

BRAND-NEW CONSTRUCTION • FULLY OCCUPIED • FEE-SIMPLE OWNERSHIP

10-UNIT TOWNHOME COMMUNITY

3871 PATIO COURT, PALM SPRINGS, FLORIDA 33461



Aerial view of Patio Court Townhomes — new-construction community, completed 2024.

Exclusive Opportunity: Brand-new construction townhouse community for sale in a high-demand Palm Beach County location. Built in 2024, this fully occupied 10-unit community offers each owner their own deeded home with its own Parcel Control Number (PCN — fee-simple ownership). Each unit features 3 bedrooms, 2.5 bathrooms, a 1-car garage, and 1,754 total square feet. With an average rent of \$2,850 per unit, this is a prime, turn-key income-producing investment offering approximately 30 years of maintenance-free construction ahead. Don't miss out.

LIST PRICE

\$5,299,000

10	2024	\$302	5.0%
Total Units	Year Built	Price / Sq Ft	Cap Rate (approx.)

Note: All information is believed accurate however is not warranted and should be verified by all interested parties. Deemed reliable but not guaranteed. Source: Beaches MLS #B26021191.

Owner/Agent Alex Bayatnia

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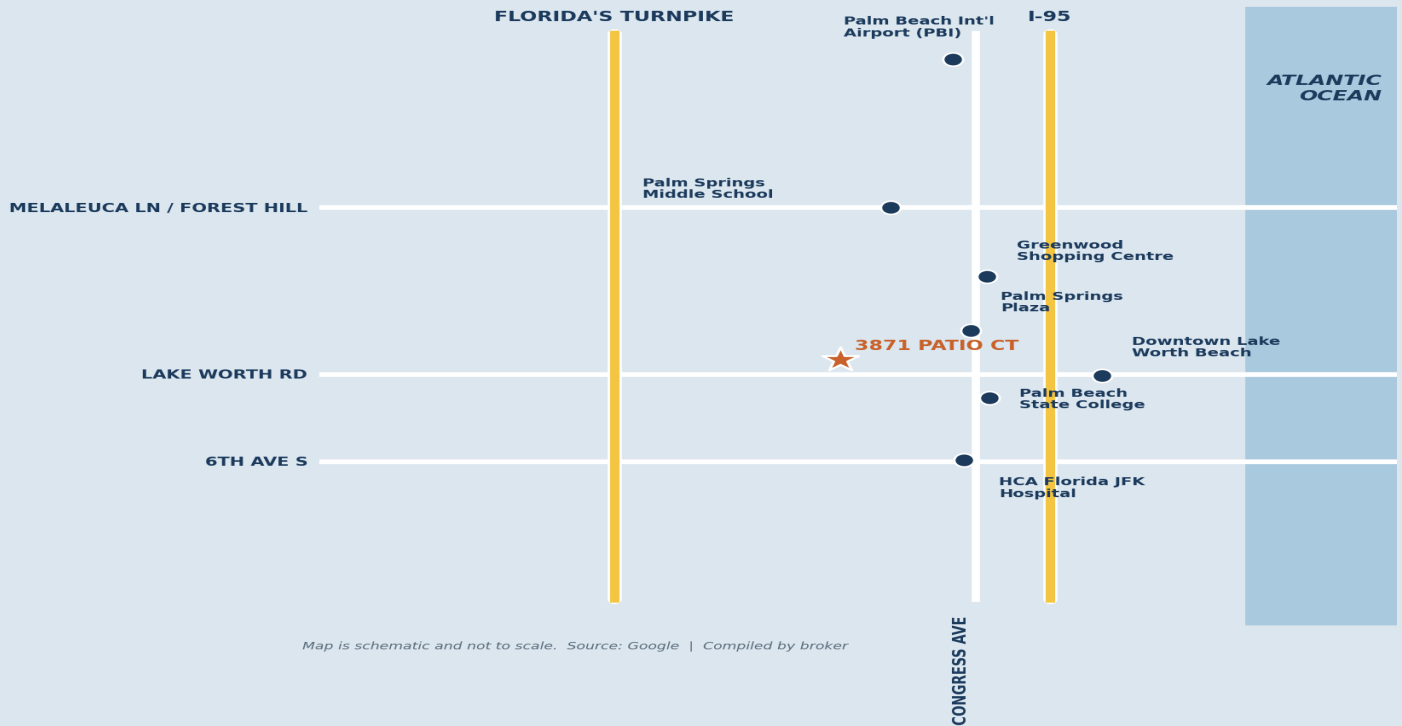
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PRIME PALM BEACH COUNTY LOCATION



