



FPB

Investment Properties, Inc.

SALE – PURCHASE – LEASE – MANAGEMENT

OFFERING MEMORANDUM

**900 S Peninsula Dr
Daytona Beach, FL 32118**

www.fpbinvestor.com



INVESTMENT HIGHLIGHTS

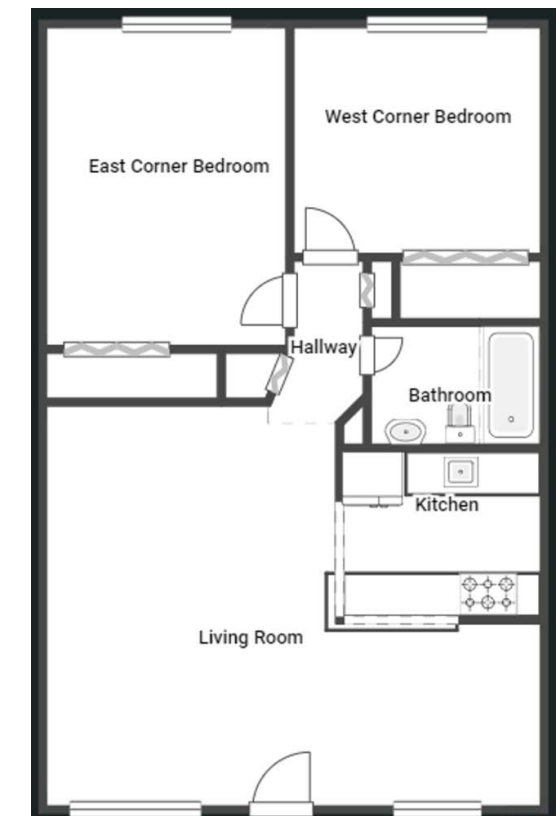
900 S Peninsula Dr

Opportunity to purchase 18 out of 39 units in a waterfront condominium priced under \$150 per sq.ft.

Property Attributes

Address	900 S Peninsula Dr
City	Daytona Beach
County	Volusia
State	Florida
Year Built	1972
Rentable Area	17,982 Sq. Ft.
Floors	3
Total Land Area	1.38 Acres
Type	Condo Portfolio / Multifamily
Occupancy	90%
# of Tenants	18
Parking Ratio	Open parking
Zoning	0400 - Condominium

- Walking distance from the beach
- Waterfront property with a private dock
- A potential of increasing the revenues by upgrading the units
- All units are 2BR 1BA with central AC
- Control the condo association with a majority of votes



LOCATION OVERVIEW



Daytona Beach, on Florida's Atlantic coast, is a rising hub for investors. With its mix of natural beauty, dynamic entertainment, and economic growth, Daytona Beach is becoming a hotspot for savvy investors. Strategically located, Daytona Beach is accessible via Interstate 95, Interstate 4, and the Daytona Beach International Airport, ensuring year-round visitors and driving demand for hospitality, retail, and residential investments. Tourism, the lifeblood of Daytona Beach, attracts over 10 million visitors annually. Its 23 miles of sandy beaches and the Daytona International Speedway, home to the iconic Daytona 500, create a vibrant tourism industry, offering investment opportunities in hotels, resorts, and vacation rentals. The real estate market is booming,

with increasing demand from tourists and new residents. Daytona Beach offers diverse properties, from beachfront condos to commercial spaces. Projects like the Hard Rock Hotel and One Daytona entertainment complex enhance the city's appeal for real estate investors. Daytona Beach is also a center for economic development and innovation. Home to Embry-Riddle Aeronautical University, the city fosters innovation, attracting tech companies and startups. The area's focus on healthcare, education, and technology sectors drives job growth and economic stability.

Investors are drawn to Daytona Beach for its high quality of life, with cultural, recreational, and lifestyle amenities, including golf courses and a vibrant arts scene. The affordable cost of living makes it attractive for residents and businesses.

Daytona Beach presents a compelling case for investors with its thriving tourism industry, booming real estate market, and economic development. Its strategic location, vibrant lifestyle, and supportive investment climate make Daytona Beach a prime destination for profitable and sustainable investment opportunities.



OFFERING PRICE AND FINANCIALS

COMPARABLE SALES SAME BUILDING

GROSS INCOME FULLY LEASED		
Total	\$23,320/mo	\$279,840/year

EXPENSES	
RE Taxes	\$23,294
Insurance	included in HOA
Electric	paid by tenant
Water	paid by tenant
Pest Control	paid by tenant
HOA Dues	\$89,928
Total	\$113,222

ASKING PRICE

\$2,700,000

PRICE PER SF

\$150.15

NET INCOME CAPITALIZED

6.17% = \$166,872

SOLD

900 S Peninsula Dr, Unit 308, Daytona Beach



Ea/V May \$" \$2	\$135,000
SqFt	864
Price/SF	\$156
Total No of Units	1
Acres	
Year Built	1972
Condition	Good

FOR SALE

900 S Peninsula Dr, Unit 104, Daytona Beach



Asking Price	\$179,000
SqFt	999
Price/SF	\$179
Total No of Units	1
Acres	
Year Built	1972
Condition	Good

SOLD

900 S Peninsula Dr, Unit 304, Daytona Beach



Sold Apr 2022	\$131,000
SqFt	999
Price/SF	\$131
Total No of Units	1
Acres	
Year Built	1972
Condition:	Good

