FOR SALE

OFFERING MEMORANDUM

MULTIFAMILY INVESTMENT OPPORTUNITY

15-UNITS | WATERFRONT VIEWS | VALUE-ADD

2100 NE INDIAN RIVER DR. JENSEN BEACH, FL 34957

CMB CRADY MACKIN BELLAND

COMMERCIAL REAL ESTATE

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15-Unit Multifamily Investment Opportunity
Jensen Beach, FL

CONTACT INFORMATION

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EXECUTIVE SUMMARY

CMB Commercial Real Estate is pleased to present the exclusive opportunity to acquire the Indian River Drive Apartments, a 15-unit, two-building multifamily investment located at 2100 NE Indian River Drive in Jensen Beach, Florida. Situated along the Indian River Lagoon corridor in the heart of Martin County's Treasure Coast, the site offers waterfront views, a rare combination of coastal lifestyle appeal, walkability to downtown Jensen Beach, and genuine in-place value-add upside for a new owner.

The Property consists of two separate buildings totaling 15 residential units – one building comprised of 8 single-bedroom units and a second building comprised of 7 efficiency units. Leases are currently structured as a mix of month-to-month and annual terms, providing an incoming owner with near-term flexibility to reposition the rent roll to market. The Property is currently generating approximately $279,600 in gross annual rental income.

The current ownership has already invested meaningfully in the physical asset, having completed a full interior and exterior repaint of both buildings, updated kitchens and bathrooms, installed all-new appliances, and replaced the air conditioning systems throughout. These improvements reduce near-term capital expenditure risk for a buyer while the mixed lease structure and month-to-month tenancies create a path to push rents to dominant Jensen Beach market levels.

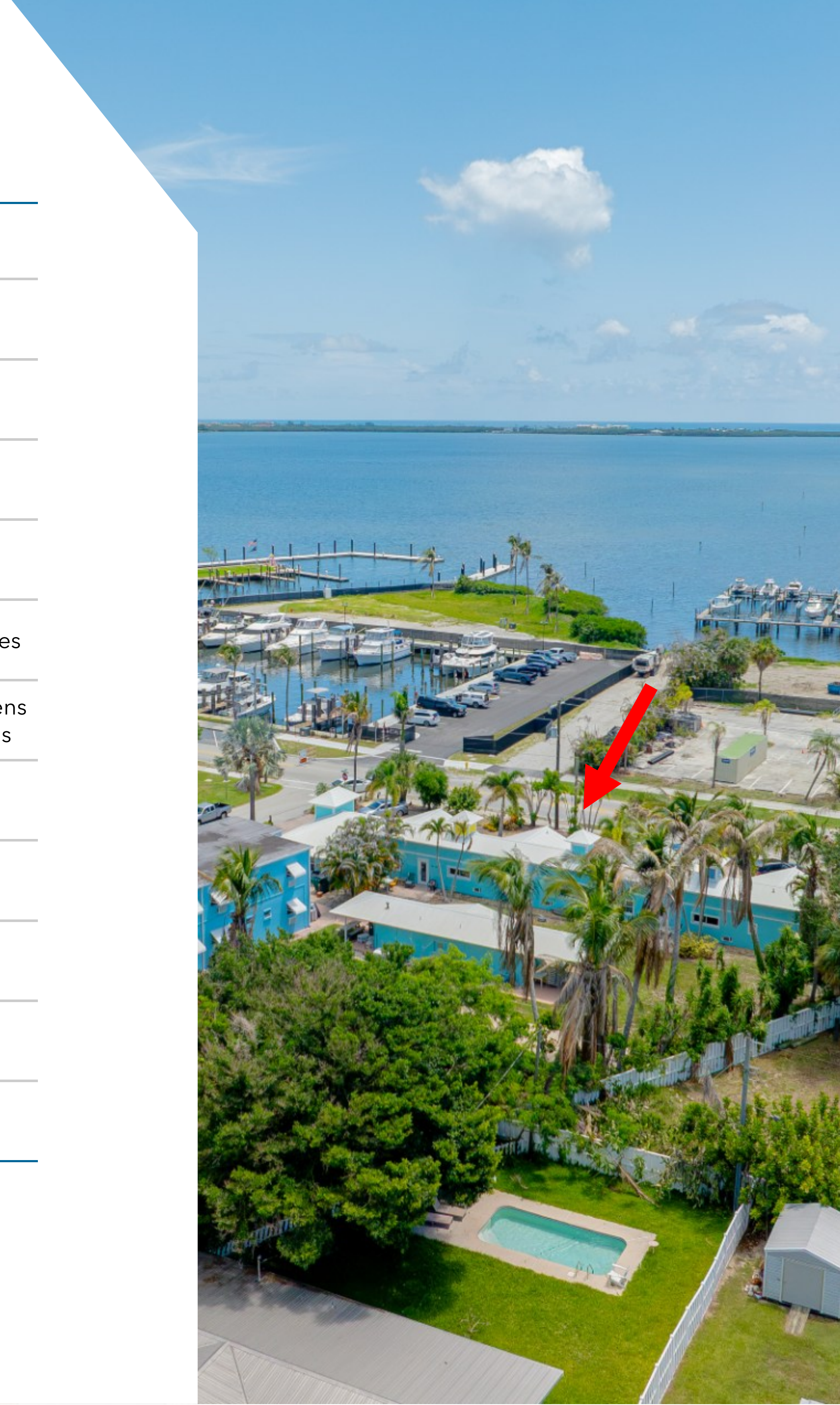
15 TOTAL UNITS	**2** BUILDINGS	**$279,600** GROSS ANNUAL RENT	**Recently Renovated** YEAR BUILT / RENOVATED

