

To Whom It May Concern:

04/11/22

Members of The Corniche Condominium Association are exploring the possibility of selling the entire property. It is located at 277 N. Ocean Blvd. Boca Raton, FL 33432 and is directly across from South Beach Park and the Atlantic Ocean. This amazing property sits inside the most highly desirable eastern section of the Boca Raton Peninsula, seen just north of The Boca Raton resort (formally known as The Boca Raton Resort and Club).

The Corniche was built in 1979 and sits on approximately 1.2 acres of land. The building is 4 stories high, has 16 total units, 4 condominiums on each floor (eight 2-bedroom and eight 3-bedroom units). It holds a full-size tennis court, heated pool, and patio area that are all located on the south end of the complex with direct sun exposure from sunrise to sunset. It also has a gated parking garage with 24 covered parking spots located directly under the tennis court and additionally, 10 uncovered parking spaces located on both ends of the property.

Please open the attached documents provided to you in this email link to view all the detailed information regarding The Corniche property. Inside you will find: an overview, photos, survey, zoning guidelines, as well as sample floor plans that currently exist. Contact information will be provided below should you have any additional questions.

Anyone with serious interest in placing a bid on the property, please forward a POF document to us ASAP as it will be required before any showings are scheduled by The Corniche Association and must be accompanied with all submitted bids. All bona fide offers will be presented directly to the Association to be reviewed in a timely manner.

Boca Raton is one of the finest and most desirable locations to live anywhere in the world! Finding a development/investment property this size, directly across from the beach, comes up once in a lifetime. Now is your chance to capture one of the last remaining true values in East Boca Raton with unlimited potential!

Thank you again for your interest in The Corniche property and we hope it presents a compelling opportunity for your group to consider placing a bona fide offer in the coming months!

Regards,

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