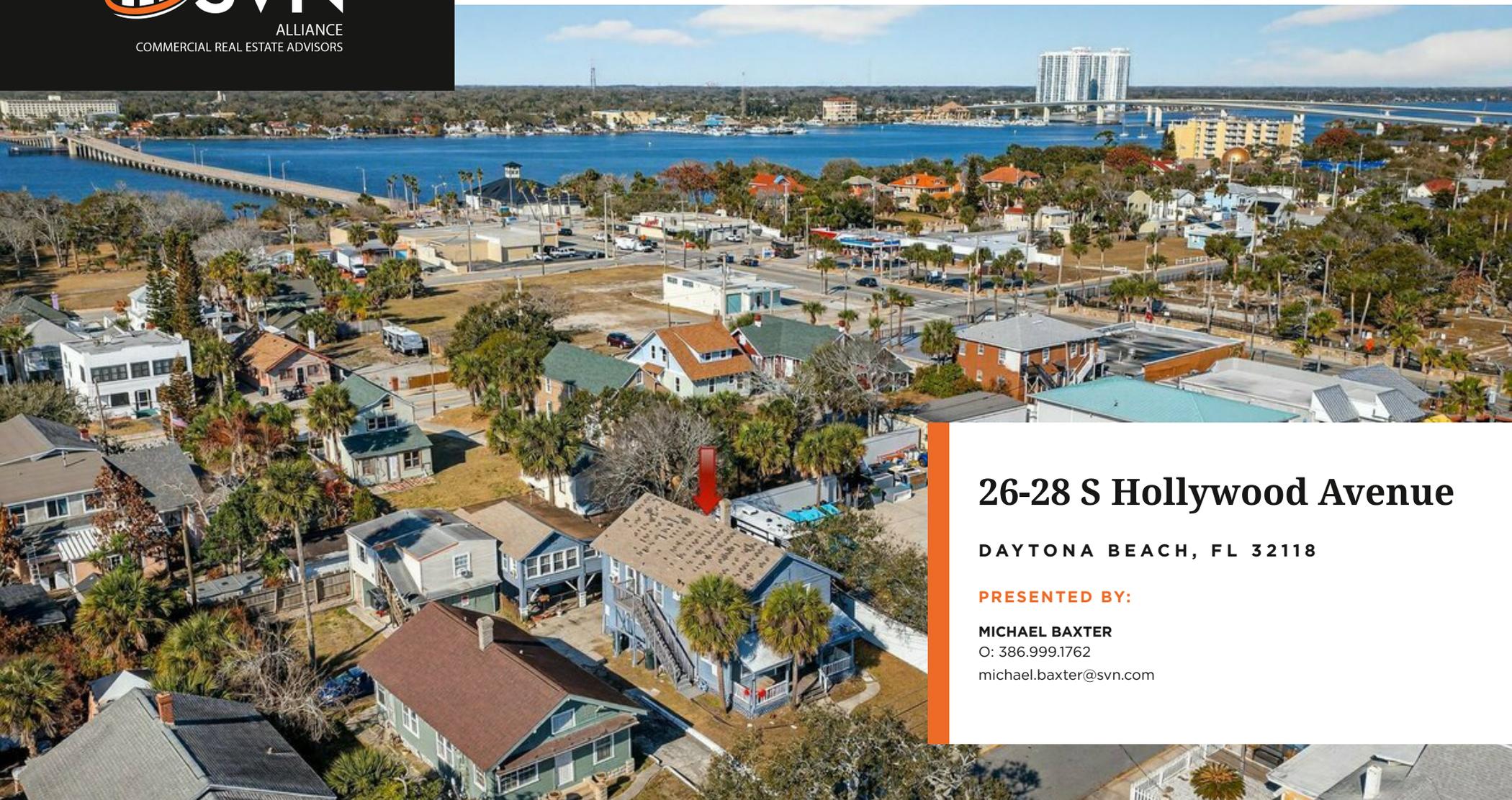




# Offering Memorandum



**26-28 S Hollywood Avenue**

**DAYTONA BEACH, FL 32118**

**PRESENTED BY:**

**MICHAEL BAXTER**

O: 386.999.1762

michael.baxter@svn.com

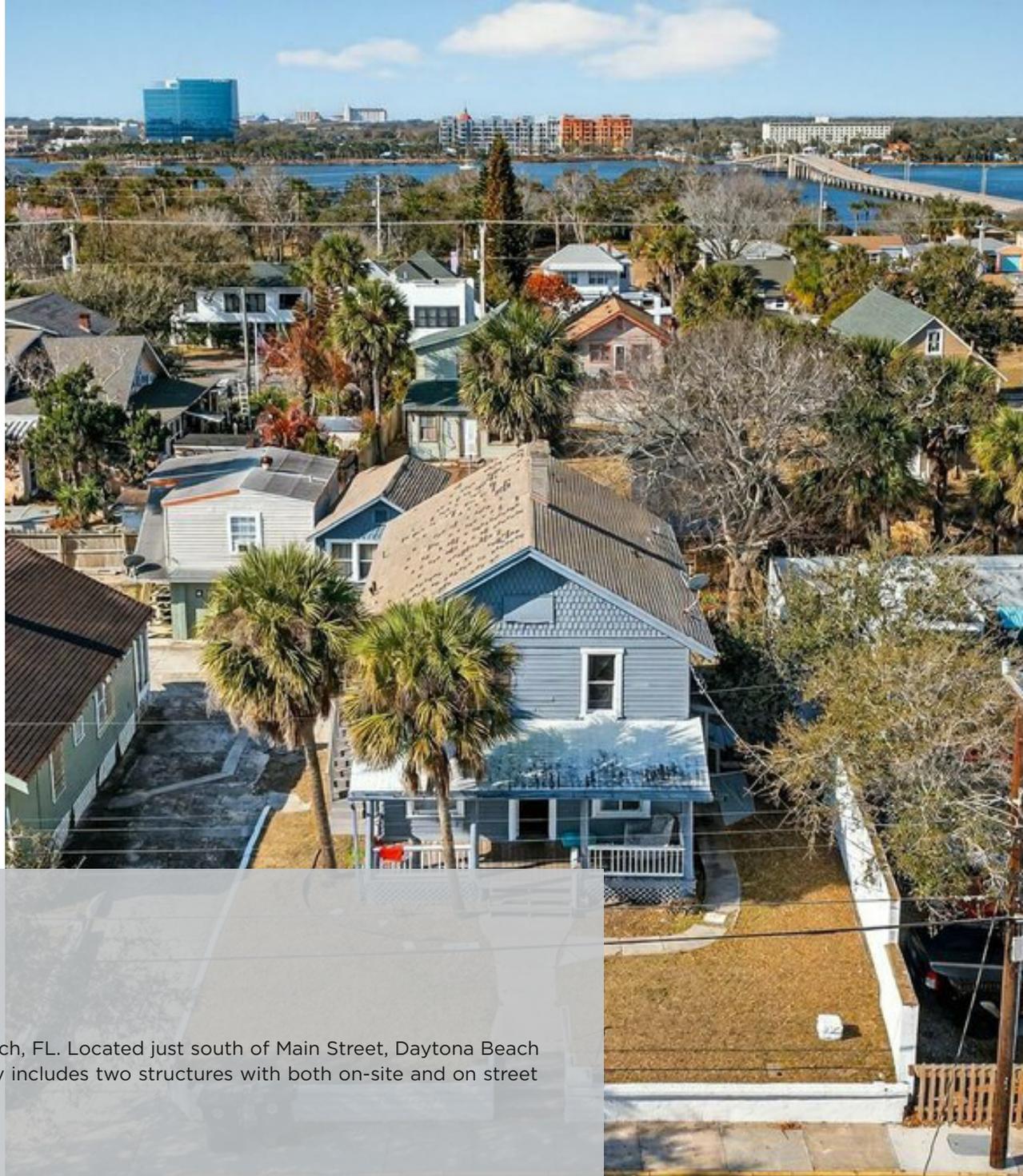
## PROPERTY SUMMARY

### 26-28 S HOLLYWOOD AVENUE

DAYTONA BEACH, FL 32118

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$649,000
<b>BUILDING SIZE:</b>	3,418 SF
<b>LOT SIZE:</b>	0.13 Acres
<b>PRICE / SF:</b>	\$189.88
<b>CAP RATE:</b>	9.19%



