

MAVREALTY HOSPITALITY GROUP

PRESENTED BY:
ROB KIRKWOOD & JOE TAKACS





SILVER BEACH CLUB RESORT

1025 S Atlantic Ave
Daytona Beach, FL 32118

73-Unit Oceanfront Resort | Expandable to 112 Units | 76,021 SF on 1.55± Acres

MAVREALTY

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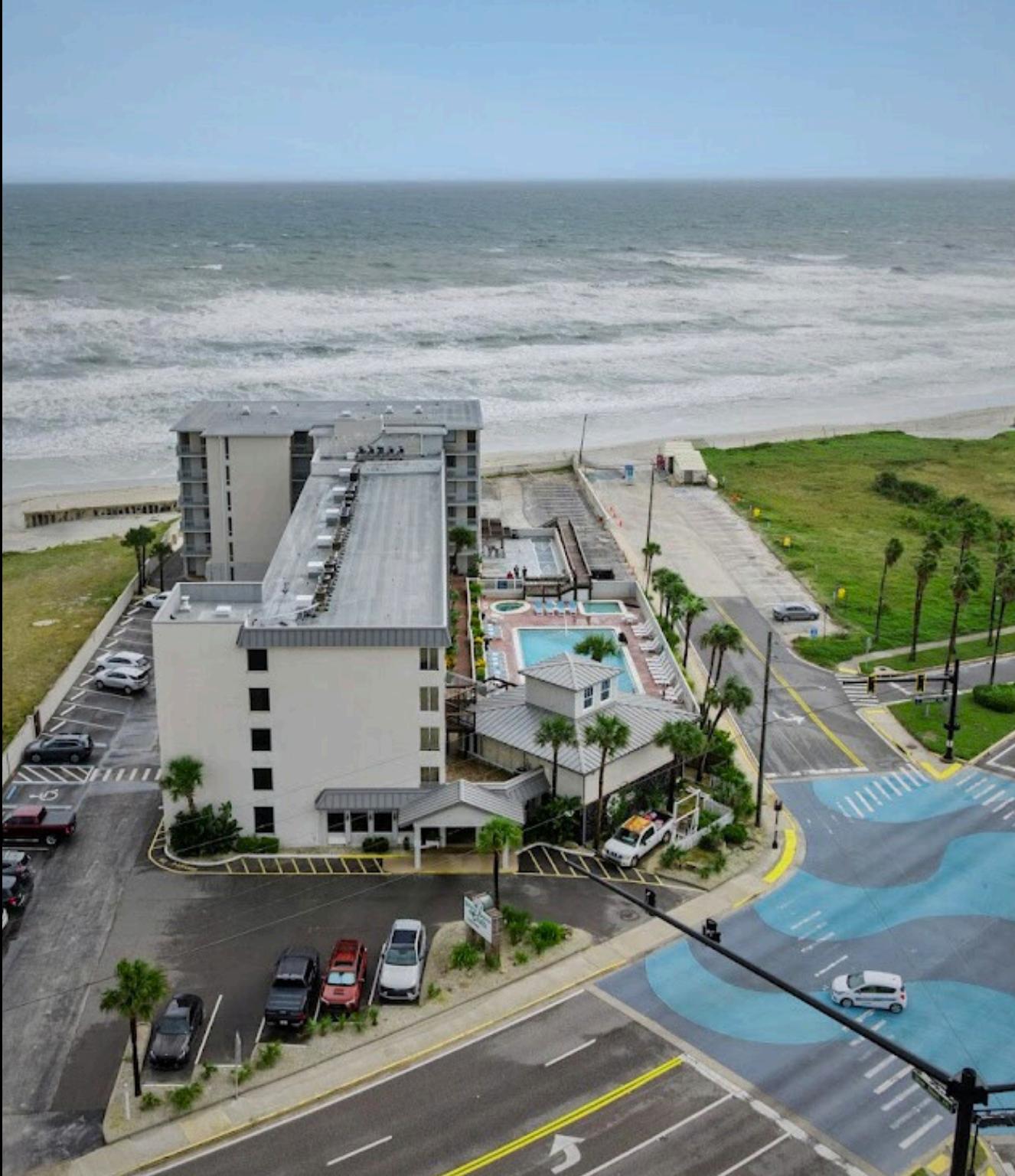
FINANCIALS

20

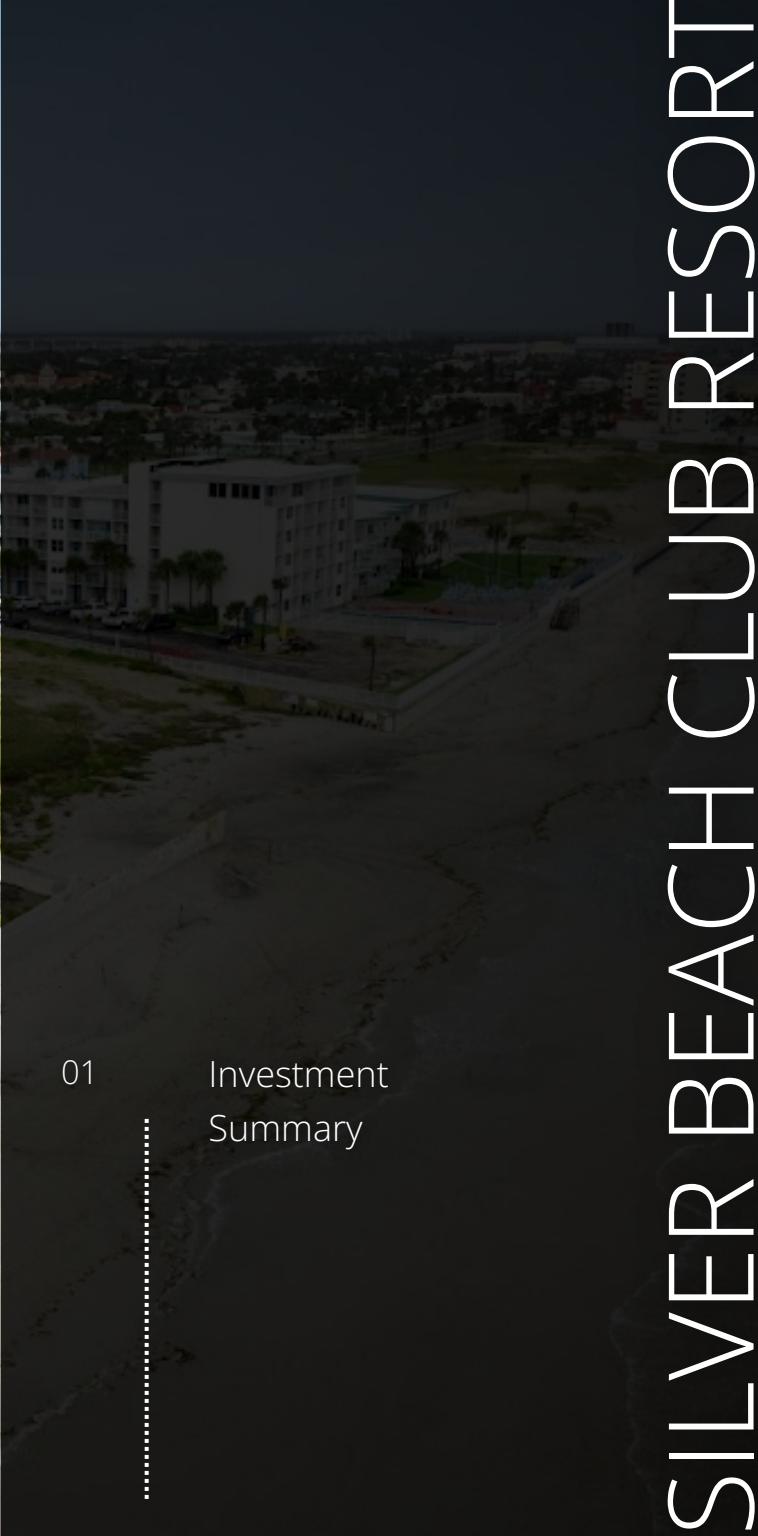
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SILVER BEACH CLUB RESORT



01

Investment
Summary

INVESTMENT SUMMARY

The Silver Beach Club Resort is a 73-unit, 76,021 SF oceanfront property situated on 1.55± acres with 185 feet of direct Atlantic frontage. Originally built in 1970 as a 112-unit hotel and later converted to timeshare use in the 1980s, the property offers a clear opportunity to reconfigure back to its original 112-unit layout. Resort amenities include a pool, jacuzzi, recreational area, café, event suite, and private balconies or patios overlooking the ocean.

