

## OUR RECENT ACTIVITIES



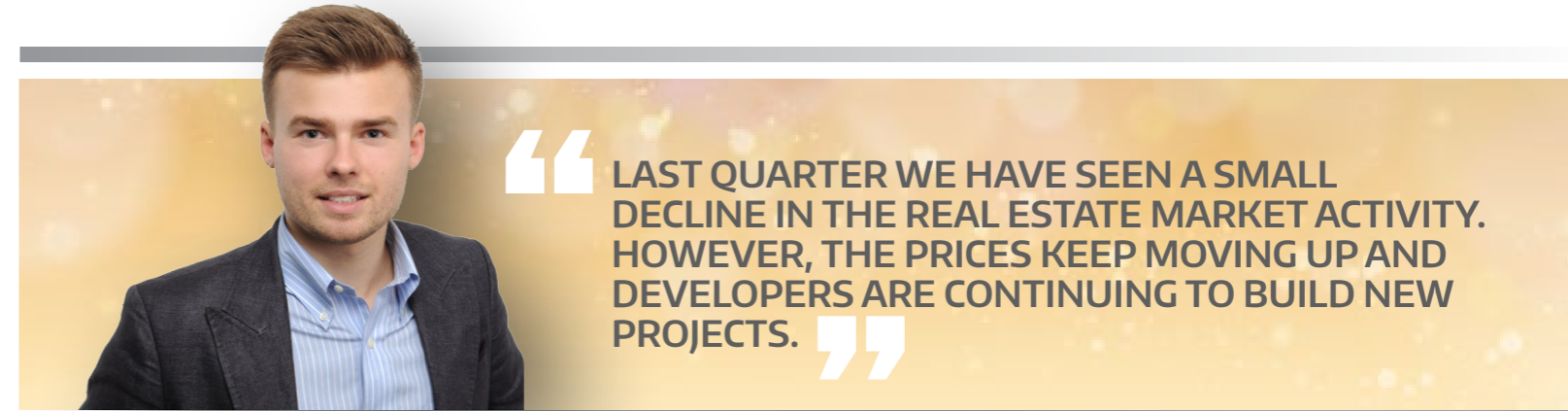
\$770,000  
 4-unit complex  
 2636 West Way



\$1,533,000  
 10-unit Motel Ocean Surf  
 3021 North Ocean Drive



\$550,000  
 Single Family House  
 2633 Park Avenue



**ROMAN FISCHER**  
 Licensed Broker, BSc, MSc, MBA  
 Fluent in Five Languages  
 FPB Investment Properties, Inc.  
 561-573-8393  
[romanfpb@gmail.com](mailto:romanfpb@gmail.com)



Photomontage with concept design showing building and civic open space superimposed on existing conditions photo. Existing conditions photo

TORTI GALLAS AND PARTNERS  
 Architects of Testable Community

SINGER ISLAND GATEWAY, LLC  
 RIVIERA BEACH, FL

For years one of the most visible condominiums on the Island, located on the Intracoastal by the Blue Heron Bridge, has been deteriorating. Finally, the owner

decided that it's time to sell and put it on the market together with two adjacent lots. Located at 2429, 2525 Lake Drive and Lot 474, this is a rare opportunity to

acquire a 1.85-acre waterfront development site in the affluent submarket. Possible uses include Residential, Hotel or Mixed-Use. At this moment it's pending approval for 8 Stories, 136 Condominiums & 16 Boat Slips. It's just three blocks to Ocean Mall, Ocean Park and Atlantic Ocean. Once sold and completed this beautiful project will be greeting everyone who is entering the Island via the Blue Heron Bridge.



We all have been watching and wondering what's happening on site 3100 North Ocean Drive. There was a lot of meetings in the City of Riviera Beach regarding this project and many alterations have happened since developers started to work on it back in the early 2000s. Eventually this project was called Seas Resort Residences. We're expecting to see a \$250M+ (est.) mixed-use hotel, residences, resort and destination spa that will be uniquely positioned to tap directly into the rapidly

growing trillion-dollar Wellness Industry. At completion, the resort will contain a 20-story tower, encompassing 150 hotel suites and 90 resort residential units. A 30,000 square foot wellness and destination/resort spa facility, over 11,000 square feet of meeting facilities, an extensive offering of hydrotherapy experiences, a variety of pools, cabanas, beach services, multiple restaurants and bars, as well as complete back-of-house facilities.

