



THE RIVIERA BEACH MULTIFAMILY PORTFOLIO

1538-1542 & 1546-1550 W 26th Ct, Riviera Beach, FL 33404

FOR SALE



EXECUTIVE SUMMARY

APEX Capital Realty is proud to present the opportunity to acquire a Riviera Beach Duplex Portfolio, specifically the assets located at 1538-1542 and 1546-1550 W 26 Ct, represents a premier investment opportunity within one of South Florida’s most dynamic and rapidly evolving coastal submarkets. Comprising two state-of-the-art duplexes constructed between 2022 and 2023, the portfolio offers a total of four high-specification three bedroom, two-bathroom units. These properties are positioned at the epicenter of a massive municipal and private redevelopment initiative designed to transform Riviera Beach from an industrial maritime hub into a luxury waterfront destination. The portfolio benefits from a strategic location within the Fontaine Subdivision, providing immediate access to the Interstate 95 corridor, the Port of Palm Beach, and the high-growth Broadway Corridor.

The economic landscape of Riviera Beach is currently defined by the aggressive intervention of the Community Redevelopment Agency (CRA), which has overseen a surge in the city’s taxable value from \$132.7 million at its inception to over \$1.31 billion as of late 2025. This 7% year over year increase is anchored by approximately \$1.1 billion in planned or under construction projects, including the \$481 million Sonnenblick Marina Village Phase II and the \$325 million Forest Development project at 1851 Broadway. As institutional capital continues to flow into the urban core, the subject properties are uniquely positioned to capture the resulting demand for high-quality workforce and executive housing.

The portfolio currently produces a gross annual income of \$121,200, with units commanding rents between \$2,400 and \$2,600 per month. The subject properties have maintained a premium rental position due to their modern construction, impact-resistant windows, and “single-family” residential feel.

