

Eco Centre

LAKE WORTH, FL



OFFERING MEMORANDUM



Eco Centre

LAKE WORTH, FL

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Marcus & Millichap

Eco Centre

LAKE WORTH, FL

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PRICING AND FINANCIAL ANALYSIS

Eco Centre

LAKE WORTH, FL

Marcus & Millichap
Real Estate Investment Services

OFFERING SUMMARY



Price	\$5,750,000
Down Payment	20% \$1,150,000
Rentable Square Feet	27,989
Price/Rentable SF	\$205.44
Year Built	2008
Parcel Size	.40 AC
Parking	30 Covered Spaces

VITAL DATA

CAP Rate - Current	3.74%
Net Operating Income - Current	\$214,985
Net Cash Flow After Debt Service - Current	-5.71% / -\$65,618
Total Return - Current	2.60% / \$29,918
CAP Rate - Pro Forma	6.20%
Net Operating Income - Pro Forma	\$356,740
Net Cash Flow After Debt Service - Pro Forma	6.62% / \$76,137
Total Return - Pro Forma	14.93% / \$171,673

Major Employers

Company	Local Employees
South-Central Area Office	9,999
School Board Palm Beach County	1,908
US Post Office	1,304
Transportation Department	1,000
National Guard	800
Humana	703
Highlight Realty Corp	450
Walmart	444
Facilities Services Department	400
Ritz-Carlton Palm Beach	400
County Of Palm Beach	374
Walgreens	346

Demographics

	1-Mile	3-Miles	5-Miles
2014 Total Population	21,871	90,271	235,194
2019 Total Population	21,615	91,821	243,830
2014 Total Households	7,776	35,355	87,508
2019 Total Households	7,716	36,152	90,595
Median HH Income	\$33,052	\$38,774	\$40,027
Per Capita Income (based on Total Population)	\$16,181	\$23,846	\$21,904
Average (Mean) HH Income	\$44,812	\$60,385	\$58,226

FINANCIAL OVERVIEW

Location

1005 Lake Avenue
Lake Worth, FL 33460

Price	\$5,750,000
Down Payment	20% / \$1,150,000
Rentable Square Feet	27,989
Price/Rentable SF	\$205.44
CAP Rate - Current	3.74%
CAP Rate - Pro Forma	6.20%
Parcel Size	.40 AC
Year Built	2008
Type of Ownership	Fee Simple

Financing

FIRST TRUST DEED

Loan Amount	\$4,600,000
Loan Type	All Cash
Interest Rate	4.95%
Amortization	25 Years

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

Annualized Operating Data

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$439,645	\$541,425
Available Space at Market Rents	\$158,300	\$158,300
Gross Potential Rent	\$597,945	\$699,725
Gross Potential Income	\$597,945	\$699,725
Vacancy/Collection Allowance	24.4% / \$145,636	10% / \$69,973
Effective Gross Income	\$452,309	\$629,753
Total Expenses	\$237,324	\$273,012
Net Operating Income	\$214,985	\$356,740
Debt Service	\$280,603	\$280,603
Debt Coverage Ratio	0.77	1.27
Net Cash Flow After Debt Service	-5.71% / -\$65,618	6.62% / \$76,137
Principal Reduction	\$95,536	\$95,536
Total Return	2.60% / \$29,918	14.93% / \$171,673

Expenses

Real Estate Taxes	\$80,399	\$108,000
Insurance	\$27,080	\$27,080
Utilities	\$63,308	\$65,000
Repairs & Maintenance	\$15,000	\$15,450
Contract Services	\$12,260	\$12,625
Management Fee (% of EGI)	\$20,180	\$25,190
Book Keeping/Accounting	\$4,048	\$4,169
Pest	\$2,585	\$2,662
Supplies	\$1,617	\$1,665
Janitorial	\$7,726	\$7,957
Trash Removal	\$1,771	\$1,824
Licenses & Fees	\$1,350	\$1,390
TOTAL EXPENSES	\$237,324	\$273,012
EXPENSES/SF	\$8.48	\$9.75

FINANCING

Existing Financing

Loan Type	Seller
-----------	--------

Proposed Financing

First Trust Deed

Loan Amount	\$4,600,000
Loan Type	All Cash
Interest Rate	4.95%
Amortization	25 Years
Debt Coverage Ratio	0.77

Comments

- OWNER USER FINANCING THROUGH SBA 504 AVAILABLE
- 10% DOWN PAYMENT
- 23 YEAR FIXED TERM
- LOW 5% RATE

RENT ROLL

Suite	Tenant	SF	% of Total SF	Lease Commence	Lease Expire	Annual Rent	Rent/ SF	Changes On	Changes To	Lease Type	Base Yr./Exp.	Options/Terms
101	Vacant	1,091	3.90%				\$0.00					
103	Vacant	1,231	4.40%				\$0.00					
211	Romano Law Group	13,049	46.62%	6/1/10	MTM	\$342,533	\$26.25					None
301	Mediasophia, Inc.	891	3.18%	2/1/17	MTM	\$15,753	\$17.68					None
302	Joseph Lee	869	3.10%	6/1/10	MTM	\$13,518	\$15.56					None
303	Romano Law Group	244	0.87%	9/1/13	MTM	\$4,504	\$18.46					None
307	Romano Law Group	97	0.35%				\$0.00					None
309	Romano Law Group	811	2.90%	1/1/2014	MTM	\$16,635	\$20.51					None
312	Sabine Milien-Felix	708	2.53%	10/1/2017	MTM	\$12,397	\$17.51					None
313	Romano Law Group	466	1.66%	1/1/14	MTM	\$10,091	\$21.65					None
314	Vacant	1,226	4.38%				\$0.00					
401	Romano (Mediation)	898	3.21%	5/1/10			\$0.00					None
402	Romano (Conference)	1,565	5.59%	5/1/10			\$0.00					None
403	Romano (Mock Trial)	1,141	4.08%	5/1/10	MTM	\$0	\$0.00					None
407	Gym & Lockers	1,208	4.32%			\$0	\$0.00					
411	Trial Practices	918	3.28%	6/1/10	MTM	\$24,215	\$26.38					None
413	Vacant	1,576	5.63%				\$0.00					
TOTAL AVAILABLE		5,124	18%									
TOTAL OCCUPIED		22,865	82%			\$439,646						
TOTAL		27,989	100%			\$439,646						

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EXPENSES

	Current	Per SF	Pro Forma	Per SF
Real Estate Taxes	\$80,399	\$2.87	\$108,000	\$3.86
Insurance	\$27,080	\$0.97	\$27,080	\$0.97
Utilities	\$63,308	\$2.26	\$65,000	\$2.32
Repairs & Maintenance	\$15,000	\$0.54	\$15,450	\$0.55
Contract Services	\$12,260	\$0.44	\$12,625	\$0.45
Management Fee (% of EGI)	\$20,180	\$0.72	\$25,190	\$0.90
Book Keeping/Accounting	\$4,048	\$0.14	\$4,169	\$0.15
Pest	\$2,585	\$0.09	\$2,662	\$0.10
Supplies	\$1,617	\$0.06	\$1,665	\$0.06
Janitorial	\$7,726	\$0.28	\$7,957	\$0.28
Trash Removal	\$1,771	\$0.06	\$1,824	\$0.07
Licenses & Fees	\$1,350	\$0.05	\$1,390	\$0.05
TOTAL EXPENSES	\$237,324	\$8.48	\$273,012	\$9.75

