$10.7 Million LP Equity Opportunity at Monarch Grove at Balmoral

Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 9,210,560

Location

Country:	United States
State/Region/Province:	Florida
Posted:	Aug 25, 2026

Description:

Monarch Grove at Balmoral is a private multifamily investment opportunity located within the established Balmoral master-planned community in Haines City, Florida. We are seeking either a single qualified investor or a consortium to acquire the full $10.7 million LP equity position for the development of this 184-unit market-rate build-to-rent community.

This shovel-ready project is positioned within one of Florida's fastest-growing residential corridors and is backed by a projected exit valuation of $77.7 million by 2031. Investors benefit from strong projected returns, including an 18.7% LP IRR, a 2.55x equity multiple, and a 9% cumulative preferred return.

Monarch Grove at Balmoral is a 184-unit multifamily rental community located in Haines City, Polk County, Florida. The development spans approximately 188,800 gross square feet and will be delivered in two phases consisting of 1-bedroom, 2-bedroom, and 3-bedroom residences.

The property is situated within the fully operational Balmoral resort-style community, giving residents immediate access to premium amenities including a water park, resort pools, clubhouse, fitness facilities, cabanas, dining venues, tennis courts, and landscaped recreational areas.

Strategically positioned along Florida's high-growth I-4 corridor and approximately 45 minutes from Walt Disney World, the project benefits from strong regional population growth, increasing rental demand, and proximity to major employers such as Amazon, Publix, and Legoland.

The total development cost is approximately $56.1 million, supported by 75% construction financing and designed for phased delivery to reduce operational and lease-up risk.

INVESTMENT BENEFITS

• Projected 18.7% LP Investor IRR

• 2.55x projected equity multiple

• 9% cumulative preferred return
• Target exit valuation of $77.7 million by December 2031
• Located in Polk County — one of Florida's fastest-growing regions
• Immediate access to Balmoral's fully operational resort amenities
• Estimated rent premium of $100–$300/month versus conventional apartments
• Conservative underwriting assumptions with approximately 3% annual rent growth
• Phased development structure designed to reduce investment risk
• Experienced sponsor team with over $1 billion combined development experience
• Strong long-term rental demand driven by population growth and major employers

Built:	2026

Common

Bedrooms:	184
Finished sq. ft.:	17540.09 sq m

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Additional information

Website URL:	http://www.arkadia.com/YHKN-T12810/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	monarchgrove