

GEORGETOWN LAKES

25 UNITS - PORTFOLIO



PROPERTY INFORMATION

02

1 BEDROOM | 1 BATHROOM | 630 SQFT

1600 BIG TREE RD, DAYTONA BEACH, FL



\$1,800,000.00



25 UNITS



\$72,000/PER UNIT



SELLING  **SUNSHINE**
 **CEANS LUXURY REALTY**



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INVESTMENT OVERVIEW

7.28% CAP RATE	MONTHLY	YEARLY
Rental Income	\$26,500.00	\$303,000.00
HOA (sewer, water, trash, insurance)	\$9,600.00	\$115,200.00
Real Estate Tax	\$3,125.00	\$37,500.00
Liability Insurance	\$200.00	\$2,400.00
Managment	\$2,650.00	\$31,800.00
NET OPERATING INCOME (NOI)	\$10,925.00	\$131,100.00



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Georgetown at 1600 Big Tree Rd is one of Daytona Beach's most strategically positioned and consistently sought-after condominium communities. Comprising over 167 total units, this established development offers a refined yet practical living experience that appeals strongly to long-term renters, seasonal residents, and student tenants alike.

Residents enjoy a well-maintained environment featuring lush landscaping, a resort-style pool, multiple on-site laundry facilities, and extensive open parking, creating comfort, convenience, and ease of living. The solid concrete construction and efficient 1-bed/1-bath layouts make the community exceptionally stable in rental performance and ideal for high-yield investment strategies.

Georgetown's location is a key driver of its demand. Positioned just minutes from the Daytona International Speedway, Embry-Riddle Aeronautical University, Daytona State College, and Bethune-Cookman University, the community consistently attracts students, faculty, medical professionals, and local workforce tenants. Its proximity to major retail corridors, dining, shopping, and hospitals boosts year-round occupancy and renewal rates.

With immediate access to I-95 and I-4, residents enjoy seamless travel to Orlando, the beaches, and surrounding employment hubs—making Georgetown a central, connected, and highly desirable address.

This combination of strong tenant demand, central location, and low-maintenance amenities positions Georgetown as a premium investment opportunity with dependable returns and long-term portfolio strength.





AMENITIES



POOL



TENNIS COURT



GYM



LAUNDRY



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ABOUT THE INVESTMENT

PROFESSIONALLY MANAGED PORTFOLIO

SINCE THEIR ACQUISITION, ALL PROPERTIES HAVE BEEN EXPERTLY MANAGED BY A LICENSED SENIOR PROPERTY MANAGER, ENSURING TOP-NOTCH OVERSIGHT AND ADMINISTRATION.

LEASES

EACH LEASE IS CRAFTED AND EXECUTED WITH METICULOUS ATTENTION TO DETAIL BY SEASONED ATTORNEYS, GUARANTEEING THAT ALL LEGAL ASPECTS ARE THOROUGHLY ADDRESSED.

TENANTS

OUR PROFESSIONAL TEAM CONDUCTS AN EXHAUSTIVE VETTING PROCESS FOR PROSPECTIVE TENANTS. THIS INCLUDES COMPREHENSIVE BACKGROUND CHECKS, CREDIT EVALUATIONS, REFERENCE VERIFICATIONS, AND FINANCIAL ASSESSMENTS TO ENSURE THE SELECTION OF RELIABLE OCCUPANTS.

PROPERTY MAINTENANCE AND RENOVATIONS

MAINTENANCE AND RENOVATION TASKS ARE NOT ONLY OVERSEEN BUT ALSO CARRIED OUT BY LICENSED AND PREFERRED CONTRACTORS OR VENDORS, ALL OF WHOM HAVE BEEN APPROVED BY THE MANAGEMENT COMPANY TO ENSURE SUPERIOR QUALITY AND STANDARDS.

PROPERTY FINANCIALS

THE DESIGNATED PROPERTY MANAGEMENT COMPANY HANDLES EVERY FINANCIAL ASPECT, FROM MONTHLY RENT COLLECTIONS AND VENDOR PAYMENTS TO OWNER CONTRIBUTIONS. ALL FINANCIAL TRANSACTIONS ARE METICULOUSLY RECORDED AND DISTRIBUTED MONTHLY THROUGH AN EXCLUSIVE OWNER PORTAL FOR TRANSPARENCY AND EASE OF ACCESS.

PROPERTY MAINTENANCE FINANCIALS

WE MAINTAIN THOROUGH, WRITTEN DOCUMENTATION OF ALL MAINTENANCE RECORDS. THIS METICULOUS RECORD-KEEPING ALLOWS FOR ACCURATE TRACKING OF PROPERTY UPKEEP AND ENSURES COMPREHENSIVE DOCUMENTATION FOR FUTURE REFERENCE.





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