Comments

Expenses in Pro-Forma adjusted by 103% except for RE Taxes
RE Taxes in Pro-forma determined using tax calculator

INCOME & EXPENSES

Rentable Square Feet 27,989

		Current	Per SF	Pro Forma	Per SF
BASE RENT					
Occupied Space		\$439,645	\$20.30	\$541,425	\$25.00
Available Space at Market Rents (6,332 SF)		\$158,300	\$25.00	\$158,300	\$25.00
GROSS POTENTIAL RENT		\$597,945	\$21.36	\$699,725	\$25.00
GROSS POTENTIAL INCOME		\$597,945	\$21.36	\$699,725	\$25.00
Vacancy/Collection Allowance (% of GPI)	24.4% / \$145,636	\$5.20		10% / \$69,973	\$2.50
EFFECTIVE GROSS INCOME		\$452,309	\$16.16	\$629,753	\$22.50
Total Expenses		\$237,324	\$8.48	\$273,012	\$9.75
NET OPERATING INCOME		\$214,985	\$7.68	\$356,740	\$12.75
NET CASH FLOW BEFORE DEBT SERVICE		\$214,985	\$7.68	\$356,740	\$12.75

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PROPERTY DESCRIPTION

Eco Centre

LAKE WORTH, FL

INVESTMENT OVERVIEW

Investment Highlights

- Downtown Lake Worth Location Walking Distance to Restaurants & Shops
- Lush Tropical Atrium Lobby with Water Features
- Ideal Owner/User Opportunity
- Developed as a "Green" Building with Iconic Stature
- Gym with Locker Rooms & Showers
- Roof Top Terraces
- Building Generator
- Covered and Secured Parking



Marcus & Millichap, as exclusive advisor, is pleased to present for sale Eco Centre (the "Property"), a 27,989 square foot freestanding four-story office building located at 1005 Lake Avenue, Lake Worth, Florida. The Property was developed in 2008 as a Leed Registered building with a wide array of "Green" features and sits on approximately .40 Acres with 125 feet of street frontage. Currently partially occupied and leased to five flexible month-to-month tenants, the Property is ideal for an owner/user and represents a very well maintained, below replacement cost investment with many unique features and upgraded finishes, including an iconic "living atrium", all conducive to a multitude of end-users.

Conveniently located just west of US Highway One (Dixie Hwy), in the CBD of downtown Lake Worth, the Property benefits from superb walkability and ease of proximity to the entertainment, retail, restaurant and nightlife of the thriving downtown just blocks from the waterfront intracoastal area and public beach entertainment complex fronting the Atlantic Ocean. In addition there is a critical mass concentration of banking, shopping centers, hospitality and residential options in the surrounding vicinity, as well as easy access to I-95 located within a few minutes of the subject.

PROPERTY FEATURES

Construction

- CBS Construction
- Raised Flooring System Maximizing Efficiency of Air Flow
- Recycled Bottle Glass Countertops
- Operable Windows
- Grey Water Treatment System



Property Features

- Cutting-edge Green Features & Rooftop Garden
- Expansive Tropical Atrium Lobby & Inviting Common Areas
- Fully Equipped Kitchen and Break Area
- Gym with Mens and Womens Locker Rooms
- Two Outdoor Terraces

PROPERTY SUMMARY

The Offering

Property	Eco Centre
Property Address	1005 Lake Avenue Lake Worth, FL 33460
Property Type	Office
Assessor's Parcel Number	38-43-44-21-15-013-0170

Site Description

Parcel Size	.40 AC
Type of Ownership	Fee Simple
Rentable Square Feet	27,989
Floor Area Ratio (FAR)	1.75
Zoning	CAC - Central Area Commercial
Parking	30 Covered Spaces
Parking Ratio	1.05:1000
Landscaping	Lush Tropical Indoors & Exterior
Topography	Flat
Street Frontage	125 Feet
Cross Street	"H" Street
Highway Access	Within Nearby Proximity
Land for Additional Development	N/A

Construction

Year Built	2008
Construction Type	Concrete & Steel
Number of Floors	Four (4)
Number of Suites	25
Floor Plate Size	+/- 7,615 SF
Exterior Walls	CBS
Roof	Flat Built-Up
Foundation	Poured Concrete
Parking Surface	Asphalt & Concrete Slab

Mechanical

Elevator	One (1) Passenger
Fire Protection	Fully Sprinklered
HVAC	Roof-Top Units
Utilities	City of Lake Worth
Plumbing	Adequate

Interior Detail

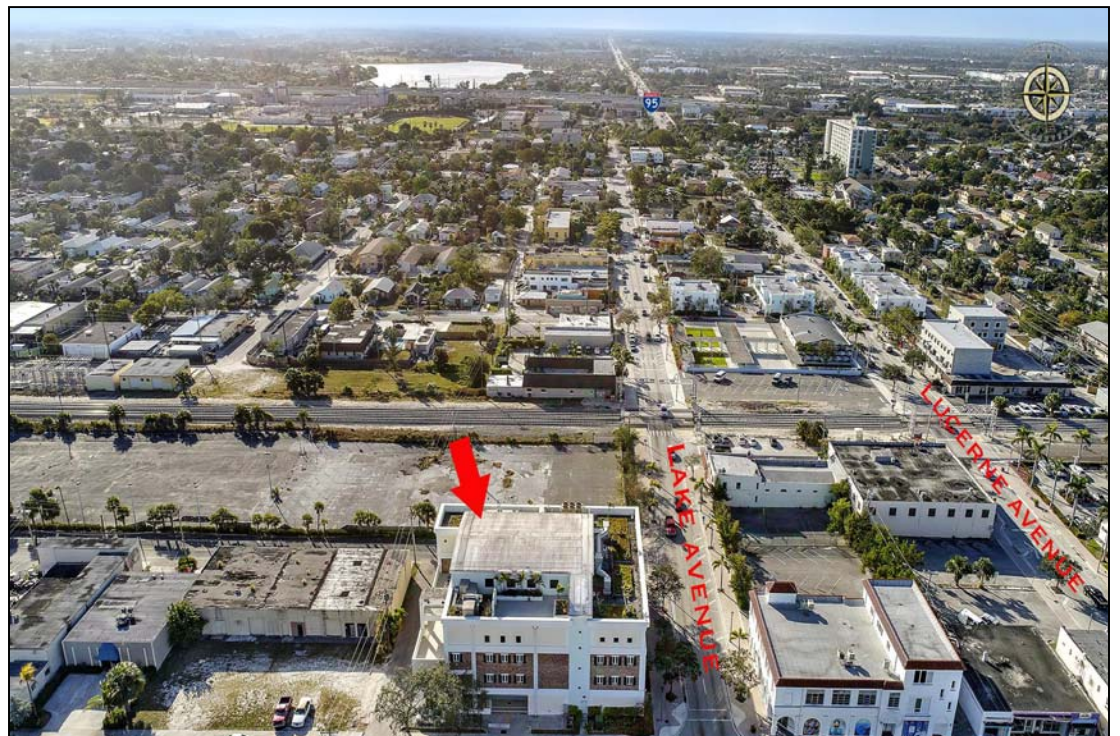
Walls	Drywall
Ceilings	Hard Drywall and Open Exposed
Floor Coverings	Tile & Carpet
Rest Rooms	Two (2) Per Floor
Corridors	Circumnavigating the Atrium
Hallway Width	Standard