The asset offers investors a clear value-add or redevelopment opportunity within Daytona Beach's thriving tourist corridor.

Highlights:

- Prime oceanfront location with strong visibility at the corner of Atlantic Ave and Silver Beach Ave
- T-1 Tourist zoning allows hotel/motel use and redevelopment flexibility
- Surrounded by new high-rise hotel development, driving area growth
- 73 Units with Value-Add Conversion Potential to 112 Units

OFFERING SUMMARY

ADDRESS	1025 S Atlantic Ave Daytona Beach, FL 32118 Daytona Beach LA 32118
COUNTY	Volusia County
APN	530948002200

FINANCIAL SUMMARY

PRICE	\$8,250,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,862	42,820	109,355
2025 Median HH Income	\$46,059	\$49,353	\$53,156
2025 Average HH Income	\$69,403	\$65,728	\$70,231



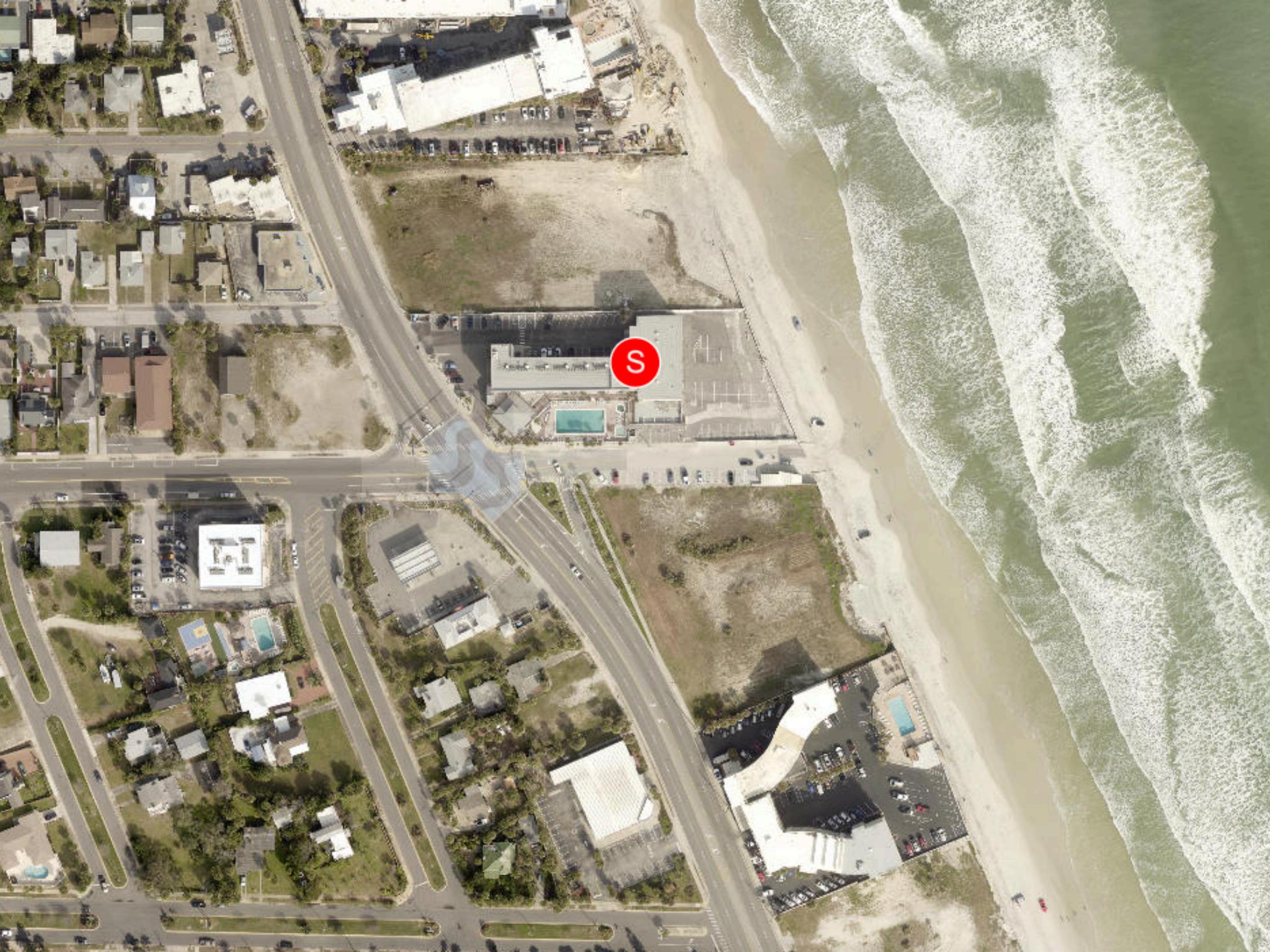


