

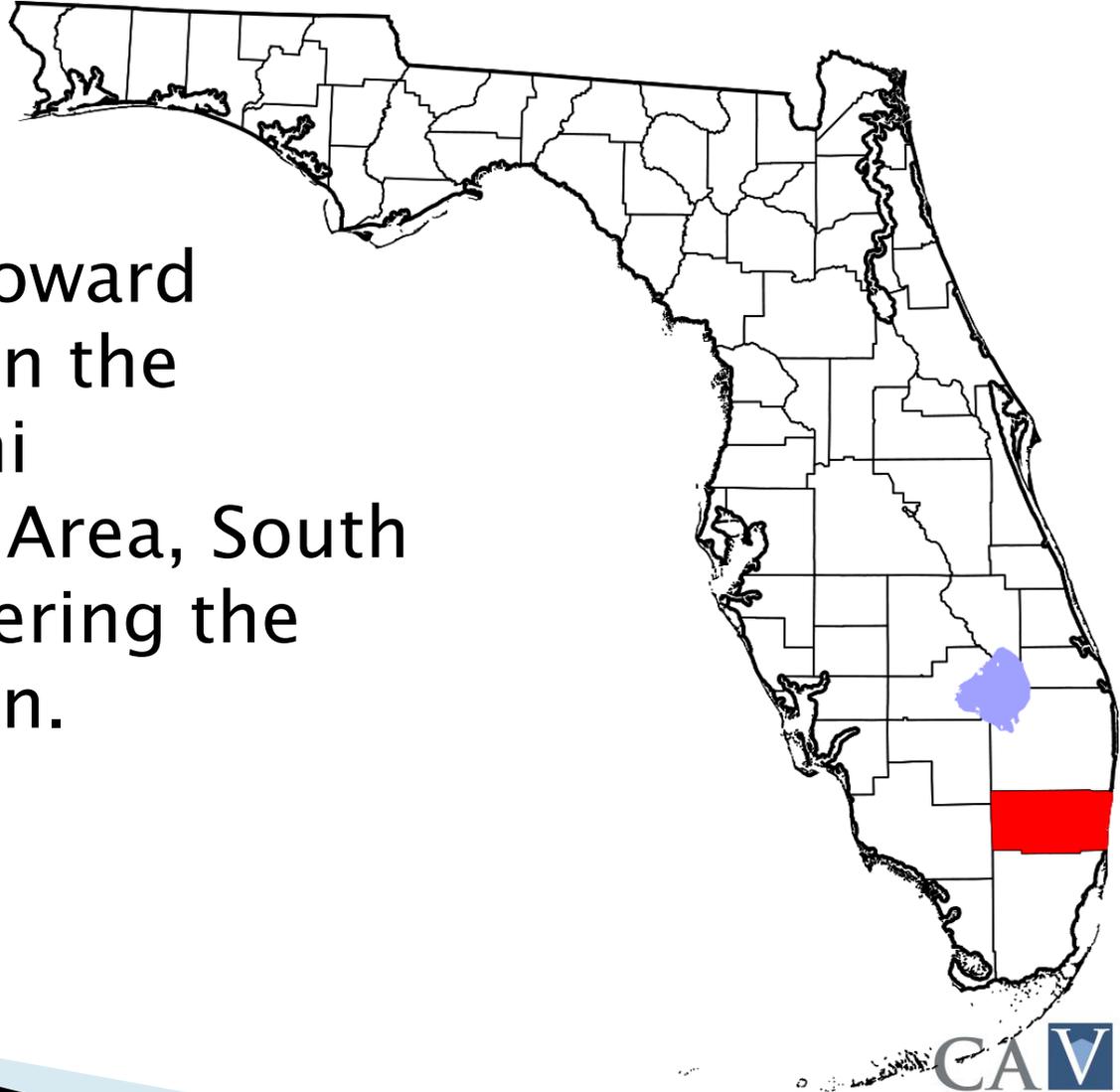


CAVACHE
PROPERTIES

WHY PURCHASE A PROPERTY IN
SUNNY POMPANO BEACH, FL

POMPANO BEACH, FL

Is a city in Broward County, within the Greater Miami Metropolitan Area, South Florida, bordering the Atlantic Ocean.

