

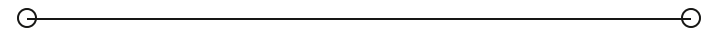


**SALE**

# 25 Unit Multi-Family Portfolio Daytona Beach (3 Properties)

**419 N WILD OLIVE AVENUE, 303 TAYLOR AVENUE, AND 228 BAY STREET**

Daytona Beach, FL 32114



**PRESENTED BY:**

**MICHAEL BAXTER**

O: 386.999.1762

michael.baxter@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,100,000
NUMBER OF UNITS:	25
BUILDING SIZE:	10,297 SF
NOI:	\$167,219.48
CAP RATE:	7.96%

PROPERTY DESCRIPTION

Sale includes:  
419 N Wild Olive Ave, Daytona Beach FL 32118 (9 Units)  
303-307 Taylor Ave, Daytona Beach FL 32114 (8 Units, 2 buildings)  
228 Bay Street, Daytona Beach FL 32114 (9 Units)

PROPERTY HIGHLIGHTS

- Value-Add opportunity to purchase portfolio with large upside in growing Daytona Beach, FL.
- Renovate units and increase rent. Asking only \$84,000 per unit!
- Daytona Beach has a high demand for affordable housing.
- Increase rent & occupancy with active management/marketing.

MICHAEL BAXTER  
O: 386.999.1762  
michael.baxter@svn.com

## 419 N WILD OLIVE AVE (9 UNITS)



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michael.baxter@svn.com

## AERIAL (419 N WILD OLIVE AVE)



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O: 386.999.1762

michael.baxter@svn.com

## 303-307 TAYLOR AVE (8 UNITS)



**MICHAEL BAXTER**  
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michael.baxter@svn.com

## AERIAL (303-307 TAYLOR AVE)



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## 228 BAY STREET (9 UNITS)



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## AERIAL (228 BAY STREET)



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INCOME & EXPENSES

INCOME SUMMARY	PROJECTED INCOME & EXPENSES (PRO-FORMA)	CURRENT INCOME & EXPENSES
TOTAL INCOME	\$257,580	\$180,600
EXPENSE SUMMARY	PROJECTED INCOME & EXPENSES (PRO-FORMA)	CURRENT INCOME & EXPENSES
REAL ESTATE TAXES	\$18,257	\$18,257
INSURANCE	\$15,746	\$15,746
WATER/SEWER/GARBAGE	\$35,652	\$35,652
ELECTRIC	\$16,011	\$16,011
NATURAL GAS	\$1,092	\$1,092
LANDSCAPING	\$3,600	\$3,600
GROSS EXPENSES	\$90,360	\$90,360
NET OPERATING INCOME	\$167,219	\$90,239

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
419 N Wild Olive Ave, 1	-	1	\$1,000.00	-
419 N Wild Olive Ave, 2	-	1	\$950.00	-
419 N Wild Olive Ave, 3	1	1	\$1,100.00	-
419 N Wild Olive Ave, 4	1	1	-	\$1,100.00
419 N Wild Olive Ave, 5	1	1	\$1,200.00	-
419 N Wild Olive Ave, 6	2	1	-	\$1,300.00
419 N Wild Olive Ave, 7	-	1	\$900.00	-
419 N Wild Olive Ave, 8	-	1	-	\$850.00
419 N Wild Olive Ave, 9	-	1	\$850.00	-
303 Taylor Ave, 1	1	1	\$900.00	-
303 Taylor Ave, 2	1	1	\$800.00	-
305 Taylor Ave, 3	1	1	-	\$900.00
305 Taylor Ave, 4	1	1	\$800.00	-
307 Taylor Ave, 1	-	1	\$750.00	-
307 Taylor Ave, 2	1	1	\$900.00	-
307 Taylor Ave, 3	1	1	\$850.00	-
307 Taylor Ave, 4	-	1	\$850.00	-
228 Bay St, 1	2	1	\$1,250.00	-