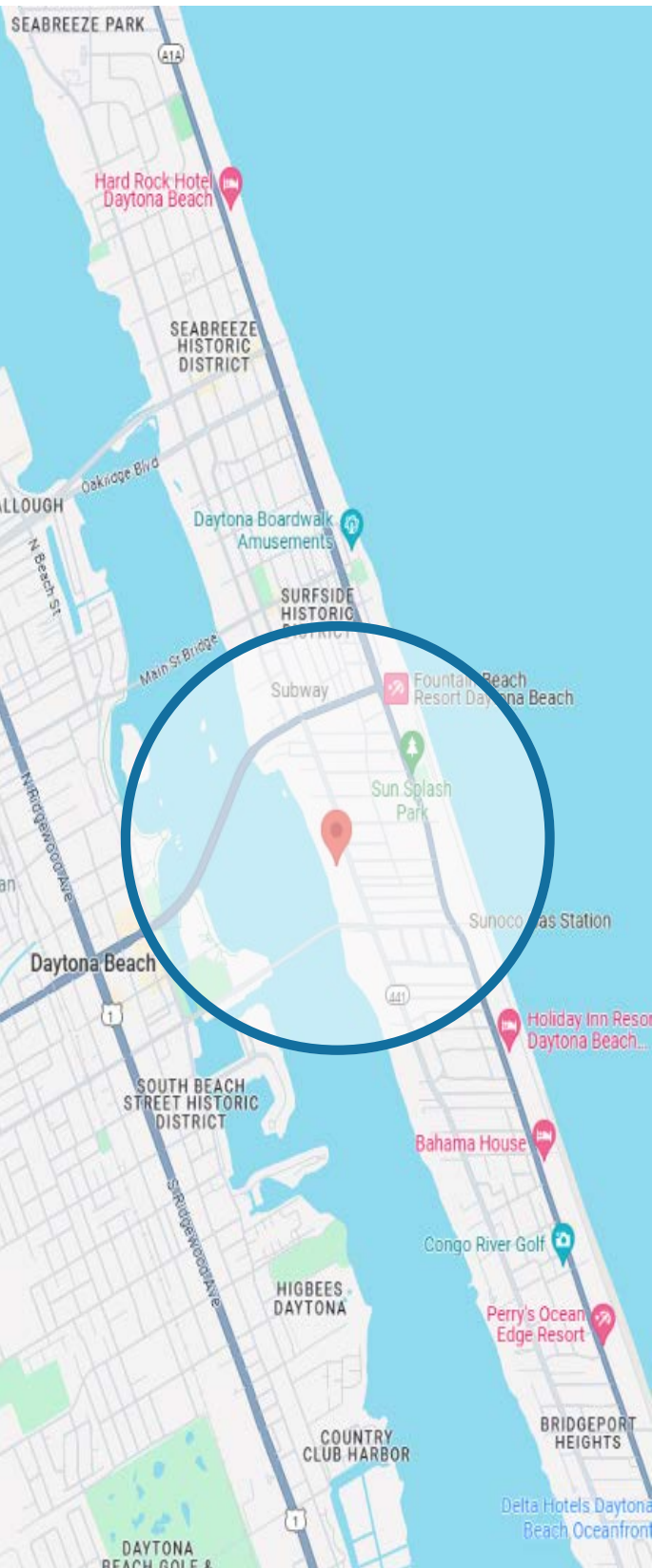
FOR SALE

900 S Peninsula Dr, Unit 103, Daytona Beach



Asking Price	\$139,900
SqFt	999
Price/SF	\$140
Total No of Units	1
Acres	
Year Built	1972
Condition:	Good

DEMOGRAPHICS



POPULATION IN RADIUS OF	1 MILE	3 MILES	5 MILES
Total population	4,698	46,275	100,809
Median age:			
Median age (Male)			
Median age (Female)			

HOUSEHOLDS & INCOME IN RADIUS OF	1 MILE	3 MILES	5 MILES
Total households	2,577	19,525	41,677
# of persons per HH			
Average HH income	\$42,319	\$40,692	\$44,044
Average house value			

EMPLOYMENT AND TRANSPORTATION

Top Employers

- AdventHealth System
- Amazon
- Bethune-Cookman University
- Boston Whaler
- Brown & Brown Insurance
- Embry-Riddle Aeronautical University
- Halifax Health
- NASCAR
- Publix Super Markets
- Walmart Inc.

Transportation

By Plane: Daytona Beach International Airport offers commercial flights, making air travel convenient for both domestic and international destinations.

By Car: Travelers can follow either Interstate 95 or I-4, which run the length of the county and feature multiple exits at or near major streets. U.S. 441, U.S. 1, and coastal highway S.R. A1A also run through the county.

By Bus: Public transportation is available through Votran, providing bus services across the city and connecting to neighboring areas.

By Bicycle/Walking: Biking and walking are also popular, with designated paths and sidewalks supporting these eco-friendly modes of travel.

EMPLOYMENT	
Self Employees	8.91%
Private Companies	72.60%
Governmental Workers	13.49%
Not For Profit Companies	5%



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If you want to make bank renting out vacation homes, Florida is the place to be. The vacation-rental market has become a booming business in Florida in recent years, with the popularity of short-term rental platforms such as Airbnb, Expedia, Booking, HomeAway and VRBO. A diverse mix of travel accommodations – including short-term vacation rentals – is vital to Florida’s tourism industry. Vacation rentals is the preferred choice for travelers these days.

WHAT ANALYSTS ARE SAYING

Florida’s strong economy and rapid population growth are driving the state’s rental markets to record low vacancy and with construction at an all-time low, demand continues to exceed supply.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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