



 14TH & OCEAN

CAVACHE
PROPERTIES

14th & OCEAN
A TOWNHOUSE COMMUNITY IN POMPANO BEACH, FL

LUXURY TOWNHOUSES

- ▶ 14th & Ocean is the premier, “resort style” townhouse project located in sunny, Pompano Beach, Florida, offering a chic, contemporary design
- ▶ This exclusive community (currently in the development stage) consists of 21 brand new, fee simple, luxury, townhouses.
- ▶ It is located directly across the street from the Atlantic Ocean and 3.5 miles of white, pristine beachfront.



LUXURY TOWNHOUSES

- ▶ Each villa consists of a spacious 4 bedroom, 3.5 bathroom floor plan, large open kitchen, 2 car garage, open balconies and small private garden & terrace on the ground floor.
- ▶ Common areas include a clubhouse with gym and sauna, a 700 SF heated resort style swimming pool, whirlpool and sundeck.
- ▶ Beach entrance is located just 250 feet (76 mts) from the property.



LUXURY TOWNHOUSES

- ▶ The property is located just a few blocks north of the Atlantic Boulevard Redevelopment Corridor, featuring dining, shopping, nightlife and just a few minutes away from golf, casino and racetrack.
- ▶ 14th & Ocean is located a mile away from the recently renovated, Greg Norman designed, Pompano Beach Municipal Golf Course.
- ▶ A brand new marina offering complete dry dock storage services accommodating boats up to 43' is located within a mile of the property.



VACATION RENTAL OPPORTUNITY

- ▶ 14TH and Ocean offers an attractive opportunity for buyers and investors that do not plan to occupy their unit on a full time basis.
- ▶ The project includes limited rental restrictions, heated pool, whirlpool spa, gym, sauna and its location directly across the street from the Atlantic Ocean which offers a resort like atmosphere with the following options:
 - Use your unit when you want and generate income by renting it when you are not.
 - Short term rental available, which is rare for this area in properties this close to the ocean.
 - Long term rental is also accessible through professional management companies.



LOCATION, LOCATION, LOCATION



THE NEIGHBORHOOD

- ▶ 14th & Ocean is found in the neighborhood of Pompano by The Sea, whose location makes it so attractive to beach lovers, boaters and vacationers alike.
- ▶ Pompano by The Sea now offers some of the most attractive beach and waterfront pricing in South Florida on top of its closeness to marinas, dry dock facilities, the Hillsboro Inlet (connecting the Intracoastal Waterway to the Atlantic Ocean), fine dining, art galleries, shopping, professional sports, casino, racetrack and more.