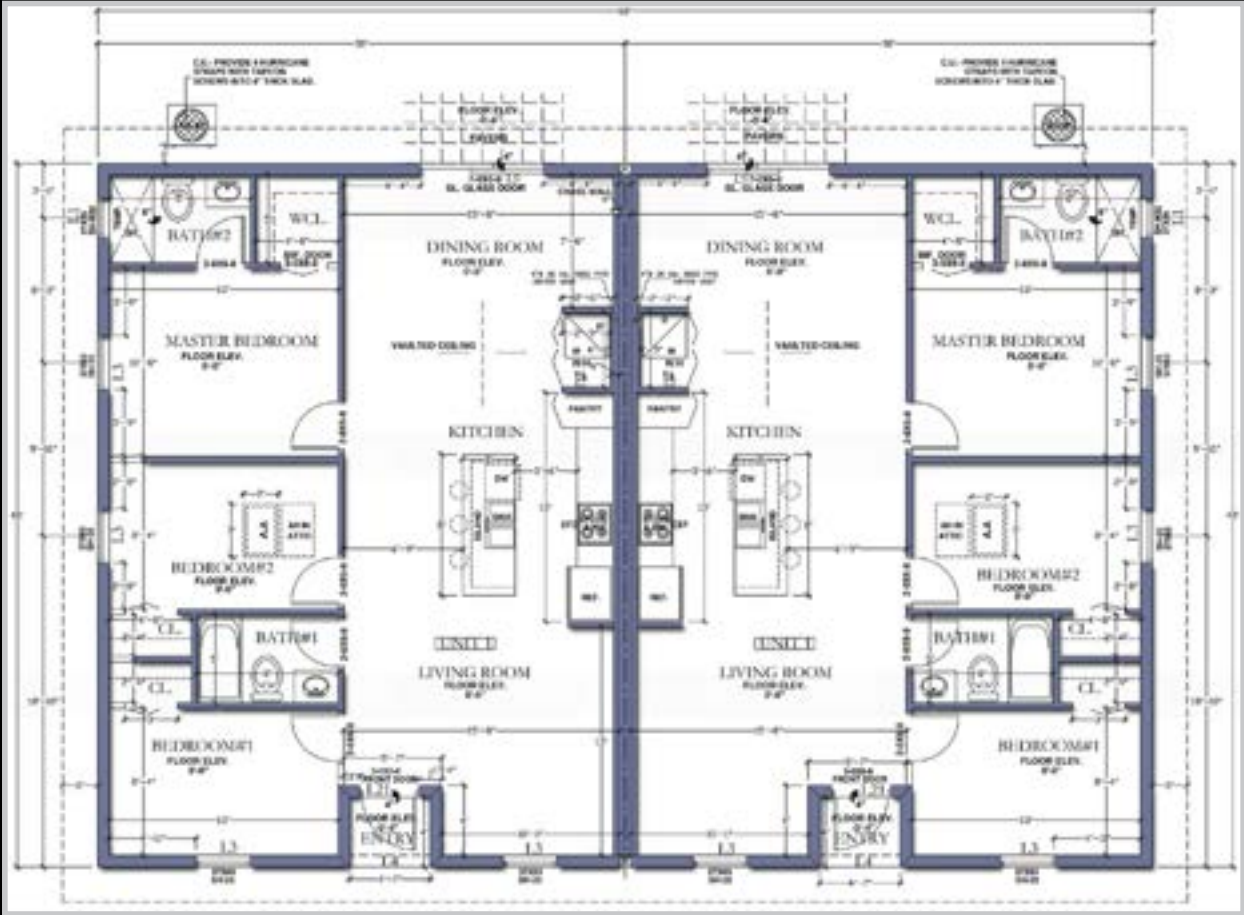
ASKING PRICE
\$1,500,000



INVESTMENT OVERVIEW

ASSET LOCATIONS	1538-1542 & 1546-1550 W 26th Ct, Riviera Beach, FL 33404
ASSET TYPE	Multifamily (Two Duplexes)
TOTAL UNITS / CONFIGURATION	4 Units / All 3BR-2BA
AGGREGATE BUILDING AREA	4,800 Total SF
CURRENT OCCUPANCY	100%
CURRENT GROSS SCHEDULED INCOME	\$121,200
ZONING	RM-15 (Multifamily - 15 units/acre)
MAJOR ECONOMIC ANCHOR	Port of Palm Beach / Riviera Beach Marina Village

PROPERTY HIGHLIGHTS AND ARCHITECTURAL SPECIFICATIONS



The assets at W 26th Ct represent the “new standard” for multifamily construction in the Riviera Beach submarket. Developed as detached duplex structures, they offer tenants the privacy and outdoor space of a single-family home while maintaining the operational efficiencies of a multifamily investment.

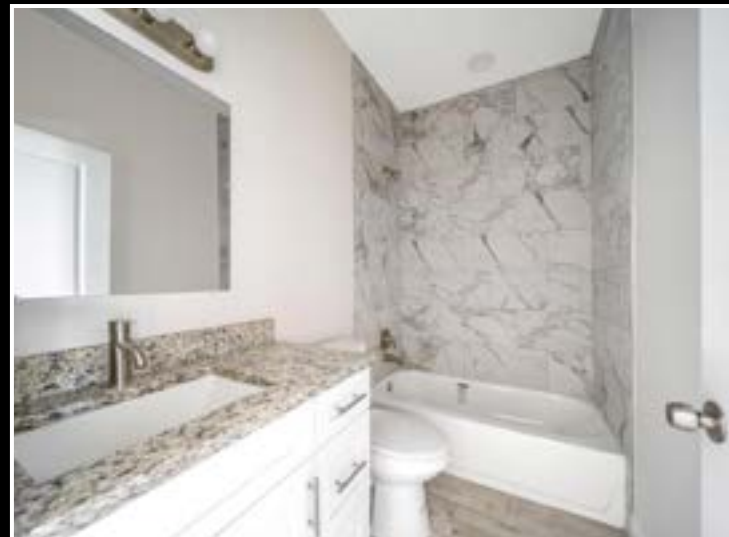
STRUCTURAL INTEGRITY AND HURRICANE RESILIENCY

Given the coastal location in Palm Beach County, the properties were engineered with high-level resiliency features to mitigate insurance costs and ensure long-term structural durability. The buildings utilize concrete masonry unit (CMU) construction with a professional stucco finish and high-grade asphalt shingle roofing. A critical highlight is the installation of complete impact-resistant glass for all windows and doors, which provides significant protection against tropical storms and hurricanes while also enhancing thermal efficiency and acoustic insulation for the tenants. This feature is increasingly vital in the Florida market, where insurance premiums have surged by 37% to 53% in recent years for properties lacking modern storm protection.

INTERIOR DESIGN AND TENANT AMENITIES

The interior of each unit is designed to appeal to high-quality workforce tenants and families, featuring open-concept layouts and voluminous ceilings.

