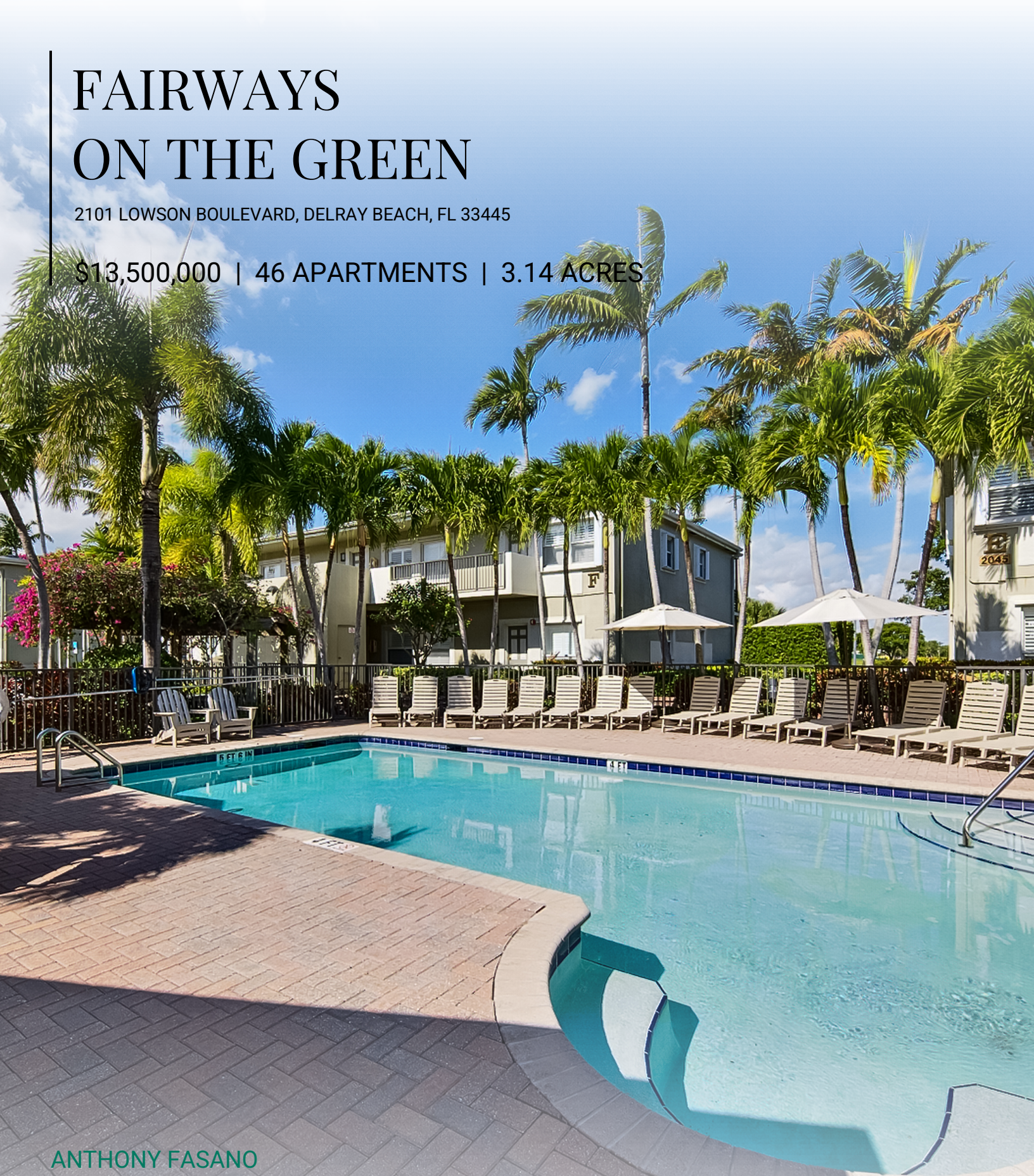
FAIRWAYS ON THE GREEN

2101 LOWSON BOULEVARD, DELRAY BEACH, FL 33445

$13,500,000 | 46 APARTMENTS | 3.14 ACRES



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FAIRWAYS ON THE GREEN

2101 LOWSON BLVD, DELRAY BEACH, FL 33445 | MULTIFAMILY INVESTMENT OFFERING

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PROPERTY DESCRIPTION

Fairways on the Green offers an exceptional setting for a distinctive Delray Beach apartment community: 46 apartments across 3.14 landscaped acres, with low-rise buildings, mature trees, a pool, screened porches and inviting outdoor gathering areas. Its golf-course backdrop adds to the residential appeal, while 38 two-bedroom / two-bath apartments anchor an attractive apartment mix.

At approximately $293,478 per apartment, the offering combines meaningful scale with a compelling asking-price basis relative to the selected Delray Beach apartment and newer townhome offerings. A focused apartment-ready renovation and conventional leasing strategy provide a clear path to pursue the property's projected rental potential and establish a differentiated community with lasting appeal.

