

# Subject Property

901 S Dixie Hwy - Lake Worth Autotec

**901 S Dixie Hwy - Lake Worth Autotec**   
 Lake Worth, FL 33460 - Palm Springs/Lake Worth



### OWNER

Rashda Tariq  
 Purchased 6/5/2007  
 \$685,000 (-/Unit)

### TRAFFIC COUNTS

S Dixie Hwy/8th Ave S	19.7K
S Dixie Hwy/11th Ave S	12.4K
S Dixie Hwy/6th Ave S	14.7K
12th Ave S/S J St	4.5K

### LOCATION

Location Score:	<b>Below National Avg (39)</b>
Walk Score®:	<b>Somewhat Walkable (66)</b>
Transit Score®:	<b>Minimal Transit (0)</b>

### PROPERTY

Type:	<b>Auto Repair</b>	Tenancy:	<b>0 Tenants</b>
Center:	-	Construction:	<b>Masonry</b>
GLA:	<b>3,855 SF</b>	Land AC:	<b>0.34 AC</b>
Year Built/Renov	<b>1956; Renov 1987</b>	Building FAR:	<b>0.26</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	<b>None</b>		
Parking	<b>8 Surface Spaces are available; Ratio of 2.36/1000 SF</b>		
Features:	<b>Signage</b>		
Frontage:	<b>96' on S Dixie Hwy (with 1 curb cut)</b>		

### VACANCY

Current:	<b>88.0%</b>
Last Quarter:	<b>88.0%</b>
Year Ago:	<b>0%</b>
Peers:	<b>0%</b>
Submarket:	<b>2.2%</b>

### NNN ASKING RENTS PER SF

Current:	<b>\$26-32 (Est)</b>
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	<b>\$30.84</b>
Submarket (Market Rent):	<b>\$30.91</b>

### 12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	-
Peers Count:	<b>17</b>
Peers Avg:	-
Submarket:	<b>30,054</b>

