

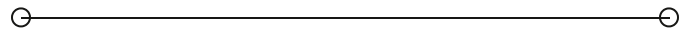


SALE

Single-Tenant, Office Building for Sale

1850 S. CLYDE MORRIS BOULEVARD

Daytona Beach, FL 32119



PRESENTED BY:

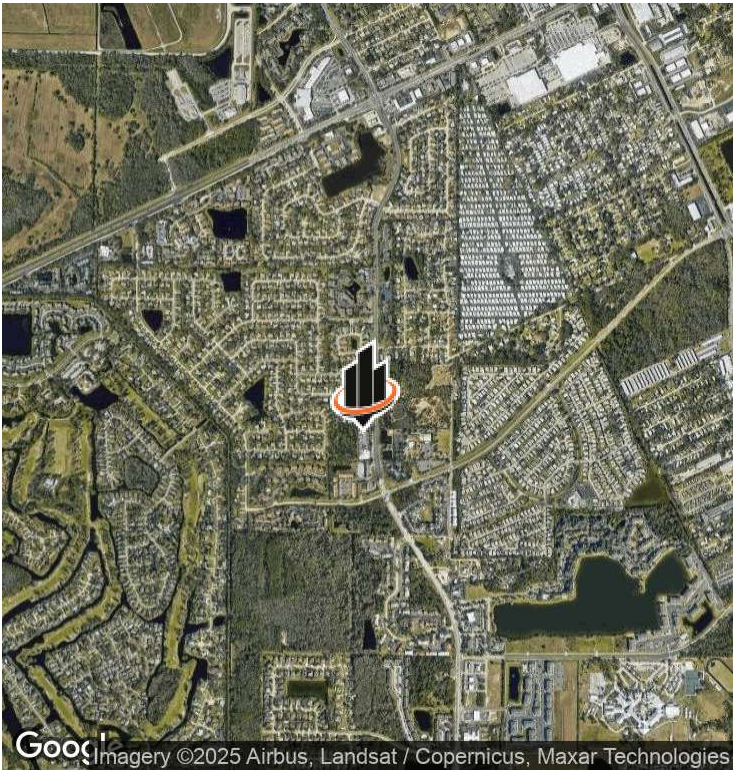
MICHAEL BAXTER

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michael.baxter@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	1.75 Acres
BUILDING SIZE:	9,420 SF
NOI:	\$99,349.76
CAP RATE:	6.62%

PROPERTY DESCRIPTION

Tenant occupied, modern office building for sale. Located on heavily traveled Clyde Morris Blvd in Daytona Beach, just north of Port Orange with easy access to I-95, and popular attractions such as Daytona International Speedway and Daytona Beach International Airport. Continue with the current tenant and collect income, or repurpose to medical or professional office to achieve upside. Permitted uses include: professional/medical offices, public school, house of worship, and daycare center (as per BPUD document).

PROPERTY HIGHLIGHTS

- Currently, occupied by a single tenant (private school). Tenant has occupied the building for 10+ years.
- Passive investment opportunity in a thriving area. Asking price is significantly less than construction cost.

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ADDITIONAL PHOTOS



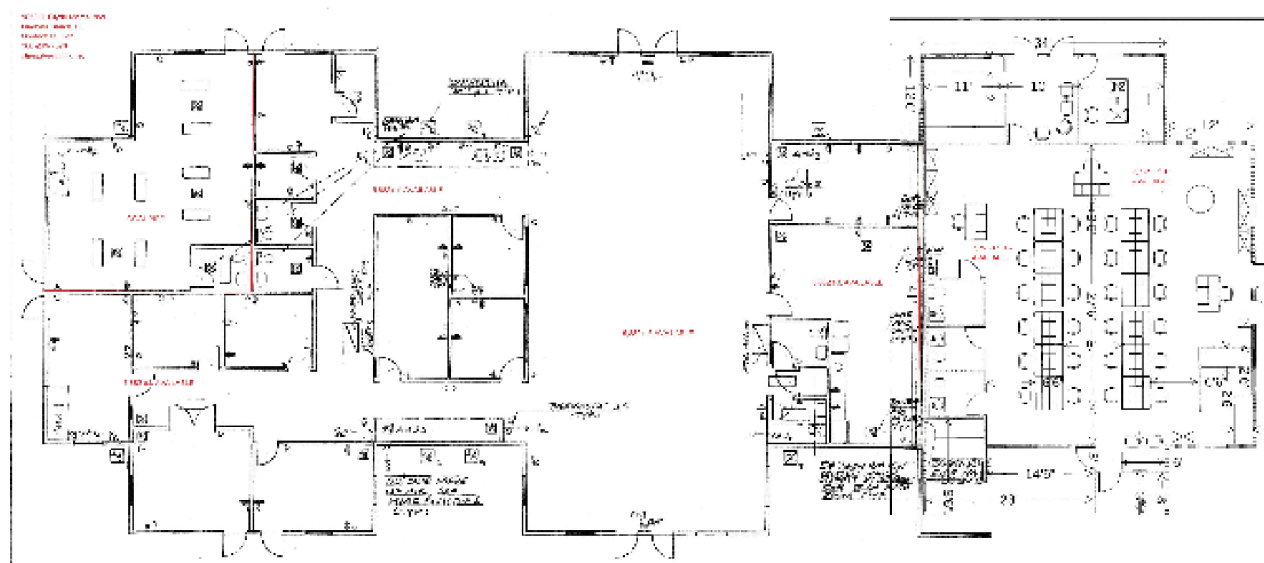
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INCOME & EXPENSES

