A modern interior space featuring a large glass wall that offers a view of a tropical landscape with palm trees and a body of water. The ceiling is adorned with dark wooden beams, and the floor is made of light-colored, polished tiles. On the left, there is a built-in wine rack filled with bottles. In the center, a dining table with chairs is visible. The overall atmosphere is bright and sophisticated.

APEX TEAM™ CORCORAN

ELEVATED REAL ESTATE GUIDANCE THROUGHOUT PALM BEACH COUNTY
LOCAL INSIGHT • STRATEGIC HOME SALES • RESULTS THAT MATTER

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WE ARE NOT JUST ABOUT LISTING A HOME

THE DIFFERENCES ARE COMMUNICATION, STRATEGY, EXECUTION, AND ADVOCACY — FROM LISTING TO CLOSING!

✓ **Strategic Pricing**

Real data, local trends, and buyer behavior — not guesswork — to price homes correctly from day one. Results: stronger offers and fewer price reductions.

✓ **High-Impact Marketing**

Our listings don't get the "MLS dump and pray" treatment. We use professional visuals, targeted digital marketing, and social media exposure to put the home directly in front of qualified buyers.

✓ **Skilled Negotiation**

Beyond price — terms, timelines, inspections, and appraisal strategies that increase net proceeds

✓ **Proactive Transaction Management**

Anticipating issues before they become problems to keep deals moving forward

✓ **Stronger Outcomes**

More buyer interest • Less stress • Cleaner closings • Better results

BECAUSE HOW YOUR HOME IS SOLD MATTERS!

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APEX TEAM™ | CORCORAN

Elevated Real Estate Guidance • Local Insight • Strategic Home Sales • Smart Renovations

www.ApexPre.com

At Apex Team™, we're not just selling homes, we're building futures!

Grounded in integrity. Backed by local expertise.

Focused on your goals — and your next chapter.

From cutting-edge marketing, sharp strategy, and clear, honest communication; we create real estate experiences that move with purpose; changing the game and redefining what it means to purchase or sell your home.

This isn't just business. It's your life. Your move. Your journey!

Where your goals become reality — and trust truly meets home.

Join our family. Live above. Be at the Apex!

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TEAM LEADER

Cynthia's love for real estate comes from experience. As a Military Wife, she's moved a few times, renovated her own homes, including restoring a historic property in West Palm Beach.

Cynthia understands that real estate isn't just a transaction, it's personal. She brings a sharp eye for design, a strategic marketing mindset, and a team of tech-savvy approach to every listing; making sure your home gets the attention it deserves.

Certified as a Military Relocation Professional, Cynthia works across the board — from first-time buyers, investors, to luxury clients. She's a sharp negotiator, a strong advocate, and always goes the extra mile.

Her professionalism is clear; but it's her authenticity and warmth that truly stand out.

Languages Spoken English, Portuguese, Spanish



We are Corcoran.

Live who you are®. Four simple words that mean so much. To our customers, it means “Imagine the best version of who you are... and now imagine home.” But “Live who you are” also says something about us. It says “We care enough to learn about you. We care enough to ask a little more, to dig a little deeper, to listen a little better. We care enough to use all that we learn to find you precisely the right home.”

“Live who you are” says that we have the craft and resource to make a home yours once we find it. It says we are consultants and professionals of the highest order. It says “take a journey with a trusted friend.” And most of all it says our mission goes beyond selling.

Live who you are. It defines our mission as the best real estate company in the world – a mission we are all proud to make our own.

Corcoran. Live who you are.

corcoran



MILITARY

SERVING THOSE WHO SERVED

As a part of "Live Who We Are" culture, we proudly serve our Military and Veteran communities.

After all, we are one of you!