INVESTMENT HIGHLIGHTS

- **Value-Add Rent Growth Opportunity** – a blend of month-to-month and annual leases allows an incoming owner to systematically mark units to market over a short hold period.
- **Recent Capital Improvements Completed by Ownership** – full interior and exterior repaint of both buildings, updated kitchens and bathrooms, all-new appliance packages, and new AC systems reduce near-term deferred maintenance risk.
- **Two-Building, 15-Unit Configuration** – 8 single-bedroom units plus 7 efficiency units provides a diversified unit mix appealing to a broad tenant base, from single professionals to seasonal residents.
- **Premier Jensen Beach Location** – situated on NE Indian River Drive within close proximity to boat docks and marinas, waterfront parks, Hutchinson Island beaches, and the walkable shops and restaurants of historic downtown Jensen Beach.
- **Everyday Convenience** – near-immediate access to everyday retailers including Publix, supporting strong, durable tenant demand.
- **Coastal Lifestyle Demand Driver** – Martin County's Treasure Coast continues to draw renters priced out of homeownership and seasonal residents seeking water-oriented, low-maintenance living.
- **Scalable, Manageable Asset Size** – a 15-unit, two-building footprint is well suited to efficient on-site or third-party management.

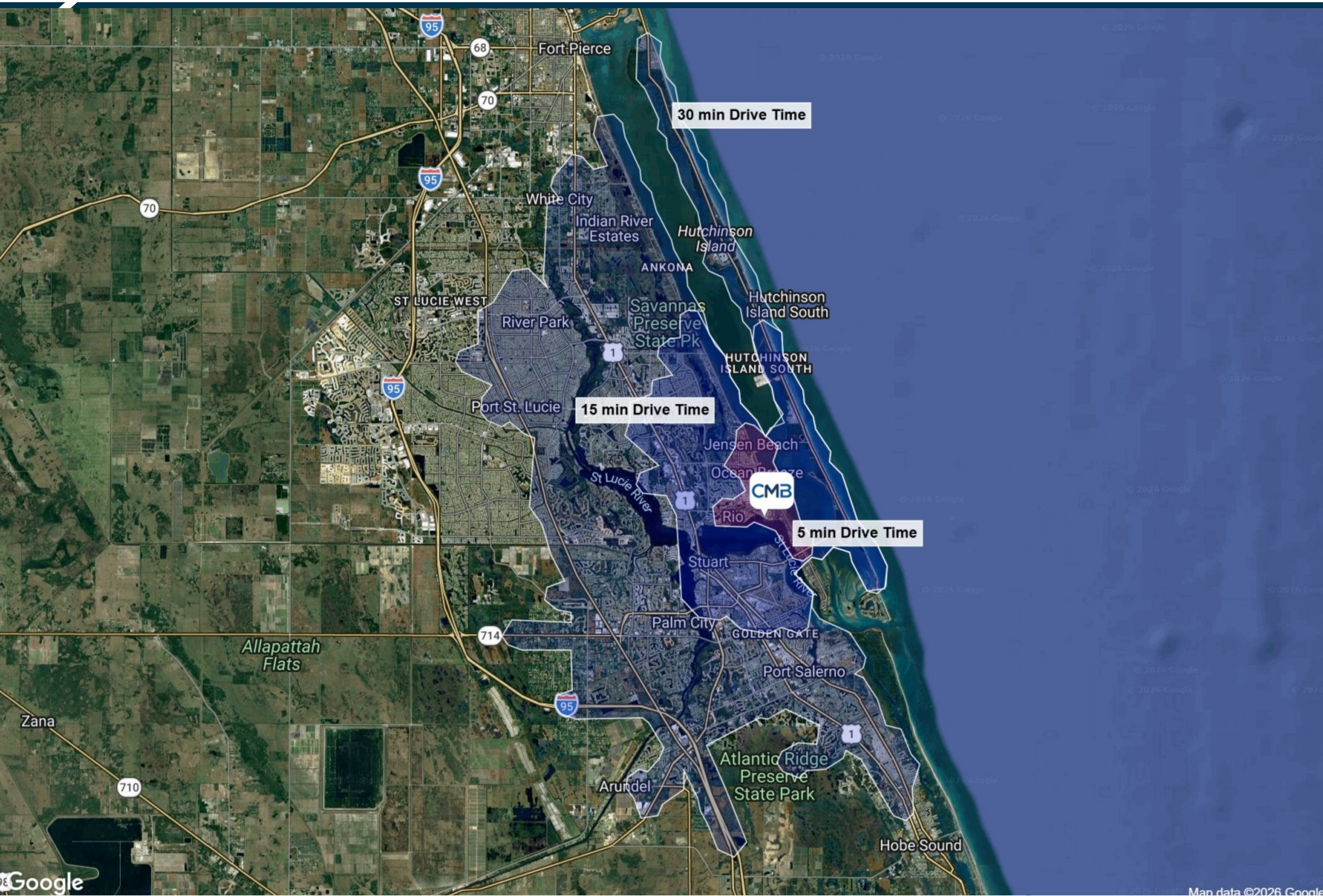
INVESTMENT OVERVIEW

PRICE	$2,995,000
TOTAL SQUARE FOOTAGE	6,764 SF
NUMBER OF BUILDINGS	2
BUILDING A	8 single-bedroom units
BUILDING B	7 efficiency units
LEASE STRUCTURE	Mixture of month-to-month and annual leases
RECENT CAPITAL IMPROVEMENTS	Full interior/exterior repaint, updated kitchens & baths, all-new appliances, new AC systems
INVESTMENT STRATEGY	Value-add through rent growth to market
CURRENT GROSS ANNUAL RENT	$279,600
ZONING	WRC–Waterfront Resort Commercial
LAND USE	Commercial Waterfront
PARCEL ID	26-37-41-000-000-00290-0

