

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

DELAND, FL

37-UNIT INDEPENDENT LIVING

FORMER 77-BED ALF – SELLER FINANCING OFFERED



647 S Woodland Blvd, Deland, FL 32720

Benny Spensieri, Managing Member

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Commercial Real Estate & Financial Services

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CRES CORP

INTERNATIONAL™

Statement of Confidentiality and Disclaimer

CRES Corp International, LLC has agreed to represent **Mila ALF, LLC**, the Owner of the Property located **647 S Woodland Blvd, Deland, FL 32720** with the marketing and sale of said Property. No contact shall be made directly to the Owner, or any associates to Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the interested Party's own due diligence for which the interested Party shall be fully and solely responsible.

Neither CRES Corp International, LLC nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by CRES Corp International, LLC Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, CRES Corp International, LLC disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any finale, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CRES Corp International, LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through CRES Corp International, LLC.

Prospective Purchaser _____ Date _____

Print Name _____

Address _____ Phone # _____

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Location: 647 S Woodland Blvd, DeLand, FL 32720 (Volusia County)

Once operating as an 77-Bed Assisted Living Facility, this property currently operates as 37-Unit Independent Living Facility. The current owner purchased the facility in 2015 as an ALF up until 2018. Upon inspection, AHCA noticed some violations and removed the license. The owner states the ALF license can be reimplemented with the new owner, which will be found during due diligence.

Note: Adjacent property (633-635 S Woodland Blvd) is also available for sale. Property includes .77-Acres, an operating restaurant and three retail buildings.

Property includes:

- 2.15-Acres
- 37-Units/2-Buildings/1-Story/15,533 SF
- Built: 1950
- Newer Roof (2022)
- General Commercial (C-2)

Current Financial Information:

- Occupancy: 81%
- Gross Revenue: \$380,000 (Annualized Nov 2025-2026)
- NOI: \$270,000 (Annualized Nov 2025-2026)

C-2 Zoning: permits a multitude of business operations to include:

- Nursing Home/Assisted Living
- Hospital/Medical/Pharmacy
- Grocery
- Maximum Height: 80 Feet
- Density: 16 DU/Acre

Asking Price: \$2.7M OBO

Seller Financing: Offered to Qualified Purchasers



Combined Properties:
2.92-Acres
C-2 Zoning Permits
80-Foot
46-Units





CURRENT FINANCIALS & PROJECTIONS

For the purposes of this report, financial projections are based on a purchase price of \$2.7M. A negotiated price will alter the below figures. Year-1 indicates revenues for 2026 at 81% occupancy. Year-2 indicates \$70,000 paid towards the rehab of the 7 vacant units. The following years include the completed units and 95% occupancy, an annual 3% increase in revenue and expenses. Proposed financing terms include 30% LTV, 5% Interest Only and a 5-year balloon.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	\$ 400,610	\$ 412,628	\$ 467,368	\$ 481,389	\$ 495,831
Less: Vacancy & Credit Losses	(20,031)	(20,631)	(23,368)	(24,069)	(24,792)
Effective Gross Income	\$ 380,580	\$ 391,997	\$ 444,000	\$ 457,320	\$ 471,039
Less: Funded Reserves and/or <u>Improvements</u>		<u>(70,000)</u>			
Less: Operating Expenses	(109,452)	(112,736)	(116,118)	(119,601)	(123,189)
Net Operating Income (NOI)	\$ 271,128	\$ 209,261	\$ 327,882	\$ 337,718	\$ 347,850
Less: Annual Debt Service	(94,500)	(94,500)	(94,500)	(94,500)	(94,500)
CASH FLOW Before Taxes	\$ 176,628	\$ 114,761	\$ 233,382	\$ 243,218	\$ 253,350

Property Resale Analysis					
Projected Sales Price	\$ 2,711,275	\$ 2,162,613	\$ 3,348,820	\$ 3,447,184	\$ 3,548,500
Less: Selling Expenses	(81,338)	(64,878)	(100,465)	(103,416)	(106,455)
Adjusted Projected Sales Price	\$ 2,629,937	\$ 2,097,735	\$ 3,248,355	\$ 3,343,769	\$ 3,442,045
Less: Mortgage(s) Balance Payoff	(1,890,000)	(1,890,000)	(1,890,000)	(1,890,000)	(1,890,000)
SALE PROCEEDS Before Taxes	\$ 739,937	\$ 207,735	\$ 1,358,355	\$ 1,453,769	\$ 1,552,045

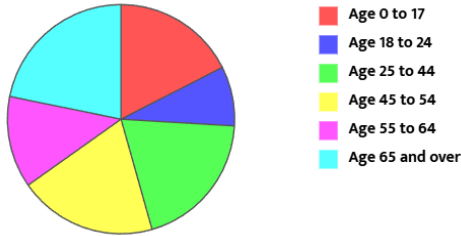
Cash Position					
Cash Generated in Current Year	\$ 176,628	\$ 114,761	\$ 233,382	\$ 243,218	\$ 253,350
Cash Generated in Previous Years	n/a	176,628	291,389	524,771	767,989
Cash Generated from Property Sale	739,937	207,735	1,358,355	1,453,769	1,552,045
Original Initial Investment	(810,000)	(810,000)	(810,000)	(810,000)	(810,000)
Total Potential CASH Generated	\$ 106,564	\$ <u>(310,876)</u>	\$ 1,073,126	\$ 1,411,758	\$ 1,763,384

