

PALM AIRE GARDENS

POMPANO BEACH, FL



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LOCATION

Pompano Beach is located in Broward County, Florida, the second largest county by population in the state. The city has been listed as one of the top real estate markets in CNN Money and as one of the country's top vacation home markets in the Wall Street Journal.

Palm Aire is located just north of the border between Fort Lauderdale and Pompano Beach, only 5 miles away from the beach.

BUSINESSES

GE Aviation
Pepsico
State Farm
ThyssenKrupp
YMCA Corporate Office
Zimmerman Advertising

PARKS & RECREATION

George Brummer Park
Herb Skolnick Community Center
Mitchell Moore Center
Palm Aire Golf & Country Club
Pompano Beach Municipal Golf Course

SHOPPING

Galleria in Fort Lauderdale
Publix
Sawgrass Mills in Sunrise

MEDICAL CENTERS

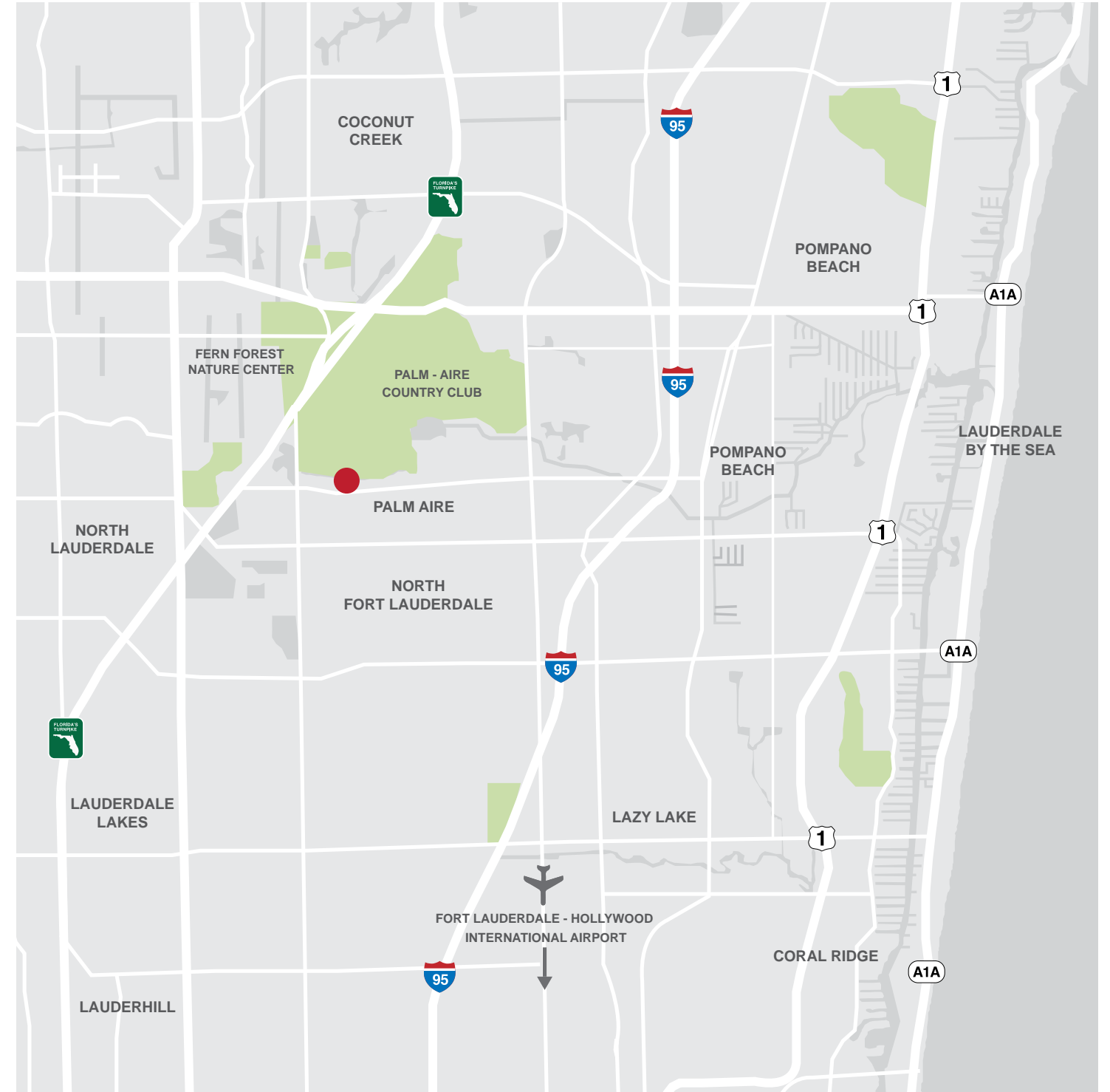
Broward Health Imperial Point
Holy Cross Hospital
Medical Center at Pompano LLC