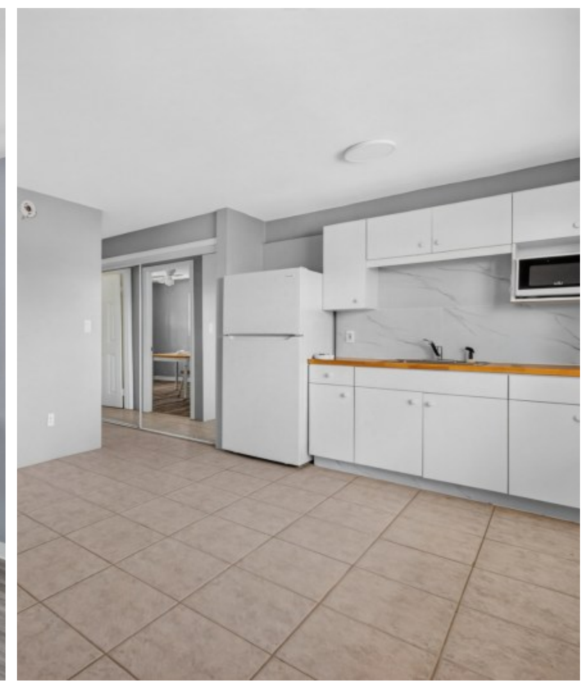


SITE SURROUNDINGS

TRAVEL TIME FROM LOCATION (5 MIN | 15 MIN | 30 MIN)



PROPERTY PHOTOS



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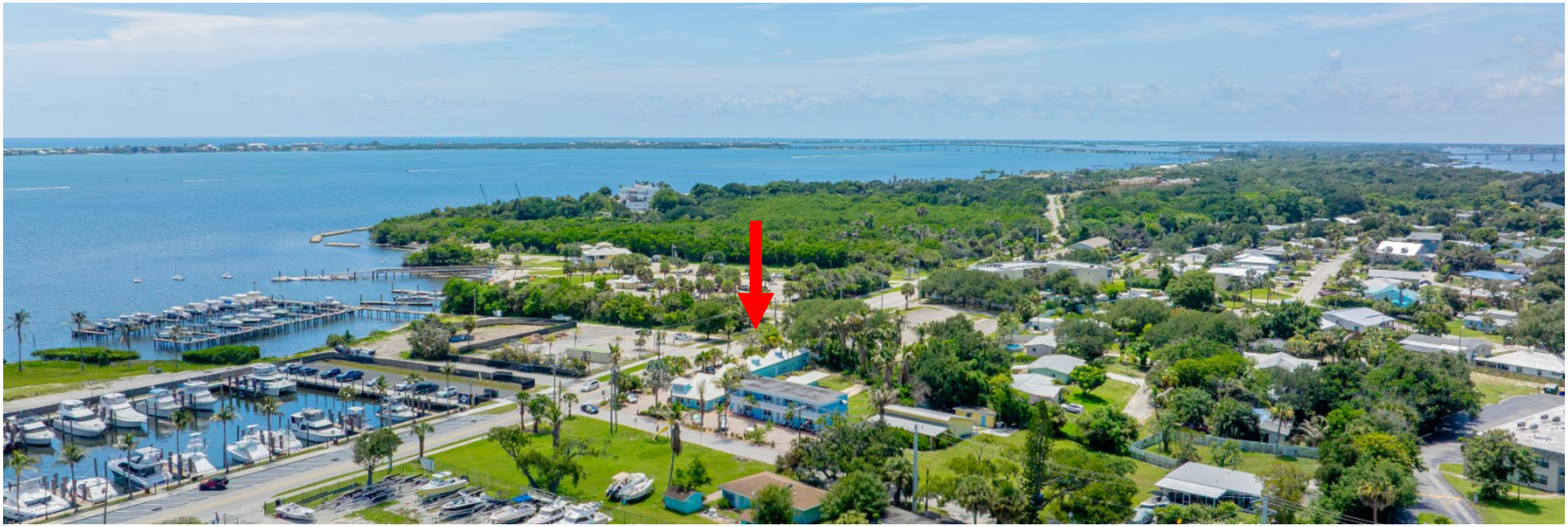