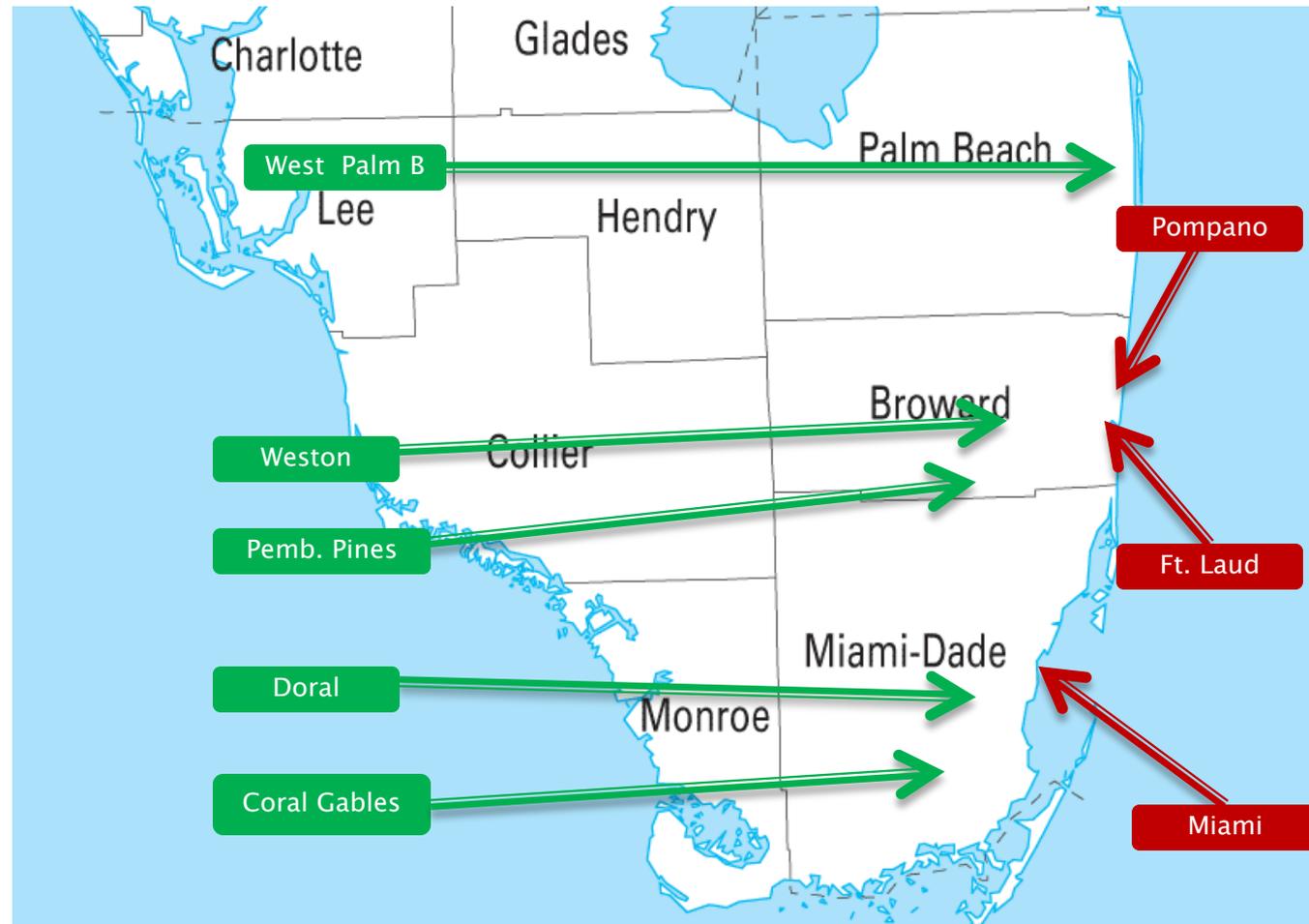


POMPANO BEACH, FL

- ▶ 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, Pompano Beach, Pembroke Pines, Sunrise, Boca Raton, and West Palm Beach among many others.