PROPERTY PHOTOS



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PICTURE PAGE 2



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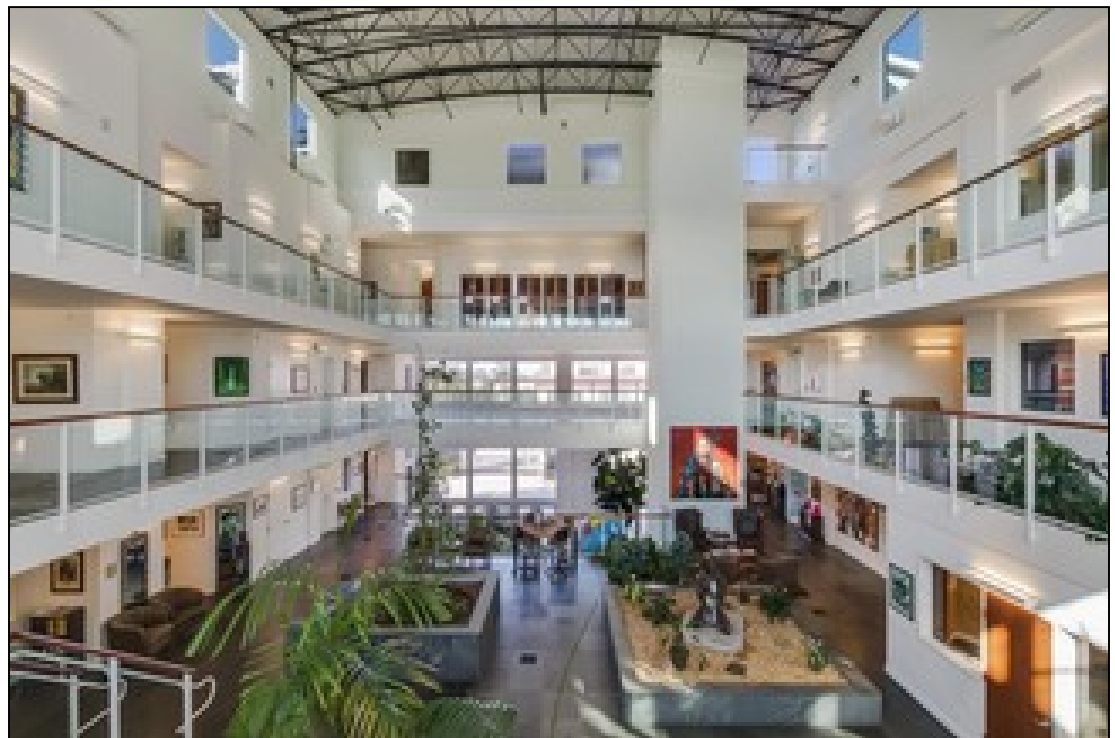
PICTURE PAGE 2