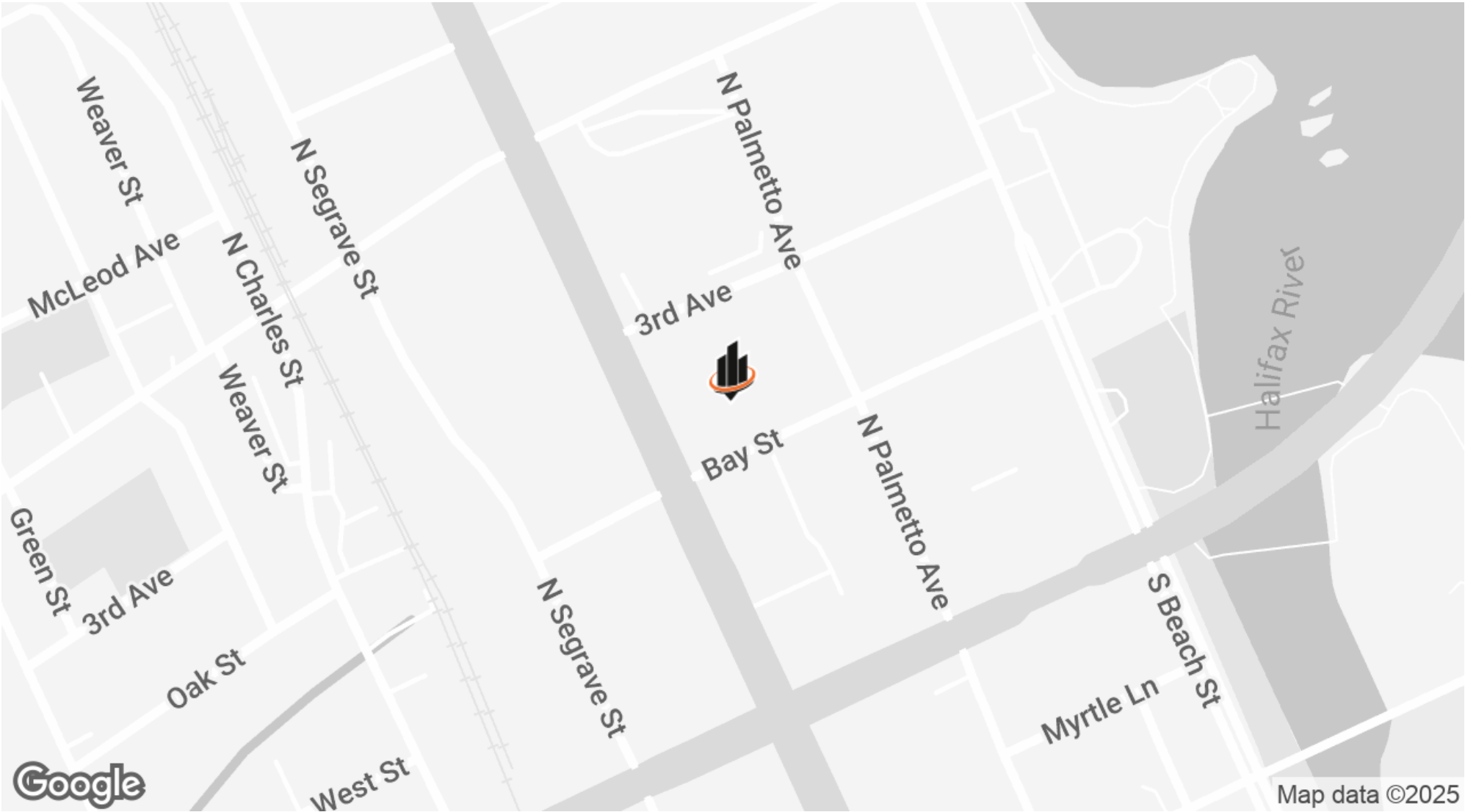
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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
228 Bay St, 2	1	1	-	\$800.00
228 Bay St, 3	1	1	-	\$900.00
228 Bay St, 4	-	1	\$950.00	-
228 Bay St, 5	1	1	-	\$1,000.00
228 Bay St, 6	1	1	-	\$1,000.00
228 Bay St, 7	-	1	\$1,000.00	-
228 Bay St, 8	-	1	\$950.00	-
TOTALS			\$16,000.00	

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LOCATION MAP



MICHAEL BAXTER  
O: 386.999.1762  
michael.baxter@svn.com

ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com  
Direct: 386.999.1762 | Cell: 386.999.1762

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors  
1275 West Granada Blvd. Suite 5B  
Ormond Beach, FL 32174  
386.310.7900

MICHAEL BAXTER  
O: 386.999.1762  
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