POMPANO BEACH, FL

It is located 10 miles from Downtown Ft. Lauderdale and 35 miles from Downtown Miami.



POMPANO BEACH, FL

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 IN THE NEWS

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 IN THE NEWS

- ▶ 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.

MOVOTO BLOG
THE LIGHTER SIDE OF REAL ESTATE

Valuations Top Tens City Guides

TOP TEN LIST
Los Cabos & Puerto Vallarta
All-Inclusive Resorts

See the List

bookit

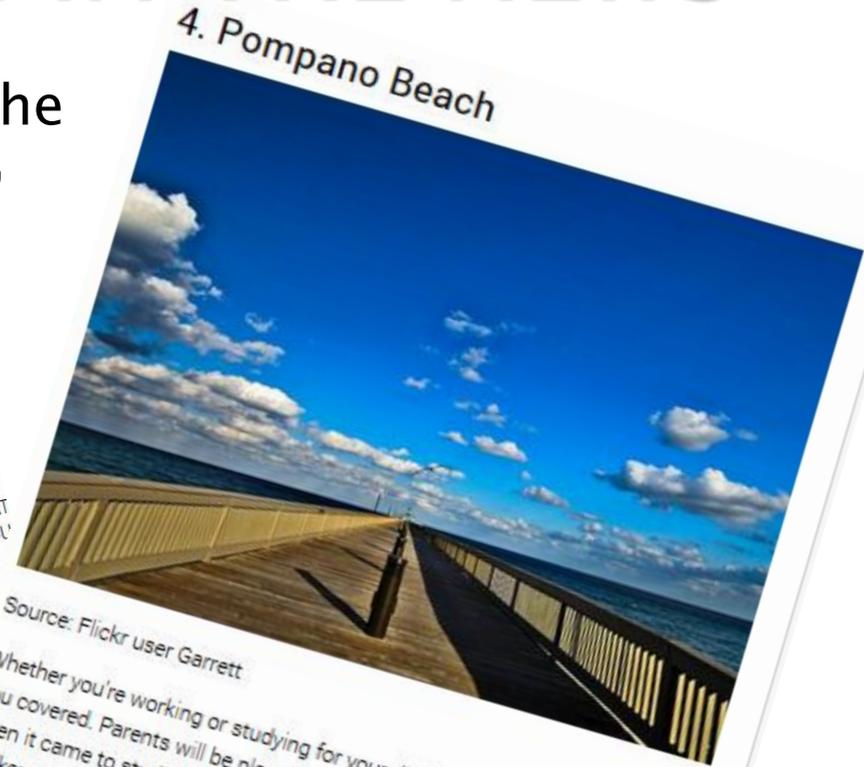
TOP TEN

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?

TOP TEN

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



4. Pompano Beach

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 Pompano Beach Curtain Call Playhouse, and more. If you're the festival type, Pompano Beach 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 Parade, and a Holiday Yuletide Parade. Basically, there's something for everyone in this 100,154 population city.

POMPANO BEACH IN THE NEWS

- ▶ On March 13th, 2014, the [Daily Business Review](http://www.dailybusinessreview.com) ran a front-page story showcasing Pompano Beach's CRA success and stating the city may be the next hot spot in real estate development.



