



Conceptual

— Investment Opportunity

RiverLight

Florida's Premier Waterfront Mixed-Use Development

Jensen Beach, Florida

For More Information,
Please Contact:



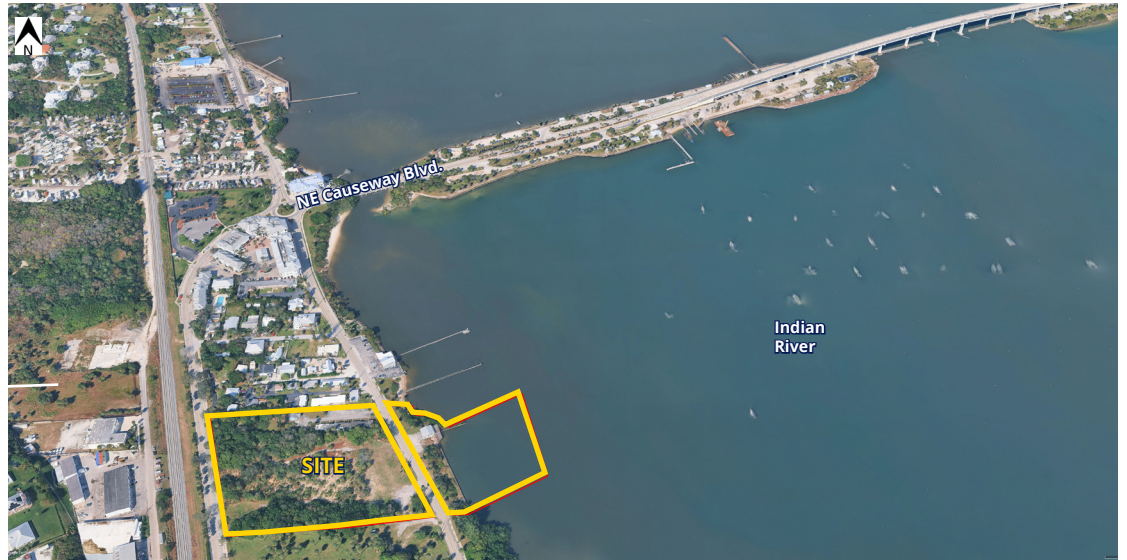
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A Rare Waterfront Site in One of America's Fastest-Growing Markets

Riverlight is a landmark mixed-use development on the bay of the Atlantic Ocean in downtown Jensen Beach, Florida - one of the last developable waterfront parcels in a market starved for luxury rental supply. Located within the Community Redevelopment Area (CRA), the project requires no rezoning, and enjoys county support with a team that has deep, longstanding relationships with local planning authorities.

With 92 luxury residential units (including ADUs), 13,500± SF of commercial space including top-tier restaurants, a waterfront food park, resort suites, and a 62-slip marina, Riverlight is more than a development - it is the defining address of Florida's Treasure Coast. The marina and potential short-term rental program may provide additional optionality beyond the base-case underwriting.

Offering Price | \$8,900,000

Accelerating success.