Patio Court Townhomes sits in the heart of the Lake Worth Corridor, an established residential submarket in unincorporated/Palm Springs, Palm Beach County — sandwiched between Congress Avenue and Florida's Turnpike, just north of Lake Worth Road. The location offers renters quick access to three major north-south arteries (Florida's Turnpike, I-95, and Congress Avenue/US-1), placing employment centers in West Palm Beach, Lake Worth Beach, Greenacres, and Boynton Beach all within an easy commute.

WHY THIS LOCATION WORKS FOR RENTERS

- Positioned between Congress Avenue and Florida's Turnpike, roughly 3 miles to I-95.
- Approximately 5 miles to the sand at Lake Worth Beach / the Atlantic Ocean.
- Minutes from HCA Florida JFK Hospital (Atlantis) and Palm Beach State College.
- Under 10 miles to Palm Beach International Airport (PBI).
- Walkable to Palm Springs Plaza and Greenwood Shopping Centre (Publix-anchored).
- Zoned within the Palm Springs / Lake Worth Corridor school attendance boundaries.

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EVERY LIFESTYLE CONVENIENCE WITHIN A SHORT DRIVE

SHOPPING & DAILY NEEDS

- ä Greenwood Shopping Centre (Publix) — approx. 1.2 miles
- ä Palm Springs Plaza — approx. 0.7 miles
- ä 3 shopping centers within 0.8 miles (approx. 15-min walk)

EDUCATION

- ä Palm Springs Community Middle School — approx. 2.3 miles
- ä Mavericks High School at Palm Springs — nearby
- ä Palm Beach State College (Lake Worth campus) — approx. 1.5 miles
- ä Palm Beach Atlantic University — short drive

HEALTH & TRANSPORTATION

- ä HCA Florida JFK Hospital — approx. 1.7 miles / 5 min
- ä Palm Beach International Airport (PBI) — approx. 9 miles
- ä I-95 access — approx. 3 miles
- ä Florida's Turnpike access — approx. 2.5 miles

RECREATION

- ä Lake Worth Beach / Atlantic Ocean — approx. 5 miles
- ä 5 parks within 6.4 miles, incl. Village Center Complex
- ä Pine Jog Environmental Education Center — nearby
- ä Okeetheelee Nature Center — nearby

This area is considered car-dependent; most residents commute by vehicle, with Tri-Rail and I-95/Turnpike access supporting an easy commute throughout Palm Beach County.

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BRAND-NEW CONSTRUCTION WITH TURN-KEY UNIT FINISHES



COMMUNITY HIGHLIGHTS

- Built in 2024 — approximately 30 years of maintenance-free construction ahead.
- 10 fee-simple townhomes, each on its own deeded Parcel Control Number (PCN).
- 2 buildings totaling 17,540 sq ft of building area on a 24,951 sq ft (0.93-acre) lot.
- Concrete block (CBS) construction with stucco and stone accents.
- Shingle roof; individually metered electric, water, and separate irrigation (well sprinkler).
- 35 total parking spaces (assigned + guest); fenced back yards (vinyl fencing).