As a military family with 27 years of Army service, we understand your unique needs. Our goal is to make your home buying or selling experience smooth and stress-free. We have a vast knowledge of and understanding on VA loan process and hold the following certifications:

1. HomeTown Heroes Program
2. Military Relocation Professional
3. Military on the Move

corcoran



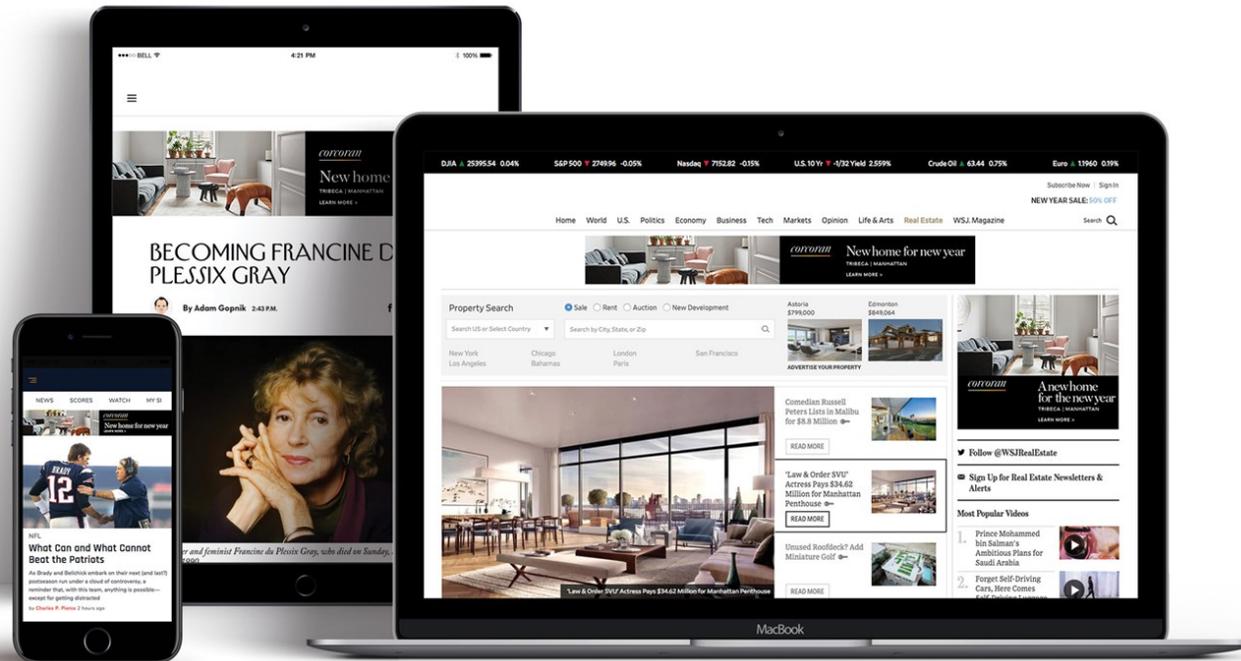
We're a marketing powerhouse.

The real difference about the Corcoran® brand is simple. We focus on people and their individual needs. Our vision sets the Corcoran brand apart and keeps us first in consumers' minds. From our critically acclaimed brand campaigns to the marketing created for your listing, we make sure to connect with the consumer on a deeper level.

corcoran



We'll build a tailored digital campaign for your home.



We maximize your listing's exposure with custom targeted digital advertising. Rather than casting a wide net, your listing ad will only target qualified consumers and will appear to those consumers on the hundreds of sites they already frequent.

Participants can opt into this program using their ad budgets. None of the named companies are affiliated with or endorse Corcoran. Whether a specific listing is included on any site can vary depending on region, property type, availability, and other criteria. These publishers are just a sampling of the hundreds of sites to which property ads may be served.





BEHIND THE SCENES

Every Home Tells a Story. See how we bring each one to life. Let's write your next chapter together!

corcoran



20 acre Equestrian

Represented the Sellers

1802 SW Trailside

\$1,800,000.00

20 acre Equestrian Property

This property went on the market the week before thanksgiving.

All hands on deck on this one to overcome a few hurdles throughout the process.

Right after the new years, the property went under contract with an extended closing date.

corcoran



Instagram find

Represented the Sellers

3712 North shore Dr

\$1,135,000,00

The buyers found us through our social media platform, flew down and put a contract on this house in less than 5 days on the market

This Waterfront property overlooking West Palm Beach went on the market on a Tuesday. We held an open house that week on Thursday, about 40 people showed up. We had multiple offers and entered contract within 5 days. Sellers wanted an extended closing, which the buyers agreed to.

corcoran



20K in buyer's concessions

Represented the Buyers

4753 Chantilly rd

\$739,500.00

We negotiated 20K in buyer's concessions for the buyers on this purchase

We had been working with this Military Family for a while looking for their perfect home!