Project Vision & Why It Wins

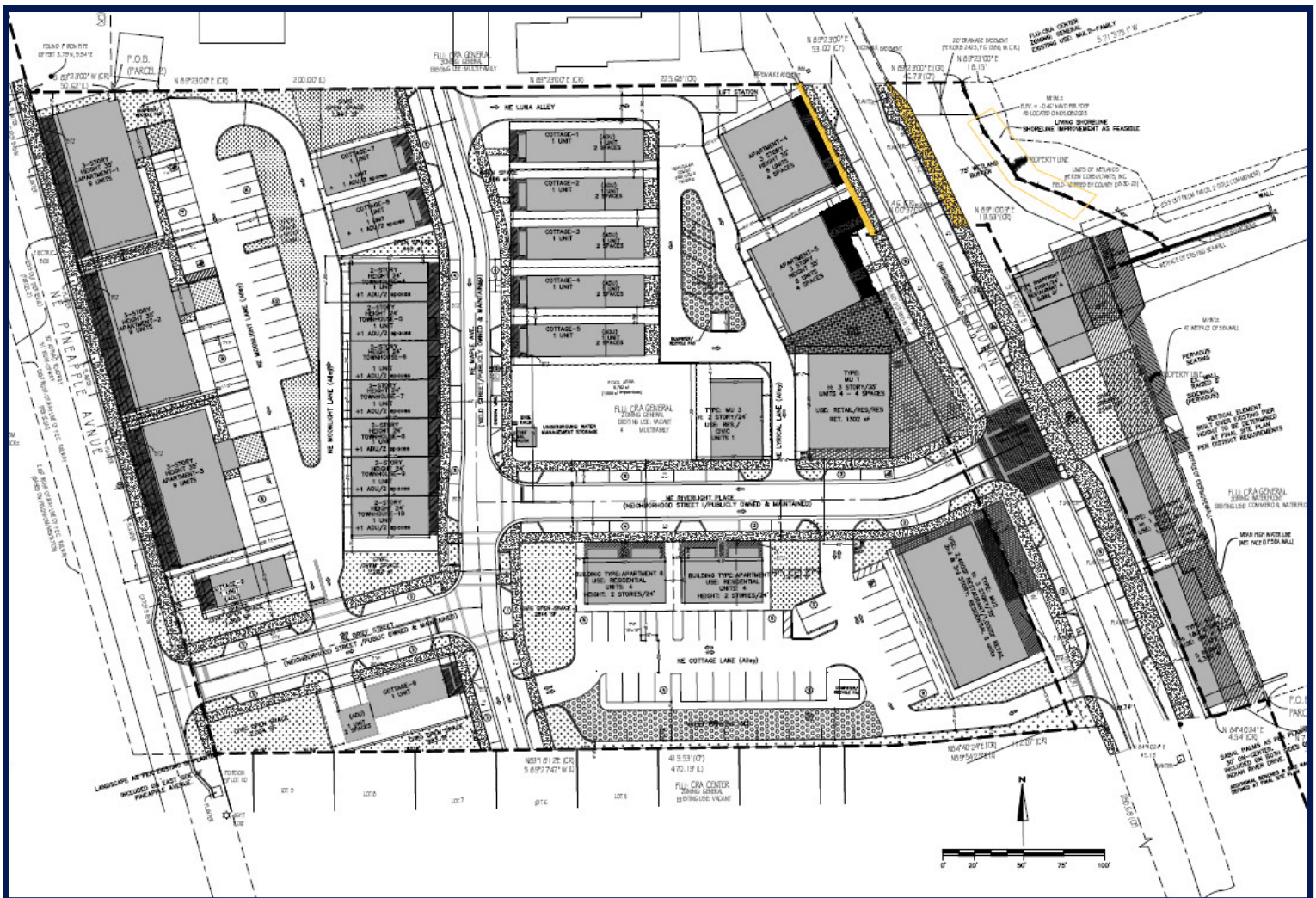
NEW URBANISM • WATERFRONT LIVING • COMMUNITY-DEFINING DESIGN

Designed under New Urbanism principles by award-winning architects who literally wrote Jensen Beach's CRA guidelines - Riverlight is positioned to capture tourism, events, and short-term rental demand that go far beyond the base case.



The subject site is truly a rare opportunity: riverfront exposure usually reserved for for-sale condominiums, walking distance to downtown Jensen Beach, and Hutchinson Island beaches are a five minute drive from the Site.

Master Site Plan



Property Highlights

 <p>Downtown Jensen Beach Bay of the Atlantic Ocean waterfront</p>	 <p>92 Luxury Rental Units Diverse mix - apartments, town-homes, single family homes</p>
 <p>62-Slip Marina Phase 2 - major additional upside</p>	 <p>CRA District No rezoning required</p>
 <p>13,500 SF Commerical Top-tier restaurants • food park • suites</p>	 <p>7± Acre Waterfront Site Approximately 5.8± upland acres, and the rest reserved for marina and boat parking on the water</p>

22% UNLEVERED IRR	37% LEVERED IRR	\$64.5M STABILIZED VALUE	92 LUXURY UNITS	2.9× EQUITY MULTIPLE	7± Acres WATERFRONT SITE
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“RiverLight delivers institutional-quality waterfront rental product at 40-60% below comparable luxury rentals - in the fastest-growing coastal MSA in Florida, approved as designed, with marina and short-term rental upside that isn’t even in the base-case numbers.”

PORT ST. LUCIE MSA & MARTIN COUNTY

Elite Coastal Market, Exceptional Fundamentals

- Top-10 nationally for net migration and housing demand, with consistent year-over-year momentum
- Brightline Rail (2026) is 12 minutes from the property and connects Treasure Coast to Miami, Orlando, and Tampa, boosting property values and rental demand
- Major employers include Cleveland Clinic, Pratt & Whitney, and Amazon Distribution, supporting a high-income, stable renter base
- No comparable luxury waterfront rental product exists in the area, meaning RiverLight fills a direct, uncontested market gap
- Recognized by U.S. News & World Report (2024) as one of the “Best Places to Live in Florida”
- Comparable riverfront rentals on Indian River Drive achieve \$3.00–\$5.91 per square foot, validating RiverLight’s conservative projected rents

+30% Population Growth Since 2010	3.2% Unemployment — below national avg
\$87K Median Household Income	\$425K Median Home Value (+9% YOY)

MARTIN COUNTY & JUPITER ISLAND - THE WEALTH EFFECT

Martin County commands a per-capita income of approximately \$85,000, among the highest of any Florida county, underpinned by strict no-growth zoning and aggressive land preservation policies that make new waterfront development extraordinarily rare. Jupiter Island - one of the wealthiest zip codes in the United States - sits just 15 minutes south, driving powerful aspirational demand for luxury coastal living throughout the corridor. This scarcity dynamic and proximity to extreme wealth directly benefits Riverlight as the sole new-build luxury waterfront rental community in the market.



