

BOCA RATON

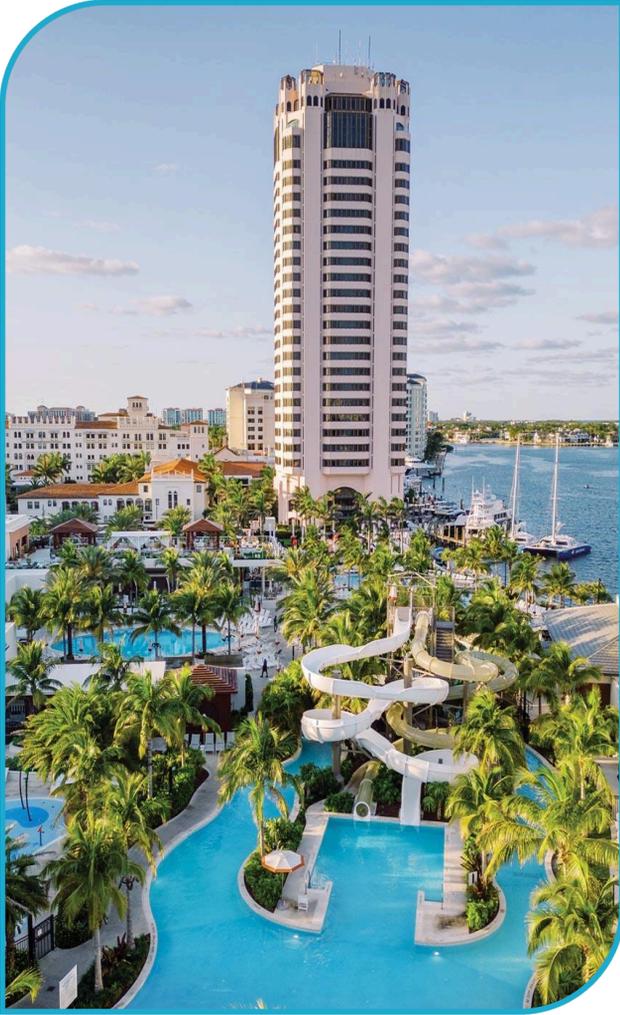
Where Excellence Meets Family Values



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE: BOCA RATON BY NUMBERS



Population

Home to around ~100,000 residents, offering a close-knit community feel.

Median Home Price

Homes typically range between \$575,000 and \$1,200,000, making it relatively affordable.

School Rating

A+ rated districts that are steadily improving year over year.

Crime Rate

Crime levels are 65% lower than the national average, ensuring a safer environment.

Beach Access:

3 miles of pristine Atlantic coastline

Family-Friendly Score

Rated 10/10 for its family-oriented atmosphere and amenities.

WHY EVERYONE LOVES BOCARATON?

► Where Luxury, Lifestyle, & Family Come Together:

Boca Raton isn't just a city — it's a lifestyle. Originally envisioned by famed architect Addison Mizner, Boca blends Mediterranean elegance with modern conveniences, top-tier amenities, and a strong community focus.

01

Best Places to Live in America

Boca Raton is consistently ranked among the nation's top cities, thanks to its safety, cleanliness, and high quality of life.

03

World-Class Beaches and Shopping

From pristine beaches to designer shopping, fine dining, museums, and parks, Boca offers endless recreation and vibrant lifestyle experiences for all ages.

02

Top-Rated Schools & Education

Families benefit from exceptional public and private schools, with advanced academic programs, strong extracurriculars, and excellent university access.

04

Strong Property Values & Community

Boca's master-planned neighborhoods feature strict architectural standards, modern amenities, and strong long-term property value.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Boca Raton Elementary:

- Rating: A+ Grades: K-5 Special
- Programs: Gifted, STEM, Dual
- Language Spanish Highlights:
- Historic school with modern programs, strong tradition

Boca Raton Community Middle:

- Rating: A+ Grades: 6-8
- Special Programs: IB Middle
- Years Programme, Advanced academics

Don Estridge High Tech Middle:

- Rating: A+ Grades: 6-8 Special
- Programs: Technology focus,
- Engineering, Robotics

Boca Raton Community School:

- Rating: A+ Grades: 9-12
- Students: ~2,800 Special
- Programs: Full IB
- Programme, 30+ AP courses, Medical Academy

Olympic Heights Community High:

- Rating: A+ Grades: 9-12
- Special Programs:
- Cambridge AICE
- Engineering Academy
- Notable: Newer school with cutting-edge facilities

Spanish River High School:

- Rating: A Grades:
- 9-12 Special
- Programs: International Baccalaureate, Medical Academy
- Notable: Strong arts

WHY PEOPLE CHOOSE BOCA RATON?