14TH & OCEAN TOWNHOUSES



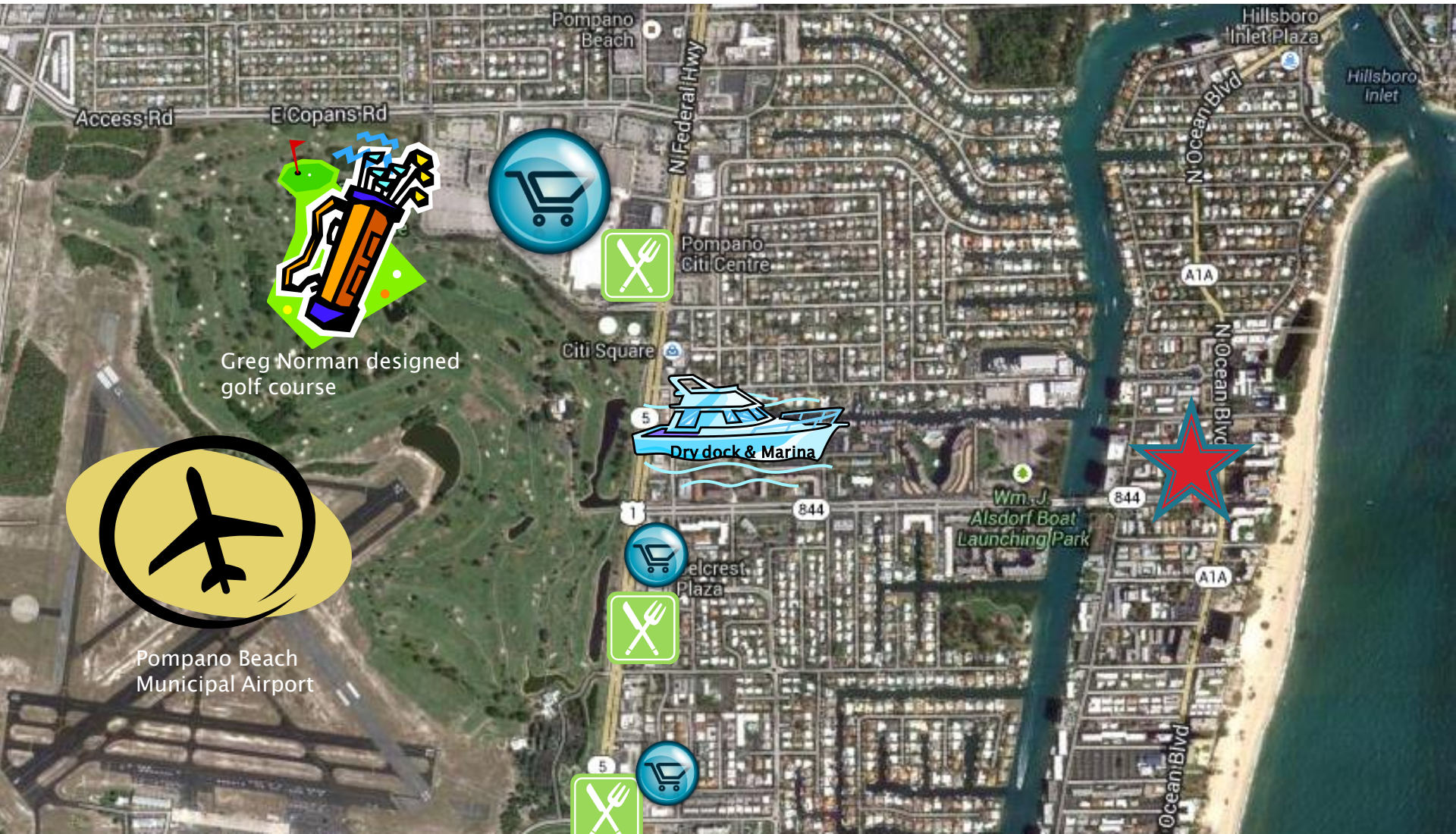
250 FT

BEACH ACCESS



Brand New Resort & Spa

LOCATION, LOCATION, LOCATION



Greg Norman designed golf course

Pompano Beach Municipal Airport

PROPOSED PLAN

NORTHEAST 14TH STREET



 14TH & OCEAN
Pompano Beach, Florida

N
⊕ SITE PLAN

21 THREE STORY TOWNHOMES

 14TH & OCEAN

PROPERTY RENDERING



PROPERTY RENDERING



PROPERTY RENDERING



PROPERTY RENDERING

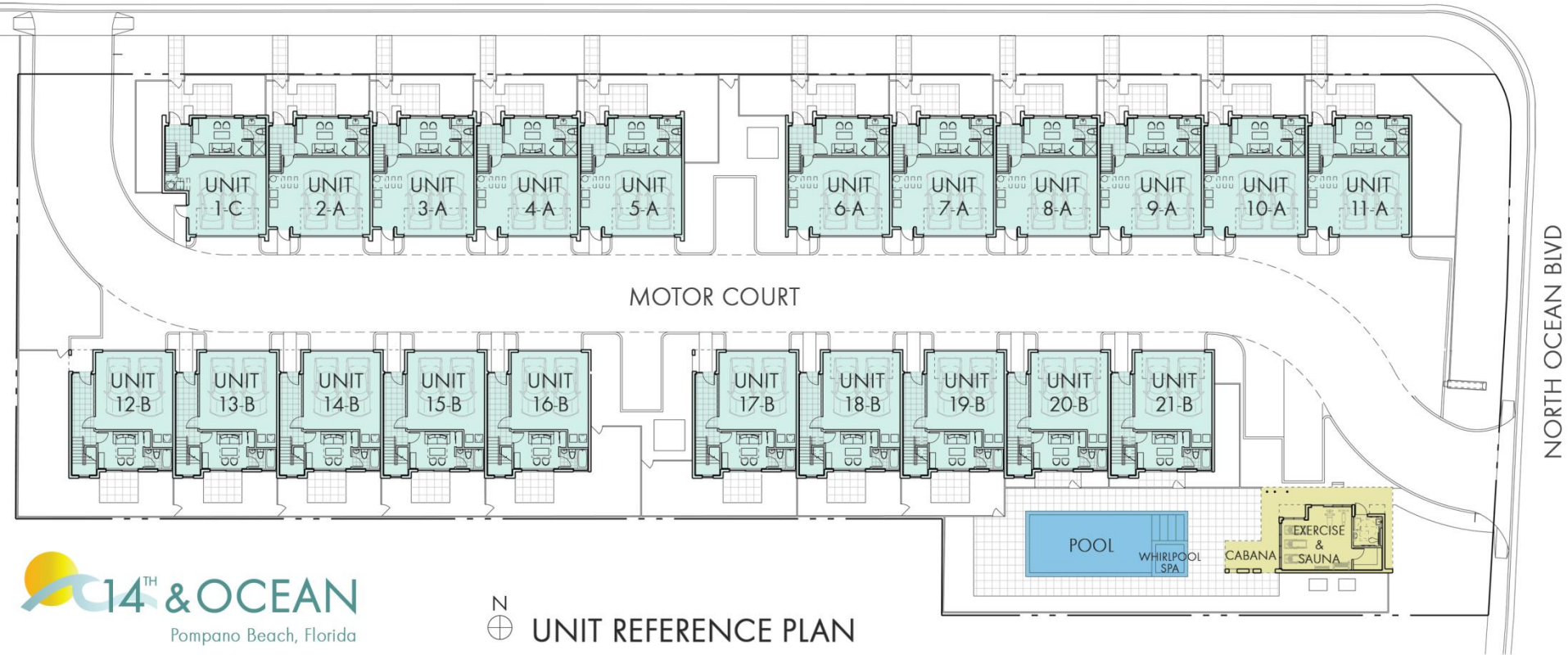


PROPERTY RENDERING



UNIT REFERENCE PLAN

NORTHEAST 14TH STREET



TOWNHOUSE A (10 UNITS)



Ground Floor

Townhouse A	SF	M ²
Ground Floor	290	27.00
Second Floor	836	77.83
Third Floor	836	77.83
Total AC	1962	182.68
Covered Entry	42	3.91
Garage	528	49.16
Total	2532	235.75

All dimensions, floor plans, features and specifications are from the architect's preliminary drawings and are subject to change without notice. Furniture is not included and some floor plans may be reversed. Dimensions and area calculations are measured using the BOMA standards of measurement. The developer expressly reserves the right to make revisions or modifications which it seems desirable in its sole absolute discretion.

TOWNHOUSE A (10 UNITS)