RiverLight Development Marina

(The current underwriting excludes some of the optional value drivers including the Phase 2 Marina)

Offering Price \$8,900,000

Request Detailed Due Diligence Materials:
Complete financial model • site plan • unit mix • market study • legal structure

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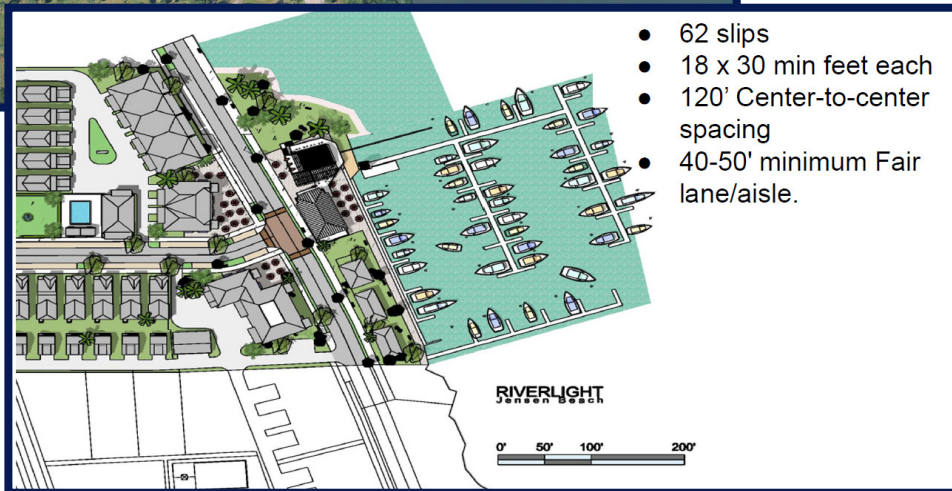
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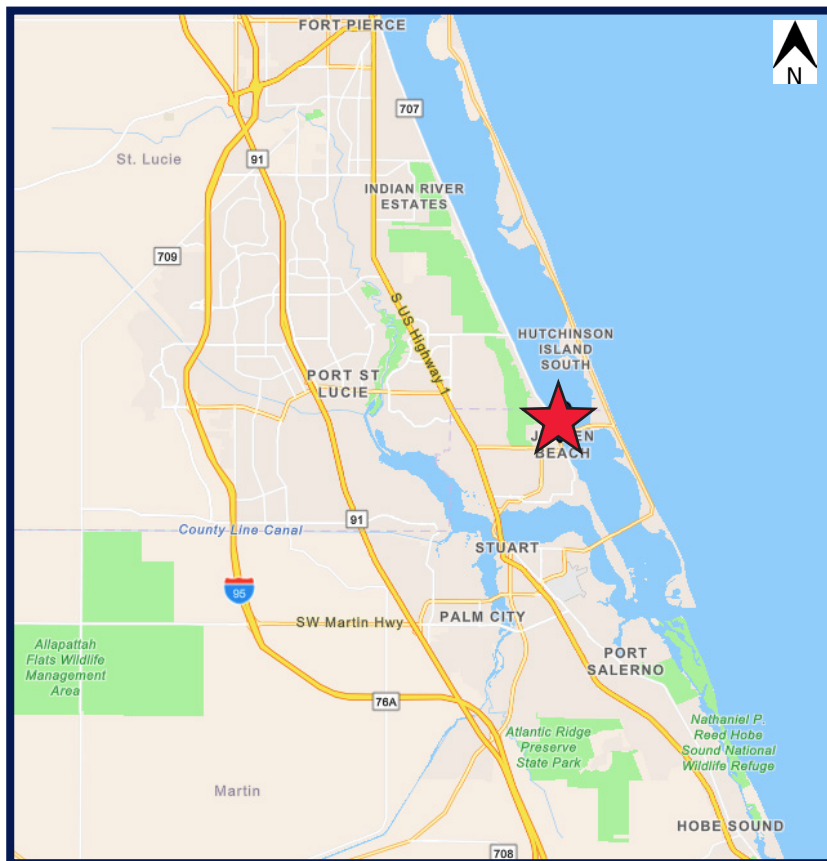


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- 62 slips
- 18 x 30 min feet each
- 120' Center-to-center spacing
- 40-50' minimum Fair lane/aisle.

Location Map



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