PICTURE PAGE 2



PICTURE PAGE 2



PICTURE PAGE 4

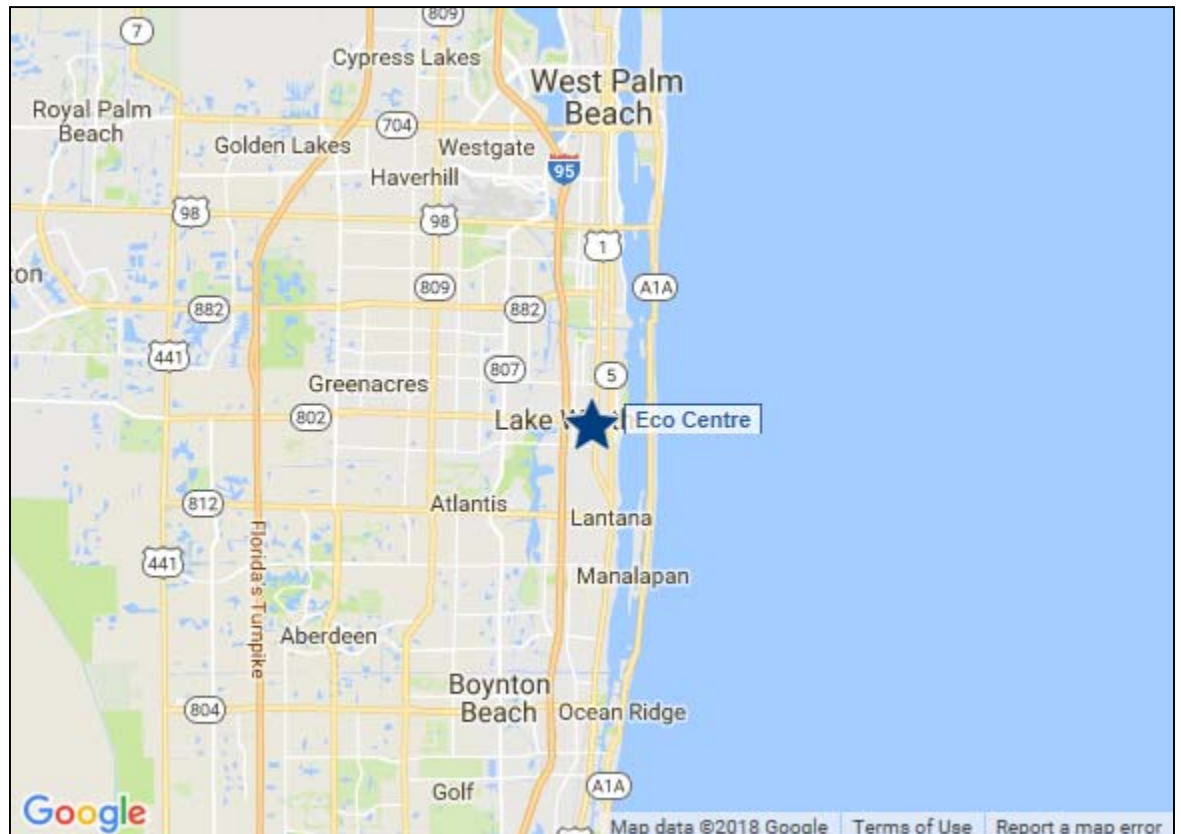




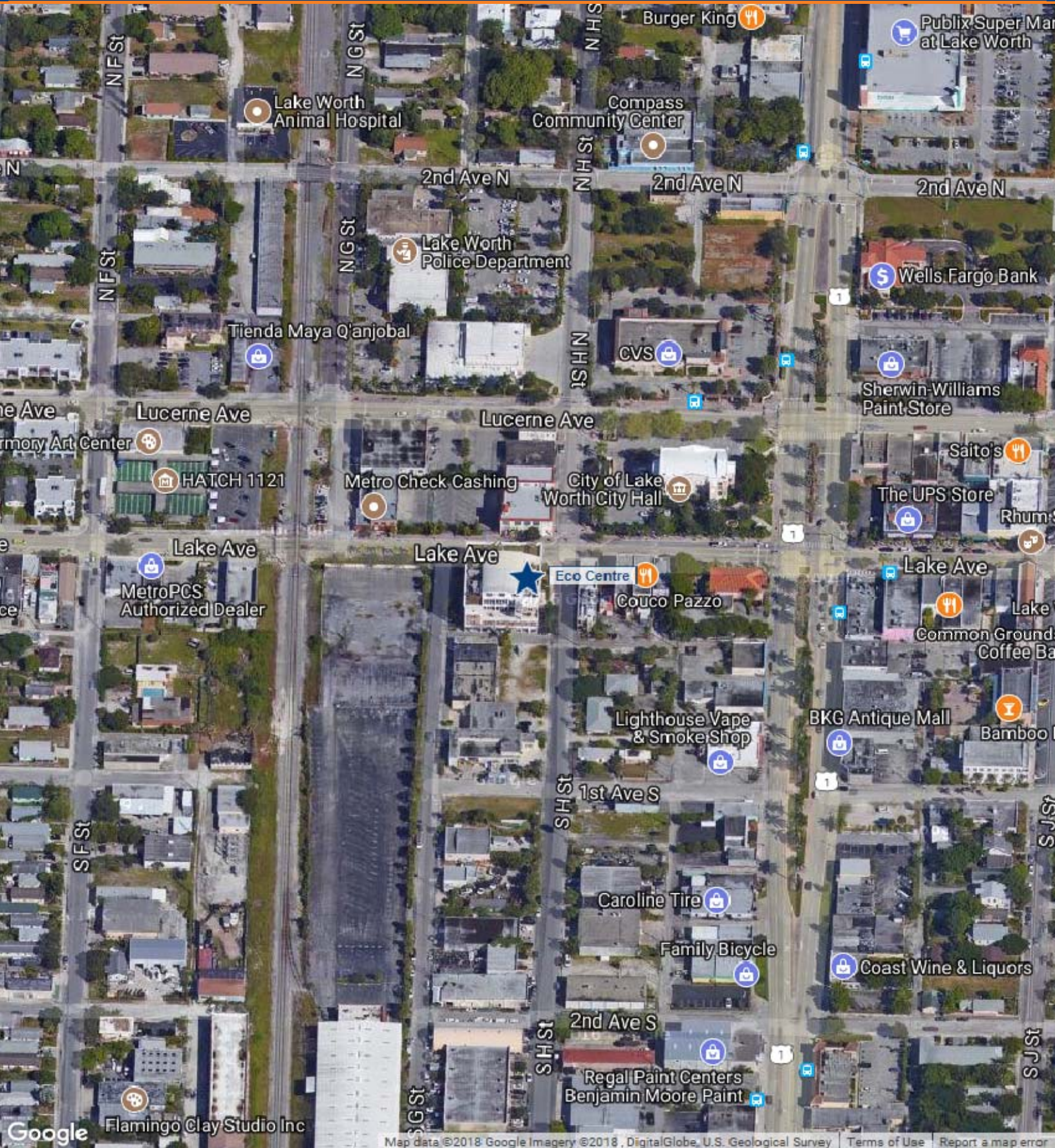
Local Map



Regional Map



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MARKET OVERVIEW

Eco Centre

LAKE WORTH, FL

PALM BEACH COUNTY

Market Highlights

Retirement haven

- Approximately 22 percent of residents in the metro are age 65 or older.

Favorable tax structure

- West Palm Beach has no income tax and a low property tax rate.

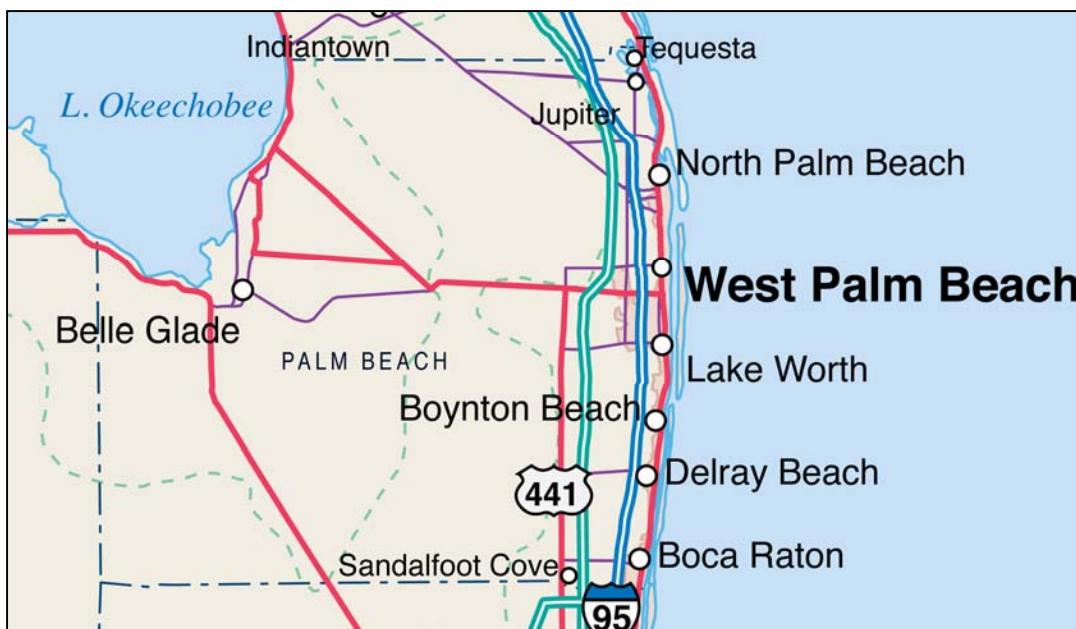
Strong job growth in population-driven sectors

- The education and health services sector will expand 2 percent annually through 2020.



Geography

Situated along the southeastern coast of Florida, the West Palm Beach metro is located entirely within the 2,578 square miles of Palm Beach County. The region has a 47-mile coastline with extraordinary beaches and houses on part of the Everglades and the Loxahatchee River, as well as countless canals. In the northwestern portion of the county is Lake Okeechobee, the second-largest freshwater lake in the continental United States. The wetlands to the west limit urban development.



Palm Beach County

PALM BEACH COUNTY

Metro

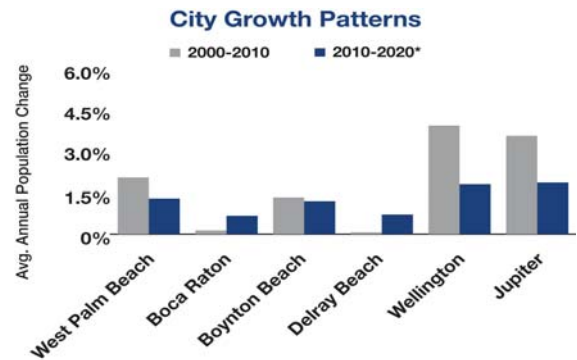
The West Palm Beach metro, also referred to as Palm Beach County, contains nearly 1.4 million people. The population is expected to expand by more than 87,600 citizens through 2020. West Palm Beach is the largest city, with 105,200 residents. Other prominent municipalities include Boca Raton, Boynton Beach and Delray Beach.