The wife trusted us to help them with the purchase sight unseen.

At closing day when she saw the property, she couldn't be happier with her dream home!

corcoran



Waterfront Condo

Represented the Buyers

1551 N Flagler, unit 517
\$565,000.00

Downtown Condo

Waterfront downtown West Palm Beach.

We represented the buyers when they purchased this unit - now we represent them as landlords each time they need to market the property for lease.

corcoran



Renovations and sale

Represented the Seller

5890 Royal Palm Beach Blvd
\$560,000.00

We hired the contractors, budgeted, and managed all the facelifting/renovations on this property prior to sale

We were so excited to give this property the makeover it desperately needed, after years of wear and tear!

The seller put their trust in our team to design and manage the renovations.

In just 30 days, we turned this ugly duckling into an absolutely stunning swan, ready to wow potential buyers!

The property sold and the seller was very happy!

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Under Contract within a day

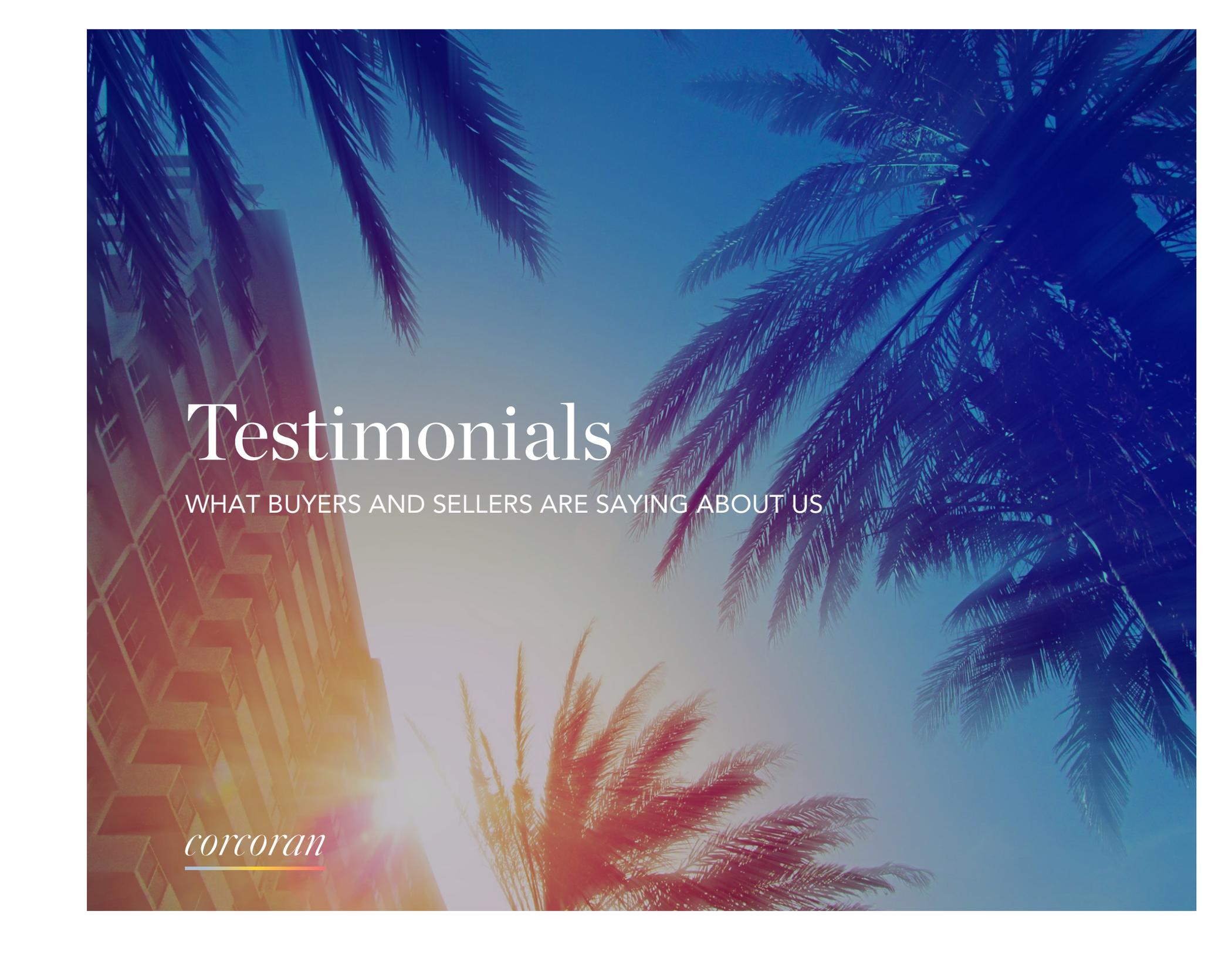
Represent the Sellers

3081 Grapevine Ln
\$700,000.00

This property hit the market and entered contract in a day at full asking price

This beautiful home went on the market, and within 2 hours we had a signed contract at full price.
The sellers couldn't have been happier!!!

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Testimonials

WHAT BUYERS AND SELLERS ARE SAYING ABOUT US

corcoran

Testimonials

"They helped me find my dream home while selling my place. After one weekend I had multiple offers to choose from. I've bought and sold many homes before and I was very impressed with all the steps they took to sell my home. In addition, I appreciate how they are giving back to my fellow Military Veterans and their families! I would not hire anyone else if I have to sell or buy a home again."

Thomas

Very responsive, energetic and very easy to work with. Everything got done quickly, no surprises and everyone was happy. We definitely recommend working with them.

Jeanne and Bob

If I had to do this again, I would definitely hire Cynthia and her Team again. The marketing of my property felt like I was selling a million dollar home. They didn't just put a lock box at the door, they were there for photography, video, showings, inspection, appraisal, or anything needed with my condo. Very attentive to detail, and truly a team who takes pride at what they do. I had also asked them to find me something with a view of a pool or something that would allow me to see people out there. I work from home and love having my desk by a big window where I can see life outside. The first condo they...

Grace

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Testimonials

Cynthia Mondeaux provide excellent service from start to finish! She showed up to our first meeting with all the comps and permit search already done. She was there for the pictures and then was there for showings. I loved that personal touch! It lead to multiple offers and I ultimately sold for my asking price! I even heard one agent at a showing remark that is was good to get someone who responded so quickly to her showing request. Professional, personable, competent and thorough, you absolutely cannot go wrong with Cynthia