POMPANO BEACH IN THE NEWS

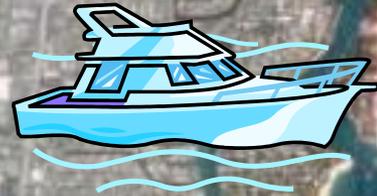
- ▶ According to an article published in June 2014 by the specialized real estate website www.housingwire.com, international buyers have started to diversify where they look for vacation properties and are shifting their focus from the traditional urban areas.
- ▶ Pompano Beach is the 6th most searched 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.

WHAT TO DO IN POMPANO

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



WHAT TO DO

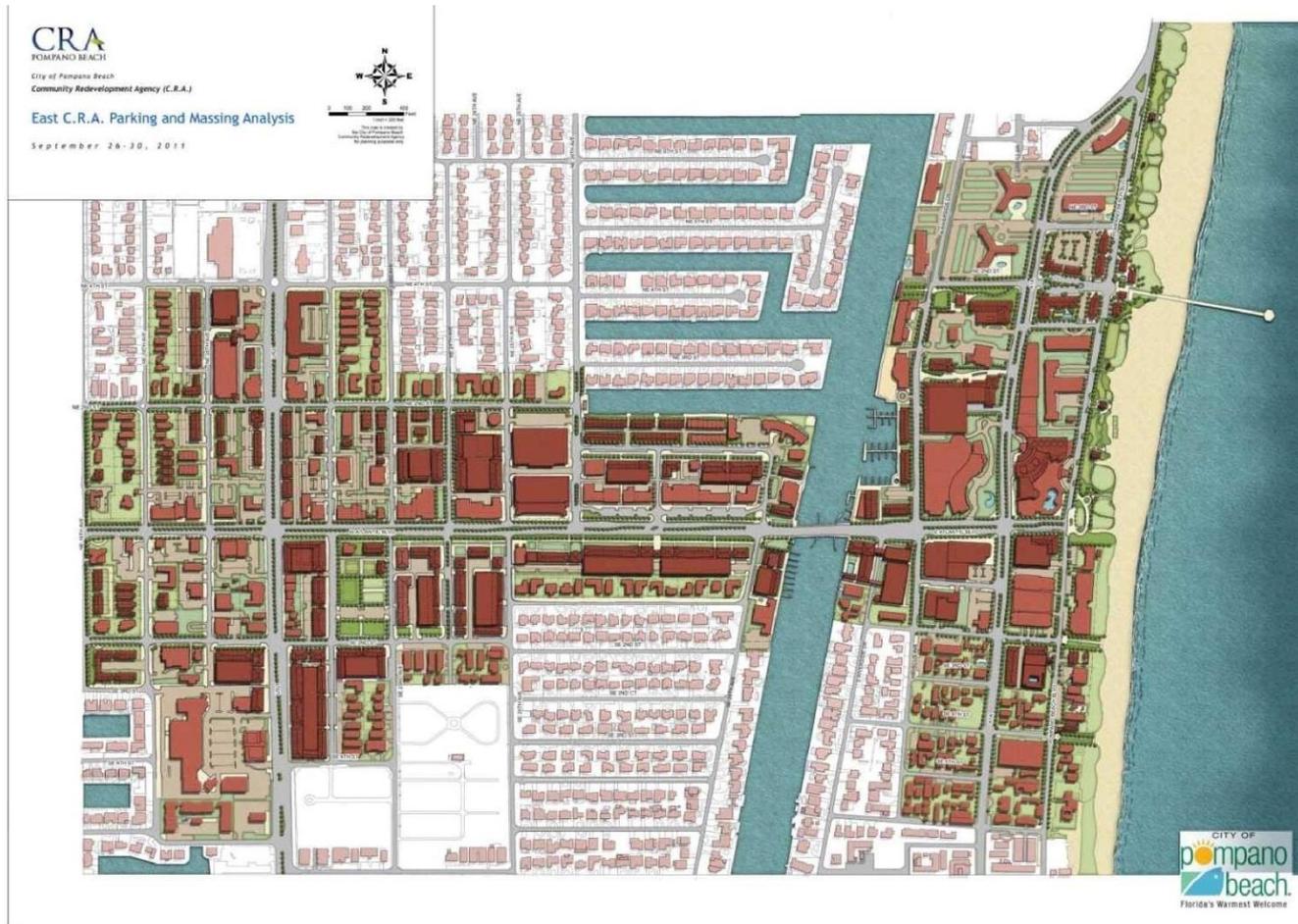


PROFESSIONAL SPORTS

Sports fans will be thrilled to know that South Florida is one of only 12 metropolitan areas in the US with franchises in all four major professional sports. Venues range from 15 to 35 miles from town.