RENT ROLL

Unit #	Unit Type	Metering / Utility Notes	Monthly Rent	Annual Rent	Occupancy	Expiration
SB-01	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	MTM
SB-02	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	MTM
SB-03	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	12/31/2026
SB-04	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	12/31/2026
SB-05	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	MTM
SB-06	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	MTM
SB-07	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	MTM
SB-08	Single Bedroom	Individually metered (tenant pays electric)	$1,600	$19,200	100%	12/31/2026
EF-09	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	12/31/2026
EF-10	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	12/31/2026
EF-11	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	MTM
EF-12	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	12/31/2026
EF-13	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	MTM
EF-14	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	12/31/2026
EF-15	Efficiency	Shared meter (landlord pays electric)	$1,500	$18,000	100%	12/31/2026
TOTAL (15 Units)			**$23,300**	**$279,600**		

Single Bedrooms (8 units × $1,500/mo)	*$12,800*	*$153,600*
Efficiencies (7 units × $1,400/mo)	*$10,500*	*$126,000*

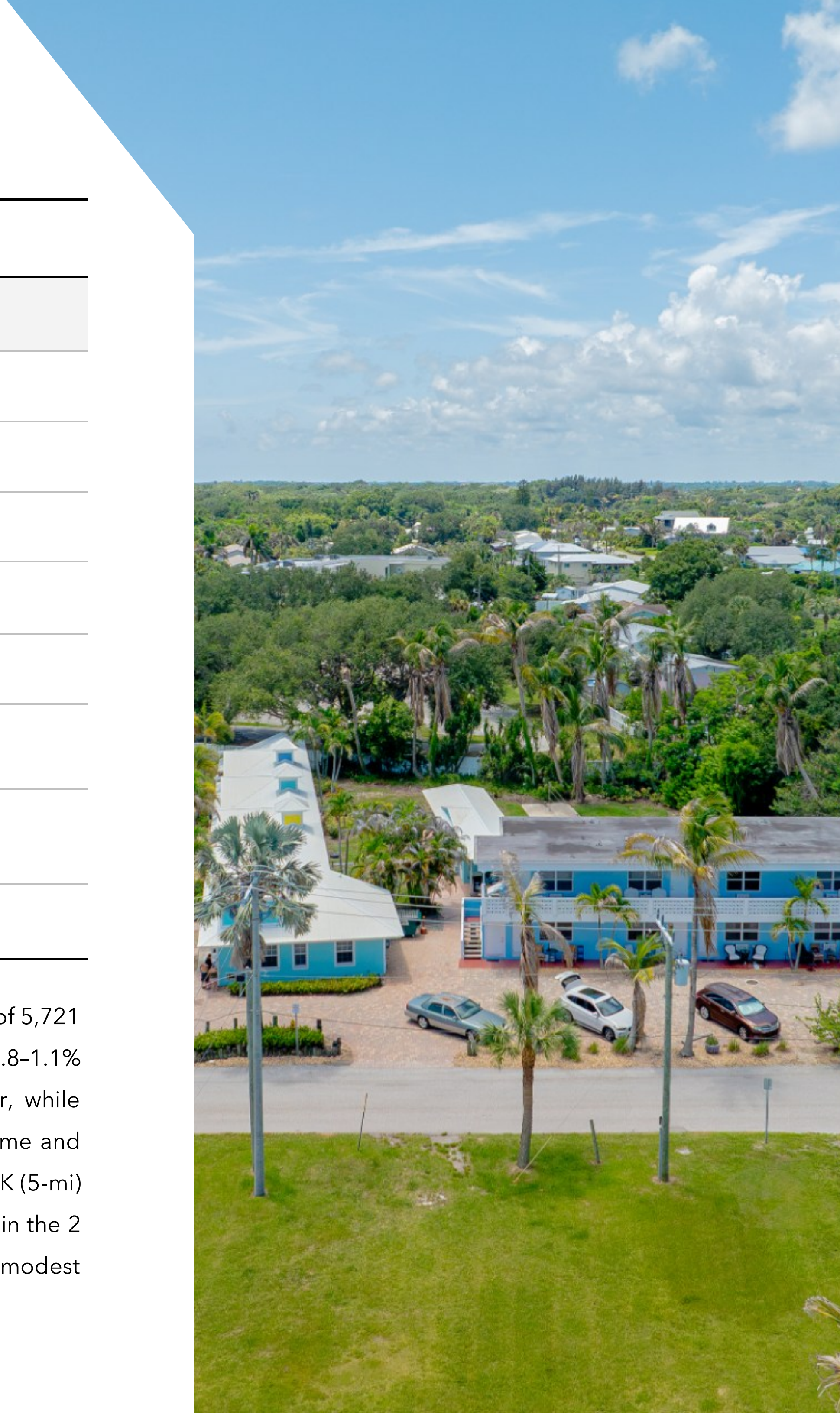
This rent roll is provided for informational purposes only and is believed to be accurate but is not guaranteed. Prospective purchasers or tenants should independently verify all information.