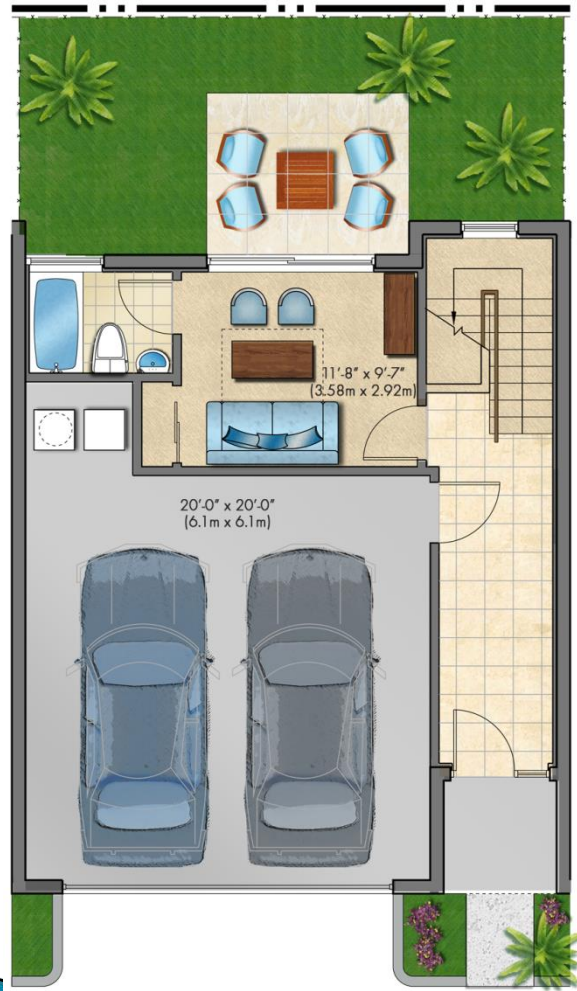


2nd Floor



3rd Floor

TOWNHOUSE B (10 UNITS)



Ground Floor

Townhouse B	SF	M ²
Ground Floor	371	34.54
Second Floor	862	80.26
Third Floor	862	80.26
Total AC	2095	195.06
Covered Entry	31	2.88
Garage	458	42.64
Total	2584	240.58

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TOWNHOUSE B (10 UNITS)



2nd Floor



3rd Floor

INTERIOR RENDERING



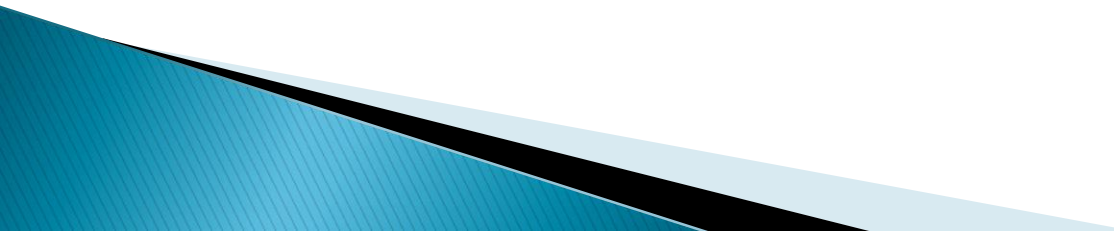
Artist renderings and floor plans shown herein show potential interior style and indicates scale, but furniture, fixtures, finishes and accessories are not included in the basic offering price unless specifically listed in the Features Section.

INTERIOR RENDERING



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VACATION HOMES IN POMPANO BEACH

- ▶ According to an article published in June 2014 by the specialized real estate website www.housingwire.com, international buyers have started diversifying when it comes to areas for vacation properties and are shifting their search from traditional urban areas.
 - ▶ Pompano Beach is the 6th most searched area in the country when it comes to foreign buyers looking for a vacation property, ahead of Aspen, Colorado and Palm Springs, California, among others.
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POMPANO BEACH, FL

- ▶ Is a city in Broward County, within the Greater Miami Metropolitan Area, South Florida, bordering the Atlantic Ocean.
- ▶ It is located 10 miles from Downtown Ft. Lauderdale and 35 miles from Downtown Miami.
- ▶ It features 3.5 miles (5.6 km) of white, pristine beachfront on top of multiple parks, shopping, dining sporting and entertainment options.



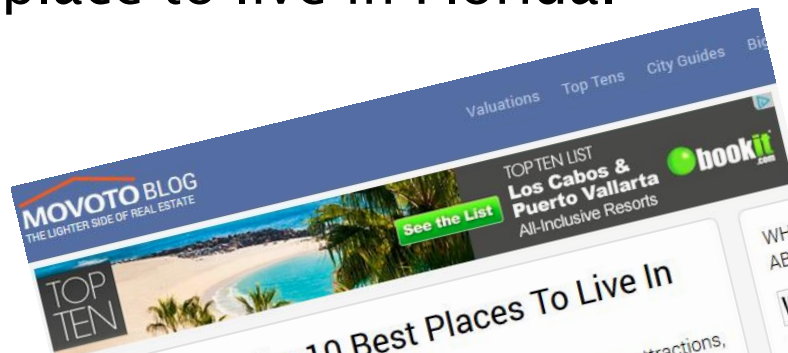
POMPANO BEACH, FL

- ▶ The city has been listed as one of the top real estate markets, being featured in *CNN*, *Money* and the *Wall Street Journal* as one of the country's top vacation home markets.