Highest per-pupil spending in Palm Beach County

Exceptional teacher quality and retention

State-of-the-art facilities and technology

Strong community and parent support

Excellent college counseling and preparation



NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Broken Sound - Championship Golf Living

- Price Range: \$800K - \$2M+ Home Style: Golf course estates, Mediterranean architecture
- Amenities: Two championship golf courses, tennis, fitness centers Best For: Golf-loving families

02



Woodfield Country Club

- Price Range: \$900K - \$1.8M
- Home Style: Custom estates on large lots
- Amenities: Private golf course, equestrian facilities, tennis
- Best For: Families wanting privacy and luxury amenities

03



Mizner Country Club - Historic Elegance

- Price Range: \$650K - \$1.3M
- Home Style: Classic Mediterranean, some contemporary
- Amenities: Historic clubhouse, golf course, tennis
- Best For: Families appreciating history and traditional elegance

04



Camino Gardens - Mid-Century Charm

- Price Range: \$600K - \$950K
- Home Style: Mid-century and updated contemporary homes
- Features: Established neighborhood, mature landscaping
- Best For: Families wanting character and central location

BEACHES & COASTAL LIVING



Boca Raton Beach Parks

South Beach Park:

- South Beach Park:
- 25 acres of beachfront paradise
- Pavilions and picnic areas
- Beach volleyball courts
- Excellent snorkeling reef offshore

Red Reef Park:

- Red Reef Park:
- Nature center and environmental education
- Snorkeling trail and marine life viewing
- Beach access with facilities
- Perfect for family

Sugar Sand Park:

- Sugar Sand Park:
- Family-focused beach facilities
- Children's play areas
- Clean, well-maintained facilities
- Lifeguarded areas for safe swimming



Sports & Activities

Boca Raton Resort

- Tennis academy with youth programs
- Golf instruction for children
- Summer camps and family activities
- World-class facilities and instruction

Sugar Sand Park

- 132 acres of family recreation
- Science explorium and children's museum
- Multiple playgrounds for different ages
- Sports fields, tennis courts, and carousel

Youth Programs:

- Boca Raton Soccer Club (competitive and recreational)
- Little League baseball and softball
- Basketball leagues at community centers

FAMILY ACTIVITIES & RECREATION

Cultural Attractions



Morikami Museum & Japanese Gardens:

- 200 acres of Japanese gardens and exhibits
- Cultural festivals and educational programs
- Perfect for family cultural experiences

Boca Raton Museum of Art:

- Family-friendly exhibitions
- Children's art classes and camps
- Cultural events and educational programs



SHOPPING & DINING PARADISE



Premium Shopping

Town Center at Boca Raton

- Luxury shopping with 220+ stores
- Nordstrom, Saks Fifth Avenue, Apple Store
- Family dining and entertainment
- Beautiful indoor/outdoor mall environment

Mizner Park

- Upscale outdoor shopping
- Specialty stores and boutiques
- Fine dining and family restaurants
- Cultural events and festivals

Mizner Park

- Boutique shopping and dining
- Family-friendly restaurants
- Local businesses and services
- Charming Mediterranean-style center

Family Dining Excellence

Upscale Family Dining:

- Luxury shopping with 220+ stores
- Nordstrom, Saks Fifth Avenue, Apple Store
- Family dining and entertainment
- Beautiful indoor/outdoor mall environment

Casual Family Favorites:

- Uncle Maddio's Pizza (build your own pizza)
- First Watch (breakfast and brunch)
- Chick-fil-A (always popular with families)
- Local favorites like Prezzo and Trattoria Romana