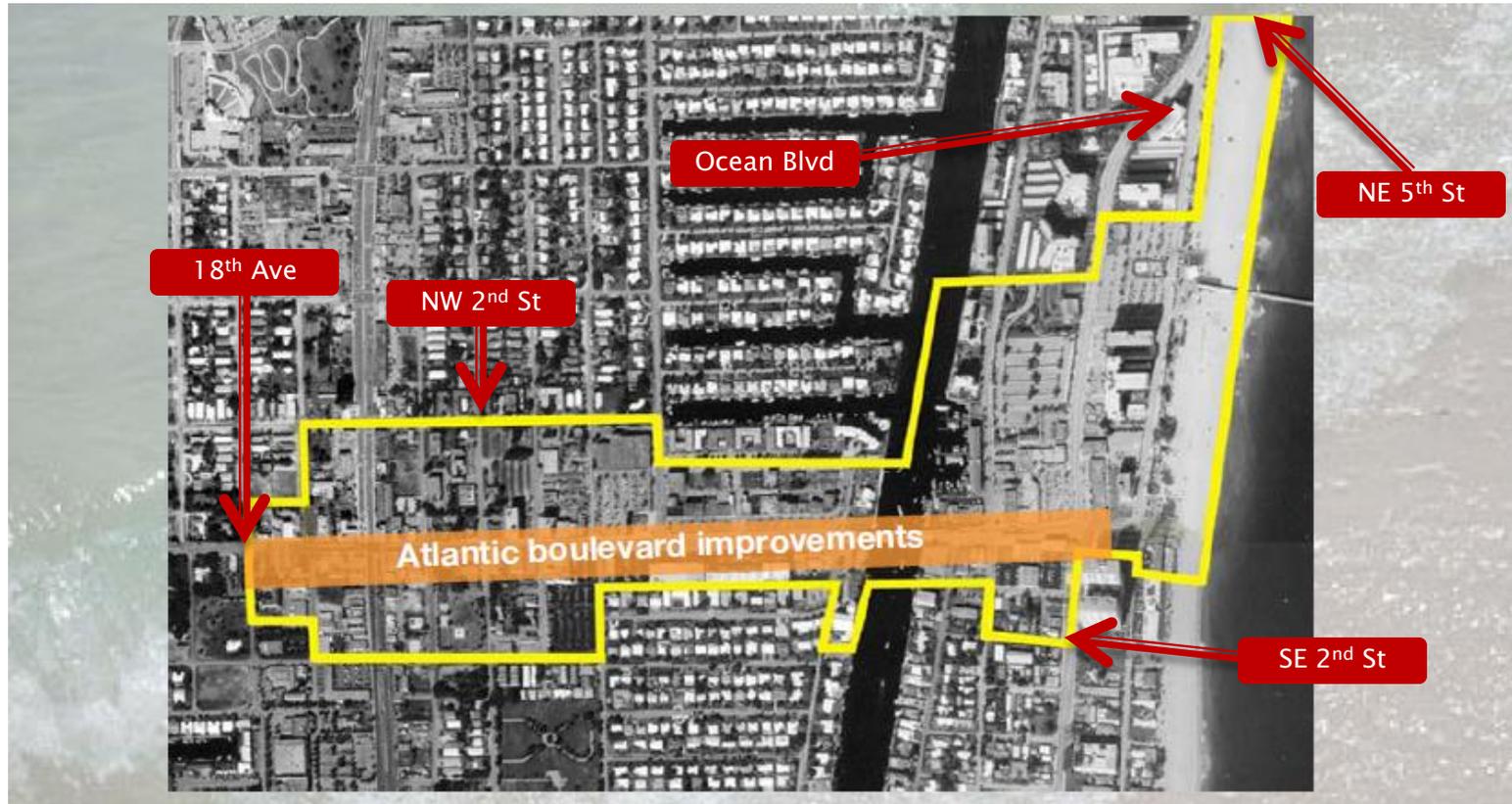
THE POMPANO REDEVELOPMENT



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 East 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