EACH UNIT FEATURES

- 3 bedrooms, 2.5 bathrooms — 1,754 total square feet per unit.
- Private 1-car garage plus additional assigned/guest parking.
- Ceramic tile, vinyl, and wood flooring throughout.
- Central individual electric heating and central air with ceiling fans.
- Private patio/back yard with vinyl fencing.
- Smoke detectors and modern safety features throughout.

Ownership structure: each of the 10 townhomes is individually deeded (fee simple) with its own PCN, governed by an HOA — offering the flexibility of individual-unit financing/exit strategies uncommon in traditional multifamily assets, while the property still trades and operates as a single 10-unit investment portfolio.

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RENT ROLL & INCOME SUMMARY

Unit Type	Units	Beds/Baths	Monthly Rent	Annual Rent
Townhome 1	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 2	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 3	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 4	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 5	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 6	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 7	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 8	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 9	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
Townhome 10	1	3 Bed / 2.5 Bath	\$2,850	\$34,200
TOTAL	10	—	\$28,500	\$342,000

Rent roll reflects average in-place/asking rent of \$2,850/unit per MLS listing data (Beaches MLS #B26021191). Number of units leased: 10 of 10 (fully occupied).

ANNUAL OPERATING EXPENSES (2024)	
Real Estate Taxes	\$60,000
Insurance Expense	\$9,000
Maintenance Expense	\$5,000
Other / Miscellaneous	\$1,000
TOTAL ANNUAL EXPENSES	\$75,000

INCOME SUMMARY	
Gross Annual Income	\$342,000
Total Annual Expenses	(\$75,000)
NET OPERATING INCOME	\$267,000

Based on the \$5,299,000 list price, the property's Net Operating Income of \$267,000 reflects an approximate 5.04% cap rate. Financials as reported by seller/owner (Source of Expenses: Owner Provided) per Beaches MLS #B26021191; buyers should independently verify all income and expense figures during due diligence.

MARKET RENT CONTEXT — PALM SPRINGS / LAKE WORTH CORRIDOR, FL 33461

Source	1-Bed	2-Bed	3-Bed
Apartment List (Jul 2026)	\$1,507+	\$2,020+	\$2,541+
Zumper (city average, all types)	—	\$2,000 (avg., all types)	—
Subject Property (in-place)	—	—	\$2,850

Sources: Apartment List Rent Report (Palm Springs, FL, July 2026); Zumper Rent Research. Reported figures are city-wide averages, not unit-specific comps.

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SITE, BUILDING & LISTING DETAILS

MLS #	B26021191	Lot Area	24,951 sq ft (0.93 acres)
Status	Active	Zoning	CG (City) — Commercial General
List Price	\$5,299,000	Flood Zone	X
Price / Sq Ft	\$302.11	Parking Total	35 spaces (assigned + guest)
Sub Type	Multi-Family	Construction	Block / CBS / Concrete Block with Stucco, Stone
Year Built	2024	Roof	Shingle
# Buildings	2	Electric / Water Meters	11 separate electric; 10 separate water
# Units	10	Sewer / Water	Public sewer; public water source
Bldg Area (Main)	17,540 sq ft	HOA / Ownership	Corporation-owned portfolio; each unit deeded with own PCN
Stories	2	Parcel Number	70424424460010000

LISTING & TRANSACTION DETAILS

Listing Terms	1031 Exchange; Cash; Contract; Conventional
Listing Service	Full Service
Seller Represented	Yes
Listing Date	April 28, 2026
Days on Market	104
Possession	Negotiable
Sale Includes	Building; Land; Leases
Documents Available	Contracts; Copy of Lease(s); Drawings; Existing Survey; Financial Statement; Site Plans
Distance to Beach / Expressway	Approx. 5 miles to beach; approx. 3 miles to expressway
Property Condition	New Construction

Legal Description: Patio Court Townhomes Tr A. Directions: Use GPS / Google Maps to 3871 Patio Court, Palm Springs, FL 33461.

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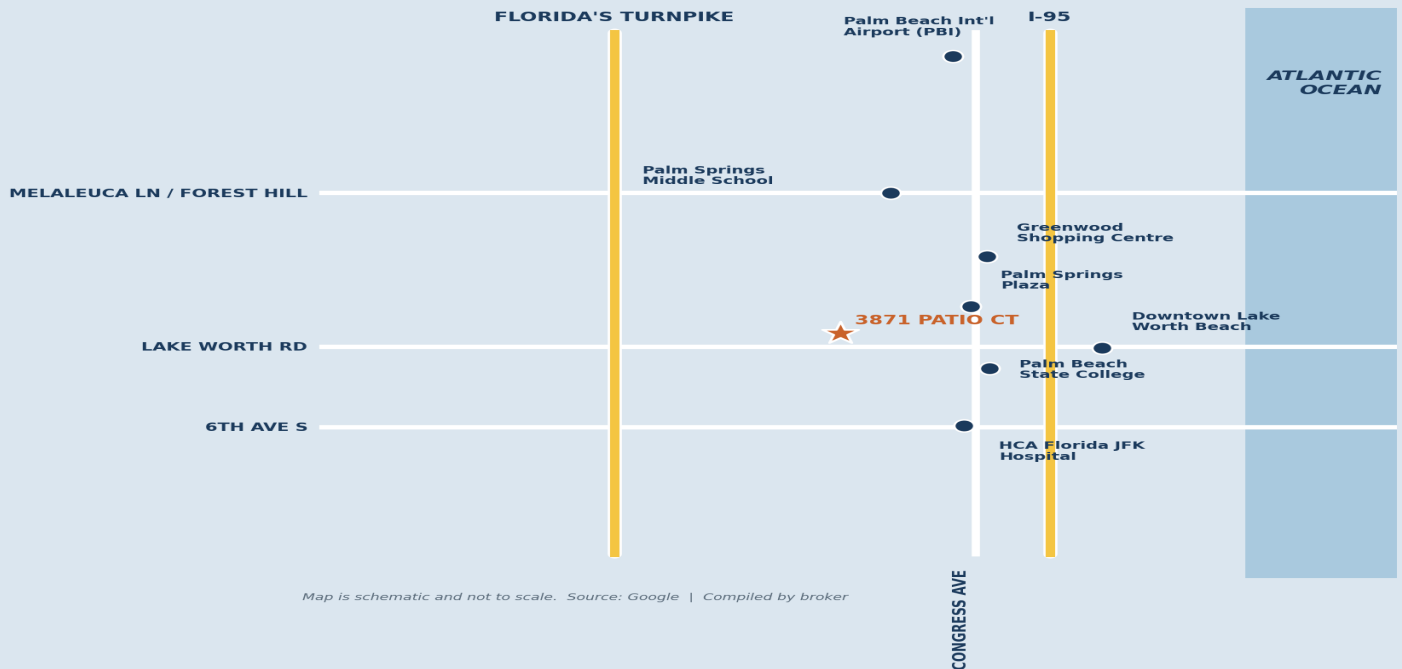
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GETTING THERE



FROM I-95

Exit onto Lake Worth Road / 6th Ave South and head west approximately 2–3 miles to Congress Avenue. Head north on Congress Ave, then west to Patio Court, Palm Springs.

FROM FLORIDA'S TURNPIKE

Take the Lake Worth Road exit and head east approximately 2–3 miles to Congress Avenue. Head north on Congress Ave, then east to Patio Court, Palm Springs.

FROM CONGRESS AVENUE

Travel to the Lake Worth Corridor / Palm Springs area between Melaleuca Lane and Lake Worth Road; turn onto Patio Court — property is at 3871 Patio Court.

INVESTMENT SUMMARY

10-unit, fully occupied, brand-new-construction (2024) townhome community in the Lake Worth Corridor of Palm Beach County. Fee-simple, individually deeded units with separate utility metering, 1-car garages, and 1,754 sq ft floor plans. Offered at \$5,299,000 (\$302.11/sq ft) with approximately \$267,000 in net operating income.

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