TRANSPORTATION & LOCATION ADVANTAGES

Commuting from Boca Raton

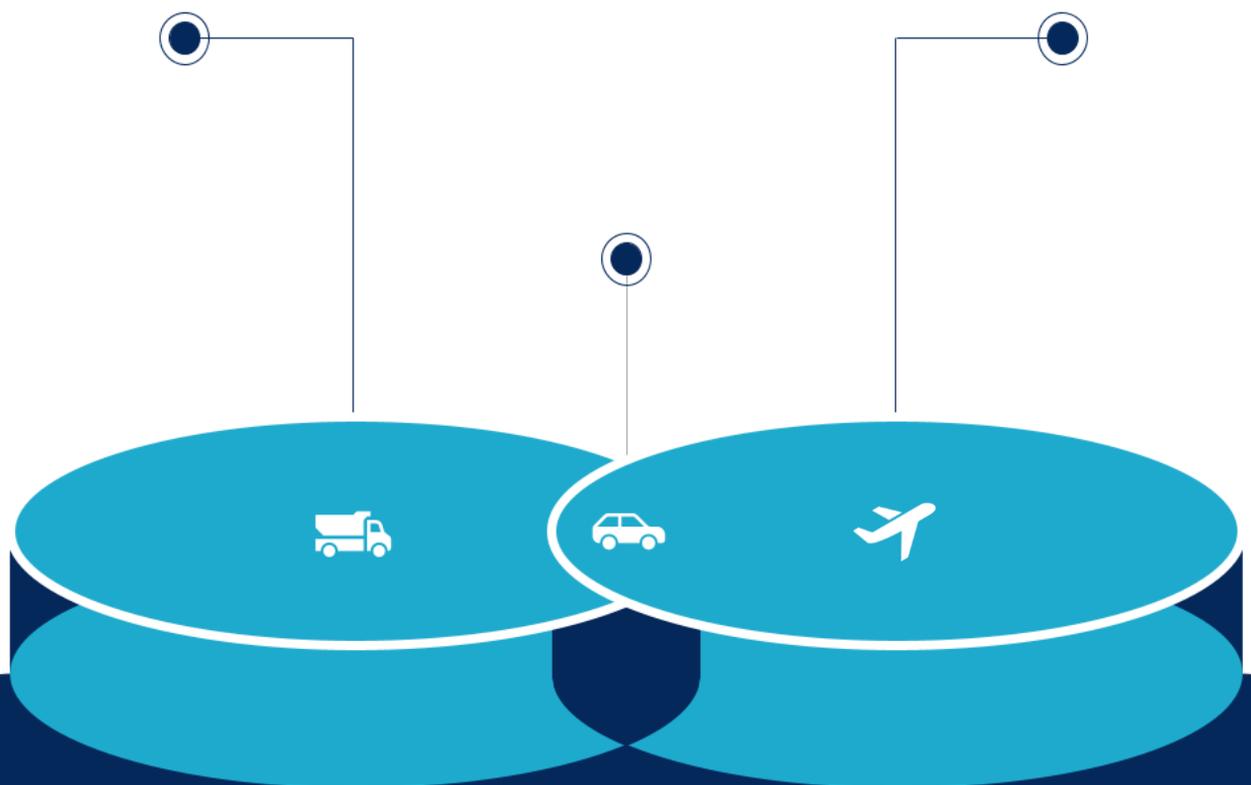
- To Delray Beach: 10-15 minutes
- To Boynton Beach: 15-20 minutes
- To West Palm Beach: 25-35 minutes
- To Fort Lauderdale: 35-45 minutes

Transportation Infrastructure:

- I-95: Direct north/south access
- Florida's Turnpike: Quick access to central Florida
- Glades Road: Major east/west connector
- Federal Highway: Coastal route.

Airport Access:

- Palm Beach International: 25-35 minutes
- Fort Lauderdale International: 40-50 minutes
- Boca Raton Airport: Private aviation facility



REAL ESTATE MARKET OVERVIEW



- Median Home Price: \$825,000
- Luxury Market: \$1M+ very active Price Appreciation: 5-8% annually
- Days on Market: 20-30 days
- Market Type: Competitive, especially for prime locations

Upper Market (\$1M+):