THE POMPANO REDEVELOPMENT



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

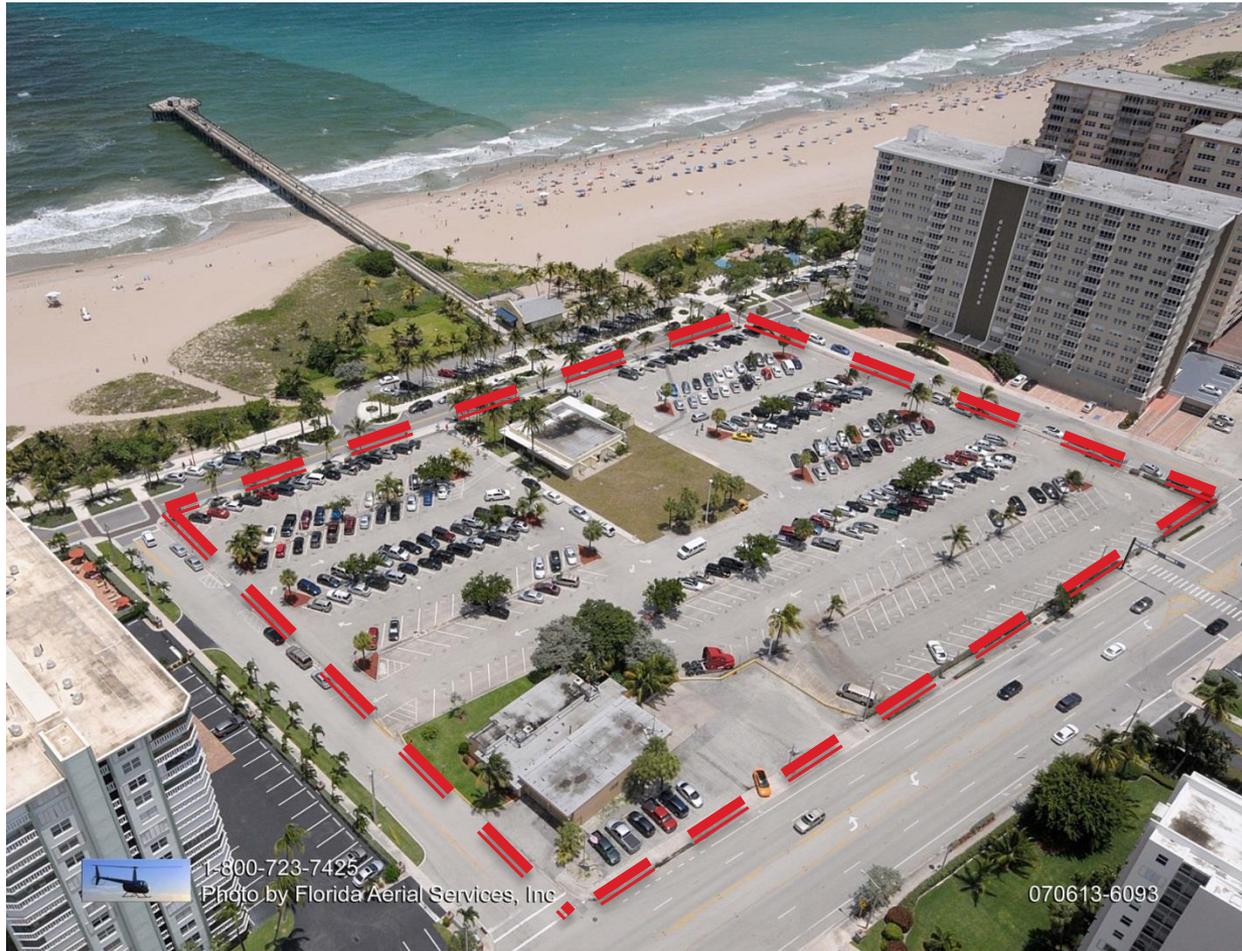


POMPANO BEACH FISHING VILLAGE

- ▶ Is an approved mixed use project (currently in the development stages) located on six oceanfront acres at the foot of the Pompano Beach pier.
- ▶ Plans for the development include retail, restaurants and a hotel, making the area an epicenter for the surrounding beach community.



POMPANO BEACH FISHING VILLAGE



1-800-723-7425
Photo by Florida Aerial Services, Inc

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POMPANO BEACH FISHING VILLAGE



POMPANO BEACH PIER



POMPANO BEACH PIER

- ▶ A central fixture in the history of Pompano Beach has been its fishing pier, originally built in the early 1960s.
- ▶ The East Pompano Beach CRA is currently working on a rehab and enhancement project to revive it and make it a main attraction.
- ▶ Pier is approximately 865' long and 18' wide (Apprx. 16,000 SF/1,450 M²).

PROPERTY VALUE

The revitalization of the city of Pompano Beach, lead by the East CRA, should positively affect the appreciation of the surrounding property, as most successful CRAs have historically done.



THE MIAMI METROPOLITAN AREA