- **Aesthetic Finishes:** Each unit is outfitted with Italian plank ceramic tiles throughout the living areas, providing a modern look that is also durable and easy to maintain from a management perspective.
- **Kitchen and Cabinetry:** The kitchens feature 42-inch white shaker style cabinetry with soft-close mechanisms, complemented by high end granite countertops and deep-basin stainless steel sinks.
- **Appliance Package:** A full suite of stainless steel appliances is included in each unit, featuring an electric range, microwave, dishwasher, and refrigerator with integrated ice makers.
- **Utility Efficiency:** To maximize space and energy efficiency, the units are equipped with tankless water heaters and energy-efficient LED lighting systems.
- **In-Unit Laundry:** Each unit includes dedicated washer and dryer sets, a major competitive advantage over older nearby inventory that often utilizes communal laundry facilities.



EXTERIOR FEATURES AND SITE DEVELOPMENT

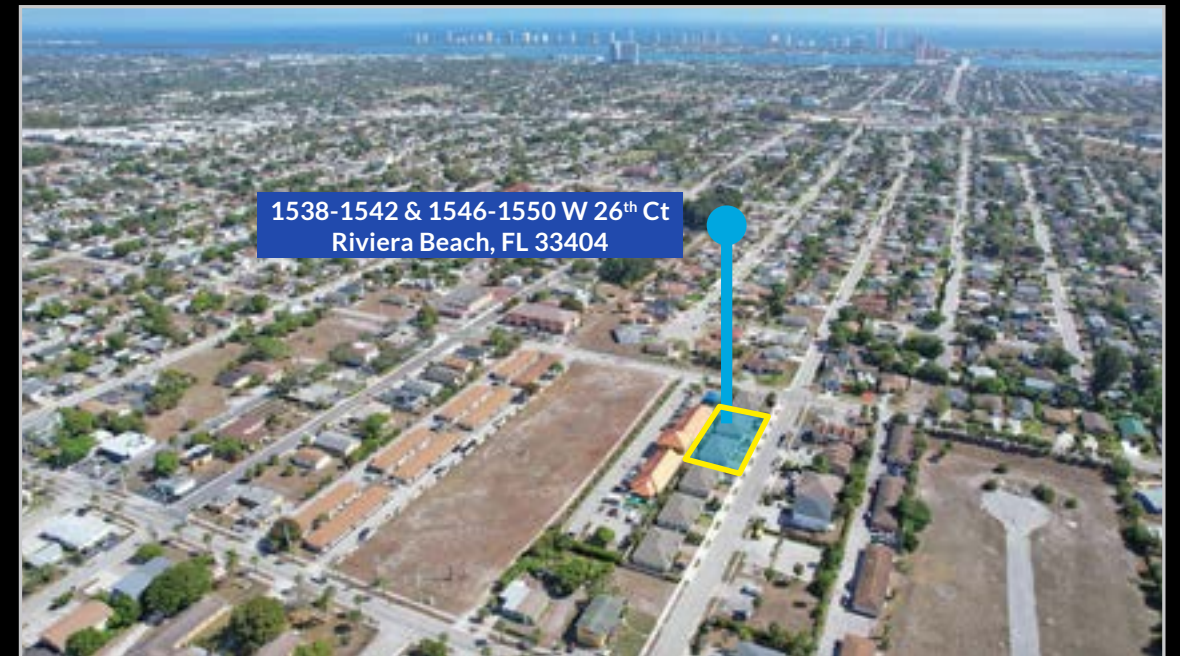
The properties are situated on meticulously landscaped lots featuring professional irrigation systems with automatic timers. Each unit enjoys a private, fenced-in backyard with a brick paver patio, providing desirable outdoor living space for pets and families. Parking is addressed through expansive paver driveways, offering off-street parking for multiple vehicles per unit. This is a significant differentiator in the Fontaine Subdivision, where street-side parking is common and often congested.



FEATURE	DETAIL
LIVING AREA PER UNIT	1,200 SF
LOT SIZE PER DUPLEX	5,807SF
CEILING HEIGHT	Vaulted / Cathedral
SECURITY	Private Fencing / Impact Windows
HOT WATER	Tankless (Electric)

NEIGHBORHOOD OVERVIEW: PLEASANT HEIGHTS AND THE RIVIERA BEACH TRANSFORMATION

The subject properties are located in the Pleasant Heights neighborhood of Riviera Beach, an area currently undergoing a profound socio-economic shift. Historically characterized by industrial proximity and workforce demographics, Pleasant Heights is now becoming a target for “infill” residential development as the adjacent waterfront districts become increasingly unaffordable.



NEIGHBORHOOD OVERVIEW CONT'D

THE ROLE OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA)

The transformation of Riviera Beach is guided by a robust CRA mission to eliminate urban blight and incentivize private investment through massive infrastructure spending.