Infrastructure

Interstate 95 and the Florida Turnpike are major thoroughfares in the county, along with U.S. Highway 1, Military Trail and the Beeline Highway. Palm Beach International Airport is one of the largest medium-hub airports in the United States.

The countywide bus system Palm Tran connects Boca Raton to Palm Beach Gardens and the Glades area. A commuter train system, Tri-Rail, also provides transportation and connects all three South Florida airports. Amtrak service is available at the historic railroad station in West Palm Beach and operates daily between Miami and New York City.

Located in Riviera Beach, the Port of Palm Beach has helped support local economic growth since 1915 and ranks fourth in container activity among all Florida deepwater ports. Florida East Coast Railway provides rail transport to the facility, with pier-side box-hopper capabilities and intermodal cars.



Largest Cities in Metro by Population

West Palm Beach	105,200
Boca Raton	88,900
Boynton Beach	72,800
Delray Beach	64,100
Wellington	60,300
Jupiter	59,600

Airports

- Palm Beach International Airport
- Three smaller airports

Major Roadways

- I-95
- Florida Turnpike

Rail

- Freight - Florida East Coast Railway Co.
- Passenger - Amtrak
- Commuter - Tri-Rail

Port

- Port of Palm Beach

West Palm Beach is:

- 70 miles from Miami
- 160 miles from Orlando
- 550 miles from Atlanta
- 1,000 miles from New York City

* Forecast
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, Experian

PALM BEACH COUNTY

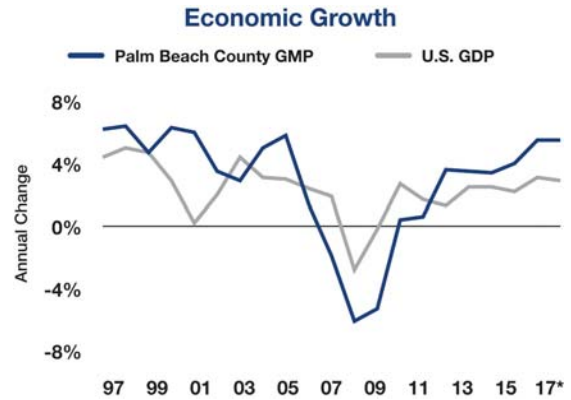
Economy

Tourism plays an important role in the Palm Beach County economy, generating billions of dollars in revenue annually. In addition to overnight visitors in the area’s many hotels and resorts, more than 340,000 cruise-ship passengers pass through the Port of Palm Beach each year. Agriculture is also an important industry in the western portion of the region, where crops include winter vegetables, citrus, sugar cane and ornamental plants.

Historically, the Palm Beach County economy benefited from an expanding population that supported strong growth in the real estate, construction and services-related sectors. Economic growth is expected to register a 5.5 percent gain in 2016, while retail sales expand 8.5 percent, higher than the national rate of 5.4 percent.

The financial advantages of doing business in Palm Beach County include a favorable tax structure and numerous training and incentive programs. Florida has no state income tax and a low corporate tax structure.

As part of the Internet Coast, Palm Beach County has an established reputation for Internet infrastructure. A growing number of telecommunications and Internet firms that need access to South Florida markets and Latin America recognize the county as an attractive location and are subsequently moving operations here.



Port of Palm Beach Quick Facts

Container Cargo (tons)	1,134,258
Bulk and Dry Cargo (tons)	647,926
Total TEUs	241,934
Total Rail Cars	15,239
Total Vessels	1,442
Total Passengers	341,701

* Forecast
Sources: Marcus & Millichap Research Services, Port of Palm Beach District, Moody’s Analytics, U.S. Census Bureau, Bureau of Economic Analysis

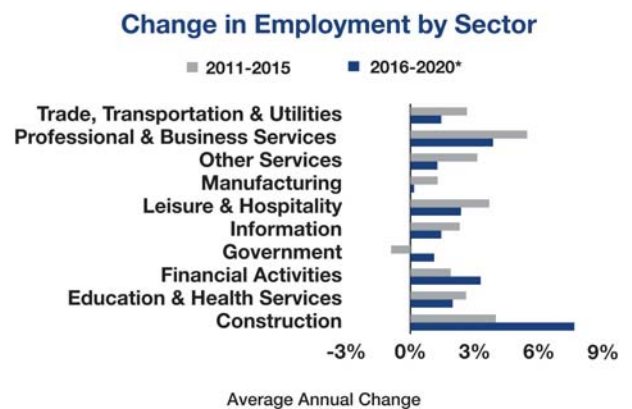
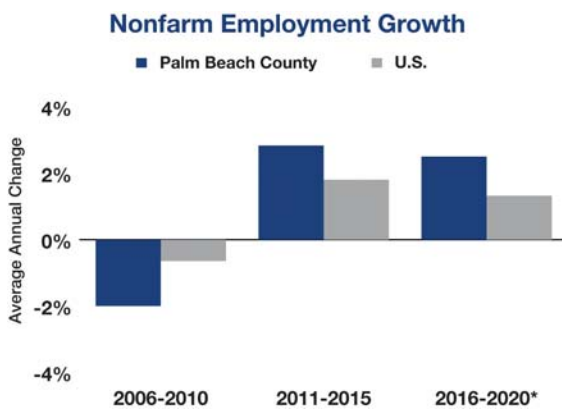
PALM BEACH COUNTY

Labor

Palm Beach County’s employment base totals approximately 581,700 workers. After adding jobs by an average of 2.8 percent annually over the previous five years, employment growth is forecast to expand by 2.5 percent annually through 2020, ahead of the national average annual growth rate of 1.3 percent.

The largest shares of metro employment are provided by the trade, transportation and utilities and professional and business services sectors, with each comprising roughly 19 percent of total employment. The trade, transportation and utilities segment is expected to post an annual gain of 1.4 percent over the coming five years, while the professional and business services is forecast to grow by 3.9 percent during this period.

One of the most consistently expanding segments of the metro’s employment landscape is the education and health services sector. With 22 percent of residents over the age of 65, the Palm Beach healthcare industry performs exceptionally well. Currently, this sector comprises 16 percent of area jobs and is expected to post an average annual growth of 2 percent through 2020.



* Forecast
Sources: Marcus & Millichap Research Services, BLS, Moody's Analytics

PALM BEACH COUNTY

Employers

Industries with a strong presence in Palm Beach County include communications and information technology, aerospace and engineering, agriculture and food processing, business and financial services and medical and pharmaceutical products.

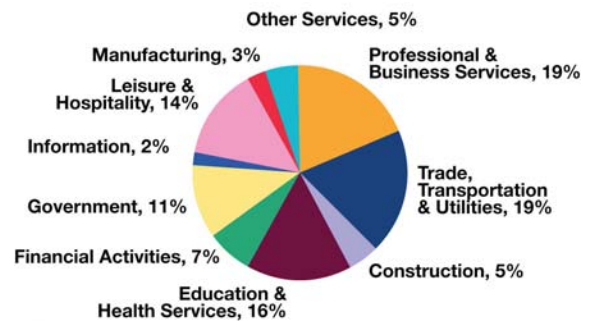
One competitive advantage for Palm Beach County is the proximity and infrastructural links to Central and South America. The local economy has historically benefited from firms with operations in South American markets, as well as the technology and communications companies that link the Americas.