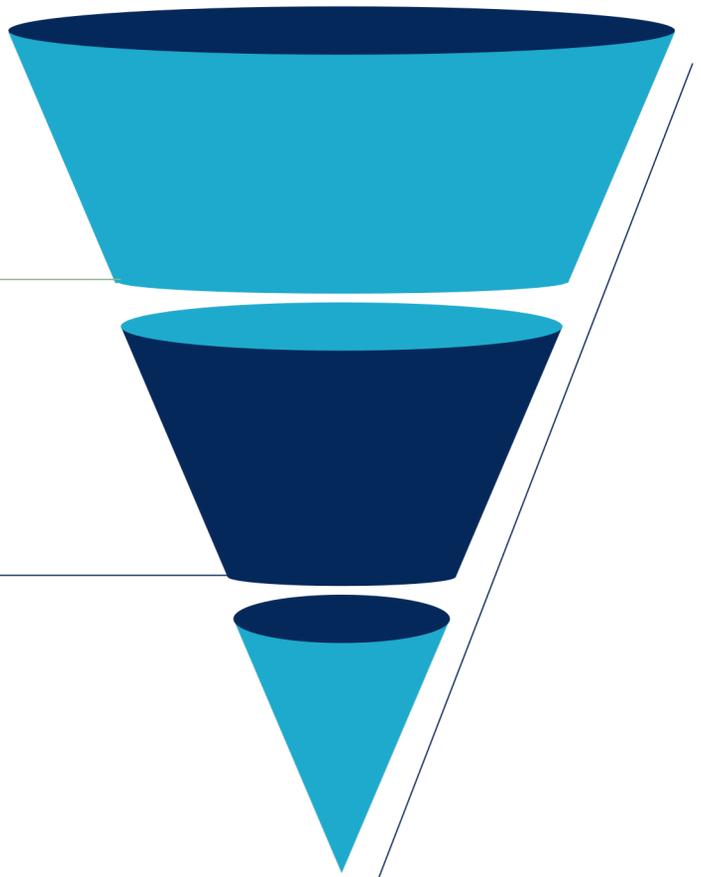
- Golf course and waterfront properties
- Custom estates with premium amenities
- Gated communities

Mid-Market (\$650K-\$1M):

- Updated homes in desirable neighborhoods
- Golf course communities
- Excellent school districts

Entry Level (\$575K-\$650K):

- Condos and townhomes
- Older homes in prime locations
- Opportunities for renovation and customization



COST OF LIVING ANALYSIS

Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$825K home)	Monthly Mortgage (20% down, 7%)	~\$5,215
-	Property Taxes	~\$1,030
-	Homeowners Insurance	~\$275
-	HOA / Country Club Fees (varies widely)	\$300-\$1,500+
-	Total Housing	~\$6,820-\$8,020+

Family Living Expenses

Category	Details	Estimated Cost
Additional Family Costs	Private Schools (popular choice)	\$20K-\$40K per child annually
-	Country Club Memberships	\$15K-\$50K+ initiation, \$500-\$2K monthly
-	Youth Sports (premium programs)	\$1K-\$5K+ per season per child
-	Summer Camps	\$250-\$500 per week
-	Fine Dining (family of 4)	\$100-\$200+ per meal

HEALTHCARE & WELLNESS



West Boca Medical Center:

- Full-service hospital
- Emergency and urgent care
- Specialized medical services
- Convenient west Boca location



Boca Raton Regional Hospital:

- Level 1 Trauma Center
- Comprehensive medical services
- Marcus Neuroscience Institute
- Advanced pediatric and maternity care



Pediatric Specialists:

- Multiple pediatric practices throughout the city
- Specialized children's services at hospitals
- Dental and orthodontic care
- Mental health services for children and families

SEASONAL LIVING GUIDE

Cultural Attractions

Morikami Museum & Japanese Gardens

- 200 acres of Japanese gardens and exhibits
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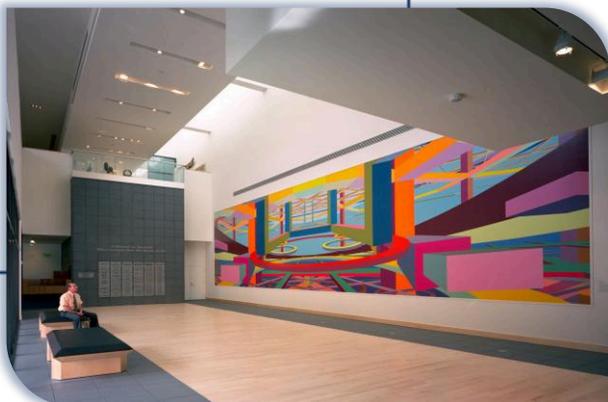
Florida Atlantic University