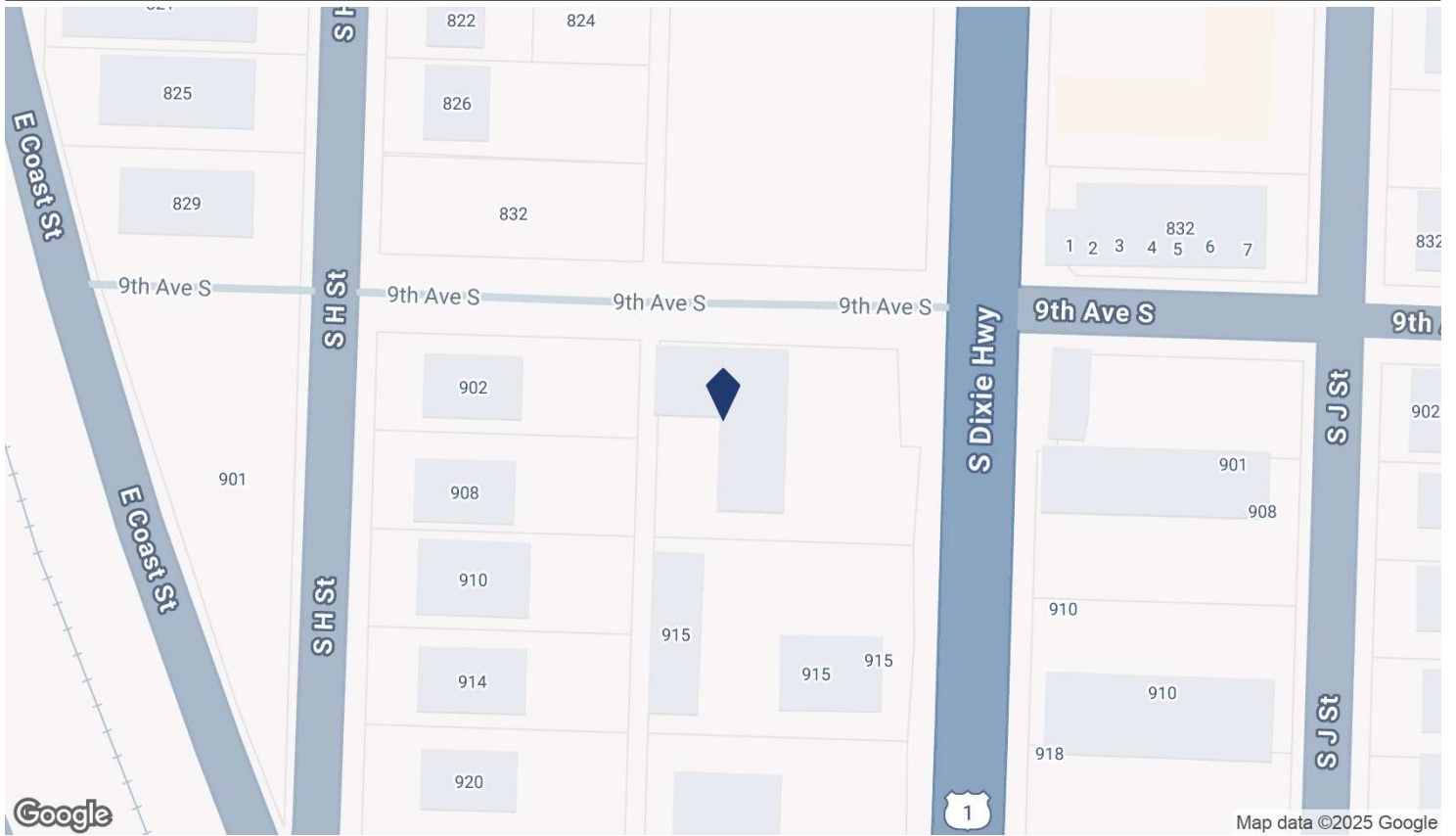
### AVAILABLE SPACES

**Currently No Available Spaces**

# Subject Property

901 S Dixie Hwy - Lake Worth Autotec

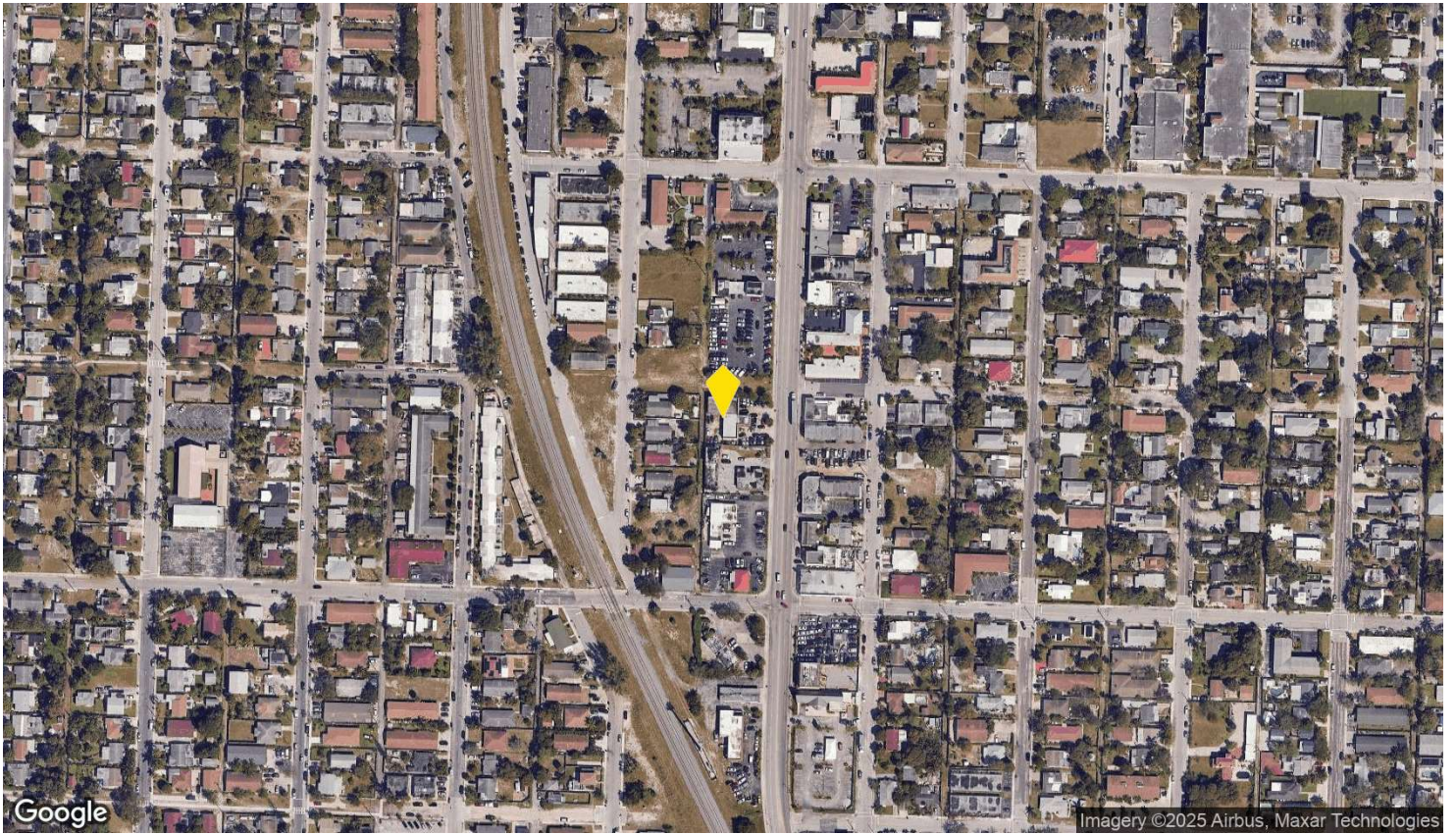
## SITE PLAN



# Subject Property

901 S Dixie Hwy - Lake Worth Autotec

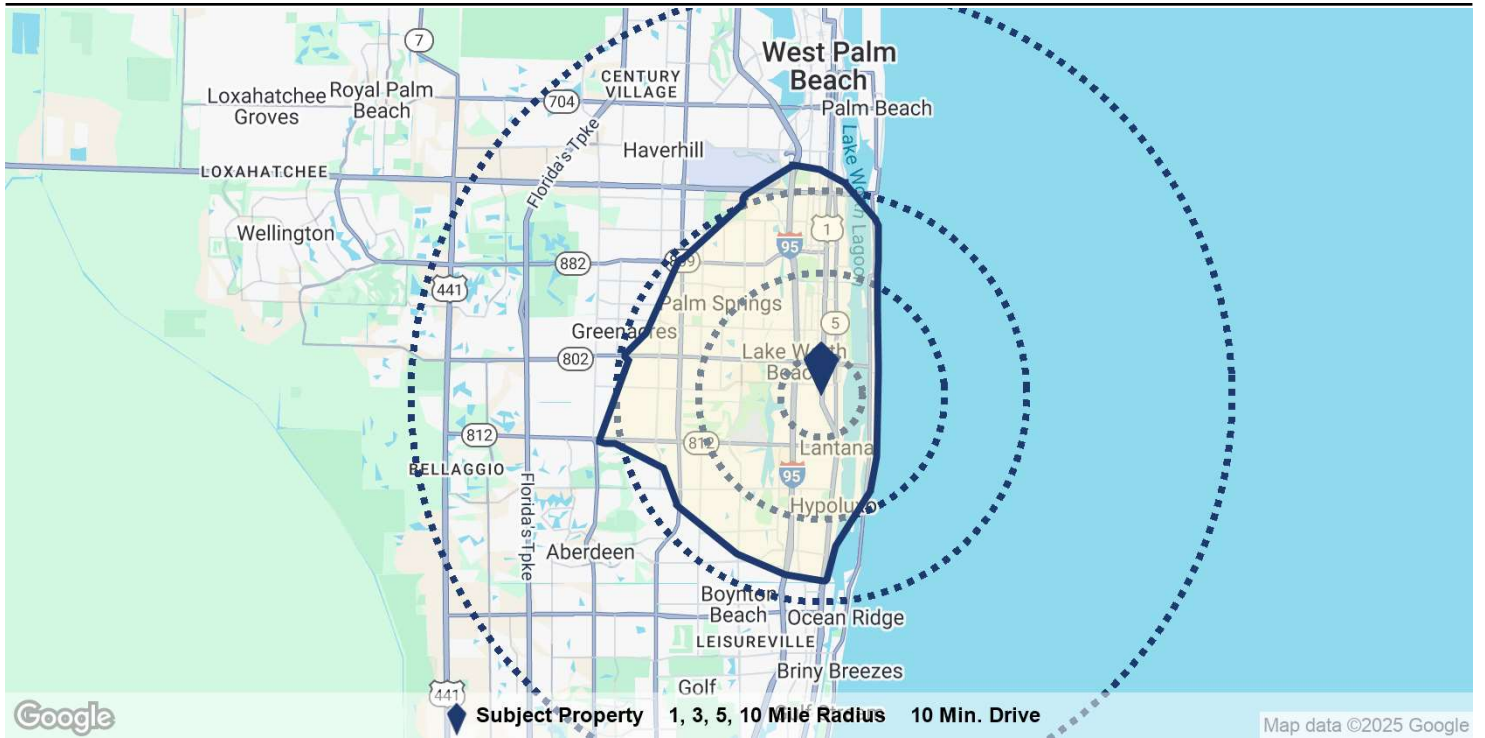
AERIAL VIEW



# Subject Property

901 S Dixie Hwy - Lake Worth Autotec

## DEMOGRAPHICS

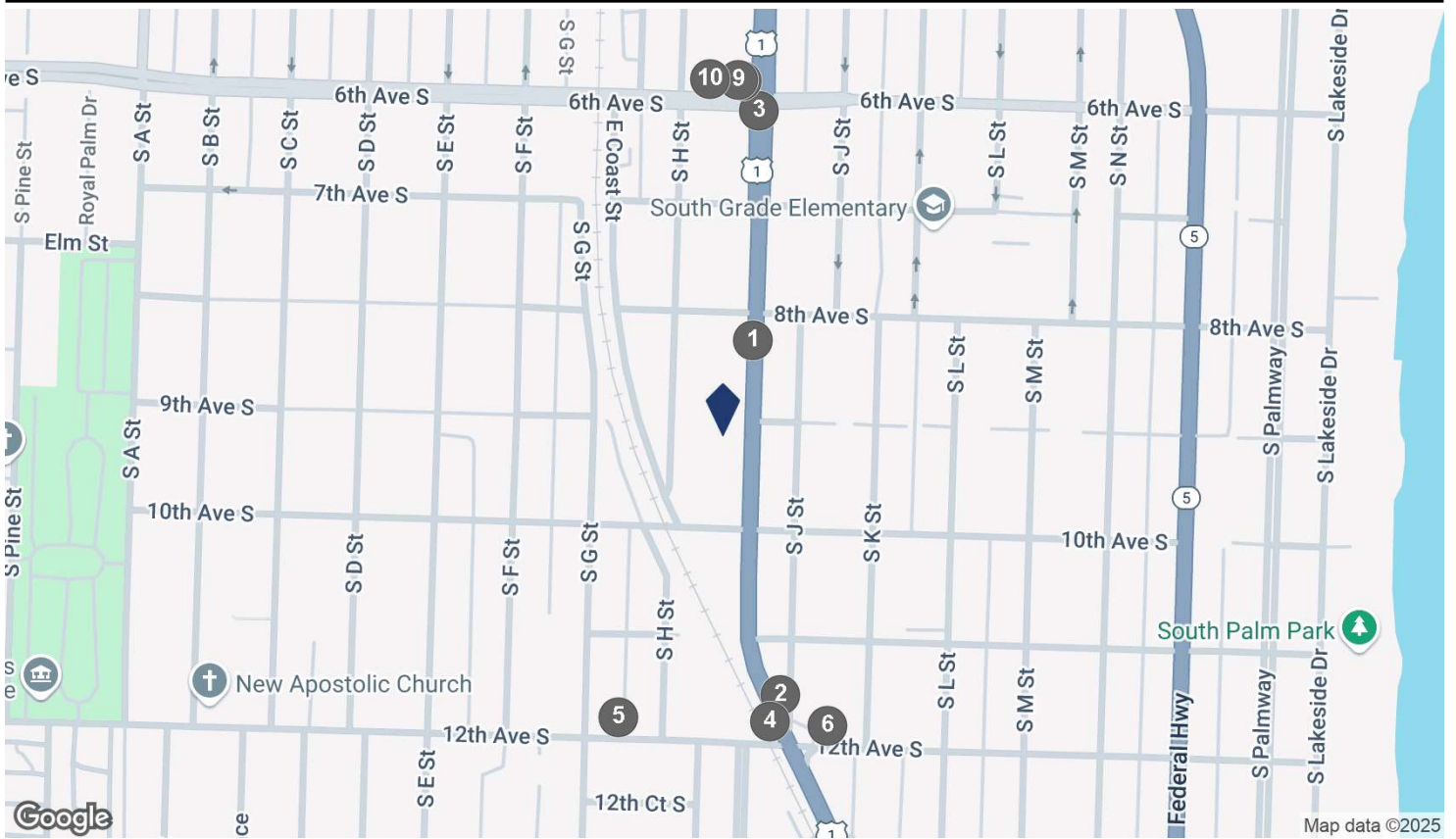


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	20,938	108,201	259,792	700,800	228,106
5 Yr Growth	4.1%	4.7%	3.7%	3.6%	3.1%
Median Age	36	41	40	43	40
5 Yr Forecast	38	42	41	44	41
White / Black / Hispanic	32% / 24% / 46%	43% / 18% / 39%	37% / 21% / 41%	44% / 22% / 32%	38% / 21% / 42%
5 Yr Forecast	32% / 24% / 46%	43% / 18% / 39%	38% / 21% / 41%	44% / 22% / 32%	38% / 21% / 42%
Employment	7,166	37,957	83,164	297,343	116,338
Buying Power	\$420.1M	\$2.7B	\$5.9B	\$17.6B	\$5.2B
5 Yr Growth	7.3%	7.5%	4.9%	3.9%	4.4%
College Graduates	17.4%	27.8%	24.7%	30.3%	30.0%
<b>Household</b>					
Households	7,532	42,198	96,505	279,396	84,184
5 Yr Growth	4.5%	5.1%	3.9%	3.5%	3.5%
Median Household Income	\$55,771	\$64,714	\$60,725	\$63,037	\$61,342
5 Yr Forecast	\$57,292	\$66,212	\$61,327	\$63,259	\$61,914
Average Household Income	\$70,597	\$89,926	\$83,427	\$87,564	\$83,830
5 Yr Forecast	\$71,604	\$91,789	\$84,722	\$88,155	\$85,178
% High Income (>\$75K)	34%	43%	40%	42%	41%
<b>Housing</b>					
Median Home Value	\$284,112	\$327,898	\$287,832	\$311,602	\$290,232
Median Year Built	1969	1975	1980	1985	1978
Owner / Renter Occupied	40% / 60%	56% / 44%	58% / 42%	63% / 37%	59% / 41%

# Subject Property

901 S Dixie Hwy - Lake Worth Autotec

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Dixie Hwy	8th Ave S - N	19,666	2022	0.06 mi
2 S Dixie Hwy	11th Ave S - NW	12,431	2022	0.22 mi
3 S Dixie Hwy	6th Ave S - N	14,735	2022	0.24 mi
4 12th Ave S	S J St - E	4,511	2022	0.24 mi
5 12th Ave S	S G St - W	4,025	2022	0.25 mi
6 12th Ave S	S J St - W	3,789	2022	0.25 mi
7 6th Ave S	S Dixie Hwy - E	12,820	2022	0.26 mi
8 6th Avenue South	S Dixie Hwy - E	27,252	2022	0.26 mi
9 6th Avenue South	S H St - W	26,500	2020	0.26 mi
10 6th Ave S	S H St - W	28,102	2022	0.26 mi



## Sale Comps

# Lake Worth Autotec

901 S Dixie Hwy

3,855 SF Retail Auto Repair

Lake Worth, Florida - Palm Springs/Lake Worth Submarket

PREPARED BY

---

**COMPASS**

Christopher Tapia  
Sales Associate



# Investment Trends

901 S Dixie Hwy - Lake Worth Autotec

Sale Comparables

16

Avg. Cap Rate

6.2%

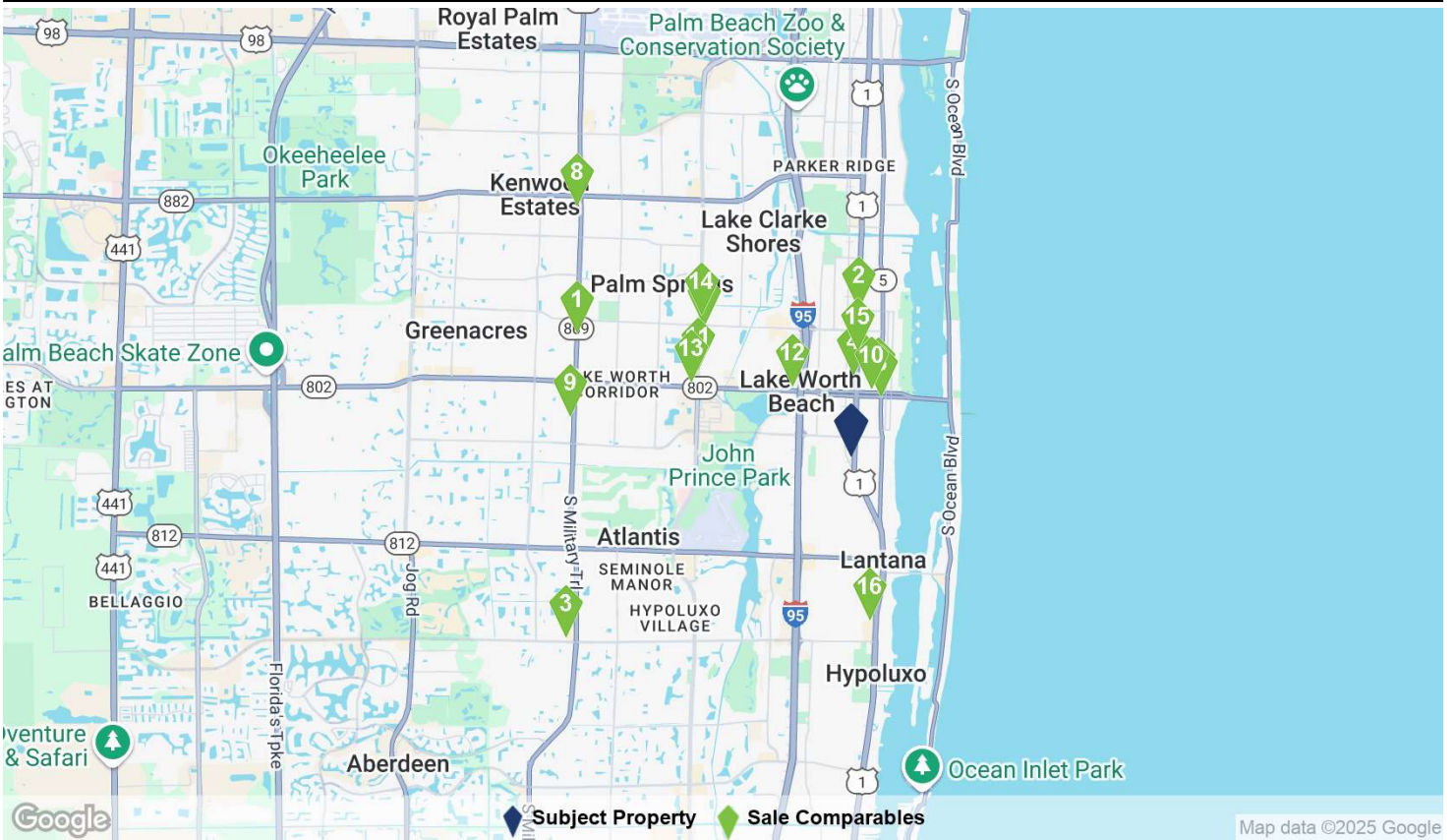
Avg. Price/SF

\$464

Avg. Vacancy At Sale

3.6%

## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$975,000	\$1,750,277	\$1,600,000	\$3,625,000
Price/SF	\$299	\$464	\$502	\$1,130
Cap Rate	6.0%	6.2%	6.2%	6.4%
Time Since Sale in Months	1.3	13.0	14.8	23.6
Property Attributes	Low	Average	Median	High
Building SF	1,984	3,770	3,566	7,100
Stories	1	1	1	2
Typical Floor SF	1,984	3,624	3,400	7,100
Vacancy Rate At Sale	0%	3.6%	0%	100%
Year Built	1950	1978	1979	2001
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.4	★ ★ ★ ★ ★	★ ★ ★ ★ ★

# Investment Trends

901 S Dixie Hwy - Lake Worth Autotec

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 3426 S Military Trl	★★★★★	1978	3,800	0%	12/23/2024	\$1,250,000	\$329	-
2 1230 N Dixie Hwy	★★★★★	1959	2,067	0%	12/2/2024	\$1,025,000	\$496	-
3 Auto Care Center of Hyp... 4601 Hypoluxo Rd	★★★★★	1998	7,100	0%	10/31/2024	\$3,625,000	\$511	-
4 301 N Dixie Hwy	★★★★★	1968	3,456	0%	9/6/2024	\$2,000,000	\$579	-
5 406 Lucerne Ave	★★★★★	1979	2,152	100%	6/11/2024	\$1,100,000	\$511	-
6 319 Lake Ave	★★★★★	1987	4,685	0%	4/23/2024	\$2,400,000	\$512	-
7 Tires Plus 2930 10th Ave	★★★★★	1998	6,762	0%	12/1/2023	\$2,072,688	\$307	6.0%
8 1891 S Military Trl	★★★★★	1990	3,676	0%	11/17/2023	\$1,400,000	\$381	6.4%
9 4447 S Military Trl	★★★★★	1977	3,850	0%	10/31/2023	\$1,500,000	\$390	-
10 512-514 Lucerne Ave	★★★★★	1983	3,343	0%	9/15/2023	\$1,700,000	\$509	-
11 3800-3804 S Congress Ave	★★★★★	1965	4,171	0%	9/14/2023	\$1,910,000	\$458	-
12 Petro America 1808 Lake Worth Rd	★★★★★	1966	1,984	0%	8/16/2023	\$1,021,750	\$515	-
13 Speedway 3965 S Congress Ave	★★★★★	2001	3,220	0%	7/27/2023	\$2,220,000	\$689	-
14 3156 S Congress Ave	★★★★★	1962	5,016	0%	3/28/2023	\$1,500,000	\$299	-
15 632 N Dixie Hwy	★★★★★	1950	2,039	0%	3/27/2023	\$2,305,000	\$1,130	-
16 Dunkin' 1101 S Dixie Hwy	★★★★★	1981	3,000	0%	2/14/2023	\$975,000	\$325	-



## PALM BEACH INVESTMENT TRENDS

Transaction volume has slowed, with \$690 million in trades over the last year, below the long-term average of \$911 million over the past 10 years. When looking at a longer horizon, Palm Beach has been an active market in terms of retail investment sales activity, with 2022 volume reaching record levels of over \$1.35 billion, beating the prior record of \$1.3 billion in 2015.

2025 activity is off to a healthy start with a large transaction for a grocery-anchored shopping center, The Village Commons in West Palm Beach. The property, totaling over 170,000 SF, was purchased by Kite Realty Group from Jamestown for over \$68 million or over \$401/SF. The center, anchored by Publix, is predominantly leased to necessity-based retailers that serve the local community. Jamestown last purchased the property in 2014 for over \$50 million at a 5.7% cap, equating to a CAGR of around 3%.

Market participants continue to note strong demand for grocery-anchored and services-oriented centers, which have composed a large share of trades since 2023. In fact, one of the largest trades of 2024 involved the sale of two grocery-anchored centers, Woods Walk Plaza and Crestwood Square in Lake Worth and Royal Palm Beach, respectively. The Publix-anchored centers traded as part of a 16-property portfolio trade totaling over \$223 million. PGIM sold seven Florida grocery-anchored retail

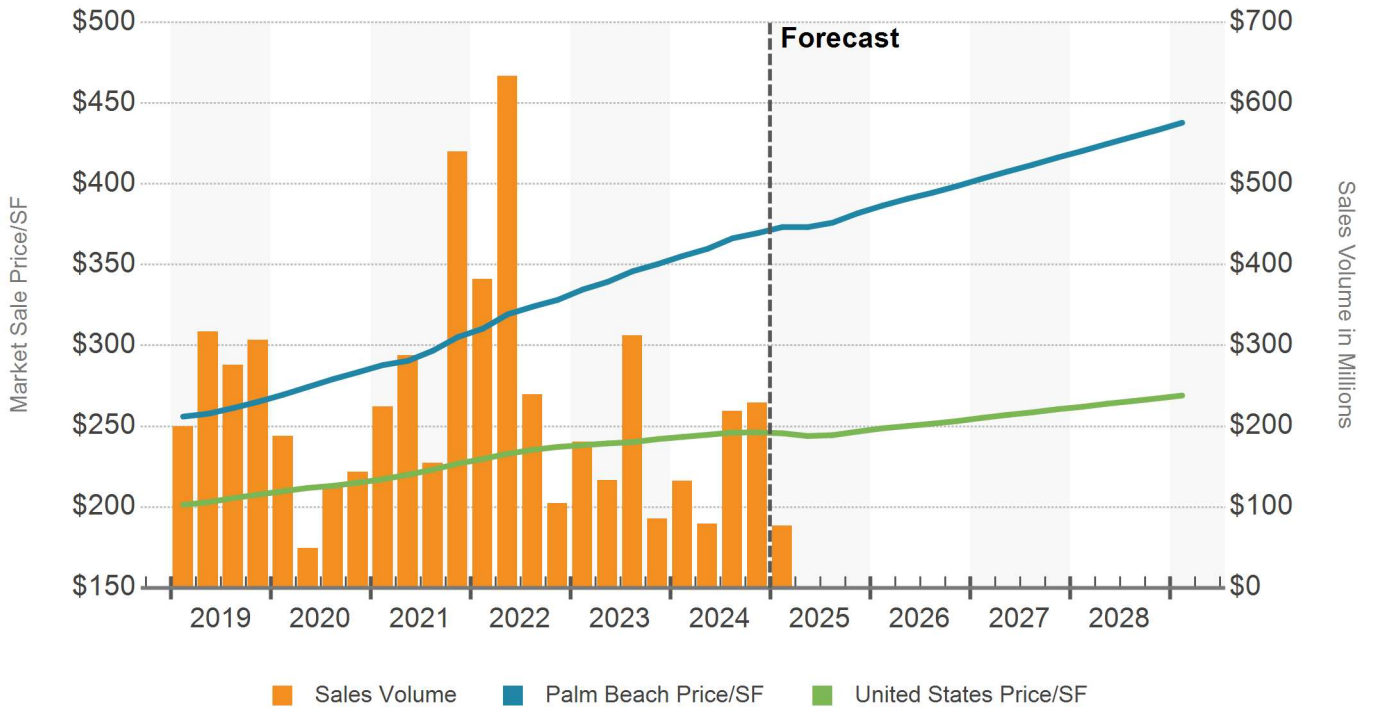
centers to Publix Super Markets as part of the portfolio, with the Palm Beach Centers trading for over \$57 million or over \$368/SF. This follows a trend in which tenants have stepped up this year, buying some of their stores to hedge against future rent hikes.

Neighborhood centers have also been in demand, with the 75,000 SF Village Square of Tequesta trading for over \$20 million or \$269/SF at a 7% cap rate, a slight premium to the asking cap rate of 7.1%. A private player acquired the asset, which is anchored by West Marine. The property has an in-place average rent of over \$21/SF NNN with a WALT of three years and an average tenant tenure of 10 years.

High-end retail is also in demand, with Greenstone Realty Advisors selling a multi-tenant retail property to CS Ventures for over \$30 million. The property, located on the affluent Worth Avenue, was fully leased to several luxury retailers, including Versace, 55 Croisette, Poupette St Barth, and fine jewelry shop Maison Maurice at the sale. The property totals just over 9,500 SF, resulting in a price per SF of over \$3,100. The buyer secured a \$14 million loan with Vista Bank for the acquisition.

Going forward, softer fundamentals and elevated interest rates will likely drive slower value gains relative to the boom in 2021 and 2022.

## SALES VOLUME & MARKET SALE PRICE PER SF



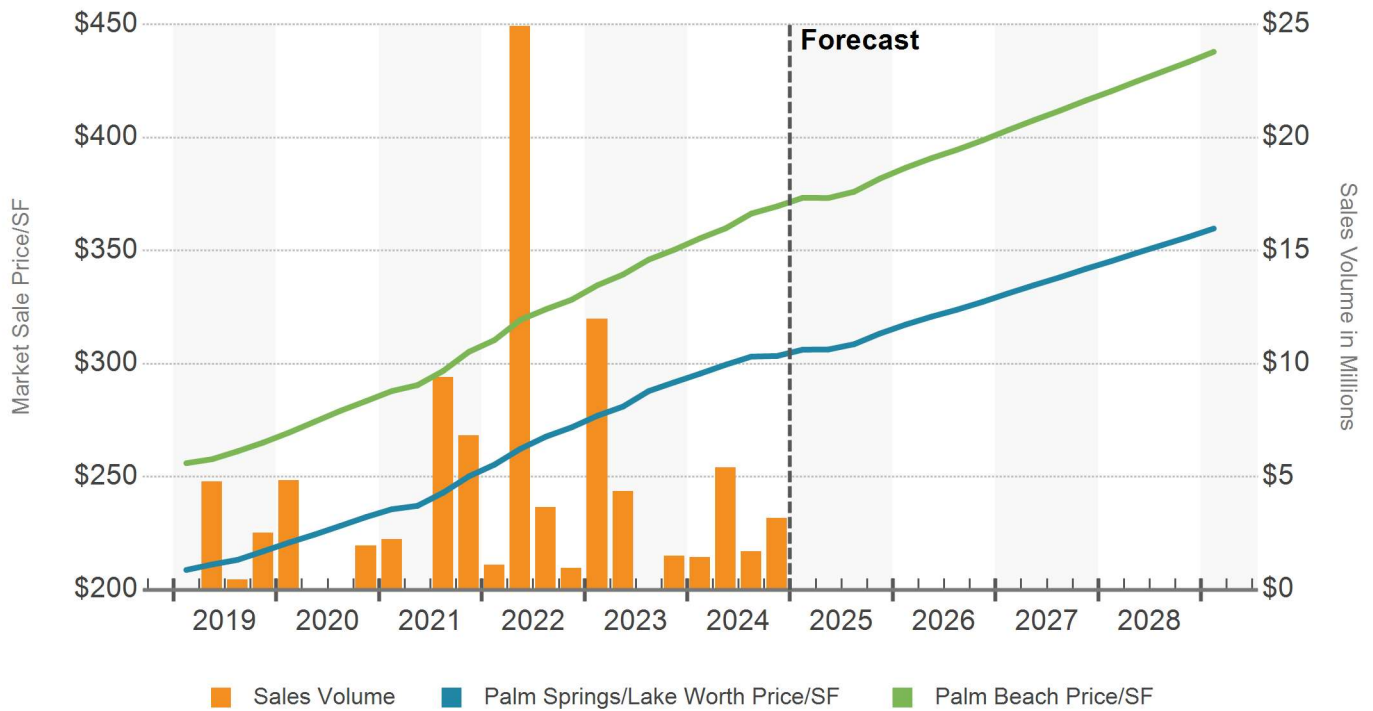
## PALM SPRINGS/LAKE WORTH INVESTMENT TRENDS

Over the past year, 16,000 SF of retail inventory traded in Palm Springs/Lake Worth across 10 sales. Average annual inventory turnover in Palm Springs/Lake Worth is 17,000 SF over the past five years and 17,000 SF over the past 10 years. Retail sales volume in Palm Springs/Lake Worth has totaled \$11.2 million over the past year. Average annual sales volume over the past five years is \$16.6 million and \$13.4 million over the past

10 years.