The area has attracted many large corporations, including IBM Corp., AT&T Wireless, and Tyco International. Jarden, Office Depot and NextEra Energy are Fortune 500 companies with headquarters in the area.

Healthcare remains a growing industry in the county, with employers such as Bethesda Memorial Hospital and Tenet Healthcare. New medical centers will also continue to be added to service the expanding needs of the population.

The Scripps Research Institute, located in Jupiter, adds significantly to the local high-tech economy, employing hundreds of workers.

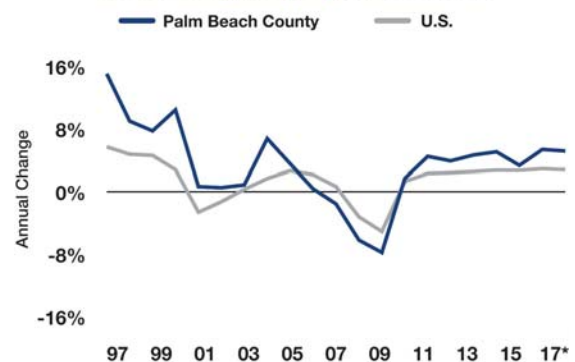
Share of 2015 Total Employment



Major Employers

Florida Atlantic University
G4S Secure Solutions
Pratt & Whitney Rocketdyne
Hospital Corporation of America
Florida Power & Light
Tenet Healthcare
Office Depot
U.S. Sugar
Bethesda Memorial Hospital
Florida Crystals

Office-Using Employment Growth



* Forecast
Sources: Marcus & Millichap Research Services, BLS, Moody's Analytics, Experian

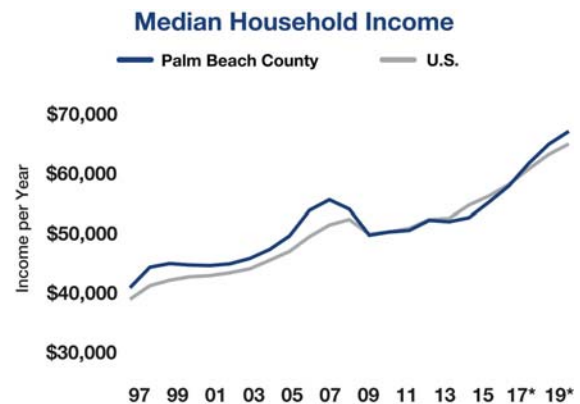
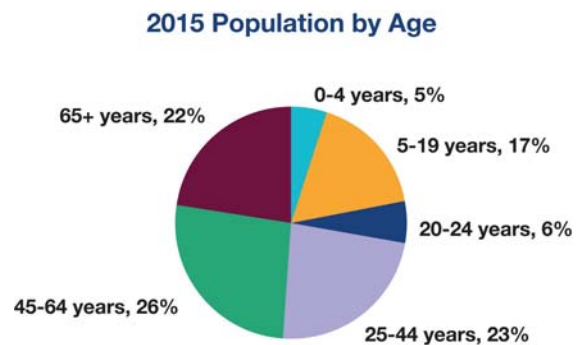
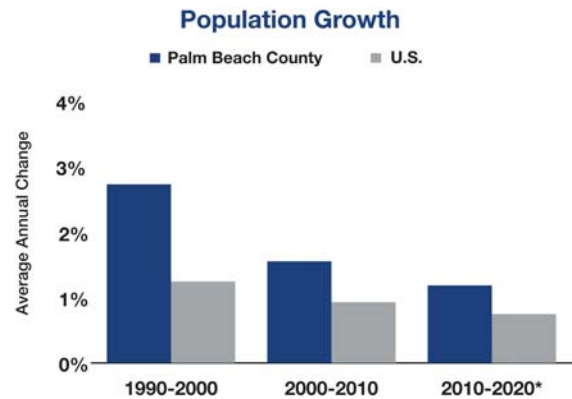
PALM BEACH COUNTY

Demographics

The Palm Beach County population has expanded to nearly 1.4 million residents, driven primarily by immigration. As the amount of developable land in the county shrinks, however, population growth in the years ahead will likely taper. The Palm Beach area attracts many retirees, as indicated by a median age of 44.1 that is well above the national median at 37.5. In addition, 22 percent of the county population is 65 years or older.

Although the metro is home to a significant number of retirees, more than 60.0 percent of the population is working age. The area has a well-educated workforce, with 32.3 percent of residents aged 25 or older having obtained at least a bachelor's degree; 12.3 percent of adult residents have attained a graduate or professional degree. The county's institutions of higher-education include Florida Atlantic University and Palm Beach State College.

Elevated education levels and retiree's fixed incomes generally lead to a higher median income. The median household income of \$55,100 per year will rise at an annual rate of 4.6 percent through 2020. Home prices will fall below this appreciation, gaining 1.9 percent each year. West Palm Beach has the highest median home prices in the state at \$305,600, creating a demand for rental housing. In 2015, 29.6 percent of residents were renters.



* Forecast
Sources: Marcus & Millichap Research Services, AGS, Experian, Moody's Analytics, U.S. Census Bureau

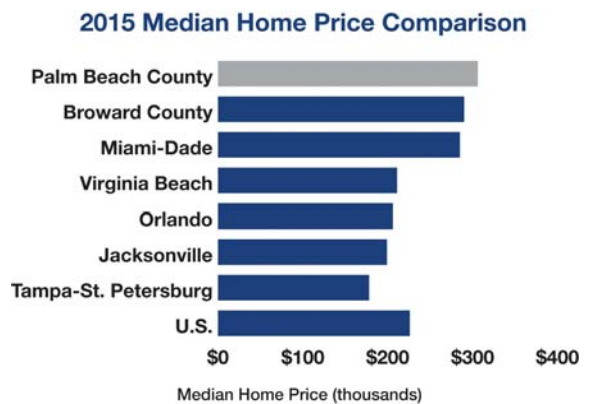
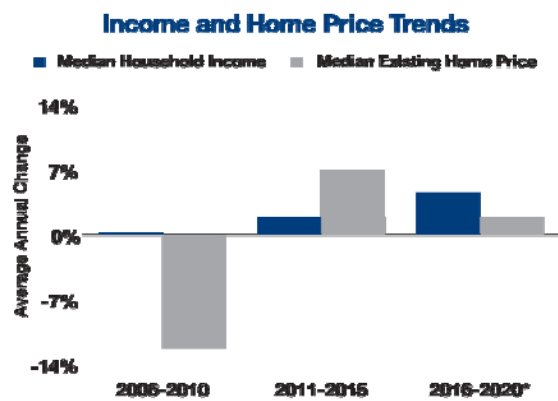
PALM BEACH COUNTY

Quality of Life

Palm Beach County offers the best in attractions, resorts, festivals, natural preserves, world-class shopping, cultural venues, sporting activities and beaches. The county has 45 miles of coastline and many inland waterways, providing a range of water activities. Open space abounds, as much of the county is farmland or reserved for conservation areas. Palm Beach County has a rich cultural community with dozens of museums, hundreds of art and antique galleries and many theaters, including the Kravis Center for the Performing Arts. Palm Beach also contains ballet, opera, modern dance and other music venues.