SILVER BEACH CLUB RESORT



02

Location
Summary





UNDER CONSTRUCTION PROPERTIES

Properties

3

Rooms

340

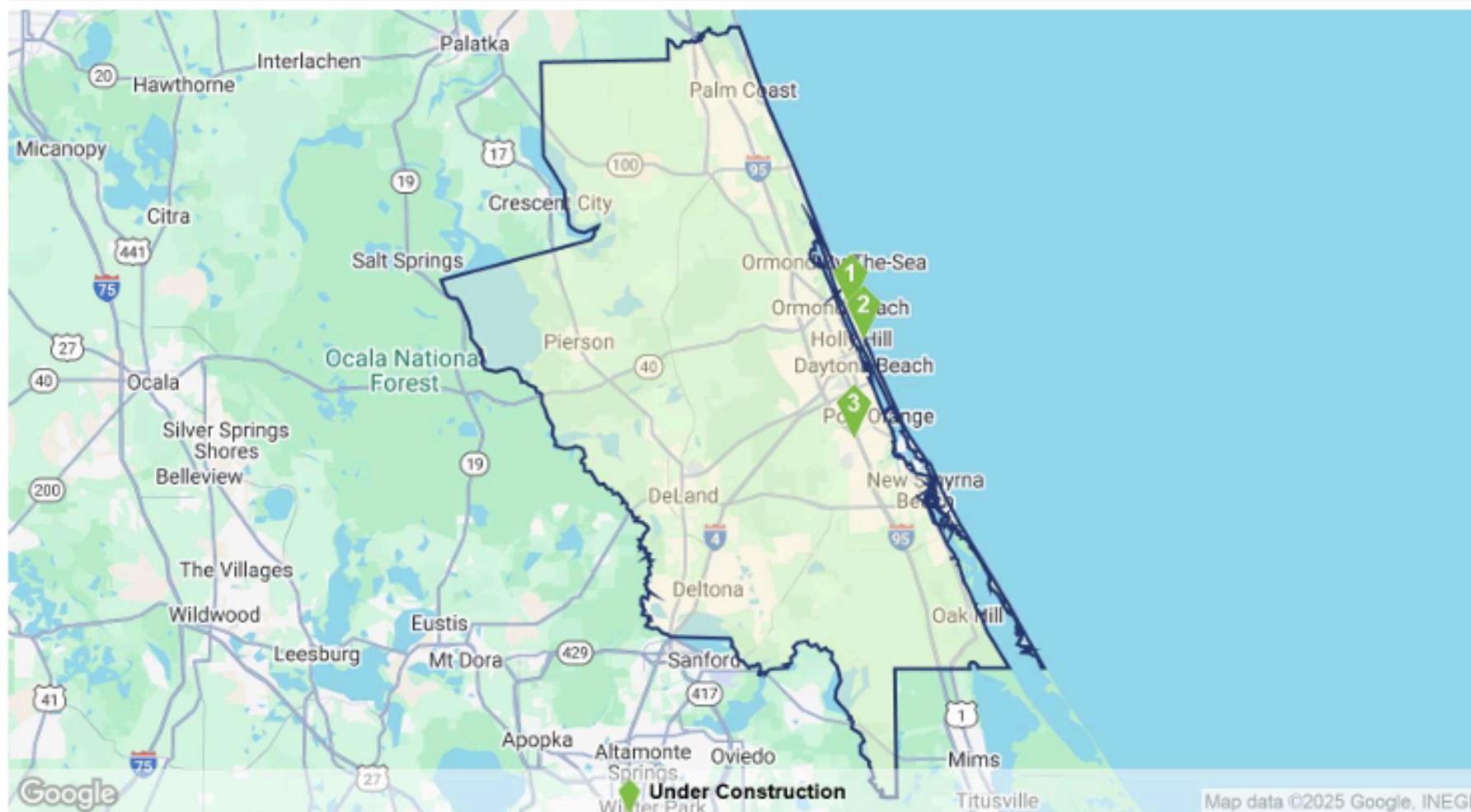
Percent of Inventory

2.0%

Average Rooms

113

UNDER CONSTRUCTION PROPERTIES



Map data ©2025 Google, INEGI

DAYTONA BEACH ATTRACTIONS

Daytona Beach Boardwalk Area

Attractions, Culture & History

- 1 Breakers Oceanfront Park and Environmental Learning Center
- 2 Coquina Clock Tower
- 3 Daytona Beach Bandshell
- 4 Daytona Beach Boardwalk

▼ ... 10 more

Dining

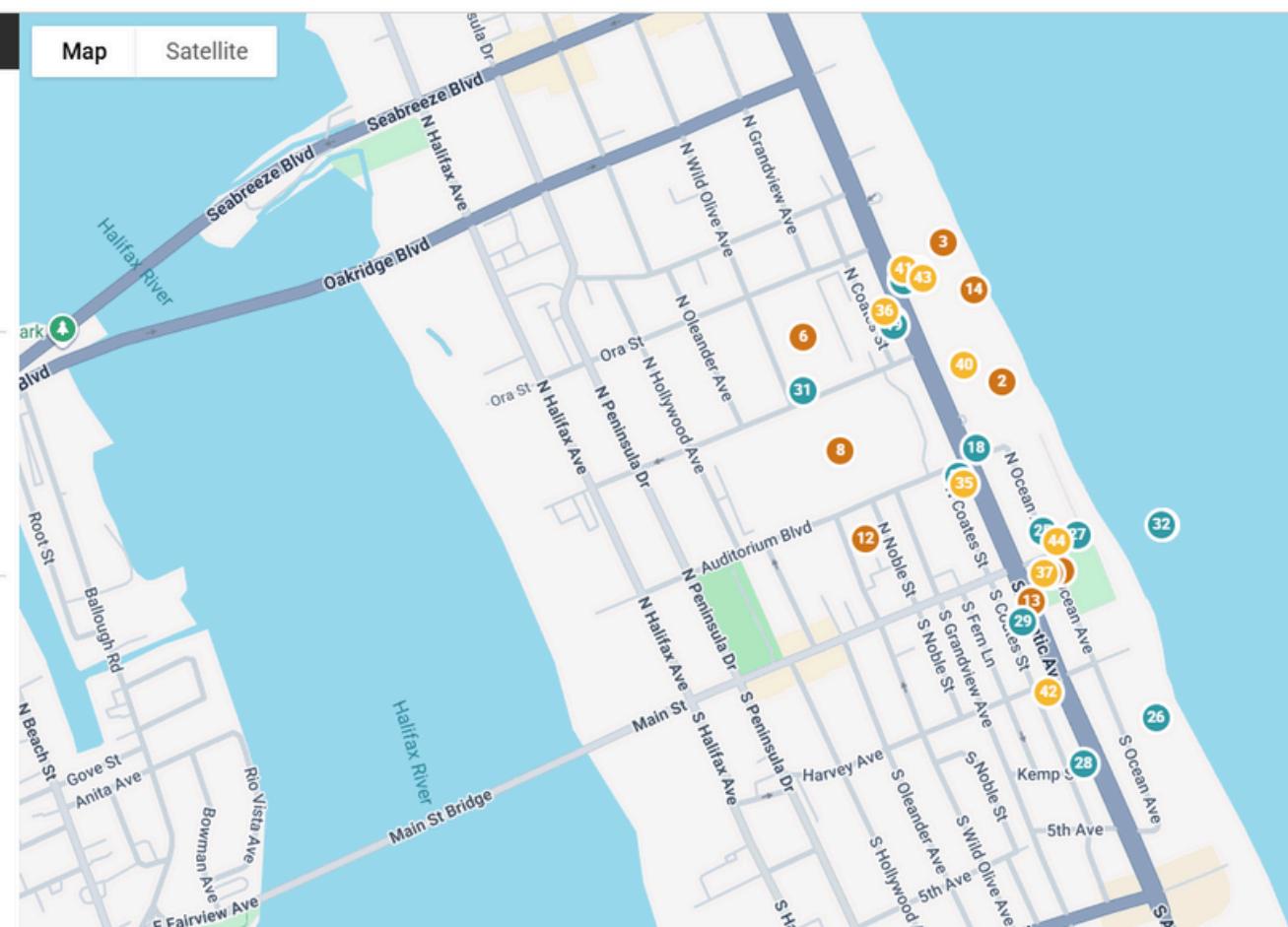
- 15 Baskin-Robbins Ice Cream
- 16 Bubba Gump Shrimp Company
- 17 Cold Stone Creamery
- 18 Daytona Hershey's Ice Cream

▼ ... 15 more

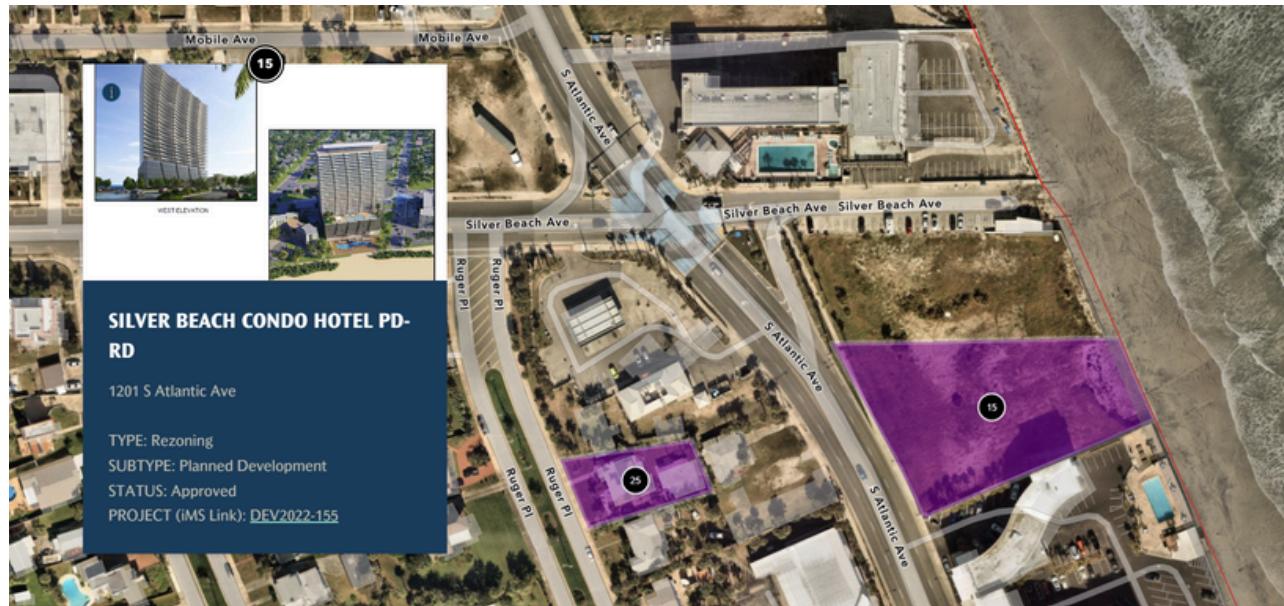
Shopping

- 34 BrikaBrak
- 35 Daytona 2000
- 36 Gator Beach & Sport
- 37 Jungle George's Airbrush & More