Estimated retail market pricing in Palm Springs/Lake Worth is \$306/SF compared to the market average of \$373/SF. The estimated market cap rate for Palm Springs/Lake Worth retail is 5.9% compared to the market average of 5.7%.

## SALES VOLUME & MARKET SALE PRICE PER SF



# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 1 3426 S Military Trl



Distance to Subject Property: 3.7 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/23/2024</b>
Sale Price:	<b>\$1,250,000</b>
Price/SF:	<b>\$329</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Ahmed Salman</b>
Seller:	<b>Jacin Developme...</b>
Buyer Broker:	-
Listing Broker:	<b>Reichel Realty &amp; I...</b>

### SALE TERMS

Sale Conditions:	-
Financing:	-



### PROPERTY

Type:	<b>Auto Repair</b>	Land Acres:	<b>0.25 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Metal</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1978</b>
GLA:	<b>3,800 SF</b>	Building FAR:	<b>0.35</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>12 Surface Spaces are available; Ratio of 3.16/1000 SF</b>		
Features:	<b>Bus Line, Corner Lot, Fenced Lot, Pylon Sign</b>		
Frontage:	<b>66' on S Military Trl, 63' on Cambridge St (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (48)</b>		
Walk Score®:	<b>Somewhat Walkable (63)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

2 private individuals negotiated the sale of 3,800 square feet retail property for \$1,250,000 or \$328.95 per square foot. All information in this comparable was verified through public record.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
AAMCO Transmissions	Auto Maintenance/Oil Change	4,000	Yes	Jan 2009	-
Viatch Automotive	-	3,800	No	Feb 2024	Feb 2027

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

2

1230 N Dixie Hwy



Distance to Subject Property: 1.8 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/2/2024</b>
Sale Price:	<b>\$1,025,000</b>
Price/SF:	<b>\$496</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Provident Jewelr...</b>
Seller:	<b>Mayra Ramirez</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: Anchor Bank</b>



### PROPERTY

Type:	<b>Freestanding</b>	Land Acres:	<b>0.15 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1959</b>
GLA:	<b>2,067 SF</b>	Building FAR:	<b>0.32</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>6 Surface Spaces are available; Ratio of 2.90/1000 SF</b>		
Features:	<b>Bus Line, Signalized Intersection</b>		
Frontage:	<b>29' on Us-1 Hwy</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (47)</b>		
Walk Score®:	<b>Somewhat Walkable (56)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

A private individual sold this 2,067 square foot building to another private individual for \$1,025,000 or \$495.89 per square foot. All information in the comparable has been sourced from public record.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Usa Vape	Tobacco	500	No	Jul 2022	-
Hookah Bar	-	500	No	Jul 2022	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 3 4601 Hypoluxo Rd - Auto Care Center of Hypoluxo



Distance to Subject Property: 4.2 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>10/31/2024</b>
Sale Price:	<b>\$3,625,000</b>
Price/SF:	<b>\$511</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Greenway Autom...</b>
Seller:	<b>Redfearn Capital</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: M&amp;T Bank</b>



### PROPERTY

Type:	<b>Auto Repair</b>	Land Acres:	<b>0.92 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1998</b>
GLA:	<b>7,100 SF</b>	Building FAR:	<b>0.18</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>23 Surface Spaces are available; Ratio of 3.24/1000 SF</b>		
Features:	<b>Pylon Sign, Signage</b>		
Frontage:	-		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Excellent Location (70)</b>		
Walk Score®:	<b>Somewhat Walkable (60)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

On October 31st, 2024, a private individual sold this 7,100 square foot Retail Building for \$3,625,000 or \$510.56 per square foot. The information in this comparable was verified through public record.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Tire Choice Auto Services	Auto Maintenance/Oil Change	4,579	Yes	Apr 2021	-
Jiffy Lube	Auto Maintenance/Oil Change	2,521	Yes	Nov 2006	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 4 301 N Dixie Hwy



Distance to Subject Property: 1.0 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>9/6/2024</b>
Sale Price:	<b>\$2,000,000</b>
Price/SF:	<b>\$579</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Gloria Lopez, M...</b>
Seller:	<b>Julissa Hernandez</b>
Buyer Broker:	-
Listing Broker:	<b>Total Real Estate...</b>

### SALE TERMS

Sale Conditions:	-
Financing:	-



### PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>0.35 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1968</b>
GLA:	<b>3,456 SF</b>	Building FAR:	<b>0.23</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>25 Surface Spaces are available; Ratio of 7.23/1000 SF</b>		
Features:	<b>Bus Line, Pylon Sign</b>		
Frontage:	<b>66' on N Dixie Hwy (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (46)</b>		
Walk Score®:	<b>Walker's Paradise (91)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

A private individual sold a 3,456 SF retail building to another private individual for \$2,000,000 or \$578.70 per square foot. All information for this comparabe was obtained form sources deemed reliable.

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 5 406 Lucerne Ave



Distance to Subject Property: 0.9 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>6/11/2024</b>
Sale Price:	<b>\$1,100,000</b>
Price/SF:	<b>\$511</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Berkadia</b>
Seller:	<b>Lake Worth Anim...</b>
Buyer Broker:	<b>Anderson &amp; Carr...</b>
Listing Broker:	<b>Anderson &amp; Carr...</b>

### SALE TERMS

Sale Conditions:	<b>High Vacancy Property</b>
Financing:	-



### PROPERTY

Type:	<b>Freestanding</b>	Land Acres:	<b>0.30 AC</b>
Sale Vacancy:	<b>100%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1979</b>
GLA:	<b>2,152 SF</b>	Building FAR:	<b>0.17</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>16 Surface Spaces are available; Ratio of 7.43/1000 SF</b>		
Features:	<b>24 Hour Access, Air Conditioning, Bus Line, Corner Lot</b>		
Frontage:	<b>100' on Lucerne (with 2 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (45)</b>		
Walk Score®:	<b>Very Walkable (87)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

The 2,152 square foot retail building was sold between private individuals for \$1,000,000 or \$511.15 per square foot as a cash deal on June 11, 2024. The property was vacant at the time of sale and was on the market for 21 days and 14 days escrow, with an asking price of \$1,475,000. The seller was motivated to divest the property for an investment and to get a new tenant in the property. All information in the comparable has been sourced through public record documents from Palm Beach County, FL and verified by the seller's broker and the buyer.



# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 6 319 Lake Ave



Distance to Subject Property: 0.8 Miles



### SALE

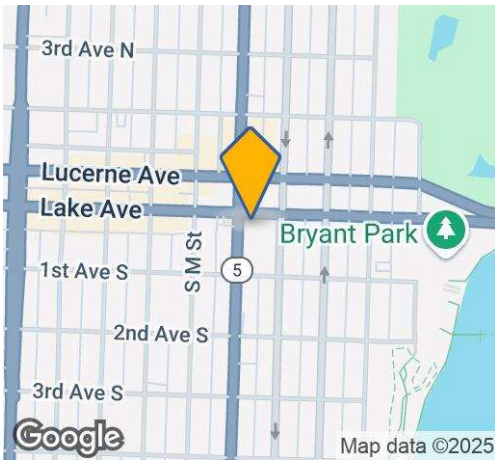
Sale Type:	<b>Owner User</b>
Sale Date:	<b>4/23/2024</b>
Sale Price:	<b>\$2,400,000</b>
Price/SF:	<b>\$512</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Bhavin Shah</b>
Seller:	<b>Wells Fargo &amp; Co...</b>
Buyer Broker:	-
Listing Broker:	<b>Colliers - Michael...</b>

### SALE TERMS

Sale Conditions:	<b>REO Sale</b>
Financing:	-



### PROPERTY

Type:	<b>Bank</b>	Land Acres:	<b>0.62 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1987</b>
GLA:	<b>4,685 SF</b>	Building FAR:	<b>0.17</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	-		
Features:	<b>Drive Thru, Signage</b>		
Frontage:	<b>106' on Lake Ave</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (40)</b>		
Walk Score®:	<b>Very Walkable (87)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Wells Fargo & Company sold this 4,685 SF retail building to a private individual for \$2,400,000 or about \$512.27 per SF. The information in the comparable has been verified with the listing broker.

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 7 2930 10th Ave - Tires Plus



Distance to Subject Property: 2.4 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/1/2023</b>
Sale Price:	<b>\$2,072,688</b>
Price/SF:	<b>\$307</b>
Cap Rate:	<b>6.0%</b>

### OWNER:

Buyer:	<b>Baum Family Inv...</b>
Seller:	<b>Rental Authority</b>
Buyer Broker:	<b>Secure Net Lease...</b>
Listing Broker:	<b>Secure Net Lease...</b>

### SALE TERMS

Sale Conditions:	<b>Investment Triple Net</b>
Financing:	-



### PROPERTY

Type:	<b>Auto Repair</b>	Land Acres:	<b>0.86 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1998</b>
GLA:	<b>6,762 SF</b>	Building FAR:	<b>0.18</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>36 Surface Spaces are available; Ratio of 5.32/1000 SF</b>		
Features:	-		
Frontage:	<b>99' on 10th Ave</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Good Location (50)</b>		
Walk Score®:	<b>Very Walkable (70)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Kenco, LTD sold the 6,762-square-foot general retail building to Baum Family Investments for \$2,072,688 or \$306 per/sf/yr. The property was 100% occupied at the time of sale by Tires Plus. The seller was motivated to divest the property because they wanted to liquidate the asset while it was still generating a high CAP rate to maximize in the investment. There was an Investment Triple Net Sale Condition in place at time of sale. The in-place net operating income for 2023 was reported as \$124,361, yielding an actual cap rate of 6%. All information in the comparable has been verified by sources deemed reliable.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Tires Plus	Automotive	6,762	Yes	Feb 2018	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 8 1891 S Military Trl



Distance to Subject Property: 4.6 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>11/17/2023</b>
Sale Price:	<b>\$1,400,000</b>
Price/SF:	<b>\$381</b>
Cap Rate:	<b>6.4%</b>

### OWNER:

Buyer:	<b>Argentina Brothe...</b>
Seller:	<b>Dnam Apparel In...</b>
Buyer Broker:	<b>SVN   Commercia...</b>
Listing Broker:	<b>SVN   Commercia...</b>

### SALE TERMS

Sale Conditions:	<b>Investment Triple Net</b>
Financing:	-



### PROPERTY

Type:	<b>Neighborhood Center</b>	Land Acres:	<b>0.39 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1990; Renov 2019</b>
GLA:	<b>3,676 SF</b>	Building FAR:	<b>0.22</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>10 Surface Spaces are available; Ratio of 4.55/1000 SF</b>		
Features:	-		
Frontage:	<b>63' on S Military Trl (with 2 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Good Location (55)</b>		
Walk Score®:	<b>Somewhat Walkable (61)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Dnam Apparel industries Inc. sold this 3,676 square foot retail building to Argentina Brothers Realty Corp. for \$1,400,000, or \$380.85 per square foot. The property was a triple net lease to chain at the time of sale. The property was on the market for 97 days, with an initial asking price of \$1,500,000. The in-place net operating income for 2023 was reported to be \$90,000, yielding an actual cap rate of 6.43%. The information in the comparable has been verified by the listing broker / buyer broker.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Roadrunner Express lube	Auto Maintenance/Oil Change	3,676	No	Apr 2019	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 9 4447 S Military Trl