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PRICES STEADILY INCREASING IN MIAMI-FT.LAUDERDALE-POMPANO

Florida Residential Market Sales Activity - February 2014
 Closed Sales and Median Sale Prices
 Statewide by Metropolitan Statistical Area*



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	15,826	1.5%	\$165,000	10.0%	7,578	-6.8%	\$132,500	15.2%
Cape Coral-Fort Myers MSA (Lee County)	779	-13.7%	\$185,000	19.4%	463	-10.4%	\$155,000	10.7%
Crestview-Fort Walton Beach-Destin MSA (Okaloosa County)	197	-2.0%	\$166,155	-5.1%	48	-37.7%	\$210,000	37.7%
Deltona-Daytona Beach-Ormond Beach MSA (Volusia County)	554	1.3%	\$127,039	15.9%	160	-6.4%	\$136,550	6.7%
Gainesville MSA (Alachua and Gilchrist Counties)	138	-12.1%	\$156,000	9.5%	26	-40.9%	\$62,498	-6.0%
Jacksonville MSA (Baker, Clay, Duval, Nassau, and St. Johns Counties)	1,257	11.5%	\$162,274	3.6%	261	2.0%	\$103,490	10.4%
Lakeland-Winter Haven MSA (Polk County)	527	-4.2%	\$125,000	14.7%	53	-1.9%	\$74,000	8.0%
Miami-Fort Lauderdale-Pompano Beach MSA (Broward, Miami-Dade, and Palm Beach Counties)	2,859	1.1%	\$250,500	13.9%	3,266	-8.2%	\$140,000	24.9%
Naples-Marco Island MSA (Collier County)	344	0.0%	\$390,000	34.5%	434	3.1%	\$219,000	4.3%
North Port-Bradenton-Sarasota MSA (Manatee and Sarasota Counties)	937	3.5%	\$200,000	12.2%	408	-16.0%	\$163,875	15.2%