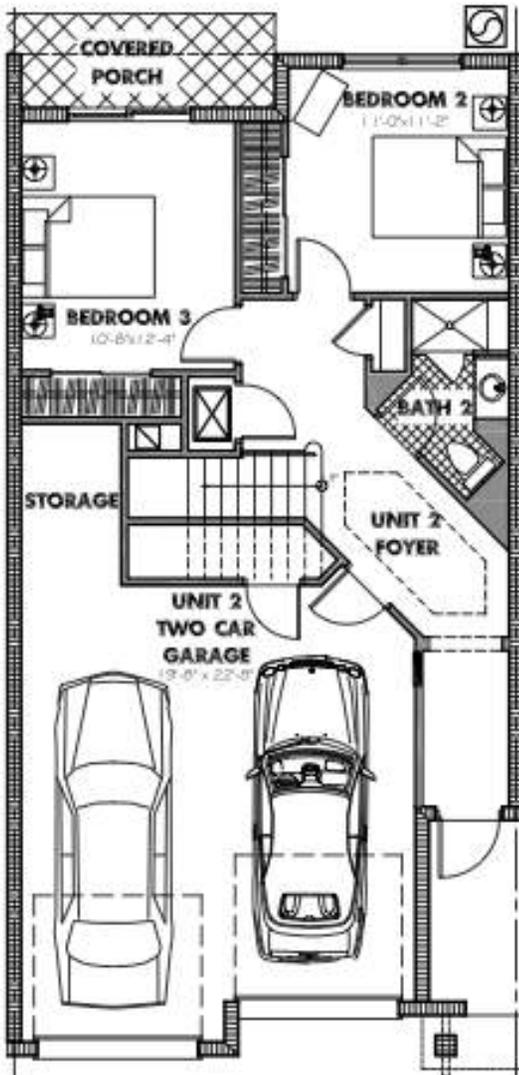
ROOF DECK

*THIS FLOOR PLAN IS FEATURED IN UNITS C1 AND C6

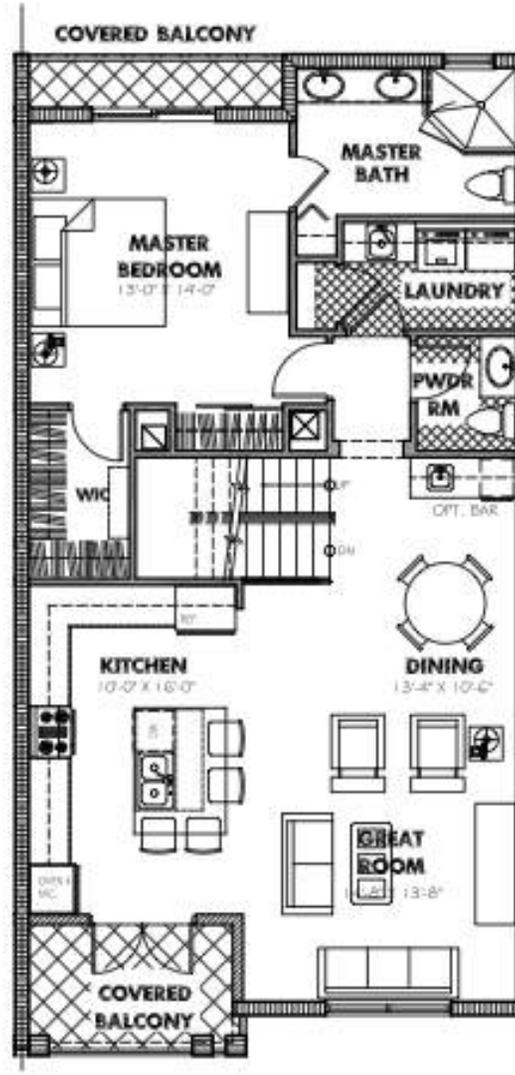
Floor Plan #4

INTERIOR UNIT - BUILDING C

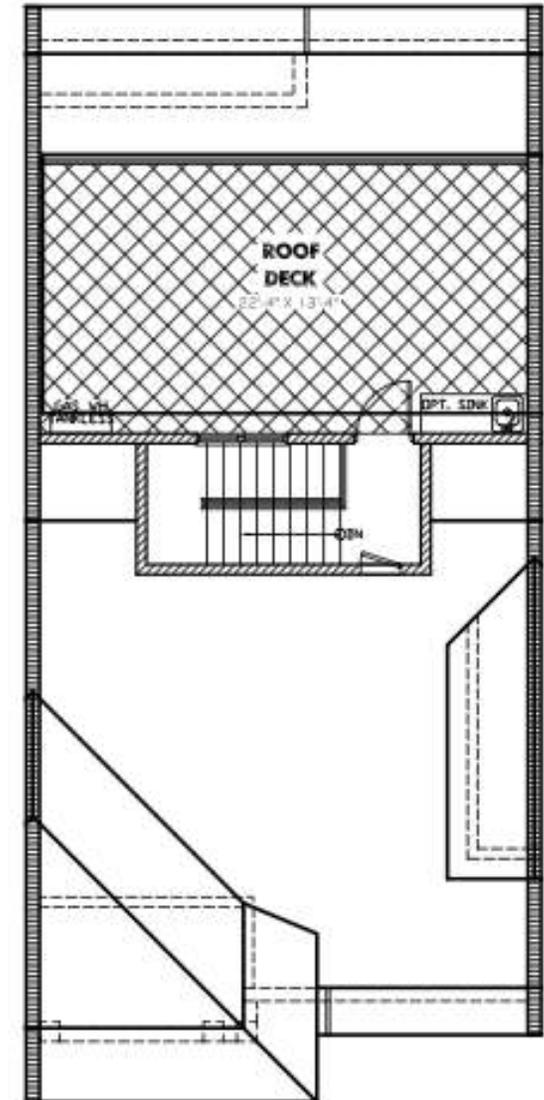
- TOTAL A/C SF - 1,696 SF
- TOTAL NON A/C SF - 690 SF
- INTERIOR UNIT GROSS TOTAL - 2,386 SF



FIRST FLOOR



SECOND FLOOR



ROOF DECK

*THIS FLOOR PLAN IS FEATURED IN UNITS C2, C3, C4, AND C5

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos





Listing Agent:

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