Distance to Subject Property: 3.5 Miles



### SALE

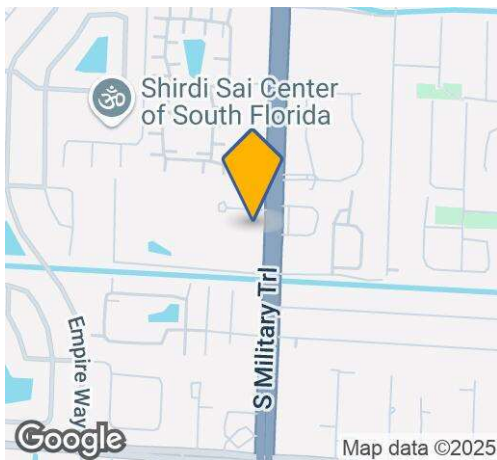
Sale Type:	<b>Owner User</b>
Sale Date:	<b>10/31/2023</b>
Sale Price:	<b>\$1,500,000</b>
Price/SF:	<b>\$390</b>
Cap Rate:	<b>-</b>

### OWNER:

Buyer:	<b>Raza M Islam</b>
Seller:	<b>Jeffrey Sanchez</b>
Buyer Broker:	<b>Blue Surf Realty -...</b>
Listing Broker:	<b>SLC Commercial...</b>

### SALE TERMS

Sale Conditions:	<b>Furniture, Fixtures and Equipment Included</b>
Financing:	<b>Unknown</b>



### PROPERTY

Type:	<b>Auto Repair</b>	Land Acres:	<b>0.75 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1977</b>
GLA:	<b>3,850 SF</b>	Building FAR:	<b>0.12</b>
Anchor GLA:	<b>-</b>	Total Expenses:	<b>-</b>
Anchor Tenant:	<b>-</b>		
Parking:	<b>9 Surface Spaces are available; Ratio of 2.34/1000 SF</b>		
Features:	<b>Bus Line</b>		
Frontage:	<b>130' on S Military Trl</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Good Location (58)</b>		
Walk Score®:	<b>Somewhat Walkable (50)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

LJ Auto Tronics sold this 3,850 SF general retail building to a private buyer for \$1,500,000. The property was 100% occupied vacant at the time of sale. The property was on the market for 169 days, with an initial asking price of \$1,995,000. The buyer was drawn to the property by the furniture, fixtures and equipment being included. The information in the comparable has been verified by the listing broker.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Gilley's Automotive, Inc.	-	3,850	No	Jul 2012	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

**10** 512-514 Lucerne Ave 

★★★★★

Distance to Subject Property: 0.9 Miles



## SALE

Sale Type:	<b>Owner User</b>
Sale Date:	<b>9/15/2023</b>
Sale Price:	<b>\$1,700,000</b>
Price/SF:	<b>\$509</b>
Cap Rate:	-

## OWNER:

Buyer:	<b>Jeremy Bearman</b>
Seller:	<b>Cloud Investment...</b>
Buyer Broker:	-
Listing Broker:	<b>Strategic Realty...</b>

## SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage</b>



## PROPERTY

Type:	<b>Restaurant</b>	Land Acres:	<b>0.15 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1983</b>
GLA:	<b>3,343 SF</b>	Building FAR:	<b>0.51</b>
Anchor GLA:	-	Total Expenses:	<b>\$8.42/SF (2023)</b>
Anchor Tenant:	-		
Parking:	<b>12 Surface Spaces are available; Ratio of 2.55/1000 SF</b>		
Features:	<b>24 Hour Access, Accent Lighting, Air Conditioning, Bus Line, Comm...</b>		
Frontage:	<b>55' on Lucerne</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (40)</b>		
Walk Score®:	<b>Walker's Paradise (90)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

## SALE NOTES

Robert Fessler of Cloud Investment Partners sold this 3,343-square-foot retail building to Jeremy Bearman, founder and head chef at Oceano Kitchen, for \$1,700,000. The property was vacant at the time of sale and will be occupied by the new owner as he opens up another restaurant location. The property was on the market for 9 months - the initial asking price was withheld. There were no sale conditions affecting the price and no cap rate or NOI. All information in this comparable has been verified by the listing broker, who also represented the sale of this property in 2018 for \$1,500,000.

## LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
David Alexander Realty	-	2,043	No	Oct 2023	-
A&G Assoc Of Palm Beaches Inc	-	400	No	Oct 2023	-
Margot Stein Family LLC	-	333	No	Oct 2023	-
Love Well Kitchen	Restaurant	333	No	Oct 2023	-
Shine With Kimberly LLC	Restaurant	333	No	Oct 2023	-
A & G Associates Of The Palm	-	224	No	Oct 2023	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

**11** 3800-3804 S Congress Ave 

★★★★★

Distance to Subject Property: 2.2 Miles



### SALE

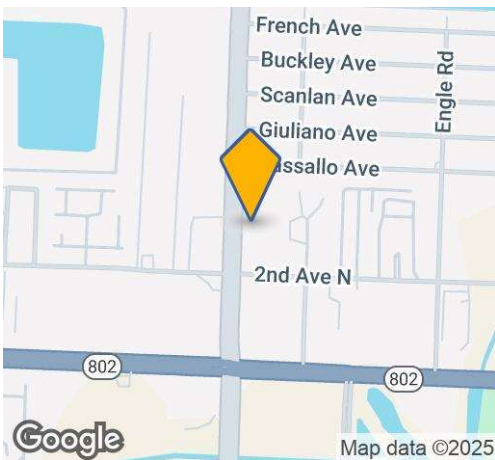
Sale Type:	<b>Investment</b>
Sale Date:	<b>9/14/2023</b>
Sale Price:	<b>\$1,910,000</b>
Price/SF:	<b>\$458</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Patel, Hina</b>
Seller:	<b>Macha Properties...</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: JP Morgan Chase Bank</b>



### PROPERTY

Type:	<b>Freestanding</b>	Land Acres:	<b>0.45 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Multi</b>	Yr Built/Renov:	<b>1965</b>
GLA:	<b>4,171 SF</b>	Building FAR:	<b>0.21</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	<b>One Stop Shop-lake Worth</b>		
Parking:	<b>20 Surface Spaces are available; Ratio of 4.30/1000 SF</b>		
Features:	<b>Bus Line</b>		
Frontage:	<b>105' on Congress Ave (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (46)</b>		
Walk Score®:	<b>Somewhat Walkable (59)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Macha Properties II LLC sold this 4,171 square foot building to ANP EliteProperties, LLC for \$1,910,000, or \$457.92 per square foot. All information in the comparable has been sourced from public record.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
USA Vape Palm Springs	Tobacco	500	No	Sep 2022	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 12 1808 Lake Worth Rd - Petro America



Distance to Subject Property: 1.1 Miles



### SALE

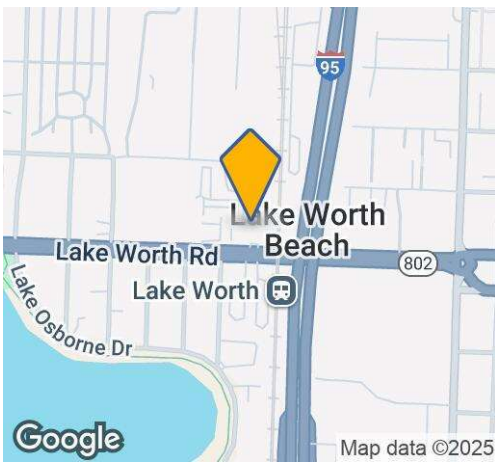
Sale Type:	<b>Owner User</b>
Sale Date:	<b>8/16/2023</b>
Sale Price:	<b>\$1,021,750</b>
Price/SF:	<b>\$515</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>M&amp;A Brothers Re...</b>
Seller:	<b>Haitham S Elsheikh</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>1st Mortgage: Other</b>



### PROPERTY

Type:	<b>Service Station</b>	Land Acres:	<b>0.64 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1966</b>
GLA:	<b>1,984 SF</b>	Building FAR:	<b>0.07</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>8 Surface Spaces are available; Ratio of 4.03/1000 SF</b>		
Features:	-		
Frontage:	<b>Lake Worth Rd</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (47)</b>		
Walk Score®:	<b>Somewhat Walkable (67)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Czh Holdings LLC sold this 1,984 square foot gas station to M & A Brothers Realty No. 31, Inc. for \$1,021,750, or \$514.99 per square foot. All information in the comparable has been verified by the buyer and other sources deemed reliable.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Valero	Gasoline Station	1,984	Yes	Jun 2014	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 13 3965 S Congress Ave - Speedway



Distance to Subject Property: 2.2 Miles



### SALE

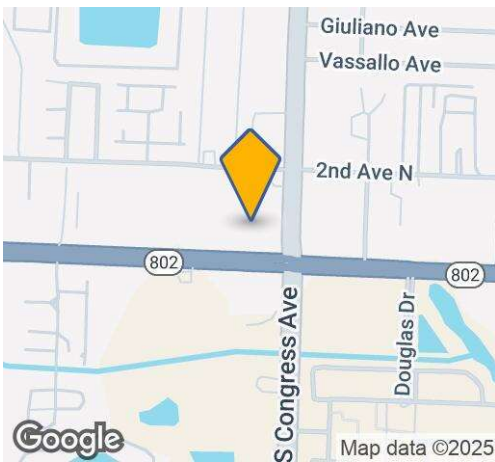
Sale Type:	<b>Owner User</b>
Sale Date:	<b>7/27/2023</b>
Sale Price:	<b>\$2,220,000</b>
Price/SF:	<b>\$689</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Exprezo Inc.</b>
Seller:	<b>Automated Petrol...</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	<b>High Vacancy Property</b>
Financing:	-



### PROPERTY

Type:	<b>Service Station</b>	Land Acres:	<b>1.58 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	-
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>2001</b>
GLA:	<b>3,220 SF</b>	Building FAR:	<b>0.05</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>21 free Surface Spaces are available; Ratio of 6.52/1000 SF</b>		
Features:	-		
Frontage:	-		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (45)</b>		
Walk Score®:	<b>Somewhat Walkable (64)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

Barracuda Stations sold this 3,220 SF retail building to 3695 South Congress Inc. for \$2,220,000. The property was vacant at the time of sale. All information in the comparable has been verified by the buyer.



# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

**14** 3156 S Congress Ave 



Distance to Subject Property: 2.5 Miles



### SALE

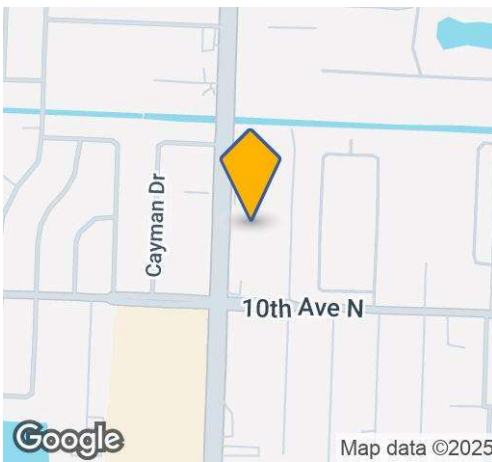
Sale Type:	<b>Owner User</b>
Sale Date:	<b>3/28/2023</b>
Sale Price:	<b>\$1,500,000</b>
Price/SF:	<b>\$299</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>KMG Holdings</b>
Seller:	<b>Espinosa John C...</b>
Buyer Broker:	<b>J.D. Winston, LL...</b>
Listing Broker:	<b>Touchstone Web...</b>

### SALE TERMS

Sale Conditions:	<b>High Vacancy Property</b>
Financing:	<b>1st Mortgage: Flagler Bank</b>



### PROPERTY

Type:	<b>Freestanding</b>	Land Acres:	<b>0.52 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1962</b>
GLA:	<b>5,016 SF</b>	Building FAR:	<b>0.22</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>25 Surface Spaces are available; Ratio of 4.98/1000 SF</b>		
Features:	<b>Bus Line, Monument Signage, Pylon Sign, Signage</b>		
Frontage:	<b>64' on S Congress Ave (with 1 curb cut)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (47)</b>		
Walk Score®:	<b>Very Walkable (70)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

On March 28th, 2023, the 5,016 square foot retail building located at 3156 S Congress Ave in Palm Springs, FL sold for \$1.5 million or \$299.04 per square foot. The property, delivered in 1962, sits on a 22,651 square foot parcel zoned CG for general commercial use. The property, size, sale date, sale type, sale condition and consideration was confirmed by either a representative of the seller or a representative of the buyer. The property was not occupied at the time of sale. The previous tenant was an auto-parts retailer.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Congress Auto Parts#1	-	4,193	No	May 2008	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

15 **632 N Dixie Hwy** ↻



Distance to Subject Property: 1.3 Miles



### SALE

Sale Type:	<b>Investment</b>
Sale Date:	<b>3/27/2023</b>
Sale Price:	<b>\$2,305,000</b>
Price/SF:	<b>\$1,130</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Henry Izquierdo</b>
Seller:	<b>Mye Enterprises,...</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	-



### PROPERTY

Type:	<b>ConvenienceStore</b>	Land Acres:	<b>0.30 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Masonry</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1950</b>
GLA:	<b>2,039 SF</b>	Building FAR:	<b>0.16</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>5 free Surface Spaces are available; Ratio of 2.45/1000 SF</b>		
Features:	<b>Bus Line, Pylon Sign, Signage, Signalized Intersection</b>		
Frontage:	<b>69' on Dixie Hwy (with 2 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Below National Avg (43)</b>		
Walk Score®:	<b>Very Walkable (78)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

On March 27, 2023, the 2,039 square foot class C general retail building on .299 acres located at 632 N. Dixie highway, Lake Worth, FL 33460 sold for \$2,305,000 or \$1,130.46 per square foot. The property was built in 1950. The zoning on the property is MU-DIXIE. The seller confirmed the price, date sold, and square feet. The buyer was not available at this time.

### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Majestic HMP Foods	-	2,039	No	May 2007	-
Citgo	Gasoline Station	1,000	No	Apr 2018	-

# Sale Comp Details

901 S Dixie Hwy - Lake Worth Autotec

## 16 1101 S Dixie Hwy - Dunkin'



Distance to Subject Property: 2.0 Miles



### SALE

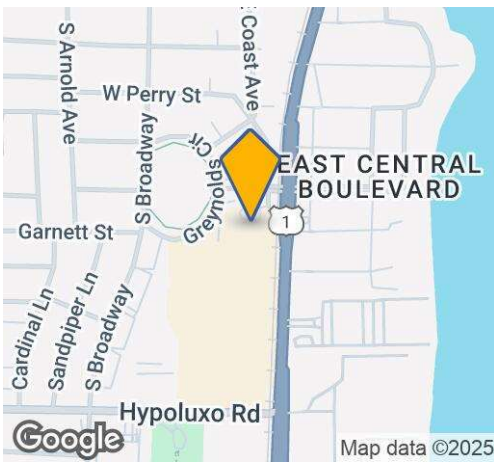
Sale Type:	<b>Investment</b>
Sale Date:	<b>2/14/2023</b>
Sale Price:	<b>\$975,000</b>
Price/SF:	<b>\$325</b>
Cap Rate:	-

### OWNER:

Buyer:	<b>Gordon &amp; Cornell...</b>
Seller:	<b>Englewood LLC</b>
Buyer Broker:	-
Listing Broker:	-

### SALE TERMS

Sale Conditions:	-
Financing:	<b>Valley National Bank</b>



### PROPERTY

Type:	<b>Community Center</b>	Land Acres:	<b>0.81 AC</b>
Sale Vacancy:	<b>0%</b>	Construction:	<b>Reinforced Concrete</b>
Tenancy:	<b>Single</b>	Yr Built/Renov:	<b>1981</b>
GLA:	<b>3,000 SF</b>	Building FAR:	<b>0.08</b>
Anchor GLA:	-	Total Expenses:	-
Anchor Tenant:	-		
Parking:	<b>58 free Surface Spaces are available</b>		
Features:	<b>Bus Line, Drive Thru, Pylon Sign</b>		
Frontage:	<b>36' on S Dixie Hwy (with 2 curb cuts)</b>		
For Sale:	<b>Not For Sale</b>		
Location Score:	<b>Good Location (61)</b>		
Walk Score®:	<b>Somewhat Walkable (60)</b>		
Transit Score®:	<b>Minimal Transit (0)</b>		

### SALE NOTES

On February 14, 2023, the 3,000 square feet retail property located at 1101 S Dixie Hwy in Lake Worth, Florida sold for \$975,000 or \$325 per square foot. The property, built in 1981, is situated on a .81-acre lot zoned for commercial use. The property is home to Dunkin', Global quick service coffee and doughnut chain founded in 1950. The consideration, sale date, and property size were confirmed with public records.

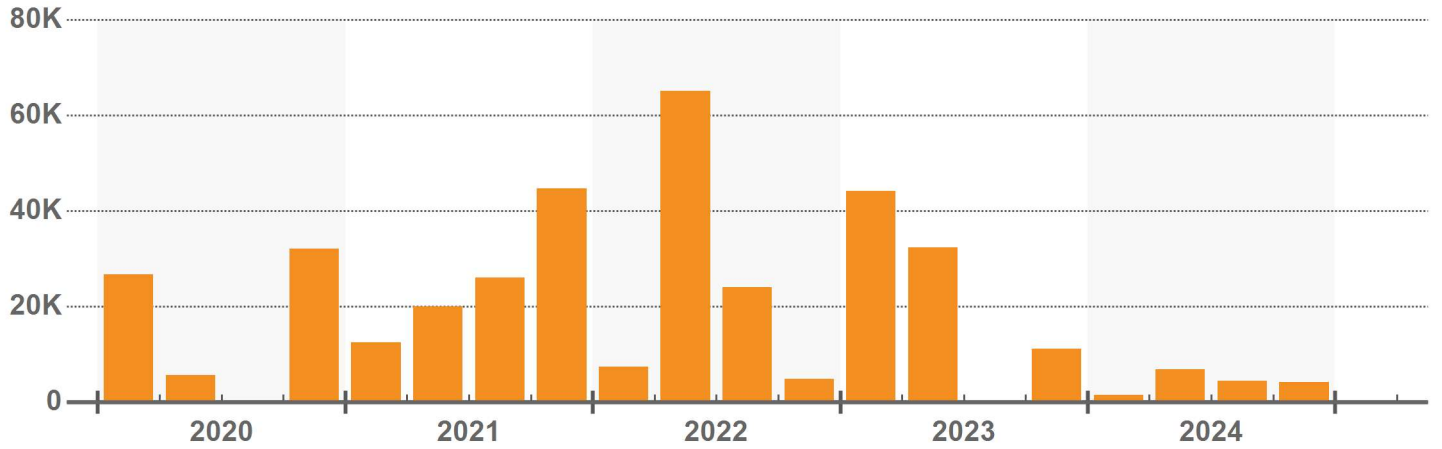
### LARGEST TENANTS AT SALE

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Dunkin'	Donut Shop	3,000	Yes	Jan 2014	-