POMPANO BEACH, FL

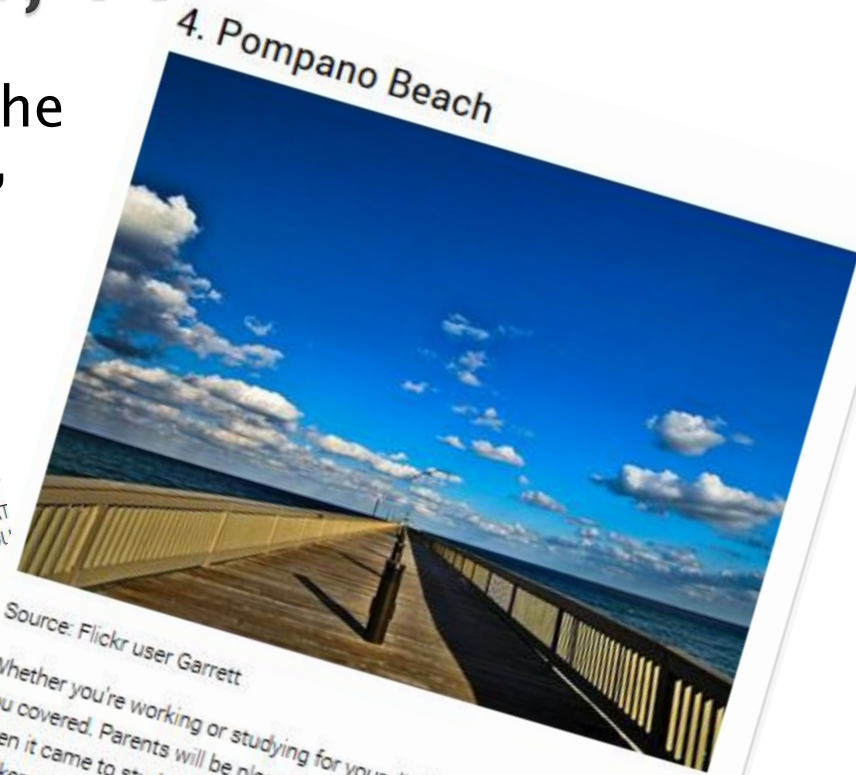
- ▶ In May 2014 Movoto.com, one of the most trusted names in Real Estate, ranked Pompano Beach as the 4th best place to live in Florida.



These Are The 10 Best Places To Live In Florida

From the Everglades to Disney World, Florida has some awesome attractions, but which place to live there is the fairest of them all?

1. City of Coral Springs
2. City of Deerfield Beach
3. City of Winter Park
4. City of Pompano Beach
5. City of Cape Coral
5. Town of Jupiter
8. Town of Davie
9. City of Coconut Creek
10. City of Weston



WHAT ABOUT

Source: Flickr user Garrett

Whether you're working or studying for your diploma, Pompano Beach has you covered. Parents will be pleased to see that Pompano Beach placed third when it came to student-teacher ratio, with 14 students to every teacher. Workers, on the other hand, will be pleased to see that the city ranked fifth when it came to employment and that the commute ranking wasn't too bad, either.

The other area this city excelled in was amenities, where it ranked 18th. The wide spectrum of amenities includes Pompano Beach Golf course, the Curtain Call Playhouse, and more. If you're the festival type, this place has a little of everything, including the Pompano Beach Seafood Festival, the St. Patrick's Irish Festival, the St. Coleman's Italian Festival, a Holiday Boat Parade, and a Holiday Yuletide Parade. Basically, there's something for this 100,154 population city.

POMPANO BEACH, FL

- ▶ The list of entertainment options and things to do in Pompano Beach and its close-by areas, is endless: Sports, beaches, concerts, arts, dining, shopping, etc.



