



 14TH & OCEAN

CAVACHE
PROPERTIES

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

VACATION STYLE 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.

VACATION STYLE TOWNHOUSES

- ▶ Each villa consists of spacious 4 bedroom, 3.5 bathroom floor plans, large open kitchens, 2 car garages, open balconies, and has a private fence in the rear terrace.
- ▶ Common areas include a clubhouse with gym and sauna, heated resort style swimming pool, whirlpool and sundeck.
- ▶ Beach entrance is located just 250 feet (76 mts) from the property.

VACATION STYLE 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.

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.

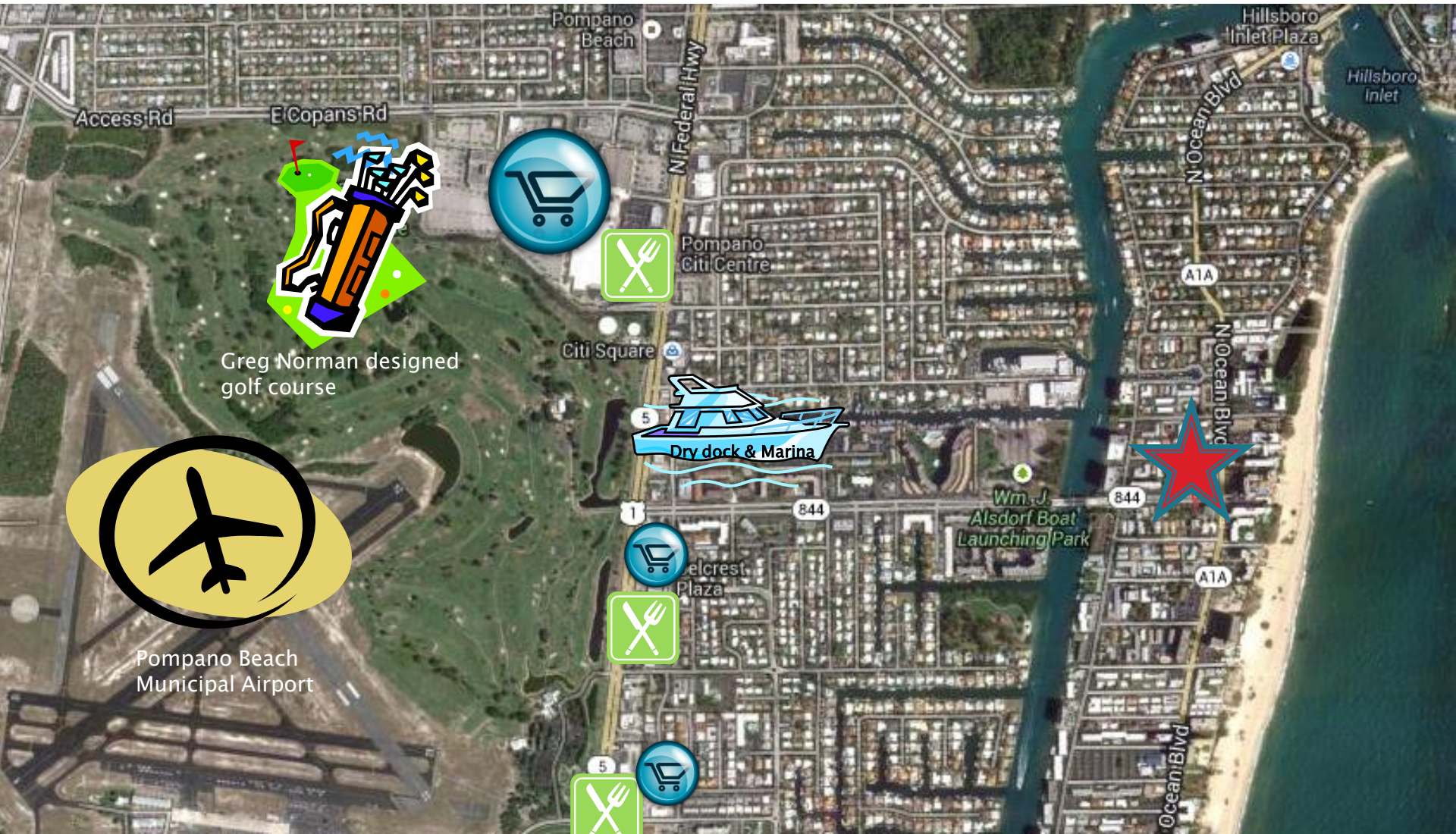
14TH & OCEAN TOWNHOUSES



250 FT



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



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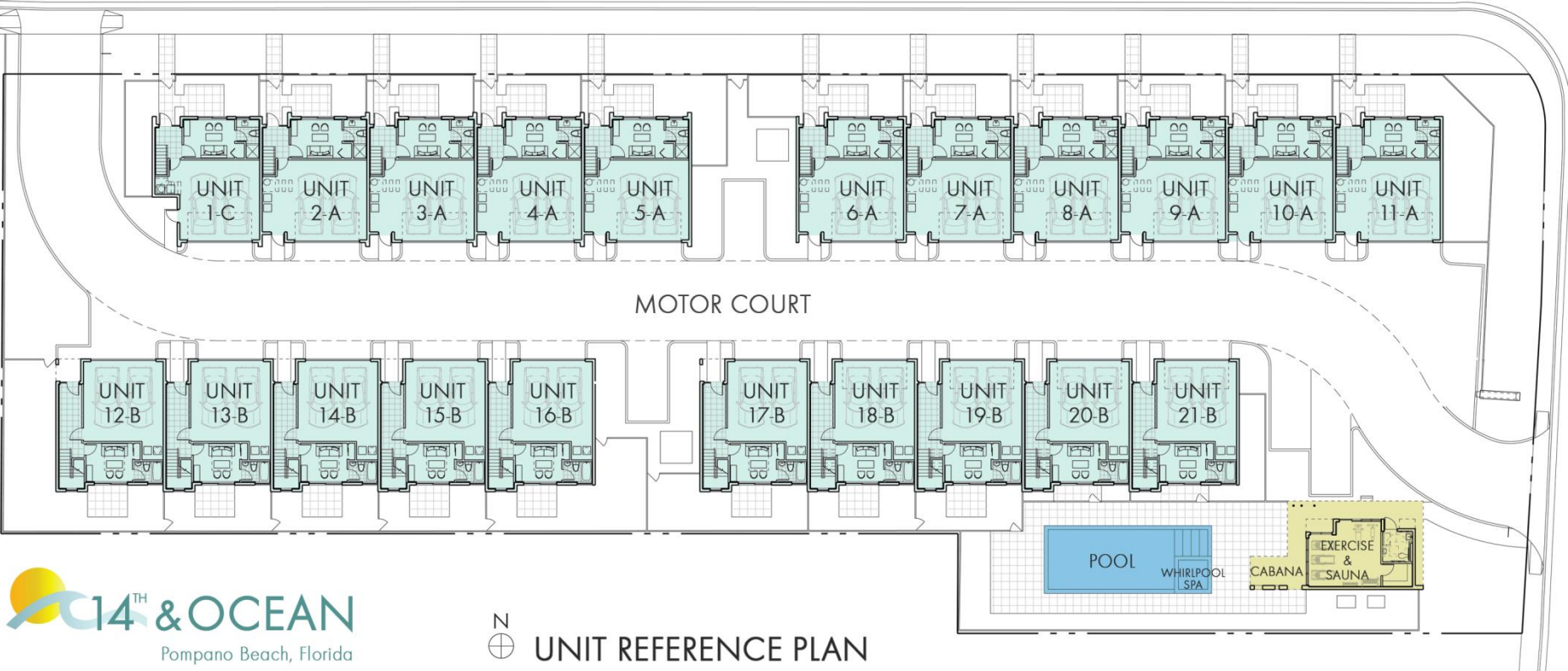


UNIT REFERENCE PLAN

NORTHEAST 14TH STREET

MOTOR COURT

NORTH OCEAN BLVD



TOWNHOUSE A (10 UNITS)



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)

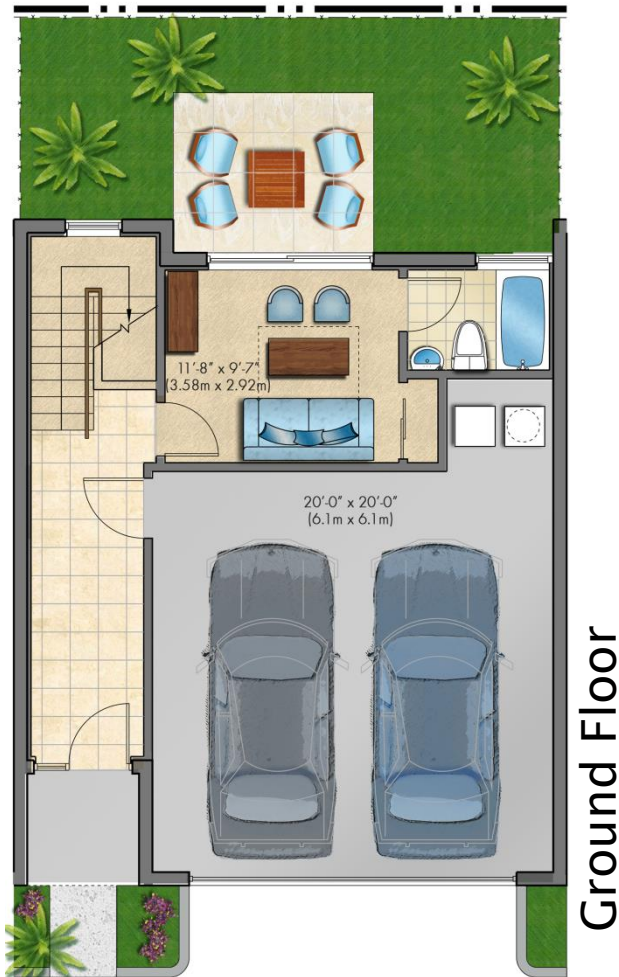


2nd Floor



3rd Floor

TOWNHOUSE B (10 UNITS)



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

POMPANO BEACH, FL

- ▶ Is a city in Broward County, in the South East coast of Florida, along the coast of 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

- ▶ 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 once neglected beachfront area, which promises to reinvent the city 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



CAVACHE PROPERTIES

- ▶ Cavache Properties LLC is a real estate development and Investment company based in Pompano Beach Florida. It is comprised of well known, seasoned management, board members, and investors who have collectively developed over \$2.5 Billion in commercial and residential real estate, representing over 5,000 units and millions of square feet of office and retail space.
- ▶ The team consists of developers, architects, general contractors, land development contractors, real estate brokers and investment professionals.
- ▶ For more information please visit www.cavacheproperties.com.

TO PURCHASE YOUR TOWNHOUSE

The payment schedule of your future vacation home in tropical Pompano Beach, Florida, is the following:

14 th & Ocean	
\$10,000	at reservation
20%	at contract time (with reservation deposit credited towards it)
30%	at foundation (start of construction)
50%	due at closing (3 rd party financing available to qualified buyers)

CONTACT



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