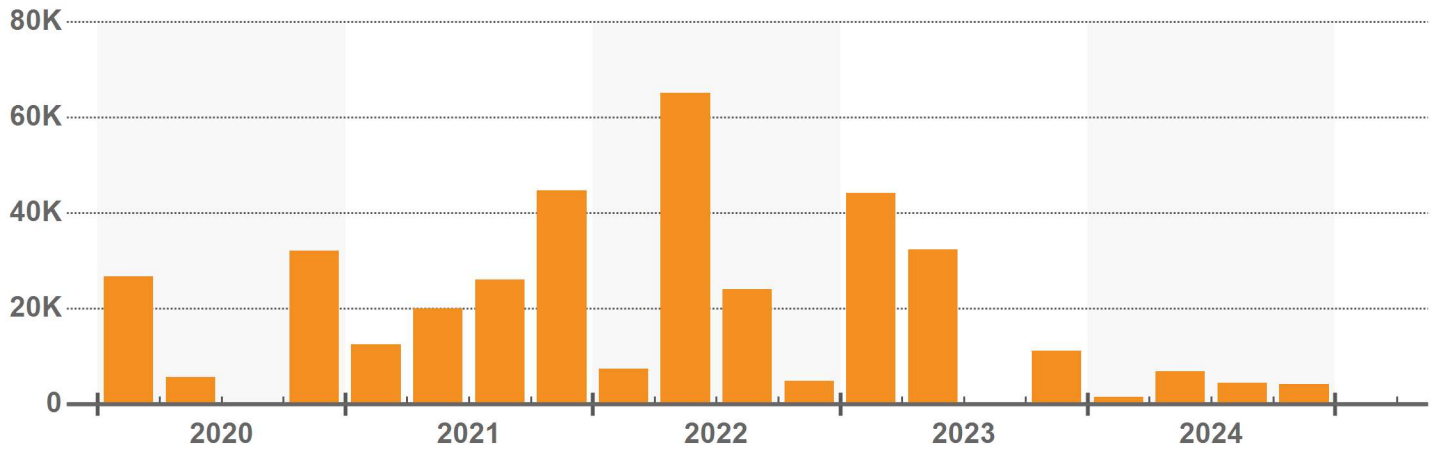
# Sales Volume

901 S Dixie Hwy - Lake Worth Autotec

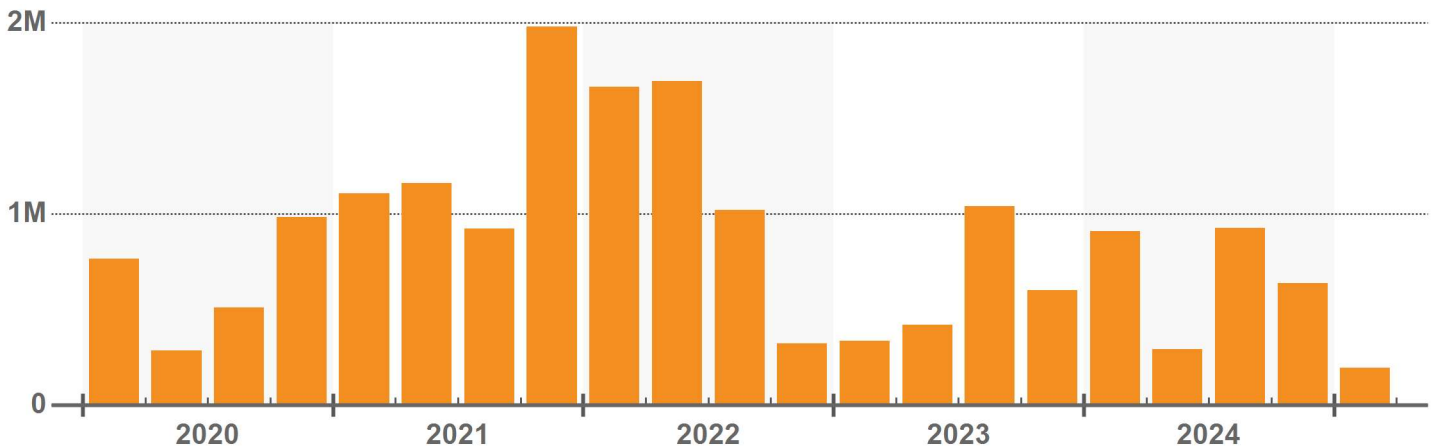
PALM SPRINGS/LAKE WORTH SUBMARKET SALES VOLUME IN SQUARE FEET



PALM SPRINGS/LAKE WORTH SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



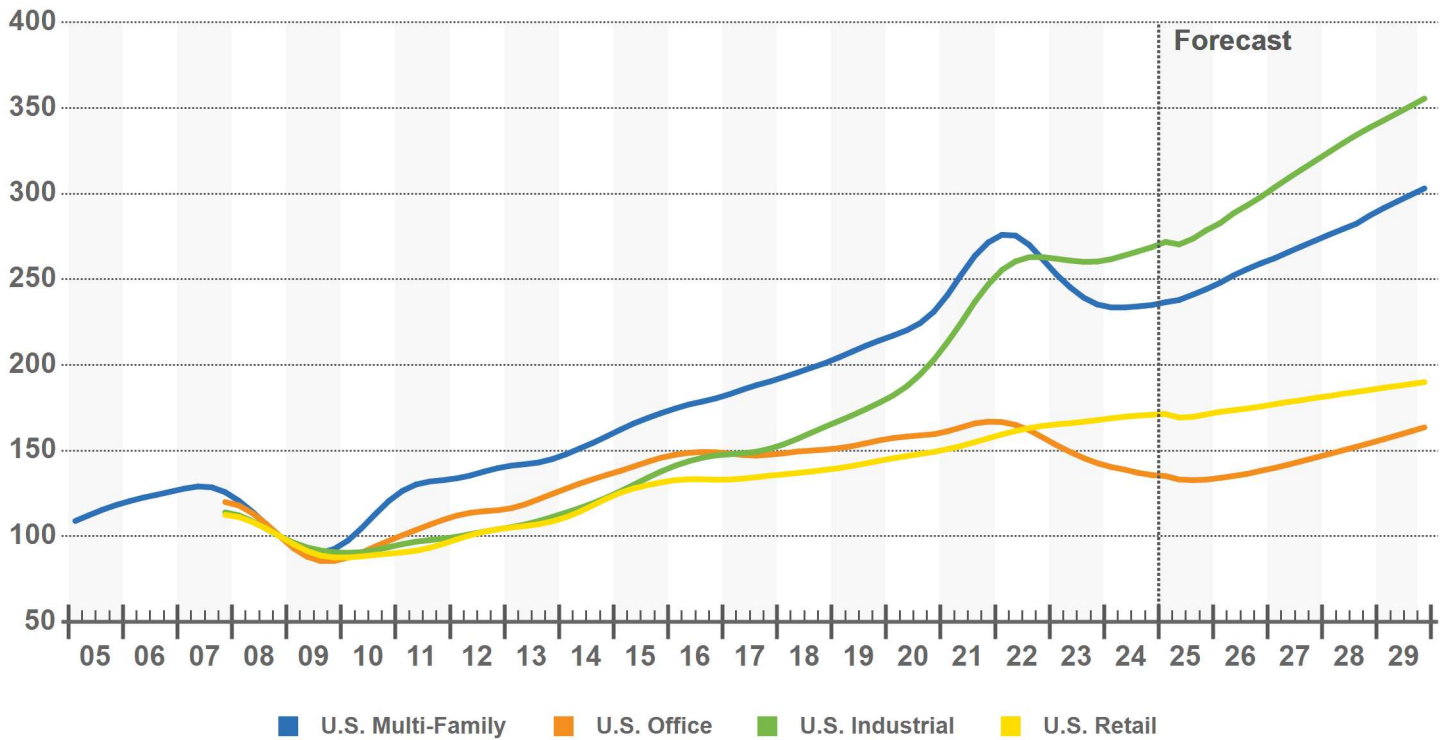
PALM BEACH METRO SALES VOLUME IN SQUARE FEET



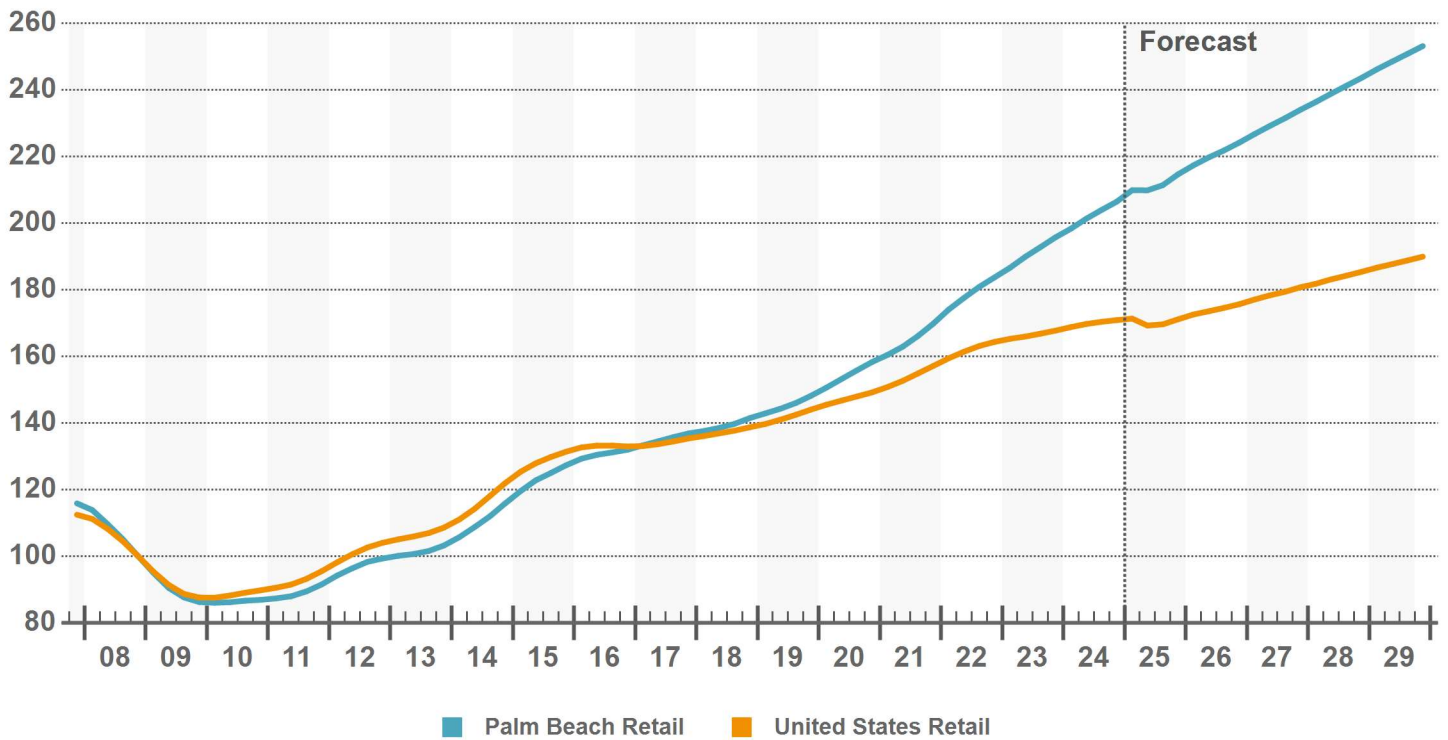
# Sales Pricing

901 S Dixie Hwy - Lake Worth Autotec

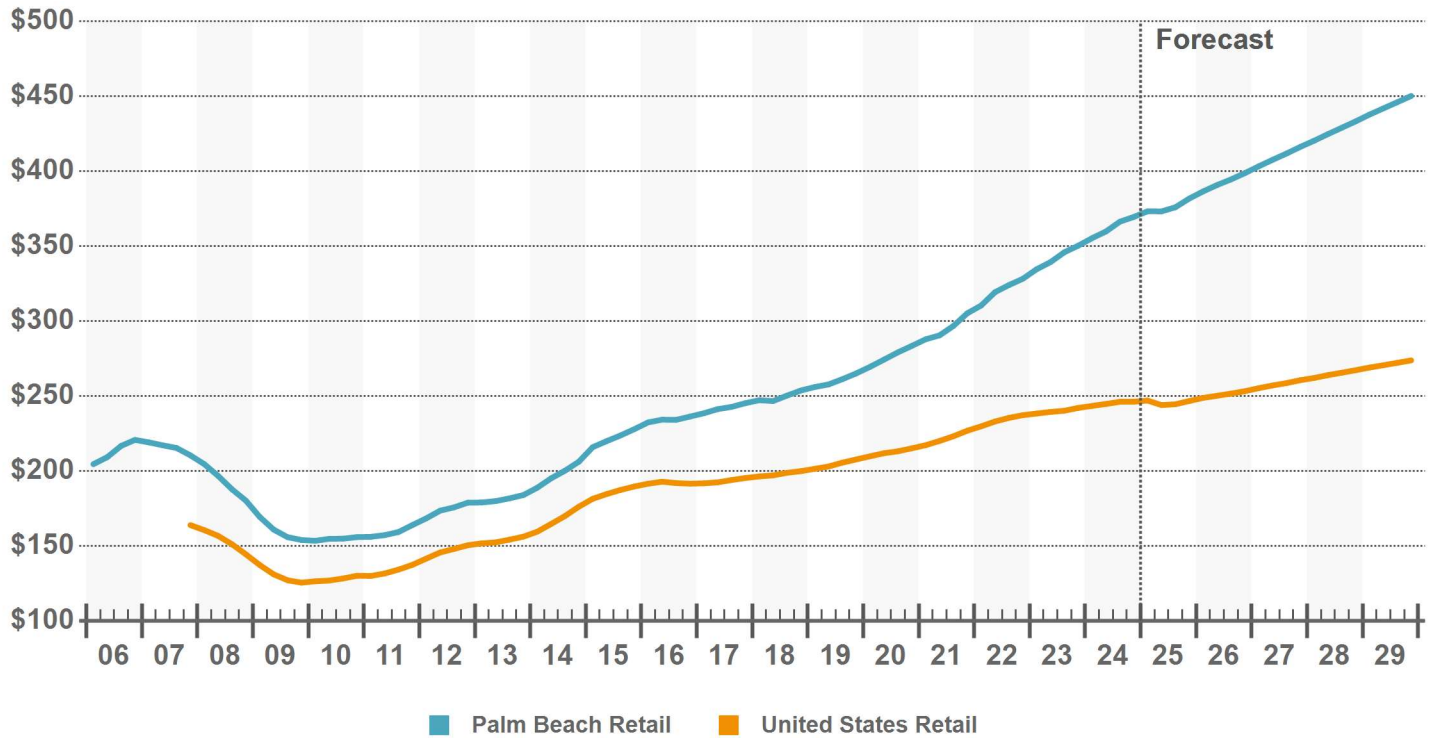
## NATIONAL PRICE INDICES



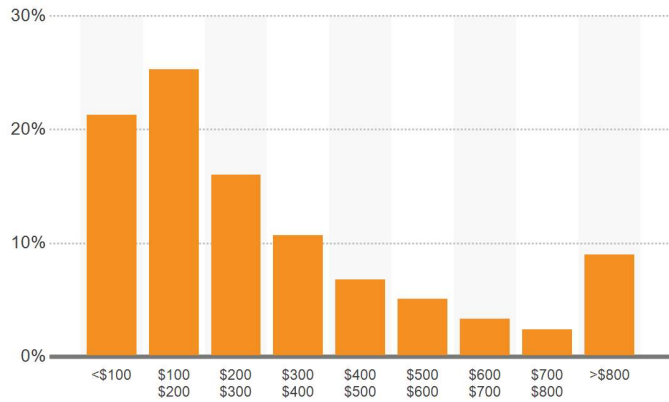
## REGIONAL RETAIL PRICE INDICES



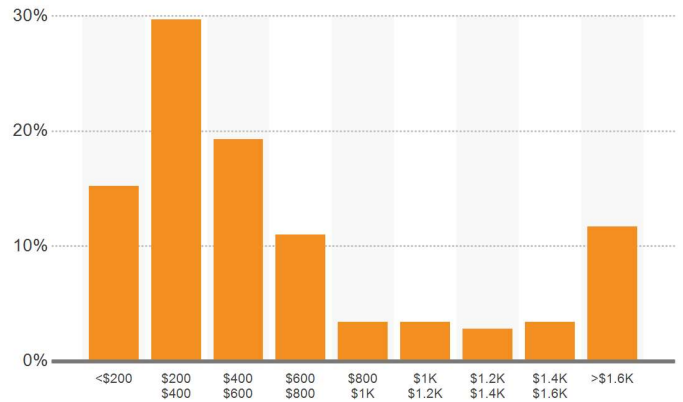
## MARKET PRICE PER SF



## UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



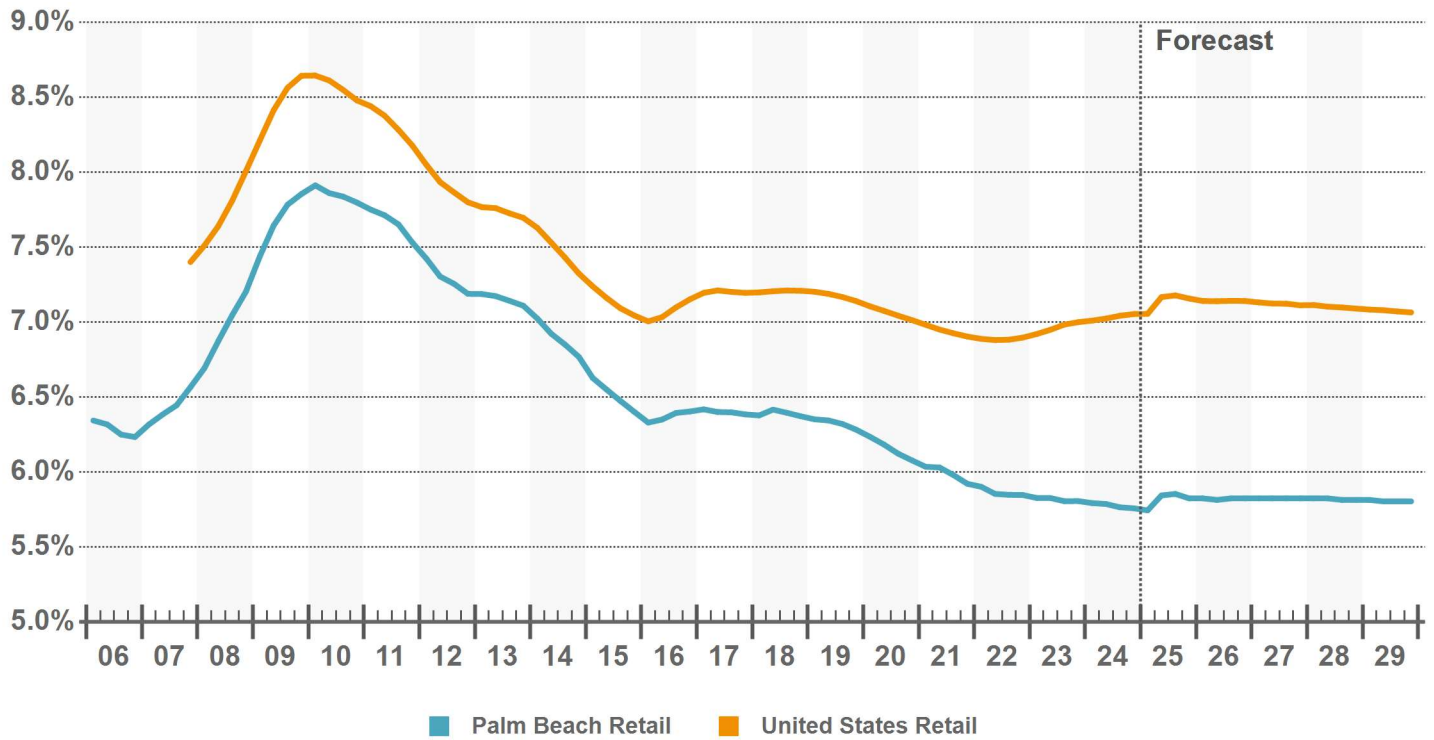
## PALM BEACH SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



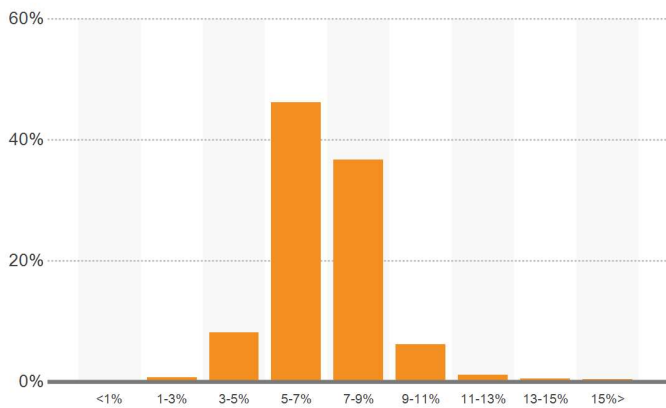
## PRICE PER SF SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	40,143	\$0.03	\$55	\$184	\$192	\$851	\$47,750
Palm Beach	148	\$17	\$167	\$463	\$392	\$1,930	\$5,752
Palm Springs/Lake Worth	6	\$196	\$354	\$603	\$814	\$2,391	\$3,125
Selected Sale Comps	6	\$329	\$412	\$511	\$490	\$545	\$579

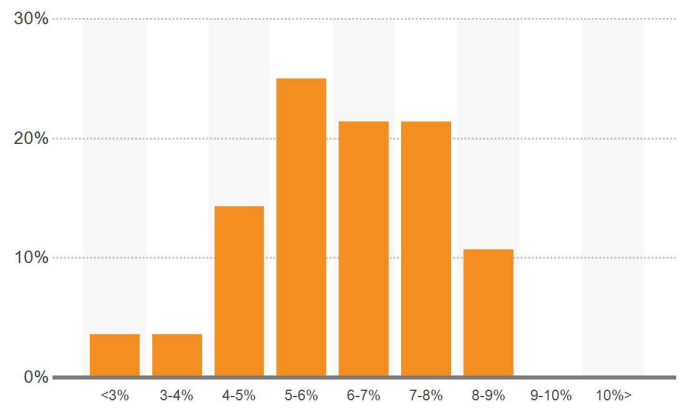
## MARKET CAP RATE



## UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



## PALM BEACH CAP RATE DISTRIBUTION PAST 12 MONTHS



## CAP RATE SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	6,199	0.6%	5.0%	6.7%	6.9%	9.1%	25.0%
Palm Beach	21	3.8%	4.5%	5.7%	5.9%	7.4%	8.6%
Palm Springs/Lake Worth	0	-	-	-	-	-	-
Selected Sale Comps	0	-	-	-	-	-	-

## TOP PALM BEACH RETAIL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Yevgeniy Yermakov	9	144,250	\$112,138,264	0	0	-
EDENS	12	244,828	\$88,409,501	0	0	-
Kite Realty Group Trust	4	170,485	\$68,400,000	0	0	-
Publix Super Markets Inc.	2	155,259	\$57,229,600	0	0	-
<b>Realty Income Corporation</b>	<b>9</b>	<b>42,225</b>	<b>\$46,462,244</b>	<b>1</b>	<b>13,244</b>	<b>\$10,263,265</b>
BPS Partners FL, LLC	2	140,674	\$39,050,000	0	0	-
The Breakers	3	14,950	\$32,850,000	0	0	-
Soloviev Group	5	24,490	\$32,000,000	0	0	-
Christ Fellowship Church, Inc.	2	70,307	\$31,500,000	0	0	-
Woolbright Development, Inc.	5	135,060	\$31,100,550	0	0	-
CS Ventures	1	9,536	\$30,255,425	1	5,606	\$11,500,000
Benderson Development Company, Inc.	3	89,641	\$28,000,000	0	0	-
Bucksbaum Properties, LLC	4	111,361	\$27,125,001	0	0	-
Shannon Waltchack	1	74,102	\$20,310,000	0	0	-
Armata Holdings	3	73,504	\$19,500,001	0	0	-
BH Group	4	65,908	\$19,200,000	0	0	-
PEBB Enterprises	5	181,959	\$19,200,000	5	74,308	\$21,507,145