Financial Measurements	FMV EOY - Debt EOY				
Debt Coverage Ratio (DCR)	2.87	2.21	3.47	3.57	3.68
Loan-to-Value Ratio (LVR)	69.7%	87.4%	56.4%	54.8%	53.3%
Capitalization Rate Based on Cost	10.04%	7.75%	12.14%	12.51%	12.88%
Capitalization Rate Based on Resale Price	10.00%	9.68%	9.79%	9.80%	9.80%
Break-Even Ratio	50.91%	67.19%	45.06%	44.48%	43.90%
Operating Expense Ratio	28.76%	28.76%	26.15%	26.15%	26.15%
Return on Equity (ROE)	13.16%	-56.42%	666.23%	24.93%	24.19%
Cash-on-Cash Return - Before Taxes	21.81%	14.17%	28.81%	30.03%	31.28%
Internal Rate-of-Return (IRR) - Before Taxes	13.16%	-25.06%	36.94%	34.46%	32.93%

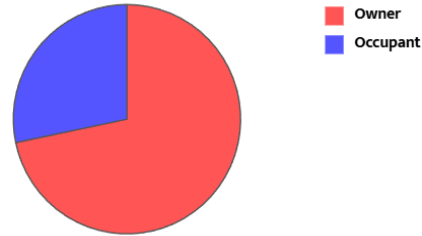
Demographic Overview For A 5 Mile Radius from Subject Property *

Persons	94,571	Families	24,177	Percent Children	20.03 %
Households	37,595	Persons Per Household	2.5		

Age Distribution



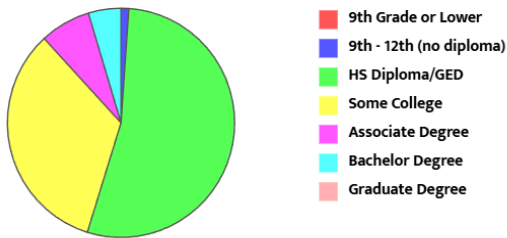
Occupancy - Rent vs Own



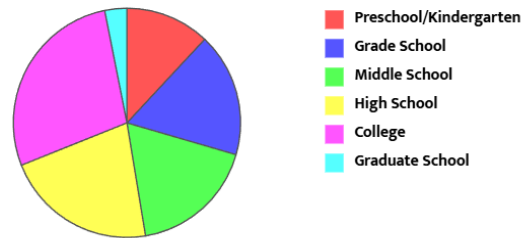
Source: 2020 Census / US Census Bureau

House Median Year Built	1983	Per Capita Income	\$33,928	Average Rent	\$1,427
Average Home Value	\$254,441	Average Household Income	\$67,766		

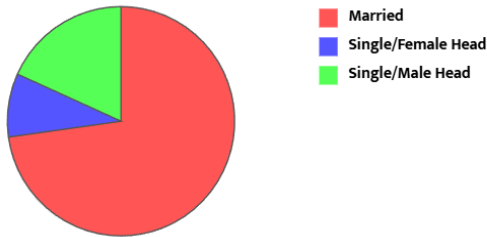
Education Attained



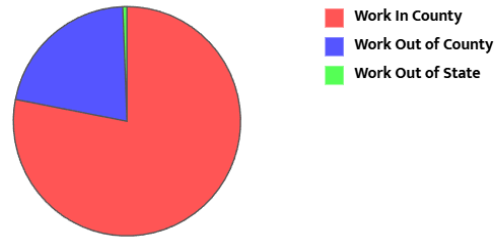
Education - Current Enrollment



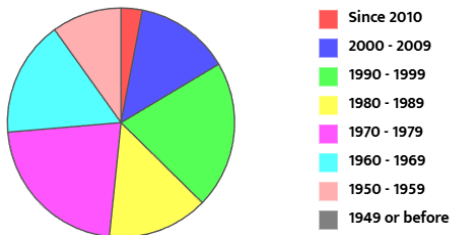
Family Type



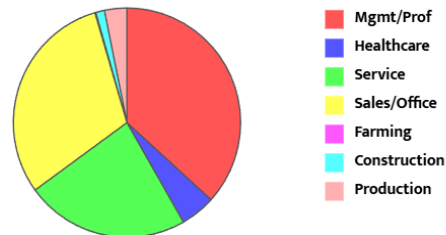
Place of Employment



Year Built Distribution



Occupation



Source: 2023 American Community Survey, 5 year estimates / US Census Bureau

COMMERCIAL REAL ESTATE



MEDIA SERVICES

**TURN YOUR PROPERTY INTO A
COMMERCIAL REAL ESTATE SHOW!**

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576 Benny Spensieri: 813-391-1545



Commercial Real Estate Services - Financial Services – Management & Leasing Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our Clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on “Off-Market” Property
- Receive information on “Pre-Listed” Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or benny@CRESCorpllc.com