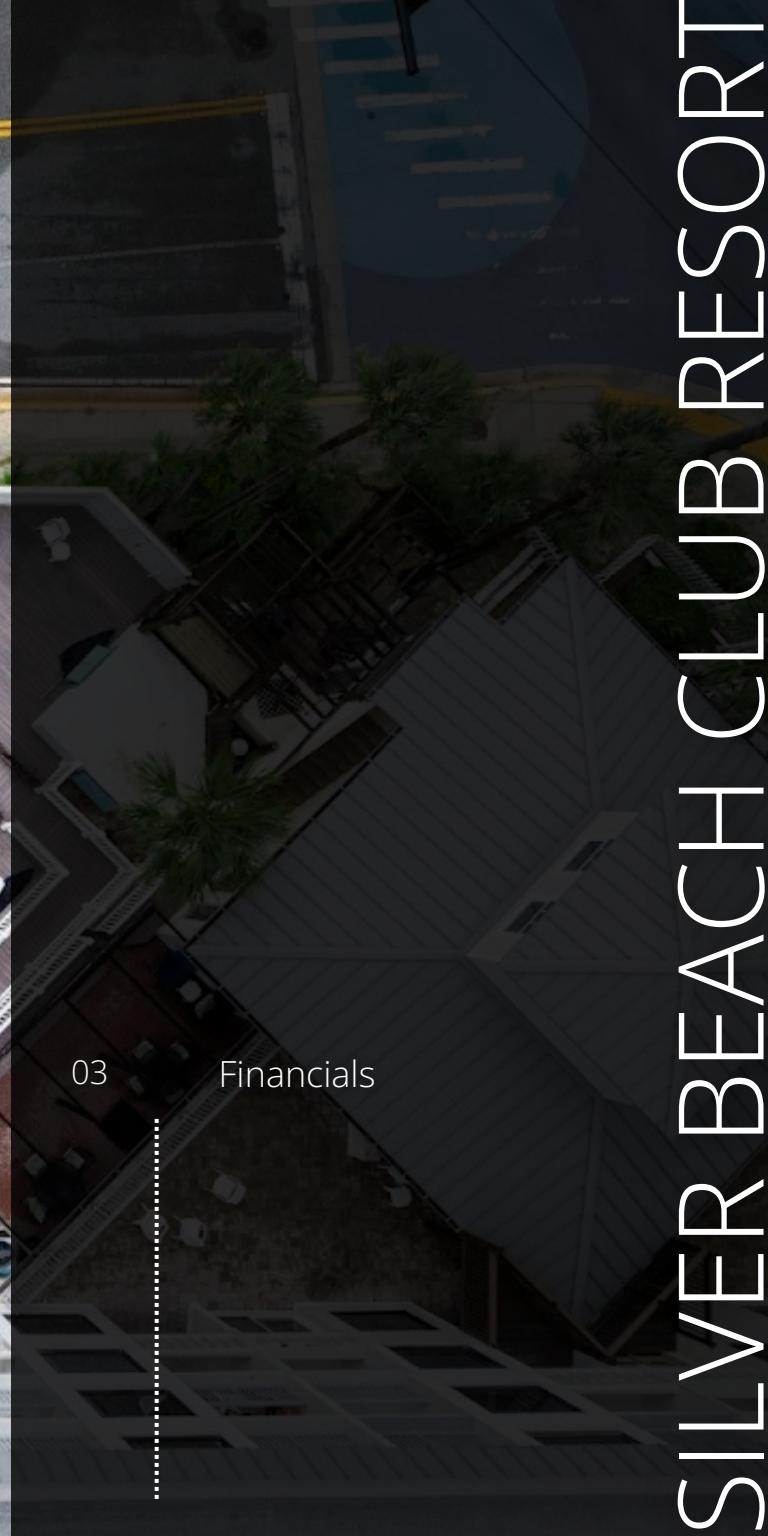
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PLANNED DEVELOPMENT



