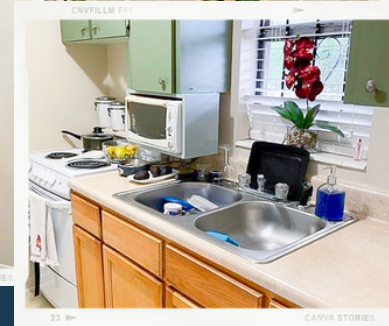
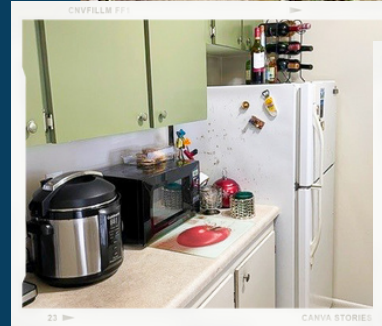


MULTI-FAMILY PROPERTY FOR SALE

INCLUDES ADDITIONAL LAND
FOR POTENTIAL EXPANSION

PRICE

\$ 1,950,000



PROPERTY FEATURES :



12 UNITS



1 BEDROOM/
1 BATHROOM



2 BUILDINGS



WEST PALM
BEACH, FL

ATLANTIC
Commercial Group, Inc.®

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Building One



Future Expansion Area

OVERVIEW

PROPERTY DETAILS

Address:	1530 Forest Hill Boulevard West Palm Beach, FL
Price:	\$1,950,000
Number of Buildings:	2
Number of Units:	12
Total SF:	7,900 SF
Stories:	2
Year Built:	1965
Land Area:	0.76 acres
Zoning:	MF
Pro-Forma NOI:	\$108,160

INVESTMENT OVERVIEW

Atlantic Commercial Group is pleased to offer for sale 1530 Forest Hill Blvd (the "Property"), a two-story, multi-family asset strategically located in the town of Lake Clark Shores, Palm Beach County. This rare offering presents an opportunity to purchase a multi-family property in one of the most sought after and vibrant markets. The Property is in close proximity to five parks and recreational areas, Dreher Park, the Palm Beach Zoo, the South Florida Science Center and Aquarium, and the West Palm Beach Golf Course.

PROPERTY & SITE DESCRIPTION

Address: 1530 Forest Hill Boulevard, West Palm Beach, FL 33406

Rentable Area: 7,900 SF

Number of Buildings: 2

Stories: 2

Number of Units: 12

Year Built: 1965

Parcel Control Number: 34-43-44-08-06-005-0223

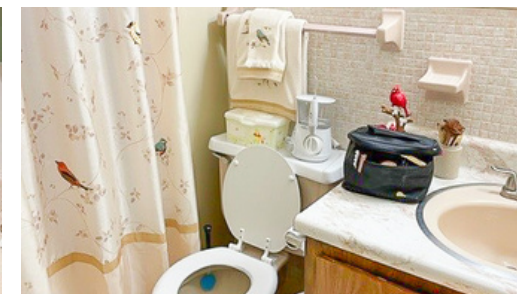
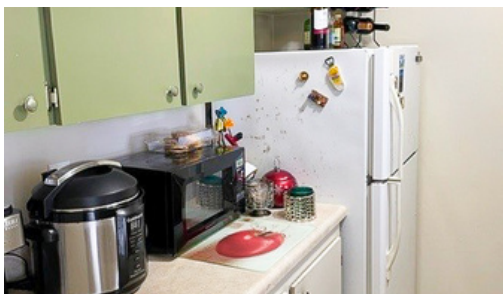
Land Area: 0.76 acres

Zoning: MF - MULTIPLE FAMILY (34-LAKE CLARKE SHORES)

Location: North side of Forest Hill Blvd between Florida Mango Road and I-95.

Structure: Reinforced Concrete.

Parking: 20 surface parking spaces.



SITE PLAN



AERIAL







FLORIDA MANGO ROAD

SITE



FOREST HILL BLVD



INCOME

CURRENT INCOME

PRO-FORMA INCOME

UNIT	UNIT TYPE	RENT/MO	RENT/YR	RENT/MO	RENT/YR
1	1 BR/ 1 BA	\$850	\$10,200	\$1,350	\$16,200
2	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
3	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
4	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
5	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
6	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
7	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
8	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
9	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
10	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
11	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
12	1 BR/1 BA	\$850	\$10,200	\$1,350	\$16,200
Total Rental Income:		\$10,200	\$122,400	\$16,200	\$194,400
Total Gross Income:			\$122,400		\$194,400
Residential Vacancy @ 5%:			(\$6,120)		(\$9,720)
Total Effective Gross Income:			\$116,280		\$184,680

EXPENSES

		2021	Pro-Forma	
EXPENSES (1)	Total \$	Notes	Total \$	Notes
PROPERTY TAXES:	\$18,614	2021 Taxes Confirmed.	\$31,200	Broker Estimate.
INSURANCE:	\$14,400	Broker Estimate.	\$14,400	Broker Estimate.
ELECTRICITY:	\$200	House Meter - Owner provided.	\$200	House Meter - Owner Provided.
WATER/SEWER:	\$4,800		\$4,800	
TRASH:	\$7,800	Owner Provided.	\$7,800	Owner Provided.
LANDSCAPING:	\$2,400	Owner Provided.	\$2,400	Owner Provided.
MAINTENANCE/REPAIR:	\$6,000	Broker Estimate.	\$6,000	Broker Estimate.
PROPERTY MANAGEMENT:	\$6,120	5% of Current Income.	\$9,720	5% of Proforma Income.
TOTAL EXPENSES:	\$60,334		\$76,520	
NOI:	\$55,946		\$108,160	

NOTES:

(1) Current RE Taxes are \$18,164. Pro Forma are estimated upon sale.