DEMOGRAPHICS

2100 Northeast Indian River Drive, Jensen Beach, FL, USA

Radius	1 mi	3 mi	5 mi
Population	5,721	28,834	78,101
Average HH Income	$103,493	$125,390	$124,070
Median HH Income	$67,189	$83,242	$85,872
Population Median Age	56.2	55.4	53.4
Households	3,022	14,416	37,520
Renter Occupied Dwellings	1,040	3,838	11,110
Owner Occupied Dwellings	1,981	10,578	26,410
% Civilian Employed	48.50%	48.20%	48.10%

The immediate trade area shows steady, modest growth with 2026 population estimates of 5,721 (1-mile), 14,067 (2-mile) and 78,101 (5-mile) and projected annual gains of roughly 0.8–1.1% through 2031. Household counts have risen since 2010 and continue to edge higher, while median age is elevated (56.2 at 1 mile), signaling an older-skewing demographic. Income and wealth indicators are solid—median household incomes range from ~$67K (1-mi) to ~$86K (5-mi) with per-capita incomes above $54K—paired with above-average educational attainment in the 2–5 mile rings. The area remains predominantly white with a growing Hispanic share and a modest local business base.



LOCATION & AREA OVERVIEW

The Property benefits from an exceptional Jensen Beach location on NE Indian River Drive, one of Martin County's most desirable residential corridors along the Indian River Lagoon, with the Property itself offering waterfront views of the lagoon. Jensen Beach is a walkable, water-oriented community on Florida's Treasure Coast known for its historic downtown, active marina culture, and easy access to ocean recreation – an increasingly sought-after combination for renters seeking a coastal lifestyle without South Florida's premium price points.

- Boat Docks & Marinas – the Property sits along the NE Indian River Drive corridor, moments from area marinas and boat slips serving the Indian River Lagoon and the Intracoastal Waterway, an amenity highly valued by Treasure Coast renters.
- Waterfront Parks – close proximity to Indian Riverside Park and the surrounding lagoon-front green space, offering walking paths, a fishing pier, and community programming.
- Beaches – quick access to the Atlantic beaches of Hutchinson Island, a defining lifestyle draw for the local rental market.
- Historic Downtown Jensen Beach – walkable proximity to the shops, restaurants, and weekly community events (including the popular Thursday-night "Jammin' Jensen") that define Jensen Beach's small-town coastal character.
- Everyday Retail – near-immediate access to everyday necessities including Publix, supporting consistent tenant demand and convenience.

Regional Context

Jensen Beach sits within Martin County, between the Stuart and Port St. Lucie submarkets on Florida's Treasure Coast. The area continues to benefit from steady in-migration to South Florida, constrained new multifamily supply relative to demand, and a renter base drawn to the region's marinas, beaches, and lower-density, small-town feel relative to markets further south.

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$2,995,000

PURCHASE PRICE

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CMB Commercial Real Estate and it should not be made available to any other person or entity without the written consent of CMB Commercial Real Estate.

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