SILVER BEACH CLUB RESORT



03

Financials

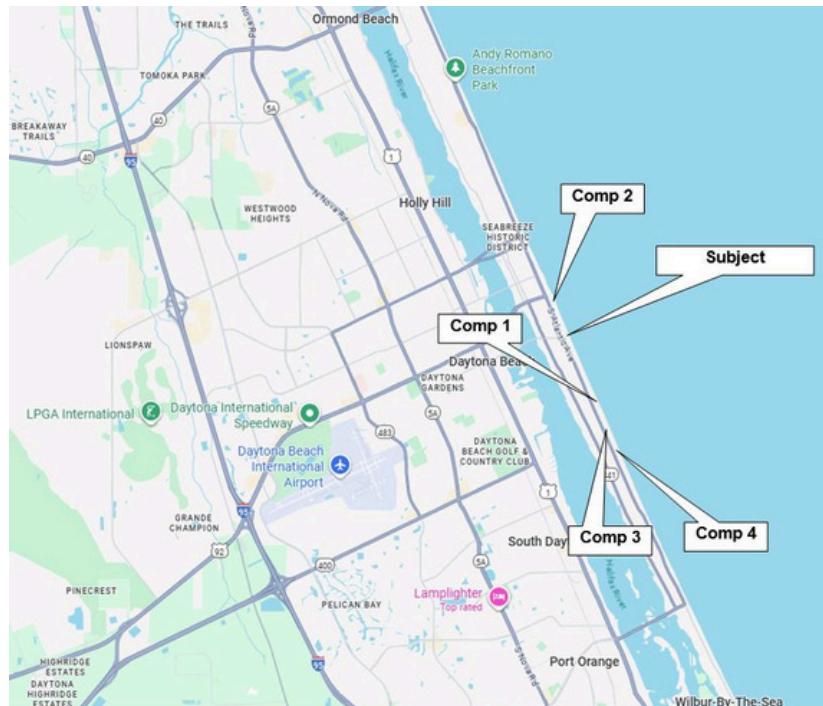
DISCOUNTED CASH FLOW SUMMARY

	Year 1			Year 2			Year 3			Year 4			Year 5			Year 6 (Reversion)			
Average ADR	\$90-\$170			93-175			95-180			98-185			101-191			105-197			
Overall Occupancy	45%			55%			60%			60%			60%			60%			
Revenue/Available Room	\$40.50-\$76.50			\$51.15-\$96.25			\$57-\$108			\$57-\$111			\$61-115			\$63-\$118			
	Gross \$	Per Room	As % of Gross	Gross \$	Per Room	As % of Gross	Gross \$	Per Room	As % of Gross	Gross \$	Per Room	As % of Gross	Gross \$	Per Room	As % of Gross	Gross \$	Per Room	As % of Gross	
Revenues																			
Rooms Department	\$1,777,185	\$24,345	100.0%	\$2,434,623	\$33,351	100.0%	\$2,518,500	\$34,500	100.0%	\$2,594,055	\$35,535	100.0%	\$2,676,618	\$36,666	100.0%	\$2,761,371	\$37,827	100.0%	
Other Departments & Other Income	\$0	\$0	0.0%	\$0	0	0.0%	\$0	0	0.0%	\$0	0	0.0%	\$0	0	0.0%	\$0	\$0	0.0%	
Total Gross Revenue	\$1,777,185	\$24,345	100.00%	\$2,434,623	\$33,351	100%	\$2,518,500	\$34,500	100%	\$2,594,055	\$35,535	100%	\$2,676,618	\$36,666	100%	\$2,761,371	\$37,827	100.0%	
Departmental Expenses*																			
Rooms Expense	\$515,384	\$7,060	29.0%	\$657,348	\$9,005	27.0%	\$629,625	\$8,625	25.0%	\$648,514	\$8,884	25.0%	\$669,155	\$9,167	25.0%	\$690,343	\$9,457	25.0%	
Total Departmental Expenses (% to Total Gross Revenue)	\$515,384	\$7,060	29.0%	\$657,348	\$9,005	27.0%	\$629,625	\$8,625	25.0%	\$648,514	\$8,884	25.0%	\$669,155	\$9,167	25.0%	\$690,343	\$9,457	25.0%	
Unallocated Expenses																			
Administrative & General	\$119,071	1,631	6.7%	\$163,120	2,235	6.7%	\$168,740	2,312	6.7%	\$173,802	2,381	6.7%	179,333	2,457	6.7%	185,012	2,534	6.7%	
Information & Telecommunications	14,217	195	0.8%	\$19,477	267	0.8%	\$20,148	276	0.8%	\$20,752	284	0.8%	21,413	293	0.8%	22,091	303	0.8%	
Marketing	17,772	243	1.0%	\$24,346	334	1.0%	\$25,185	345	1.0%	\$25,941	355	1.0%	26,766	367	1.0%	27,614	378	1.0%	
Utilities	129,735	1,777	7.3%	\$158,250	2,168	6.5%	\$125,925	1,725	5.0%	\$129,703	1,777	5.0%	133,831	1,833	5.0%	138,069	1,891	5.0%	
Property Operations & Maintenance	79,973	1,096	4.5%	\$109,558	1,501	4.5%	\$113,333	1,553	4.5%	\$116,732	1,599	4.5%	120,448	1,650	4.5%	124,262	1,702	4.5%	
Total Unallocated Expenses	\$360,769	\$4,942	20.3%	\$474,751	\$6,503	19.5%	\$453,330	\$6,210	18.0%	\$466,930	\$6,396	18.0%	\$481,791	\$6,600	18.0%	\$497,047	\$6,809	18.0%	
Franchise Fees (% of Room Revenue)	0	\$0	0.0%	0	\$0	0.0%	0	\$0	0.0%	0	\$0	0.0%	0	\$0	0.0%	0	\$0	0.0%	
Management (% of Total Revenue)	3.5%	62,201	852	3.5%	85,212	1,167	3.50%	88,148	1,208	3.50%	90,792	1,244	3.5%	93,682	1,283	3.50%	96,648	1,324	3.50%
Total Franchise/Management	62,201	\$852	3.5%	\$85,212	\$1,167	3.5%	\$88,148	\$1,208	3.5%	\$90,792	\$1,244	3.5%	\$93,682	\$1,283	3.5%	\$96,648	\$1,324	3.5%	
Fixed Expenses																			
Real Estate & Property Taxes**	\$185,747	212,062	10.5%	98,000	1,342	4.0%	100,940	1,383	4.0%	103,968	1,424	4.0%	107,087	1,467	4.0%	110,300	1,511	4.0%	
Insurance	386,186	5,290	1.8%	397,772	5,449	16.3%	\$409,705	5,612	16.3%	\$421,996	5,781	16.3%	\$434,656	5,954	16.2%	\$447,695	6,133	16.2%	
Allocation for Reserves (All)	920,000	12,603	1.8%	200,000	2,740	1.8%	206,000	2,822	1.8%	212,180	2,907	1.8%	218,545	2,994	1.8%	225,102	3,084	1.8%	
Total Fixed Expenses	\$1,491,933	\$229,955	14.1%	\$695,772	\$9,531	22.2%	\$716,645	\$9,817	22.1%	\$738,144	\$10,112	22.1%	\$760,288	\$10,415	22.0%	\$783,097	\$10,727	22.0%	
Total Expenses	\$2,430,287	\$242,809	136.7%	\$1,913,083	\$26,207	72.2%	\$1,887,747	\$25,860	68.6%	\$1,944,380	\$26,635	68.6%	\$2,004,915	\$27,465	68.5%	\$2,067,135	\$28,317	68.5%	
Net Operating Income	-\$653,102	-\$218,464	-36.7%	\$521,540	\$7,144	27.8%	\$630,753	\$8,640	31.4%	\$649,675	\$8,900	31.4%	\$671,703	\$9,201	31.5%	\$694,236	\$9,510	31.5%	
9.50%	0.9132			0.8340			0.7617			0.6956			0.6352						
Present Value of Cash Flow	-\$596,440			\$434,970			\$480,415			\$451,897			\$426,684						

INCOME APPROACH SUMMARY		Gross \$	Per Room	As % of Gross
Revenues				
Rooms Department		\$2,518,500	\$34,500	100.0%
Other Departments & Other Income		\$0	\$0	0.0%
Total Gross Revenue		\$2,518,500	\$34,500	100.00%
Departmental Expenses*				
Rooms Expense		\$629,625	\$8,625	25.0%
Total Departmental Expenses (% to Total Gross Revenue)		\$629,625	\$8,625	25.0%
Unallocated Expenses				
Administrative & General		\$168,740	2,312	6.7%
Information & Telecommunications		20,148	276	0.8%
Marketing		25,185	345	1.0%
Utilities		125,925	1,725	5.0%
Property Operations & Maintenance		113,333	1,553	4.5%
Total Unallocated Expenses		\$453,330	\$6,210	18.0%
Franchise Fees (% of Room Revenue)		0	\$0	0.0%
Management (% of Total Revenue)	3.5%	88,148	1,208	3.5%
Total Franchise/Management		\$88,148	\$1,208	3.5%
Fixed Expenses				
Real Estate & Property Taxes**		\$100,940	1,383	4.0%
Insurance		409,705	5,612	16.3%
Allocation for Reserves (All)		206,000	2,822	1.8%
Total Fixed Expenses		\$716,645	\$9,817	22.1%
Total Expenses		\$1,887,748	\$25,860	68.6%
Net Operating Income		\$630,753	\$8,640	31.4%
Capitalization Rate				8%

COMPARABLE ANALYSIS

Comp Number	Hotel	Rooms	Quality	Room Rates
Subject	Silver Beach Club	73	Mid-Scale	\$145-190
1	Nautilus Inn - 1515 S. Atlantic Avenue	96	Mid-Scale	\$110-\$130
2	Founatin Beach Resort - 313 S. Atlantic Ave	182	Mid-Scale	\$100- \$113
3	Castaways Beach Resort - 2043 S. Atlantic Ave	150	Mid-Scale	\$70-\$110
4	Sun Viking Lodge 2411 S. Atlantic Ave	72	Mid-Scale	\$90-110