INCOME SUMMARY	1850 S CLYDE MORRIS BLVD, DAYTONA BEACH
TOTAL INCOME	\$132,000
EXPENSE SUMMARY	1850 S CLYDE MORRIS BLVD, DAYTONA BEACH
RE TAXES	\$10,843
SALES TAX	\$3,300
INSURANCE (ESTIMATED)	\$12,326
MAINTENANCE FACTOR (5%)	\$6,180
GROSS EXPENSES	\$32,650
NET OPERATING INCOME	\$99,349

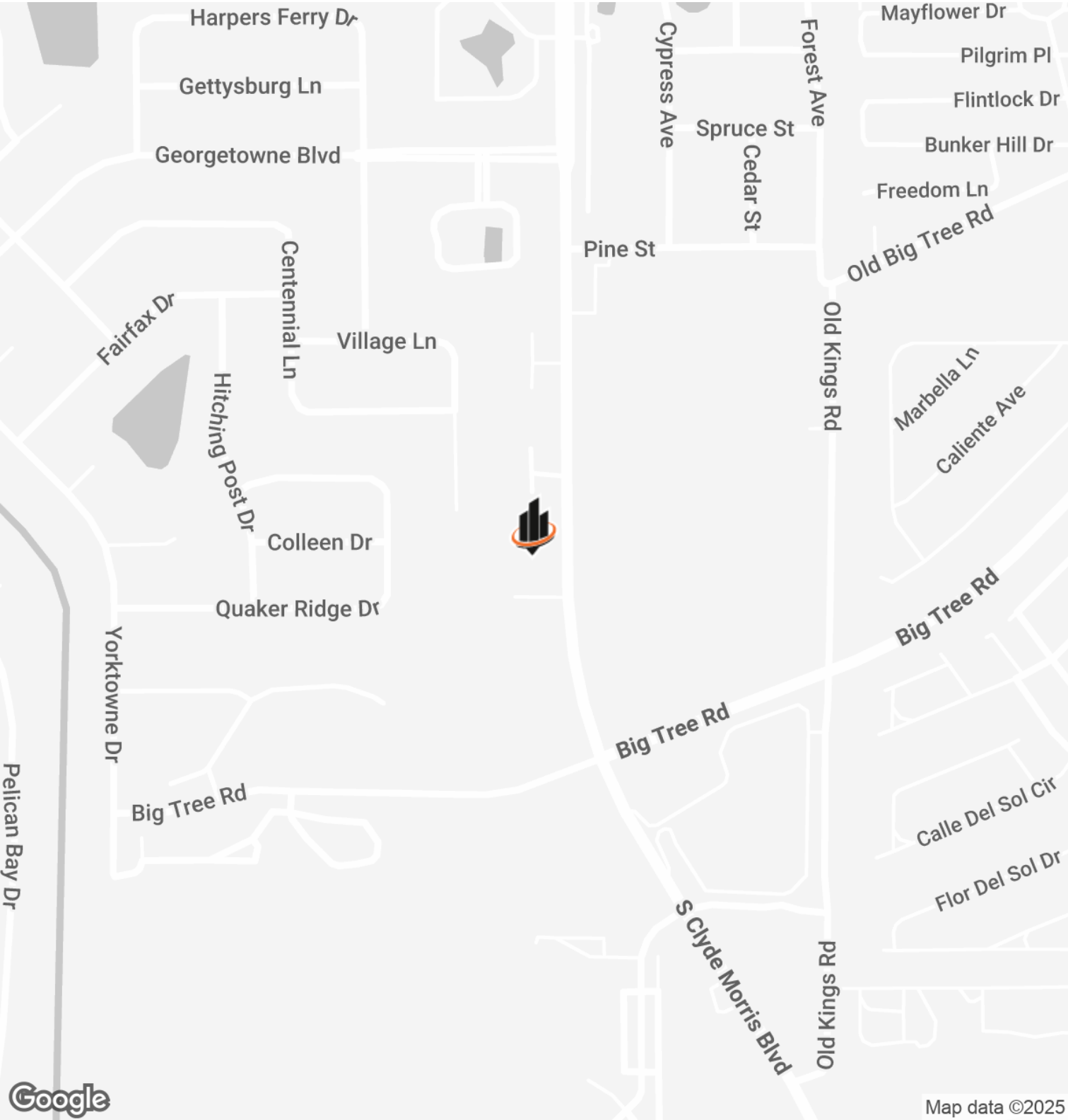
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FLOOR PLAN