The Palm Beach Polo and Country Club is reputed to have the world’s best polo facilities. The area is also home to numerous croquet clubs and golf courses, as it is the headquarters of the U.S. Croquet Association and the Professional Golfer’s Association of America. Sports enthusiasts can take in spring-training baseball games at Roger Dean Stadium Complex in Jupiter.

The city of Palm Beach, with its sunny palm-lined streets, elite shopping and oceanfront estates, has one of the highest concentrations of wealth in the region. Boynton Beach, Lake Worth, Delray Beach and Boca Raton are trendy and upbeat, offering quaint shopping districts and outdoor festivals year-round.



* Forecast
Sources: Marcus & Millichap Research Services, Moody’s Analytics, National Association of Realtors®, U.S. Census Bureau

The information contained in the market overview comes from sources deemed to be reliable, however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. The most timely data available at time of production, including estimates and forecasts, were used and may be subject to revision.

DEMOGRAPHIC ANALYSIS

Eco Centre

LAKE WORTH, FL

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	21,378	84,225	202,538
2010 Population	21,110	86,963	226,319
2014 Population	21,871	90,271	235,194
2019 Population	21,615	91,821	243,830
2000 Households	8,125	34,284	80,338
2010 Households	7,480	33,956	83,926
2014 Households	7,776	35,355	87,508
2019 Households	7,716	36,152	90,595
2014 Average Household Size	2.70	2.52	2.64
2014 Daytime Population	6,290	31,213	82,189
2000 Owner Occupied Housing Units	35.41%	52.66%	57.37%
2000 Renter Occupied Housing Units	50.92%	31.66%	29.23%
2000 Vacant	13.67%	15.68%	13.40%
2014 Owner Occupied Housing Units	36.20%	55.46%	61.31%
2014 Renter Occupied Housing Units	63.80%	44.54%	38.69%
2014 Vacant	19.58%	18.98%	15.15%
2019 Owner Occupied Housing Units	35.95%	55.17%	61.25%
2019 Renter Occupied Housing Units	64.05%	44.83%	38.75%
2019 Vacant	20.37%	19.82%	15.49%
\$ 0 - \$14,999	22.2%	16.8%	15.4%
\$ 15,000 - \$24,999	15.4%	14.8%	15.4%
\$ 25,000 - \$34,999	15.2%	13.7%	13.2%
\$ 35,000 - \$49,999	17.2%	15.8%	16.3%
\$ 50,000 - \$74,999	14.7%	15.7%	17.3%
\$ 75,000 - \$99,999	8.5%	9.6%	9.6%
\$100,000 - \$124,999	3.0%	5.1%	5.4%
\$125,000 - \$149,999	1.5%	3.0%	2.9%
\$150,000 - \$199,999	1.2%	2.3%	2.1%
\$200,000 - \$249,999	0.4%	1.2%	1.0%
\$250,000 +	0.6%	2.0%	1.6%
2014 Median Household Income	\$33,052	\$38,774	\$40,027
2014 Per Capita Income	\$16,181	\$23,846	\$21,904
2014 Average Household Income	\$44,812	\$60,385	\$58,226

Demographic data © 2012 by Experian.

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SUMMARY REPORT

Geography: 5 miles

Population

In 2014, the population in your selected geography is 235,194. The population has changed by 16.12% since 2000. It is estimated that the population in your area will be 243,829 five years from now, which represents a change of 3.67% from the current year. The current population is 50.55% male and 49.44% female. The median age of the population in your area is 37.0, compare this to the Entire US average which is 37.3. The population density in your area is 2,998.67 people per square mile.

Households

There are currently 87,507 households in your selected geography. The number of households has changed by 8.92% since 2000. It is estimated that the number of households in your area will be 90,594 five years from now, which represents a change of 3.52% from the current year. The average household size in your area is 2.64 persons.

Income

In 2014, the median household income for your selected geography is \$40,026, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 10.50% since 2000. It is estimated that the median household income in your area will be \$45,108 five years from now, which represents a change of 12.69% from the current year.

The current year per capita income in your area is \$21,904, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$58,226, compare this to the Entire US average which is \$74,533.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 65.98% White, 18.57% Black, 0.08% Native American and 2.04% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 40.46% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

Housing

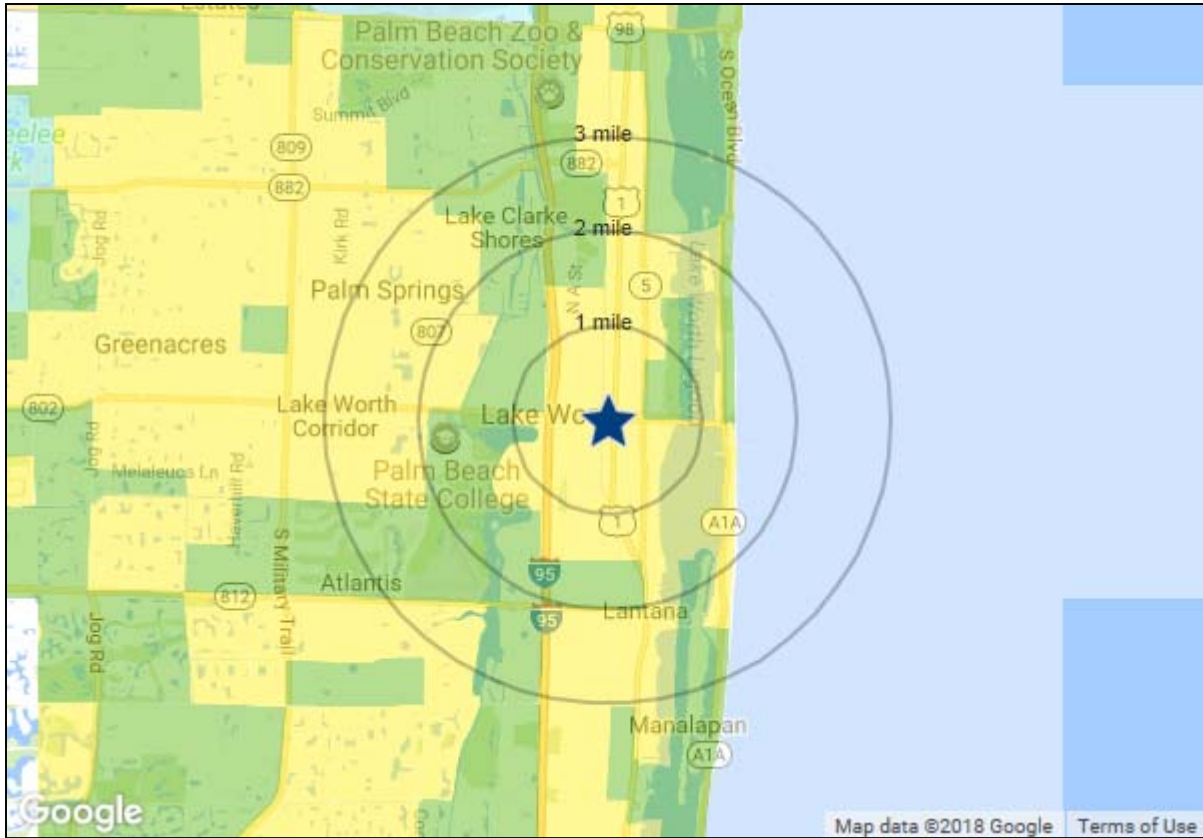
In 2000, there were 53,218 owner occupied housing units in your area and there were 27,119 renter occupied housing units in your area. The median rent at the time was \$572.