- **Tax Increment Financing (TIF):** The CRA's revenue is derived from the growth in property values, with the FY 2026 budget projecting \$19.1 million in total revenue to be reinvested into the community.
- **Infrastructure Commitment:** The city is currently undertaking a \$410 million system-wide utility rebuild, including a \$280 million state-of-the-art water treatment plant, which is essential for supporting the high-density high-rises proposed for the Broadway Corridor.
- **Clean and Safe Program:** To address historical concerns regarding crime and public perception, the CRA allocates over \$2.1 million annually to security ambassadors and special policing initiatives within the redevelopment district.

Safety is a primary focus of the "Reimagine Riviera Beach" master plan. Proposed developments like the Sonnenblick Marina Village include plans for integrated police substations and 24/7 security presence to create a secure environment for residents and tourists alike. Investors in Pleasant Heights are betting on the "halo effect" of these multi-hundred-million-dollar projects to drive down local crime through increased density and economic opportunity.

DEMOGRAPHIC & SAFETY METRIC	VALUE
MEDIAN AGE	38
HOUSEHOLD INCOME GROWTH	7.4%
CRA FY 2026 BUDGET	\$19.1 Million



NEIGHBORHOOD HIGHLIGHTS: INFRASTRUCTURE AND AMENITIES



The location of 1538-1550 W 26th Ct provides a balance between residential quietude and urban accessibility. The portfolio is situated in a “central” location relative to major Palm Beach County economic drivers.

TRANSPORTATION AND ACCESSIBILITY

The subject properties are strategically located for a commuting workforce.

- Interstate 95: Direct access via Blue Heron Boulevard (0.4 miles) allows for efficient transit throughout the tri-county area.
- Downtown West Palm Beach: Located just 6 miles (12-minute drive) to the south, providing access to the region’s primary business and financial district.
- Palm Beach International Airport (PBI): An 11.3-mile (19-minute) drive, facilitating national and international travel for executive residents.
- Port of Palm Beach: Located less than 1.5 miles away, the Port is a major economic engine, supporting thousands of industrial and maritime jobs.
- Public Transit Initiatives: The city recently launched a nine-month study to develop a comprehensive public transit plan and currently offers “BusLink,” which provides \$5 Uber subsidies to connect residents to the Palm Tran bus system.

NEIGHBORHOOD HIGHLIGHTS CONT'D

HEALTH AND COMMUNITY SERVICES

The area is served by top-tier medical facilities and upcoming health infrastructure.

- **St. Mary's Medical Center:** A major regional hospital and trauma center located just 3.4 miles (6-minute drive) away.
- **FoundCare Health Clinic:** A new \$11.4 million modern health facility currently under construction on the Broadway Corridor (slated for late 2025 completion). This facility will not only provide healthcare but also house CRA management offices and a community business incubator.

RETAIL AND LIFESTYLE

While the immediate neighborhood is residential, major retail hubs are within a 5-minute drive:

- **Stony Plaza & Park Ave Plaza:** These centers provide essential retail, grocery, and pharmacy services within 1.3 to 2 miles of the properties.
- **Palm Beach Outlets:** A massive retail destination located approximately 10 minutes south on I-95.
- **Marina Village:** Upon completion, the nearby Marina Village will offer over 100,000 square feet of luxury retail and waterfront dining, significantly increasing the local walkability and "lifestyle" score for W 26th Ct residents.



NEARBY POINT OF INTEREST	DISTANCE	COMMUTE TIME
Blue Heron Blvd (I-95 Exit)	0.4 miles	2 min
Port of Palm Beach	1.4 miles	4 min
St. Mary's Medical Center	3.4 miles	6 min
PBI Airport	11.3 miles	19 min
Downtown West Palm Beach	6.0 miles	12 min

DETAILED PROPERTY PROFORMA AND FINANCIAL ANALYSIS



THE PORTFOLIO IS FULLY OCCUPIED WITH A MIX OF TERM LEASES AND ONE MONTH-TO-MONTH TENANCY.

REVENUE SUMMARY

1538 W 26th Ct	Leased at \$2,400/month through March 31, 2026
1542 W 26th Ct	Leased at \$2,600/month through February 28, 2026
1546 W 26th Ct	Current tenant is on a month-to-month basis at \$2,500.
1550 W 26th Ct	Leased at \$2,600/month through February 28, 2026

(Note: Market comparables suggest an immediate upside to \$2,600)



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