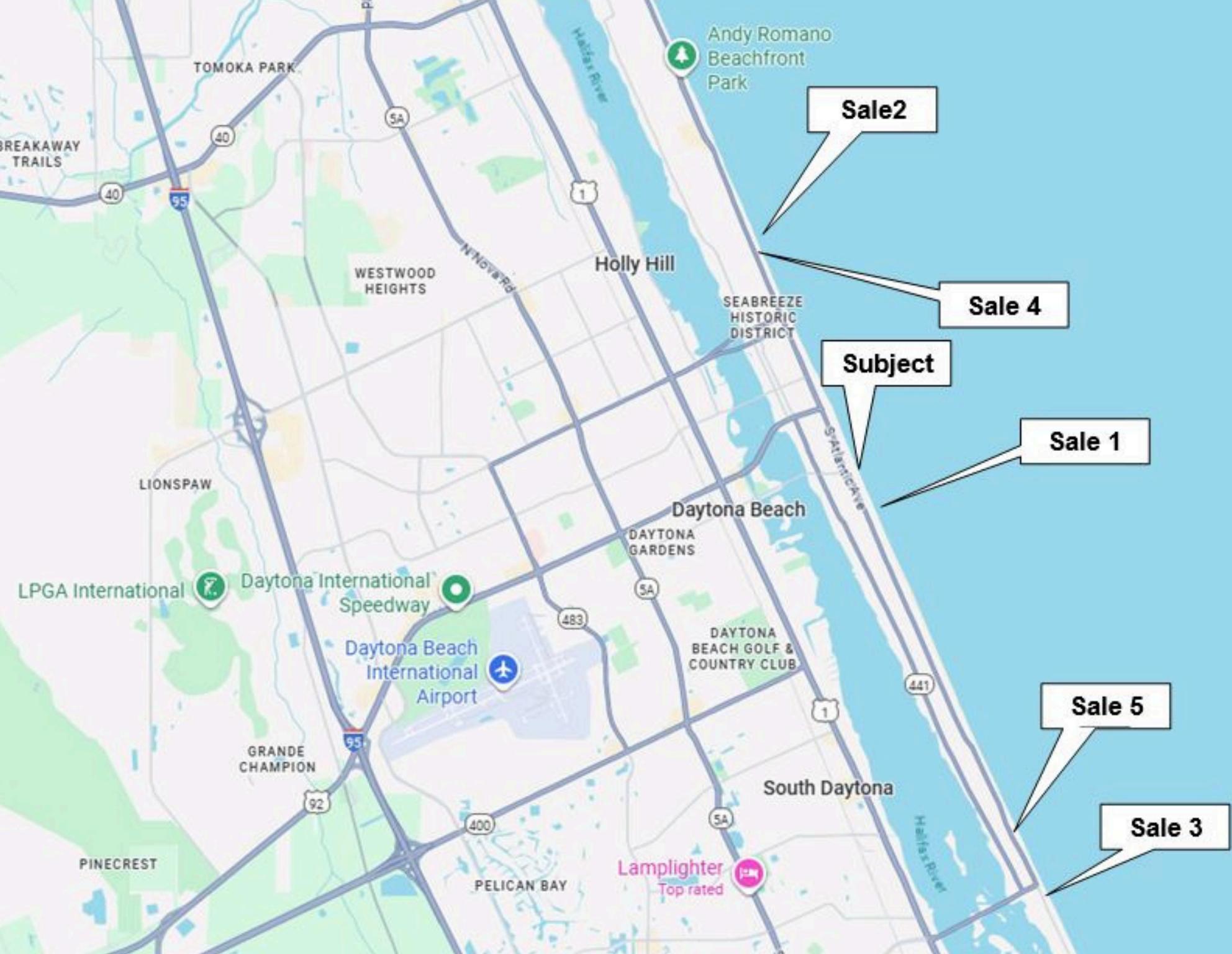
ROOM ALLOCATION

Room Type	SF	Number					%
two-bedroom/ two bath	850	32					43.8%
one-bedroom/ two bath	850	14					19.2%
one-bedroom/ 1 ½ bath	700	17					23.3%
studios	425	10					13.7%
Totals		73					100.0%

Room Type	SF	Number	\$/SF	\$/nite	Daily PGI	Occupancy % for Year 1	Annual Revenue/Room Type
two-bedroom/ two bath	850	32	\$0.22	\$185.00	\$5,920.00	60%	\$1,296,480.00
one-bedroom/ two bath	850	14	\$0.19	\$165.00	\$2,310.00	60%	\$505,890.00
one-bedroom/ 1 ½ bath	700	17	\$0.22	\$155.00	\$2,635.00	60%	\$577,065.00
studios	425	10	\$0.23	\$98.00	\$980.00	60%	\$214,620.00
Totals		73					\$2,594,055.00

HOTEL SALES SUMMARY GRID

PROPERTY	SUBJECT	SALE NO. 1	SALE NO. 2	SALE NO. 3	SALE NO. 4	SALE NO. 5
Property	Silver Beach Club	RUSH Daytona Beach	Cove Motel Oceanfront	Sand Castle Motel	La Bella Oceanfront	South Shore Motel
Location	1025 S. Atlantic Avenue	2323 S. Atlantic Avenue	1306 N. Atlantic Avenue	3619 S. Atlantic Avenue	1400 N. Atlantic Avenue	3225 S. Atlantic Avenue
Buyer	N/A	SLF V DBS Holdco, LLC	Americano Cove Property, LLC	Sandcastle Motel, LLC	Cove Motel, LLC	3225 Daytona Ocean Investment, LLC
Seller	N/A	AD1 Daytona Hotels, LLC	SR Hotels, LLC	Gold Mountain Investments, LLC	1400 La Bella 40, LLC	Halifax Investment Services, LLC
Sale Price	N/A	\$10,500,000	\$6,000,000	\$3,150,000	\$5,750,000	\$2,750,000
Terms of Sale	N/A	Financed	Financed	Financed	Financed	Cash to Seller
Sale Date	N/A	Nov-23	Jan-24	May-24	Jan-24	May-25
Conditions of Sale	Normal	Bankruptcy	Normal	Normal	Normal	High Vacancy
Recording Document	N/A	2023-225211	2024-023822	2024-104537	2024-009718	2025-100346
Land Size (Acres)	1.55	1.29	0.69	0.62	0.91	0.73
Room Count	73	110	40	30	42	29
Access/Exposure	Very Good/ Very Good	Good/Good	Good/Good	Good/Good	Good/Good	Good/Good
Year Built	1970, renovated early 1980's	1972, renovated 1998	1959, renovated 2011	1959, renovated 2000	1953, renovated 1988	1958, renovated 1980
Quality	Average	Average	Average-Good	Average	Average	Average
Condition	Fair	Fair	Average - Good	Average	Average	Fair
Size (SF)	76,021	69,638	24,727	20,323	18,744	10,851
Type of Operation	Timeshare Resort	Limited Service	Economy	Economy	Economy	Economy
Amenities	Cafe Room, Pool, Jacuzzi, Kid Pool, Deck, Shuffleboard, common area laundry	Bistro Diner, Meeting Room, Fitness Center, Pool	Pool, Deck	Pool, Deck	Pool, Deck	Pool, Deck
Floors	5 & 6	6	2 & 4	2 & 3	2	2 & 3
Sale Price/Room	N/A	\$95,455	\$150,000	\$105,000	\$136,905	\$94,828
Comments	Motel conversion completed in the 1980's. Very good location on Silver Beach Ave and Altantic Ave. The subject has deferred maintenance bids of over \$5.5M. Many of the room sizes of the subject are larger than the comparables due to the timeshare aspect of business accomodations.	AD1 Global completed a bankruptcy sale of the 110-room hospitality property, RUSH Daytona and an adjacent parcel that contains a 3,136 sq ft industrial building to their lender HPS Investment Partners for \$10,500,000. The property was significantly damaged during Hurricane Nicole in November 2022 and is currently under renovation with estimated capital expenditure of \$4.5M.	The property was extensively renovated in 2011. The parking lot has been recently resurfaced.	The property is an economy motel with little to no deferred maintenance noted.	The property also sold in 2022 for \$7.4M, seller and buyer were unavailable for comment.	The property was a high vacancy property in need of renovations and had deferred maintenance. The lot is very narrow and only allows a portion of units to have ocean views/front.
COMPARISON						
Marketing Conditions	As Stabilized	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	High Vacancy	Inferior/Bankruptcy	Similar	Similar	Similar	Similar
Location	Daytona Beach Tourist Corridor	Similar	Similar	Similar	Similar	Similar
Access/Exposure	Very Good/ Very Good	Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Inferior
Year Built	1970, renovated early 1980's	Similar	Slightly Inferior	Slightly Inferior	Slightly Inferior	Slightly Superior
Quality	Average	Similar	Superior	Superior	Similar	Similar
Condition	Fair	Slightly Superior	Superior	Superior	Slightly Superior	Similar
Type of Operation	Timeshare Resort	Superior	Slightly Superior	Slightly Superior	Slightly Superior	Vacant
Size (No. of Rooms)	73	Larger (+)	Smaller (-)	Smaller (-)	Smaller (-)	Smaller (-)
OVERALL COMPARISON	SUBJECT	SIMILAR	SUPERIOR	SLIGHTLY SUPERIOR	SLIGHTLY SUPERIOR	SIMILAR