POMPANO REDEVELOPMENT

- ▶ Pompano Beach is currently in the middle of a redevelopment process of its beachfront area, which promises to further enhance the beach, shopping and dining areas within the next few years.
- ▶ The Pompano Beach Community Redevelopment Agency (CRA) has been established to head the project.
- ▶ The epicenter of this visionary project is Atlantic Boulevard, which is Pompano Beach's main thoroughfare and gateway to the Atlantic Ocean

REDEVELOPMENT AREA



14th & Ocean



ATLANTIC BOULEVARD

The CRA is currently at work on:

- creating pedestrian gathering spaces
- expanding walks for pedestrians and cyclists
- Building new beach oriented retail outlets
- widening sidewalks for outside dining
- promoting classy on-street café atmosphere
- creating entertainment venues
- creating a festive environment



THE MIAMI METROPOLITAN AREA



THE MIAMI METROPOLITAN AREA

- ▶ Pompano Beach is located within the Miami Metropolitan area, which is much more than tourism, sun, fun and beaches.
- ▶ It is the 8th largest metropolitan area in the United States with a population of 5.5M according to the latest Census (2010).
- ▶ It comprises all municipalities in Miami-Dade, Broward and Palm Beach Counties, including Miami, Coral Gables, Doral, Aventura, Weston, Hollywood, Ft. Lauderdale, Pembroke Pines, Sunrise, Boca Raton, and West Palm Beach among many others.
- ▶ Outstanding universities such as UM, FIU and Nova are based in the Greater Miami Area.
- ▶ Miami is a major international center for business and banking. Its Gross Metropolitan Product of \$257B is ranked 20th worldwide and 11th in the US.

THE MIAMI METROPOLITAN AREA

▶ Companies headquartered in the area include:

- Bacardi
- Benihana
- Brightstar Corporation
- Burger King
- Celebrity Cruises
- Carnival Cruise Line
- Espírito Santo Financial Group
- Lennar
- Norwegian Cruise Lines
- Perry Ellis Int'l
- Royal Caribbean Cruise Lines
- Ryder Systems
- Telemundo
- Univision

▶ The area also serves as the headquarters of Latin American operations for more than 1400 multinational corporations, including:

- AIG
- American Airlines
- Cisco, Disney
- Exxon
- FedEx
- Kraft Foods
- Microsoft
- Yahoo
- Oracle
- SBC Communications
- Sony
- Symantec
- Visa International
- Wal-Mart

THE MIAMI METROPOLITAN AREA

- ▶ According to the latest statistics:
 - 93% of the 23,000 condo units built in last condo boom that have been sold [*The Real Deal*]
 - 33% increase in the median price of condominiums from July 2012 to July 2013 [Miami Association of Realtors]
 - 180 new condo towers with 23,350 units are currently proposed for the South Florida Area [Condo Vultures]
 - The average home price in the Miami/Ft. Lauderdale area is 15% lower than Chicago, 33% lower than Boston, 39% lower than LA, 60% lower than San Francisco and 76% lower than Manhattan [Beacon Council]

PRICES STEADILY INCREASING IN MIAMI

Florida Residential Market Sales Activity - November 2013

Closed Sales and Median Sale Prices

Statewide by Metropolitan Statistical Area*



FloridaRealtors[®]
The Voice for Real Estate[®] in Florida

State / Metropolitan Statistical Area	Single Family Homes				Townhouses and Condos			
	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Closed Sales	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.
State of Florida	16,620	-1.2%	\$169,900	13.3%	7,576	-7.1%	\$131,299	17.2%
Cape Coral-Fort Myers MSA (Lee County)	805	-6.4%	\$170,000	21.4%	450	9.8%	\$145,000	2.5%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	186	5.7%	\$175,450	-10.0%	79	31.7%	\$145,000	-36.7%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	593	-0.2%	\$125,750	19.8%	172	2.4%	\$136,000	6.0%
Gainesville MSA (Alachua and Gilchrist Counties)	158	11.3%	\$175,863	9.9%	35	34.6%	\$77,000	12.8%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,240	7.4%	\$174,000	12.4%	270	-0.7%	\$115,000	27.8%
Lakeland-Winter Haven MSA (Polk County)	477	-16.9%	\$129,000	17.3%	58	-6.5%	\$83,750	7.7%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	3,168	-4.4%	\$252,000	20.0%	3,359	-9.1%	\$136,000	23.6%
Naples-Marco Island MSA	331	-4.6%	\$289,900	7.4%	369	-0.5%	\$220,000	12.8%