(2) Management Fees are calculated at 5% of Effective Gross Income.

COMPARABLE RENATLS

Address:	1500 Forest Hill Blvd, West Palm Beach, FL	1118 N. H Street #3, Lake Worth, FL	1230 18th Avenue N. #5, Lake Worth Beach, FL	1230 N. 18th Avenue N. #3, Lake Worth, FL
Unit Type:	2 BR/ 1 BTH	1 BR/ 1 BTH	1 BR/ 1 BTH	1 BR/ 1 BTH
Date Rented:	02/01/2022	11/15/2021	10/06/2021	09/07/2021
Year Built:	1972	1965	1962	1962
Monthly Rent:	\$1,450	\$1,400	\$1,400	\$1,350
Square Feet:	700	550	550	550



1500 Forest Hill Blvd



1118 N. H Street #3



1230 18th Avenue N. #5



1230 N. 18th Avenue N. #3

COMPARABLE RENTALS (CONTINUED)

Address:	1234 17th Avenue N. #1, Lake Worth, FL	1122 N. H Street #9, Lake Worth, FL 33460	1230 18th Street N. #4, Lake Worth, FL
Unit Type:	1 BR/ 1 BTH	1 BR/ 1 BTH	1 BR/ 1 BTH
Date Rented:	09/01/2021	09/01/2021	08/24/2021
Year Built:	1959	1965	1965
Monthly Rent:	\$1,300	\$1,300	\$1,300
Square Feet:	550	550	550



1230 18th Street N. #4



1234 17th Avenue N. #1



1122 N. H Street #9

SURROUNDING AREA



DISCLOSURES

In the sale transaction between Ali Amercupan and prospective purchaser (Buyer) of the property identified as 1530 Forest Hill Blvd., West Palm Beach, FL (Property), Atlantic Commercial Group, Inc. (ACG) makes the following disclosures:

Agency Disclosure - Pursuant to Florida Law, ACG discloses that in the above transaction, ACG represents the Seller only, and ACG shall receive its compensation from the Seller only.

Notice to Buyer(s) Re: Additional Expenses - Additional expenses (e.g. attorneys' fees, taxes, title insurance escrow fees, recording fees, discount points, survey charges, mortgage transfer or service fee, engineering inspection fees, or insurance) may be incurred by Buyer prior to, or at the time of, closing. Please consult your counsel for more information regarding your specific transaction.

Notice to Buyer(s) Re: Radon Gas - Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Applicable Laws - There are various applicable federal, state and local laws, regulations, ordinances and administrative orders having jurisdiction over the parties and applicable Property, including, but not limited to the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act ("FIRPTA"), the Comprehensive Environmental Response Compensation and Liability Act and the Americans with Disabilities Act.

Environmental Aspects and Condition of Property - All parties to real estate transactions should be aware of the health, liability and economic impact of environmental factors on any real estate property, including the above-referenced Property. ACG does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals, such as an attorney, civil engineer(s), industrial hygienist(s) and/or other person(s) with experience to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various federal, state and local authorities have enacted laws and regulations dealing with the use of underground storage tanks.

ACG has not made and does not make determinations and no representation and assumes no obligation regarding the following: environmental matters affecting the Property, including without limitation the presence or absence of underground storage tanks or toxic, hazardous waste or substances or other undesirable materials on or about the Property; the condition of the Property, including, without limitation, structural, mechanical or soil conditions; and violations of the Occupational Safety and Health Act or any other federal, state, county or municipal laws, ordinances or statutes and measurements of land an/or improvements. It is the responsibility of potential purchasers to conduct their own investigation with respect to such matters.

Notification Re: National Flood Insurance Program ("Program") - If the Property is or may be located in a Special Flood Hazard Area on HUD "Special Flood Zone Area Maps," the Program and related federal, state and/or local legislation, laws, regulations and ordinances ("Laws") may require flood insurance and/or impose certain building and zoning restrictions on the Property, especially where the Property is security for federally related financing. To determine the applicability of the Program or related Laws with respect to the Property and the cost and extent of such insurance coverage available in your area, you are advised to consult with your attorney, lender or insurance carrier regarding these matters.

DISCLAIMER

This Offering Memorandum was prepared in March, 2022, by Atlantic Commercial Group, Inc. (“Broker”) solely for the use of prospective purchasers of the real property described herein (the “Property”). Neither broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum and the financial statements were prepared and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide the Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property. Owner will sell the property only on an “as is” basis, with all faults and without representation or warranty as to physical condition.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Committee authorities and the appropriate signature of Owner is affixed to a Real Estate Purchase and Sale Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.

CONTACT INFORMATION

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