04

Meet the Experts

SILVER BEACH CLUB RESORT



MICHAEL HENDZEL

Managing Director



ADAM FURMAN

Senior Associate



ROB KIRKWOOD

Vice President of Commercial Sales



JEFF TURCSANYI

Senior Associate

SPECIALIZATIONS

- Multi-family
- Retail
- Industrial
- Medical Office
- Vacant Land
- Aeronautical
- Ground Leases
- Mixed Use
- Storage



ROB KIRKWOOD

Vice President of Commercial Sales

Specializes in Multi-Family, Indoor/Outdoor Storage & Mixed Use Developments

Rob, a Central Florida native, earned his degree from the University of Central Florida. Upon graduating with a Bachelor's Degree, Rob began his Real Estate career in 2016, targeting the Central Florida Market. Since 2016, Rob has earned top producer accolades consistently year after year. Rob was fortunate to be able to sell in all corners of Florida and has a broad range of knowledge for the entire Florida market. Mr. Kirkwood is a commercial valuation specialist. According to Rob, his strategy ranges from client to client based on this quote from Rob "It is extremely important to understand the financial strategy of your clients one, three and five year plan. We can implement short term/long-term strategies to meet the goals of each investor based on their desired rate of return. For some, it's identifying the upcoming commercial drivers in an area and appropriately advising the client of where they can obtain the highest level of appreciation while meeting their desired needs of the home itself. The key is to listen, more than talk.

Rob is licensed as a commercial appraiser and is also obtaining his MAI from the Appraisal Institute, which is the highest-level designation awarded to commercial appraisers. Rob currently has over 6,000 logged hours of commercial appraising and has valued hundreds of commercial properties for financial institutions, municipalities, property owners and private lenders/equities. Rob has competence in valuing the fee simple, leased fee and leasehold interests in asset classes such as single/multi-family, vacant land, industrial properties, self-storage, airport hangars & terminals, easements, office & retail properties and many more. From buying to selling, make sure you request a value from Rob.

Accolades

- General Appraiser Licensure
- Over 6,000 logged appraisal hours. 9+ years experience.
- Clients ranging from NBA, NFL, MLB
- Top 20 under 40 YPN 2023



JOE TAKACS

CEO/MVP, A Takacs Company

Joe is an Ohio native and has been in Florida since 1991. He has a PhD in Management from the Academy of Economic Studies in Bucharest Romania and is an adjunct professor in Bucharest teaching International Finance, Managerial Finance, and Innovative Decision Making.

Joe has been a real estate broker since 1983 (SC) and now is licensed in 46 states as a broker and is the corporate broker for multiple timeshare specialized firms.

Joe is an expert in the timeshare industry having been active since starting in 1983. He was the President of Vacation Resorts International where he worked for almost 20 years. He was responsible for the operations at VRI and growth that made VRI the largest independent management company in the USA with 150 locations when he left in 2007 to form his own companies.

He formed and currently owns TheMVPService and TOWB; companies that specialize in timeshare sales and in the repurpose/conversion of timeshare to whole ownership. MVP was formed in 2007 and actively works in 5 states. His companies will have sold over \$100M in repurposed timeshare by the end of 2026, selling whole units or projects in CA, WY, NC, TX, NM, UT, and FL.

Joe and his companies are licensed and active in CA, NM, TX, WY, UT, NC, NH, TN, GA, RI, and FL.

He is married – 39 years and loves his 4 children and 3 grandchildren.

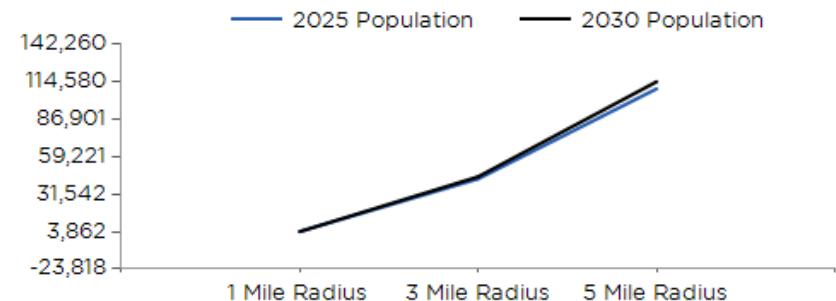
SILVER BEACH CLUB RESORT

05 Demographics

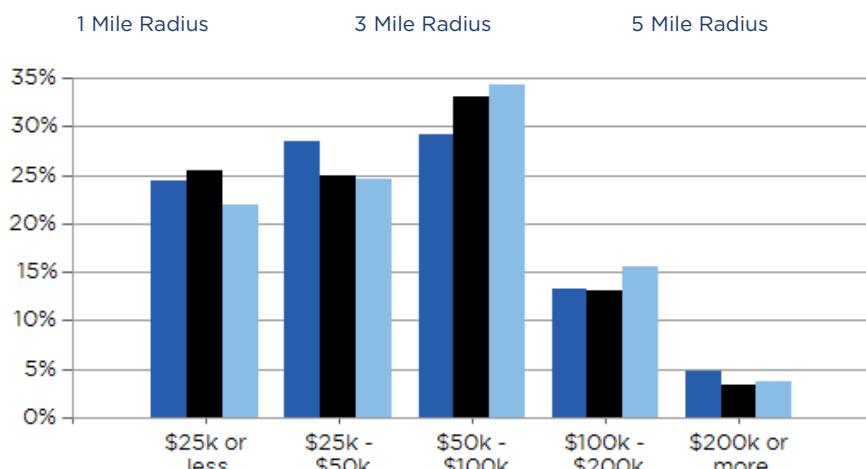


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,505	45,598	103,765
2010 Population	3,847	40,201	96,500
2025 Population	3,862	42,820	109,355
2030 Population	3,898	44,441	114,580
2025 African American	286	13,862	28,253
2025 American Indian	5	166	434
2025 Asian	96	664	2,204
2025 Hispanic	415	4,620	11,487
2025 Other Race	158	1,591	3,861
2025 White	2,952	22,884	65,500
2025 Multiracial	361	3,620	9,014
2025-2030: Population: Growth Rate	0.95%	3.75%	4.70%

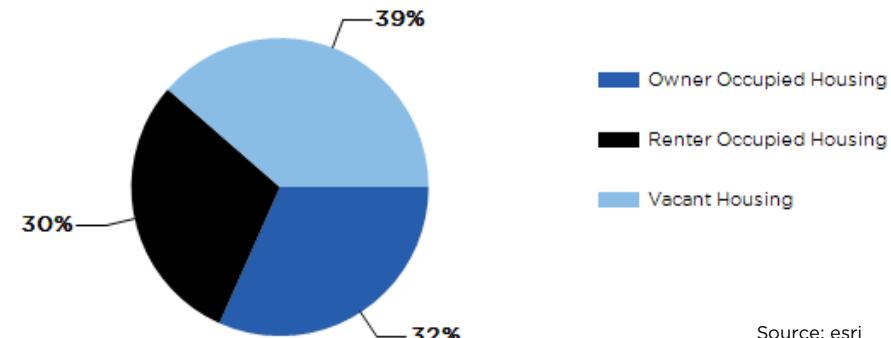
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	337	2,953	6,176
\$15,000-\$24,999	179	2,074	4,804
\$25,000-\$34,999	279	1,848	4,384
\$35,000-\$49,999	323	3,077	7,854
\$50,000-\$74,999	375	4,148	10,767
\$75,000-\$99,999	242	2,374	6,378
\$100,000-\$149,999	106	1,739	5,835
\$150,000-\$199,999	175	824	1,904
\$200,000 or greater	100	669	1,873
Median HH Income	\$46,059	\$49,353	\$53,156
Average HH Income	\$69,403	\$65,728	\$70,231