SCHOOLS

Broward College
Coral Springs Charter School
Mcnab Elementary School
Pompano Beach High School

ART & ENTERTAINMENT

Art Connection
Bailey Contemporary Arts
Pompano Beach Historical Society Museum
Pompano Beach Amphitheater



QUICK FACTS:

Pompano Beach

Demographics

As of the end of 2014, Pompano Beach's population was 105,000 people. Since 2010, it has had a population growth of 5.7%.

Home prices

Home appreciation the last year has been 15.40%.

Cost of living

Compared to the rest of the country, Pompano Beach's cost of living is 1.10% lower than the U.S. average.

Unemployment

The unemployment rate in Pompano Beach is 4.70% (U.S. avg. is 6.30%). Recent job growth is positive. Pompano Beach jobs have increased by 3.89% in 2014.



ABOUT PALM AIRE

Palm Aire describes both Palm Aire Village, a collection of single family houses, and Palm Aire Country Club, a 5,000- acre property with condominiums, villas, estate homes, and four golf courses.

Conveniently located in beautiful Pompano Beach, Florida, just minutes away from Fort Lauderdale, the Palm Aire Communities offer an ideal location and a beautiful and lush environment.

Palm Aire Country Club is home to several smaller sub-communities, including Palm Aire Gardens, a 416 unit project built in 1989 and converted in 2005.





THE PROJECT

Palm Aire Gardens is a condominium community nestled in a quiet enclave of Pompano Beach on McNab Road off of Atlantic Ave.

Originally built in 1989 and converted in 2005, it consists of 416 condominium units located amongst 18 different buildings. It includes 540 assigned parking spaces and 126 assigned garage spaces.

The unit mix includes 3/2s, 2/2s, 2/1s and 1/1s as well as detached garage units.



Amenities

- Two landscaped pool areas
- Spa
- Fitness center
- Recreation building
- Tennis courts
- Picnic area
- Club house
- Office building
- Meeting rooms

Services

- Gated community
- Security guards 24/7
- Water
- Sewer
- Trash



MANAGEMENT COMPANY

First Service Corporation (previously known as The Continental Group) professionally manages the condominium association at Palm Aire Gardens. As the largest residential property manager in North America, FirstService Residential oversees more than 6,500 residential and commercial associations including 1.5 million residential units.



IMPROVEMENTS TO THE COMMUNITY

Since First Service Residential assumed management of the association in June 2012 the following improvements have been made:

Irrigation: Restoration of irrigation system.

Landscaping: Improvement of landscape in front of buildings and throughout the community. Dispense of mulch throughout the community.

Pool Furniture: Replacement and addition of more pool furniture.

Spa: Electrical repairs and new heater installation to restore the spa/jacuzzi.

Picnic Areas: Installation of new picnic benches and barbeque grills on picnic areas.

Tennis Courts: Restoration of tennis court functionality.





RENOVATION & INTERIOR DESIGN PROGRAM

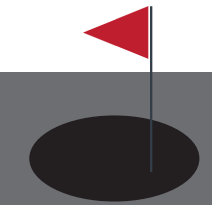
Through the renovation program, the units at Palm Aire Gardens can be purchased totally renovated, with a modern and sophisticated look.

The renovation is a whole remodeling process that provides the units with more brightness and open spaces. The remodeling includes new kitchen cabinets, granite countertop, fixtures, sink and faucet; new balcony screen; overhaul bathroom with new bath, shower, sink, flooring and wall tiles; new ceilings and carpentry; all new electrical connections and switches, etc.

The Solution Group has established an alliance with a reputable interior design firm in Miami. They have set the standard for high style, high quality contemporary home furnishings, with customers throughout the United States, the Caribbean, and Central and South America, for more than 30 years.

Buyers at Palm Aire Gardens will be offered the option of acquiring a whole package of home furnishing.





GOLF COURSE
(Not to scale)

WATERWAY



LAKE

CLUB HOUSE

LAKE

PALM AIRE GARDENS

POMPANO BEACH, FL

CYPRESS BLVD.

MAIN ENTRANCE

MCNAB ROAD

4581

4561

4521



4441

4361

4281



4501

4421

4401

4341

4541

4481

4261

4381

4321



4241

4221

4201

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