## PROPERTY SUMMARY

5 Unit, Multi-Family property located in beautiful Daytona Beach, FL. Located just south of Main Street, Daytona Beach (Home of Bike Week). Excellent historical occupancy. Property includes two structures with both on-site and on street parking. All units are 1 bedroom, 1 bathroom.

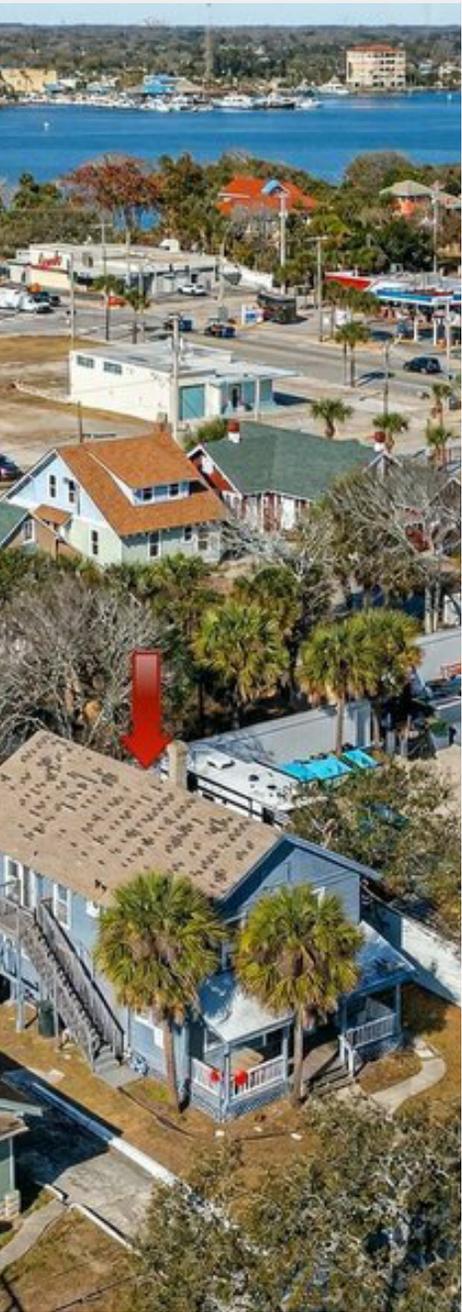
# PROPERTY PHOTOS



# ADDITIONAL PHOTOS



# INCOME & EXPENSES



## INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$79,230</b>
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## EXPENSES SUMMARY