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

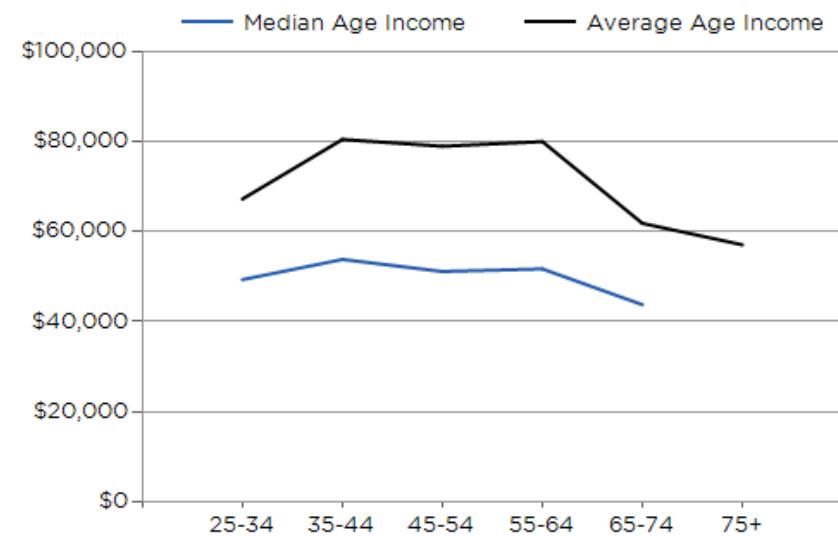
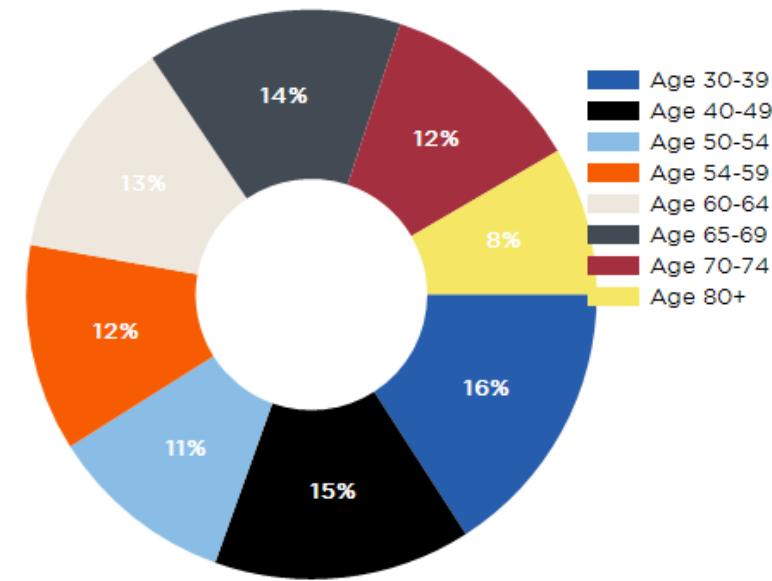


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	204	2,491	6,371
2025 Population Age 35-39	240	2,402	5,983
2025 Population Age 40-44	189	2,136	5,390
2025 Population Age 45-49	218	2,159	5,244
2025 Population Age 50-54	295	2,364	5,696
2025 Population Age 55-59	328	2,817	6,817
2025 Population Age 60-64	357	3,494	8,586
2025 Population Age 65-69	404	3,394	8,525
2025 Population Age 70-74	322	2,881	7,403
2025 Population Age 75-79	235	2,159	5,702
2025 Population Age 80-84	178	1,374	3,787
2025 Population Age 85+	85	1,013	3,355
2025 Population Age 18+	3,431	36,071	92,684
2025 Median Age	55	46	45
2030 Median Age	56	46	46

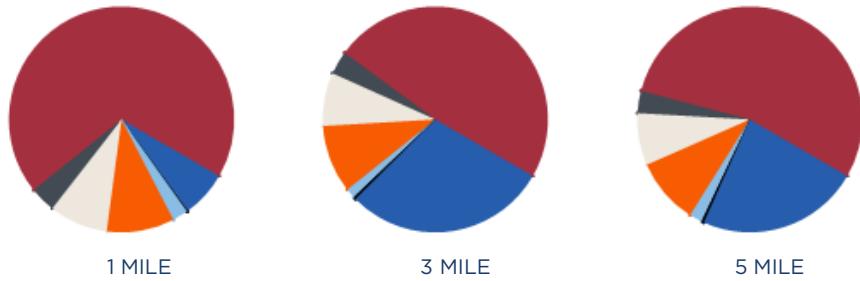
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,371	\$53,457	\$57,539
Average Household Income 25-34	\$67,328	\$65,805	\$70,010
Median Household Income 35-44	\$53,870	\$53,455	\$59,537
Average Household Income 35-44	\$80,608	\$71,094	\$78,000
Median Household Income 45-54	\$51,193	\$55,883	\$63,309
Average Household Income 45-54	\$79,094	\$75,845	\$84,742
Median Household Income 55-64	\$51,772	\$52,243	\$56,333
Average Household Income 55-64	\$80,129	\$71,540	\$76,663
Median Household Income 65-74	\$43,797	\$44,768	\$48,118
Average Household Income 65-74	\$61,912	\$63,279	\$67,245
Average Household Income 75+	\$57,131	\$55,634	\$57,100

Population By Age

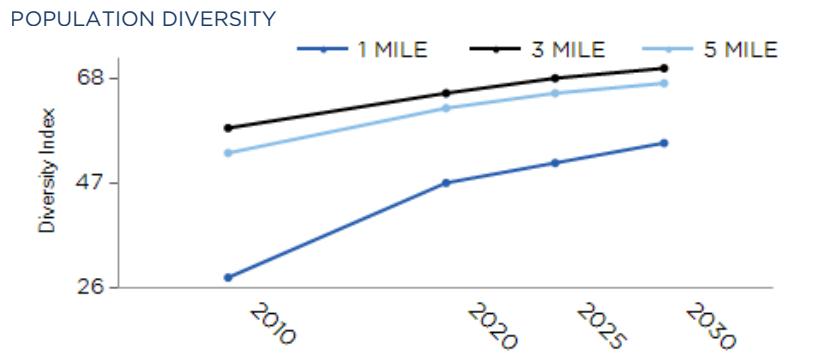


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	55	70	67
Diversity Index (current year)	51	68	65
Diversity Index (2020)	47	65	62
Diversity Index (2010)	28	58	53

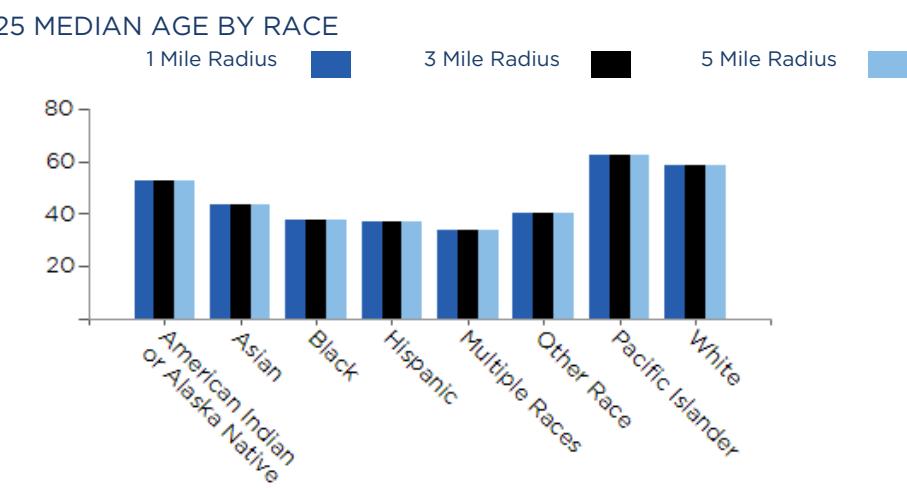
POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	29%	23%
American Indian	0%	0%	0%
Asian	2%	1%	2%
Hispanic	10%	10%	10%
Multiracial	8%	8%	7%
Other Race	4%	3%	3%
White	69%	48%	54%



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	53	41	46
Median Asian Age	43	43	36
Median Black Age	38	30	32
Median Hispanic Age	37	33	31
Median Multiple Races Age	34	34	32
Median Other Race Age	40	33	32
Median Pacific Islander Age	63	31	29
Median White Age	58	57	56



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