Employment

In 2014, there are 82,189 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.83% of employees are employed in white-collar occupations in this geography, and 49.00% are employed in blue-collar occupations. In 2014, unemployment in this area is 9.67%. In 2000, the average time traveled to work was 27.9 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



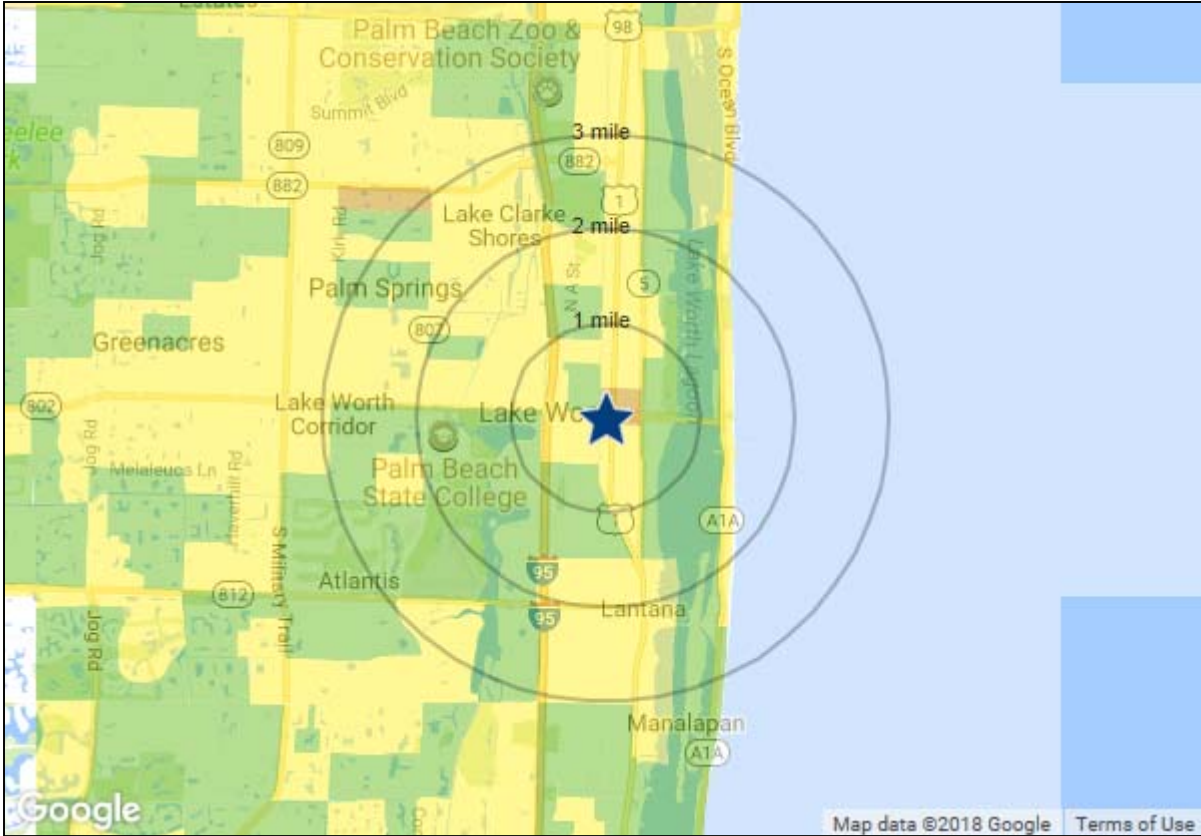
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



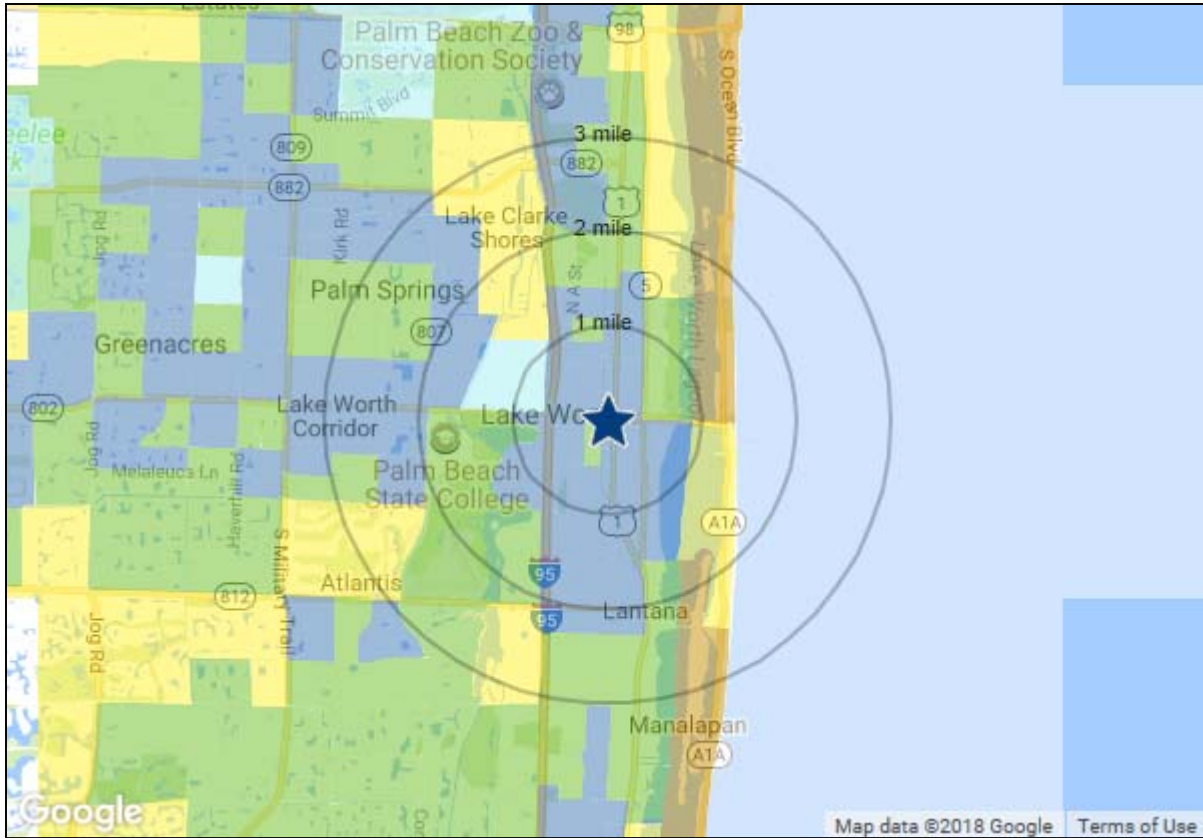
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



Demographic data © 2012 by Experian.

Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

* Traffic Count Estimate



Eco Centre

LAKE WORTH, FL

OFFERING MEMORANDUM