<b>REAL ESTATE TAXES</b>	<b>\$6,819</b>
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<b>INSURANCE</b>	<b>\$2,107</b>
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<b>WATER/SEWER/GARBAGE</b>	<b>\$5,873</b>
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<b>COMMON ELECTRICITY</b>	<b>\$79</b>
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<b>LANDSCAPING</b>	<b>\$490</b>
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<b>PEST CONTROL</b>	<b>\$240</b>
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<b>MANAGEMENT FEE</b>	<b>\$3,962</b>
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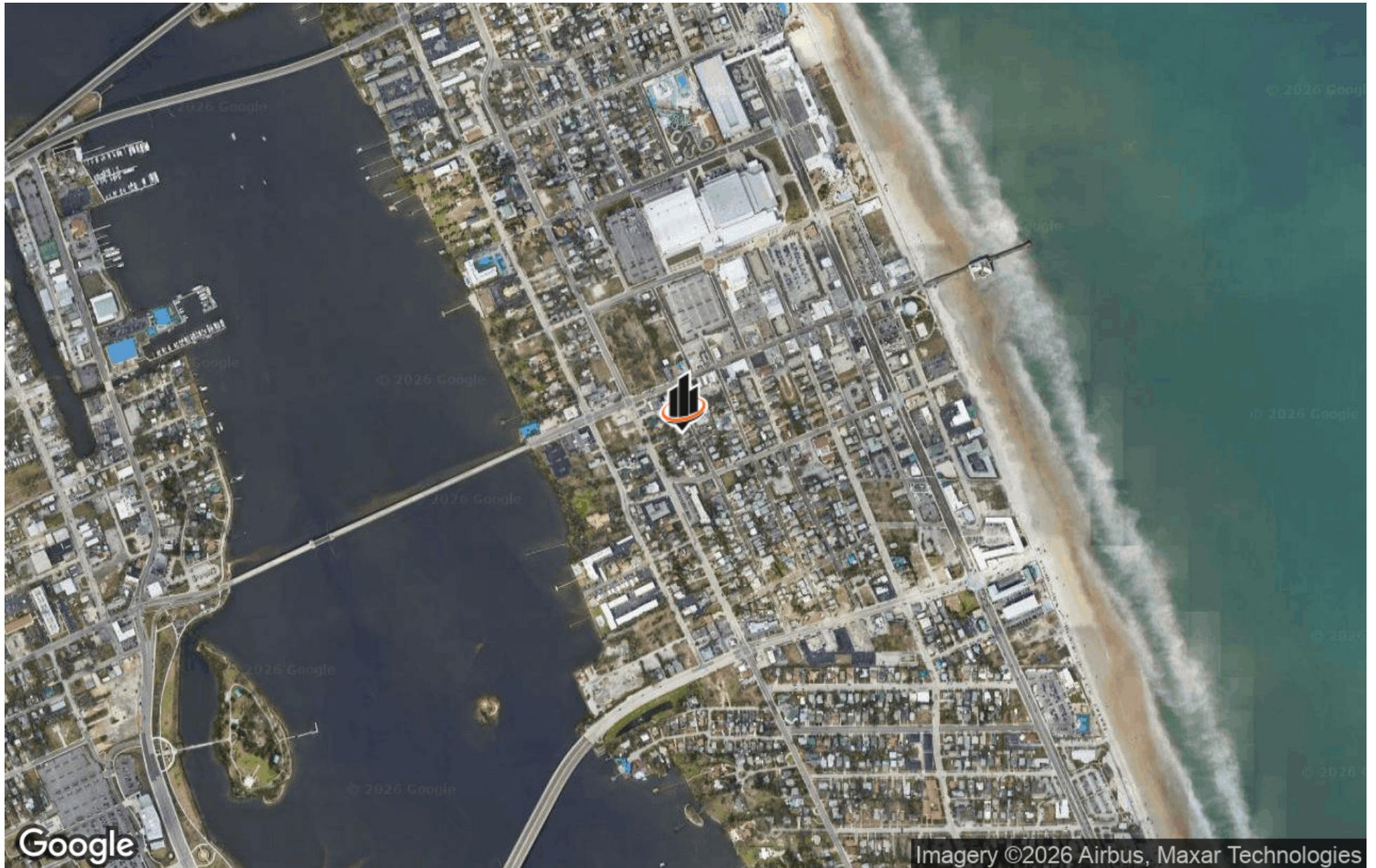
<b>OPERATING EXPENSES</b>	<b>\$19,569</b>
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<b>NET OPERATING INCOME</b>	<b>\$59,661</b>