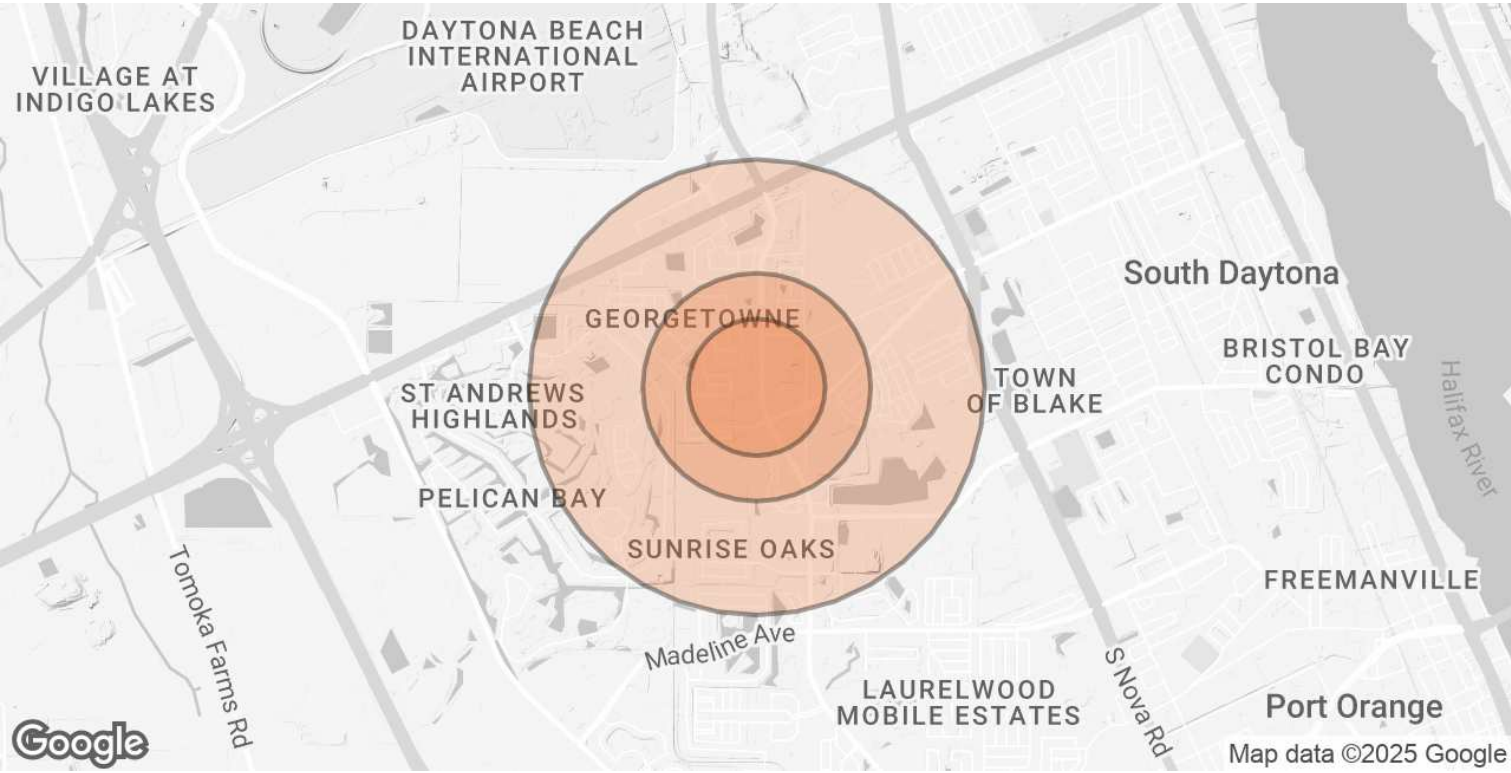
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	757	3,591	12,023
AVERAGE AGE	46	46	47
AVERAGE AGE (MALE)	45	44	45
AVERAGE AGE (FEMALE)	47	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	371	1,701	5,752
# OF PERSONS PER HH	2	2.1	2.1
AVERAGE HH INCOME	\$65,247	\$68,452	\$70,547
AVERAGE HOUSE VALUE	\$225,718	\$214,700	\$220,711

Demographics data derived from AlphaMap

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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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)

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