**SINGLE-FAMILY SOLD**

**APR-MAY 2016**

ADDRESS	SALE PRICE, \$	DATE
208 BAMBOO RD	579 000	08.04.2016
1161 BIMINI LN	335 000	15.04.2016
1099 CORAL WAY	1 350 000	29.04.2016
1261 MORSE BLVD	490 000	25.04.2016

**TOP 5 MOST AFFORDABLE CONDOS ON THE ISLAND**

ADDRESS	ASKING PRICE, \$	LIVING AREA (sq.ft)
145 S OCEAN AVENUE UNIT 318	449 000	1503
214 INLET WAY UNIT 205	499 000	1587
3036 PARK AVENUE UNIT 2	529 000	1521
3600 N OCEAN DRIVE UNIT 303	579 000	1952
2800 N OCEAN DRIVE UNIT A6B	582 500	2025

**TOP 5 MOST AFFORDABLE HOUSES ON THE ISLAND**

ADDRESS	ASKING PRICE, \$	LIVING AREA (sq.ft)
1240 MANOR DRIVE	449 000	1503
1161 BIMINI LANE	499 000	1587
343 BLOSSOM LANE	529 000	1521
1061 BIMINI LANE	579 000	1952
1230 CORAL WAY	582 500	2025

**TOP 5 MOST EXPENSIVE CONDOS ON THE ISLAND**

ADDRESS	ASKING PRICE, \$	LIVING AREA (sq.ft)
2700 N OCEAN DR UNIT TS7A	8 500 000	7445
3730 N OCEAN DR UNIT PH B	6 573 000	6423
3800 N OCEAN DR UNIT 2052	5 250 000	7106
5000 N OCEAN DR UNIT 1202	4 899 000	4897
5150 N OCEAN DRIVE UNIT 2100	3 995 000	5868

**TOP 5 MOST EXPENSIVE HOUSES ON THE ISLAND**

ADDRESS	ASKING PRICE, \$	LIVING AREA (sq.ft)
1101 GRAND BAHAMA LANE	3 299 000	6324
241 BRAVADO LANE	1 575 000	3184
1260 CORAL WAY	1 375 000	2727
3855 N OCEAN DR	1 375 000	2647
1161 GULFSTREAM WAY	1 350 000	2217



If you live on Singer Island you must be familiar with an American businessman and philanthropist John D. MacArthur. But did you know some interesting facts of his life? MacArthur awoke at 4:45 every morning, drank like a fish,

smoked three to four packs of cigarettes a day and had 20 cups of coffee. He didn't make his first million until the age of 48. The "Chicago financier" owned 80 percent of Lake Park, plus 2,200 acres on Singer Island and on land he would name North Palm Beach. Within a few years, he bought more land to develop his dream city, Palm Beach Gardens. He developed most of Lake Park and North Palm Beach and left thousands of acres for preservation. MacArthur spent 23 years in Palm Beach County, manipulating his empire to the end. He died at 80 in 1978, America's second-richest man, owner of a \$1 billion empire of insurance companies, land in eight states, including 100,000 acres in Florida. He grew up in

the shadow of three successful brothers. But when it came to collecting money, he would come out on top. He used people as props. He divorced one woman to marry another, refused to help his daughter find her missing son and took over his son's business when it became a success. Yet he inspired fierce loyalty in his sales force of thousands and, even today, many of the men and women who worked for him in Palm Beach County gather every year to toast him on his birthday. He left his \$1 billion fortune and his stewardship over northern Palm Beach County to a foundation. And he left the foundation no instructions. He was a unique man and had a vision about the place where we live now.

The full story was originally published in The Palm Beach Post on Sunday, May 15, 2005