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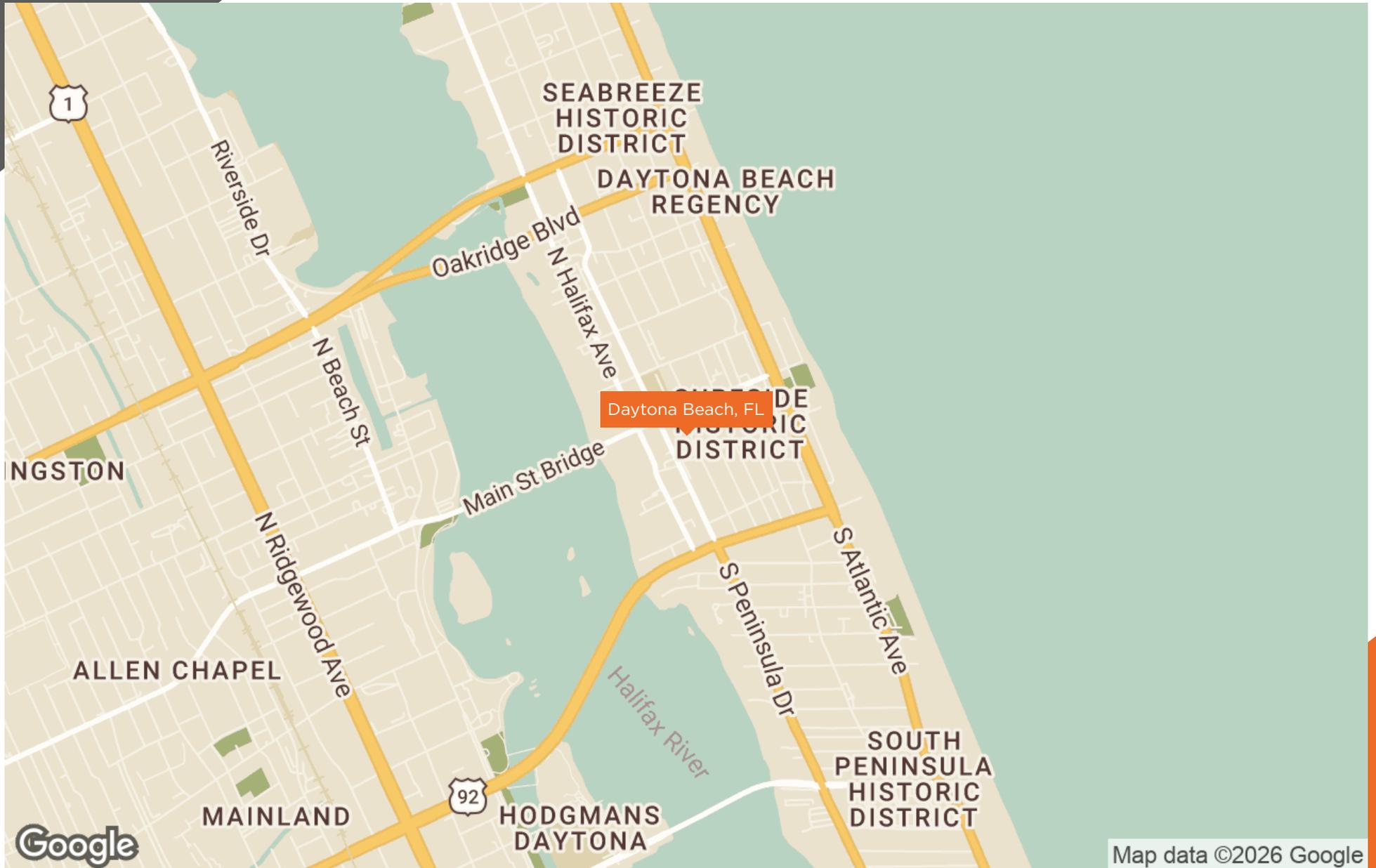
# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	-	\$1,285	-	-	-	-	01/01/2025	12/31/2025
2	1	1	-	-	-	-	-	-	-	-
3	1	1	-	\$1,250	-	-	-	-	09/16/2024	09/15/2026
4	1	1	-	\$1,255	-	-	-	-	11/04/2024	10/31/2025
5	1	1	-	\$1,300	-	-	-	-	11/05/2021	10/31/2025
<b>TOTALS</b>			<b>0 SF</b>	<b>\$5,090</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>		
<b>AVERAGES</b>				<b>\$1,273</b>						

# AERIAL MAP



# REGIONAL MAP





### 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 sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). 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)

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