- Cultural events and sporting activities
- Community education programs
- Beautiful campus for family walks

Mizner Park

- Upscale outdoor shopping and dining
- Cultural events and festivals
- Movie theater and entertainment
- Beautiful Mediterranean-style architecture

Visuals



MOVING TO BOCA RATON: YOUR ACTION PLAN

60 Days
Plan

Research & Preparation

- Determine budget including country club costs
- Research neighborhoods and school boundaries
- Connect with experienced luxury real estate agents
- Visit multiple times to experience different areas

30
Days

Pre-Move Preparation

- Home viewings in preferred neighborhoods
- Research hurricane preparedness for coastal areas
- Plan move timing around school and social calendars
- Find pediatricians and specialists in network

Moving
Month

Moving Month Essentials

- Complete thorough inspections including wind mitigation
- Set up utilities and premium services
- Apply for country club and community memberships

First
Month

First Month Integration

- Home orientations and parent meetings
- Join country clubs and begin community involvement
- Explore cultural attractions and family activities
- Connect with neighborhood and social networks

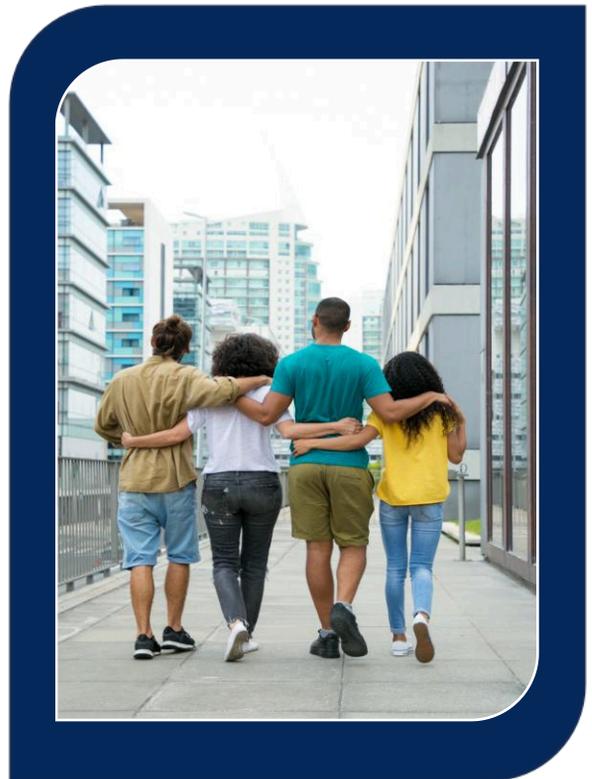
COMMUNITY RESOURCES & CONNECTIONS

Essential Digital Resources

- City services and community information
- Recreation program registration
- Cultural event calendar
- Hurricane preparedness resources

Social Media:

- "Boca Raton Moms" Facebook Group (very active)
- "Boca Raton Families" Facebook Group
- "Boca Raton Community" Facebook Group
- School-specific parent organization