OFFERING SUMMARY

Asking price	$13,500,000
Apartments	46
Two-bedroom share	82.6%
Land area	3.14 acres
Gross building area	46,225 SF
Price / apartment	$293,478

PROJECTED STABILIZED INCOME

Potential annual rent	$1,332,000
Net operating income	$710,700
Projected cap rate	5.26%

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Asking Price	$13,500,000

LOCATION INFORMATION

Property	Fairways on the Green
Marketing address	2101 Lowson Boulevard
City / county	Delray Beach / Palm Beach
County situs address	2045 Lowson Boulevard
Parcel	12-43-46-19-39-001-0000

BUILDING INFORMATION

Apartments / stories	46 / 2
Original construction	1962
Gross building area	46,225 SF

PROPERTY INFORMATION

Property type	Multifamily
Zoning label	RM - Multiple Family (Medium)
Land area	3.1362 acres
Density	Approximately 14.7 apartments / acre

APARTMENT MIX

8 apartments	1 bedroom / 1 bathroom
38 apartments	2 bedrooms / 2 bathrooms

Unit mix is owner-reported. County data reports 46 units; legal configuration, permitted use and apartment areas require buyer verification.



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LOCATION & SETTING

A low-rise Delray Beach community with a golf-course backdrop, mature trees and generous outdoor space. The 3.14-acre setting supports a residential identity that can distinguish Fairways from denser apartment alternatives.

The adjacent Delray Beach Golf Club is undergoing renovation. The municipal project website anticipates reopening the course and clubhouse in February 2027, adding a prospective catalyst to the surrounding setting.

OPEN PROPERTY LOCATION IN GOOGLE MAPS



FOG PROPERTY | 3.14 ACRES

Parcel outline: Palm Beach County geographic information system (GIS), checked November 16, 2026; schematic, not a survey. Imagery: Esri, Vantor, Earthstar Geographics and the GIS User Community.

Golf privileges and protected views are not represented. Golf project timing is subject to change.

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STABILIZED APARTMENT PRO FORMA

Asking Price	$13,500,000

PROJECTED RENT SCHEDULE

Apartment type	Units	Monthly rent	Annual potential
1 bedroom / 1 bath	8	$2,000	$192,000
2 bedrooms / 2 baths	38	$2,500	$1,140,000
Total / weighted average	46	$2,413	$1,332,000

PROJECTED ANNUAL OPERATIONS

Potential apartment rent	$1,332,000
Physical vacancy | 5%	($66,600)
Credit / concessions | 2%	($26,640)
Effective gross income	$1,238,760
Management | 4% of effective income	($49,550)
Property tax allowance	($225,510)
Insurance allowance	($115,000)
Other recurring operating costs	($138,000)
Total operating expenses	($528,060)
Net operating income before reserves	$710,700

5.26% PROJECTED STABILIZED CAP RATE

Net operating income (NOI) is projected, not current or contracted income. A separate $23,000 replacement reserve produces approximately $687,700 after reserve. Before financing, acquisition costs, initial renovation, lease-up and income tax. Other operating costs assume $3,000 per apartment annually.

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ASKING-RENT EVIDENCE

Nearby community / layout	Reported size	Advertised monthly rent
Waters Edge | 2 bed / 2 bath	1,003 SF	$2,476-$2,611
The Fountains | 2 bed / 2 bath	1,133 SF	$2,498-$2,608
Atlantic at East Delray | 2 bed / 2 bath	1,246 SF	$2,868 excluding fees
Atlantic at East Delray | 1 bed / 1 bath	833-865 SF	$2,430-$2,495 excluding fees

The $2,500 two-bedroom pro forma rent sits within the advertised two-bedroom / two-bath ranges at Waters Edge and The Fountains, and below the reviewed Atlantic two-bedroom quote. Fairways' $2,000 one-bedroom assumption is also below the reviewed Atlantic examples.

SELECTED ADVERTISED OFFERINGS

Property	Asking price / units	Price / unit
1000 NE 9th Avenue | Delray Beach	$4.00M / 10 apartments	$400,000
3871 Patio Court | Palm Springs area	$5.299M / 10 townhomes	$529,900
Sand Dollar | Deerfield Beach	$3.60M / 16 broker-reported units	$225,000
Fairways on the Green | subject	$13.50M / 46 apartments	$293,478

Fairways' asking price per apartment is approximately 26.6% below the selected Delray Beach offering and 44.6% below the newer Patio Court townhomes. Combined with 46-apartment scale and a two-bedroom-led mix, this provides a clear relative-basis story for prospective purchasers.

Asking prices are not closed sales; percentage differences are unadjusted arithmetic, not valuation discounts. Sand Dollar has a lower asking basis and a studio-heavy beachside mix. Advertised rents are not executed leases; size, condition, amenities, fees and concessions differ. Reviewed November 12, 2026. A county-verified historical sale reference, Humani Court (60 units), sold March 31, 2026 for $9.25M ($154,167 / unit); location, condition and income differ materially.

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Outdoor gathering area | Shared dining / gathering space | Screened porch. Selected photographs are digitally enhanced.

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LIVING ROOM



KITCHEN



BEDROOM



TWIN-BED ROOM





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Property discussions, information requests and tours by arrangement.

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