Tom

When we started the home search in South Florida we were all over the map on both location and style of house we were looking for. After working with Cynthia over a couple of weeks we were able to decide on both a desired location and type of house. Once we found a home we liked Cynthia was able to negotiate a lower price on our home which was pretty impressive as this was a seller's market when many homes were selling at prices higher than the listed price. She helped us every step of the way and kept the home buying process moving along until we closed...

Patrick

Cynthia Mondeaux is such an amazing realtor. We worked with her on the purchase of an investment property we plan on renting out. This was our first investment purchase and she was able to answer all our questions and help us through the process. There were some minor set backs in our closing but Cynthia went above and beyond to help us make everything fall into place! She is very professional and was always on time and available to answer questions

Luidger

Press Mentions

To read the full interviews, please visit us at

apexpre.com/pressmentions

✦ **Two out of Four agents recognized by their Corcoran colleagues for above-and-beyond service to their communities, their clients, and our company!**

Inspiring us with their true embodiment of our "Live Who You Are" philosophy.

Apex Team is committed to the Military and Veteran families. As the wife and daughter of a Veteran, they are familiar with the sacrifices of all our Military personnel and have been dedicated to supporting the brave men and women who serve our country!

✦ **The bigger the risk, the greater the reward!**

Built by a generation of five strong women, and risk takers. We believe real estate is personal.... Our family approach means your home, your story, and your future.

✦ **Tell us more about your career, what can you share with our community?**

There are so many things that can set one Real Estate agent apart from another, but for us, we would like to think that commitment to our clients speaks for itself!

We always say that it takes a lot more than to simply add a lockbox to the door and post the property online. Selling a home takes time, effort, marketing and so much more for a successful closing!

✦ **So how do we do things different to set us apart?**

We are passionate about what we do! We will go above and beyond to have you and your property represented the way it should be.

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Apex Team™ | Corcoran

www.apexpre.com

Cynthia Mondeaux

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480 Hibiscus Suite 115
West Palm Beach, FL 33401

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cynthia.mondeaux@corcoran.com



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, change of concessions, rental or other conditions, prior sale, lease or financing or withdrawal without notice. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer.