

The Shops at CASACOSTA

400 North Federal Highway, Boynton Beach, FL 33435

Tremendous Opportunity:

Acquire a newly constructed ground floor retail plaza in a dynamic and exciting mixed-use development in East Palm Beach County.



The Shops at CASACOSTA

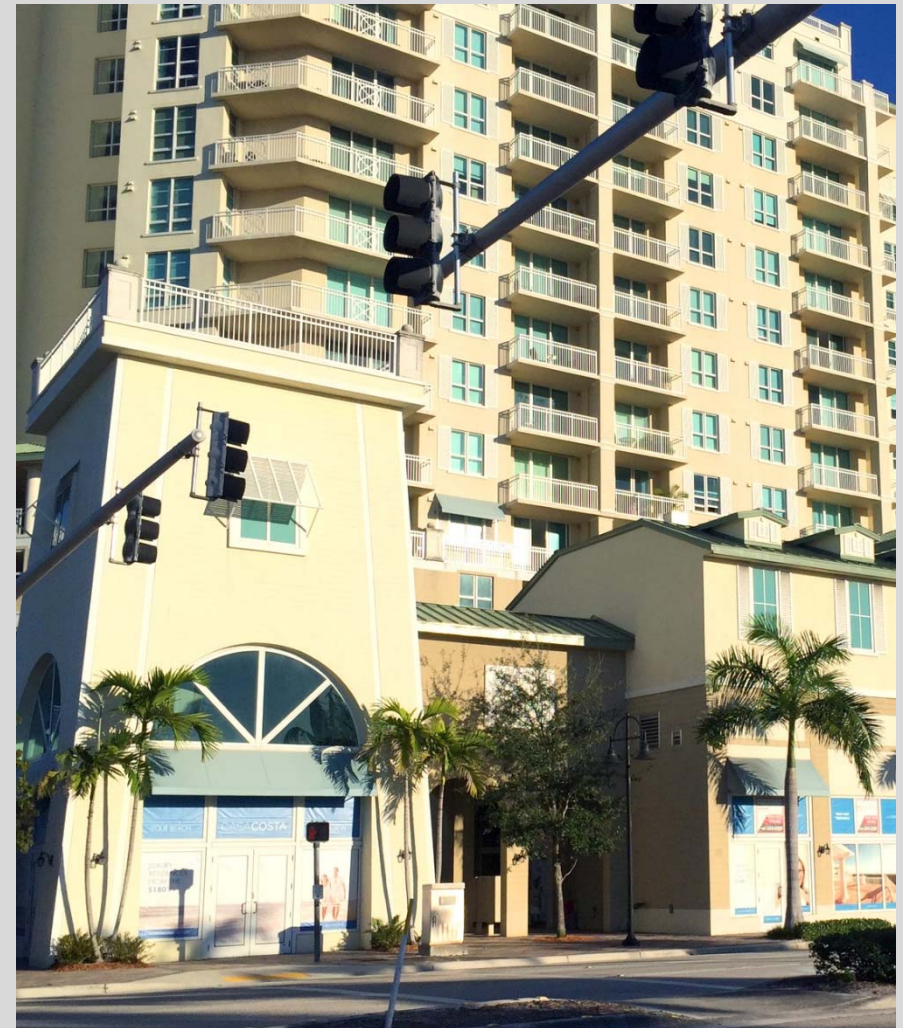
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Investment Highlights:

- Opportunity to acquire a **newly constructed retail project** at a significant discount to replacement cost.
- Ability to **add significant value** through the lease up of vacant space with the right to receive a **Municipal Cash Flow Stream** of approximately **\$500,000 annually** for the next 5 years.*
- The Property is located at a **'Main and Main'** location in East Palm Beach County and will have a first mover advantage in attracting new tenants.
- Casa Costa, the latest mixed-use project by The Related Group, is substantially sold out and provides on site **high end demand generators** for all retail tenants.

Property Details:

Rentable Square Feet:	18,831 SF
Leased Square Feet:	5,864 SF
Year Built:	2009
Parking:	111 garage spaces with free valet parking
Submarket:	East Palm Beach County



**Disclaimer: This is an estimate only and purchaser should conduct their own review. There is no warranty as to the timing and amount of municipal payments which are not guaranteed by Seller.*

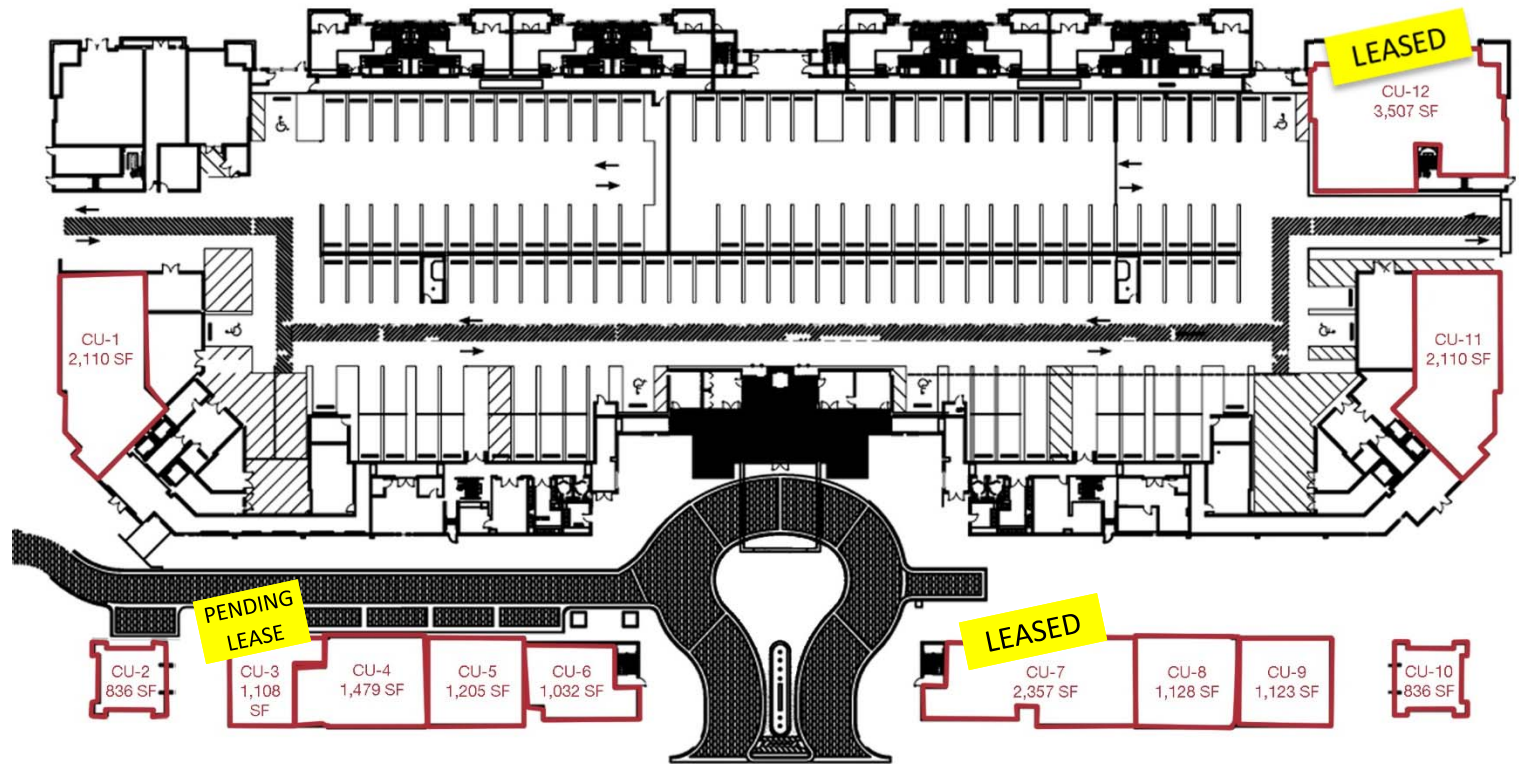
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Suites & Proper Site Plan:

Suites	
CU-1	2,110 SF
CU-2	836 SF
CU-3	1,108 SF
CU-4	1,479 SF
CU-5	1,205 SF
CU-6	1,032 SF
CU-7	2,357 SF
CU-8	1,128 SF
CU-9	1,123 SF
CU-10	836 SF
CU-11	2,110 SF
CU-12	3,507 SF
Total	18,831 SF

CU-7 and CU-12 are leased.



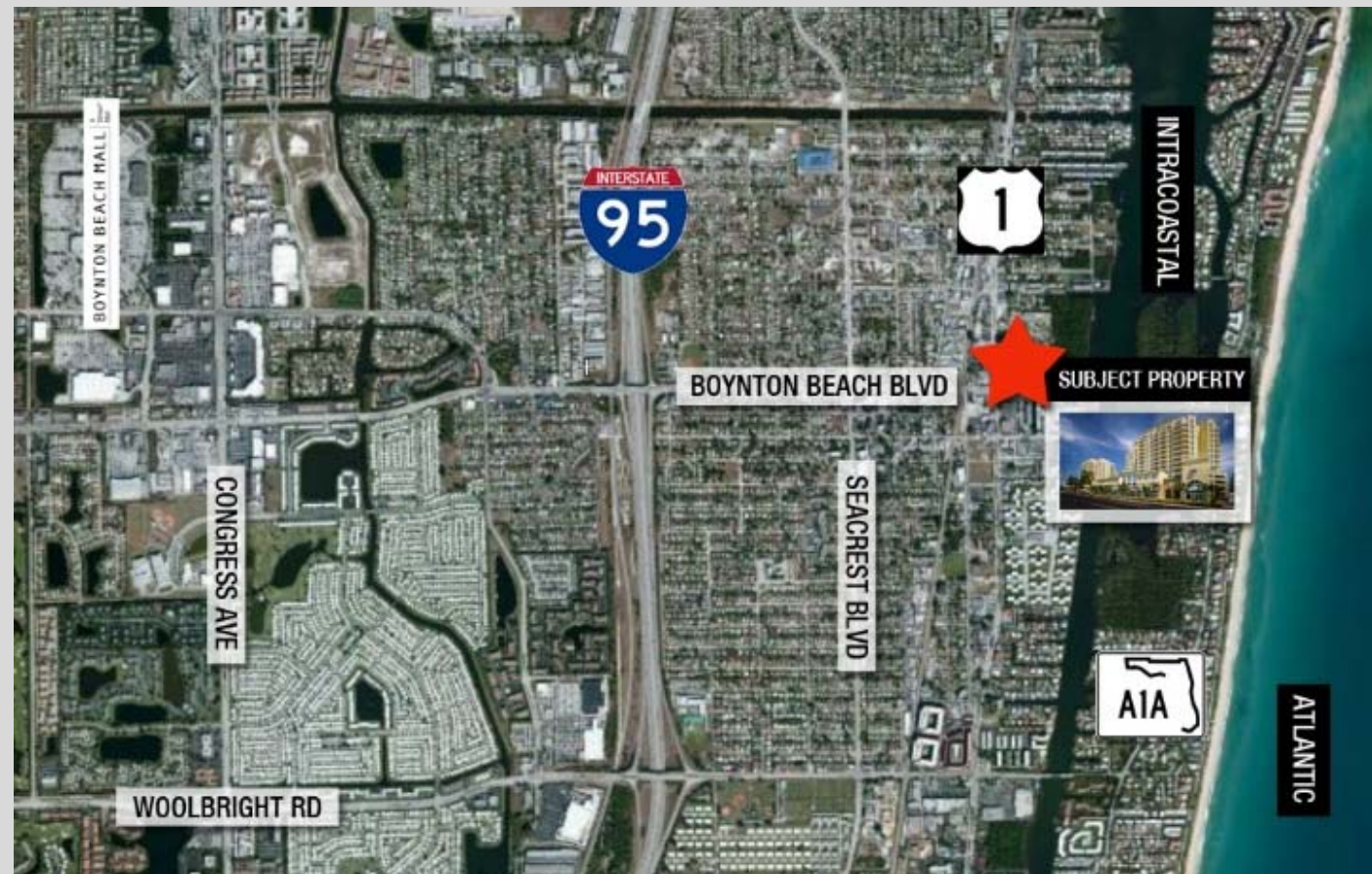
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Property Location:

The Property sits on the ground floor of Casa Costa, East Palm Beach's premier 400 unit luxury residential development which has substantially sold out over the last 12 months.

The East Palm Beach County market includes some of the most prestigious and high end demographics in all of Florida. From Boca Raton and Delray Beach to the south and Manalapan to the north, East Palm Beach is a billionaires' playground that is home to some of the most exciting waterfront developments in the United States.



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Disclaimer



Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the Shops at Casa Costa. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Merin Hunter Codman, PRH Boynton Beach, LLC and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

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