The Related Companies	4	65,908	\$19,200,000	0	0	-
SVPGlobal	1	224,396	\$15,000,000	0	0	-
Integra Solutions, LLC	3	165,150	\$14,850,000	0	0	-
Grieco Automotive Group	1	47,694	\$14,500,000	0	0	-
David Spiegel	1	23,240	\$13,147,000	0	0	-
Ibrahim Yasubuga	2	16,044	\$11,950,000	0	0	-
Caled & Yuma Hamed	5	65,675	\$10,477,000	0	0	-
Pliskin Realty & Development, Inc.	1	49,451	\$10,075,000	0	0	-

■ Purchased at least one asset in Palm Springs/Lake Worth submarket

## TYPES OF RETAIL PALM BEACH BUYERS PAST TWO YEARS

Company Type	Buying Volume			Average Purchase		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	272	2,847,594	\$1.10	\$386	\$4,046,281	
User	21	349,366	\$0.14	\$401	\$6,678,026	
REIT/Public	13	212,710	\$0.11	\$539	\$8,835,557	
Institutional	2	228,896	\$0.02	\$70	\$8,072,500	
Private Equity	4	18,885	\$0.01	\$698	\$3,300,000	



## TOP PALM BEACH RETAIL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Terranova Corporation	12	244,828	\$88,409,501	0	0	-
Jamestown US-Immobilien GmbH	4	170,485	\$68,400,000	0	0	-
Prudential	2	155,259	\$57,229,600	0	0	-
Southeast Centers, LLC	2	155,259	\$57,229,600	0	0	-
SJC Ventures	4	69,204	\$49,249,999	0	0	-
Stiles Retail Group	3	58,266	\$47,500,000	0	0	-
Sterling Organization	2	140,674	\$39,050,000	0	0	-
Macy's, Inc.	2	274,663	\$38,500,000	0	0	-
Seven & i Holdings	2	6,493	\$35,316,412	0	0	-
Leviathan Land Group	5	24,490	\$32,000,000	0	0	-
DRA Advisors	5	135,060	\$31,100,550	0	0	-
SITE Centers	5	135,060	\$31,100,550	0	0	-
Greenstone Realty Advisors	1	9,536	\$30,255,425	0	0	-
Menin Development, Inc.	3	89,641	\$28,000,000	0	0	-
Sunshine Investments	1	14,000	\$28,000,000	0	0	-
Inanc Kirgiz	4	111,361	\$27,125,001	0	0	-
Bank of America Corporation	4	34,978	\$24,479,000	0	0	-
Redfearn Capital	2	81,202	\$23,935,000	1	6,292	\$3,800,000
PEBB Enterprises	5	74,308	\$21,507,145	5	181,959	\$19,200,000
MNR Investments, Inc	1	74,102	\$20,310,000	0	0	-
Asana Partners	3	73,504	\$19,500,001	0	0	-
Saglo Companies LLC	3	165,150	\$14,850,000	0	0	-
John Hairabedian	1	47,694	\$14,500,000	0	0	-
Hanson & Hanson Builders, Inc.	1	23,240	\$13,147,000	0	0	-
Walgreens Boots Alliance	3	40,075	\$12,040,454	0	0	-

■ Sold at least one asset in Palm Springs/Lake Worth submarket

## TYPES OF RETAIL PALM BEACH SELLERS PAST TWO YEARS

Company Type	Selling Volume			Average Sale		
	Bldgs	SF	Billions	Price/SF	Avg Price	
Private	253	2,497,317	\$1.04	\$415	\$4,102,921	
User	24	423,149	\$0.15	\$345	\$6,100,290	
Institutional	20	418,090	\$0.15	\$349	\$7,308,602	
Private Equity	7	316,159	\$0.11	\$358	\$16,207,142	
REIT/Public	7	160,594	\$0.04	\$273	\$6,270,402	