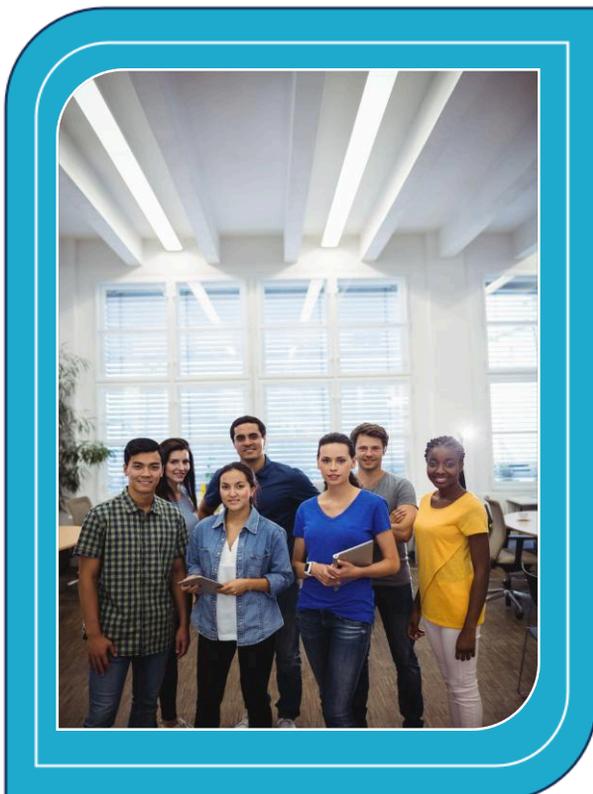
Community Organizations

For Parents:

- Junior League of Boca Raton
- Parent organizations at top private schools
- Country club family committees
- Cultural arts organization volunteering

For Families:

- Youth sports club management
- Environmental conservation groups
- Cultural arts participation
- Community foundation involvement



FREQUENTLY ASKED QUESTIONS ANSWERS



01

Is Boca Raton worth the premium cost?

For families prioritizing top schools, safety, amenities, and property values, most residents consider it an excellent investment in quality of life.

02

Do you need to join a country club?

Not required, but many families enjoy the social and recreational benefits. Public amenities are also excellent

03

What about hurricane risk?

Coastal location means hurricane awareness is important. However, modern construction standards, city preparedness, and community resources.

04

Are there affordable options in Boca?

Yes! Condos, townhomes, and some single-family homes start around \$575K. East Boca and some inland areas offer better value while maintaining quality.

THE BOTTOM LINE: IS BOCA RATON RIGHT FOR YOU?

Why Choose Boca Raton:

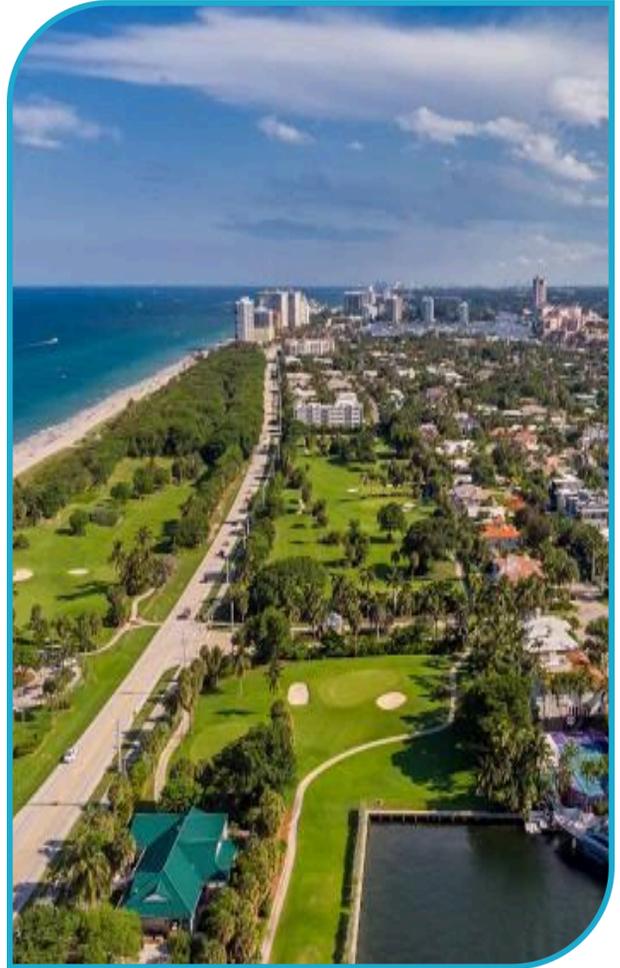
- The absolute best in public school education
- World-class amenities and cultural attractions
- Strong property values and investment potential
- Beautiful beaches with excellent facilities
- Luxury shopping and dining options
- Safe, well-maintained community environment

Consider other options if you:

- Have a strict budget under \$575K
- Prefer small-town or rural environments
- Want to avoid tourist/seasonal populations
- Don't value premium amenities and services

Boca Raton is perfect for families who:

- Prioritize excellent education above all else
- Appreciate quality amenities and services
- Want beach access with luxury conveniences
- Value strong community and property investments



REAL



Sasha Valdes

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THANK YOU!



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