



**SALE**

# 609-611 Ora Street

**609-611 ORA STREET**

Daytona Beach, FL 32118

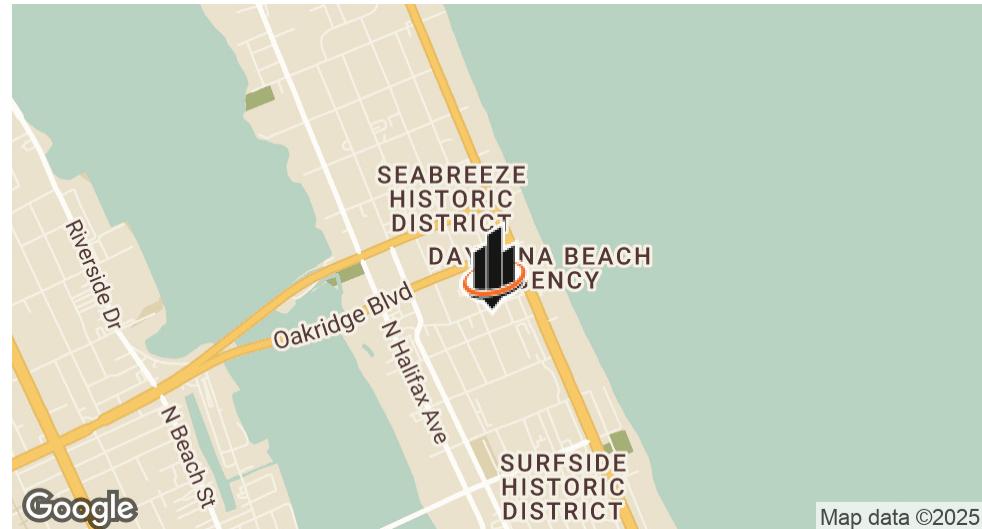
**PRESENTED BY:**

**MICHAEL BAXTER**

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## PROPERTY SUMMARY



Map data ©2025

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$729,000
<b>NUMBER OF UNITS:</b>	6
<b>LOT SIZE:</b>	0.14 Acres
<b>BUILDING SIZE:</b>	2,842 SF
<b>NOI:</b>	\$40,402.45
<b>CAP RATE:</b>	5.54%

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## 611 ORA STREET, DAYTONA BEACH (4 UNITS)



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## 609 ORA STREET DAYTONA BEACH (2 UNITS)



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## RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	1	1	-	\$1,225.00	-
2	1	1	-	-	\$1,200.00
3	1	1	-	\$1,400.00	-
4	1	1	-	-	\$1,200.00
5	1	1	-	\$1,250.00	-
6	1	1	-	-	\$1,200.00

### TOTALS

### AVERAGES

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## INCOME & EXPENSES

### INCOME SUMMARY

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VACANCY COST	(\$3,915)
<b>GROSS INCOME</b>	<b>\$74,385</b>

### EXPENSES SUMMARY

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REAL ESTATE TAXES	\$8,783
PROPERTY INSURANCE (ESTIMATED)	\$15,000
WATER/SEWER/GARBAGE	\$8,400
LAWNCARE	\$1,440
PEST CONTROL	\$360
<b>OPERATING EXPENSES</b>	<b>\$33,983</b>
<b>NET OPERATING INCOME</b>	<b>\$40,402</b>

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## ADDITIONAL PHOTOS

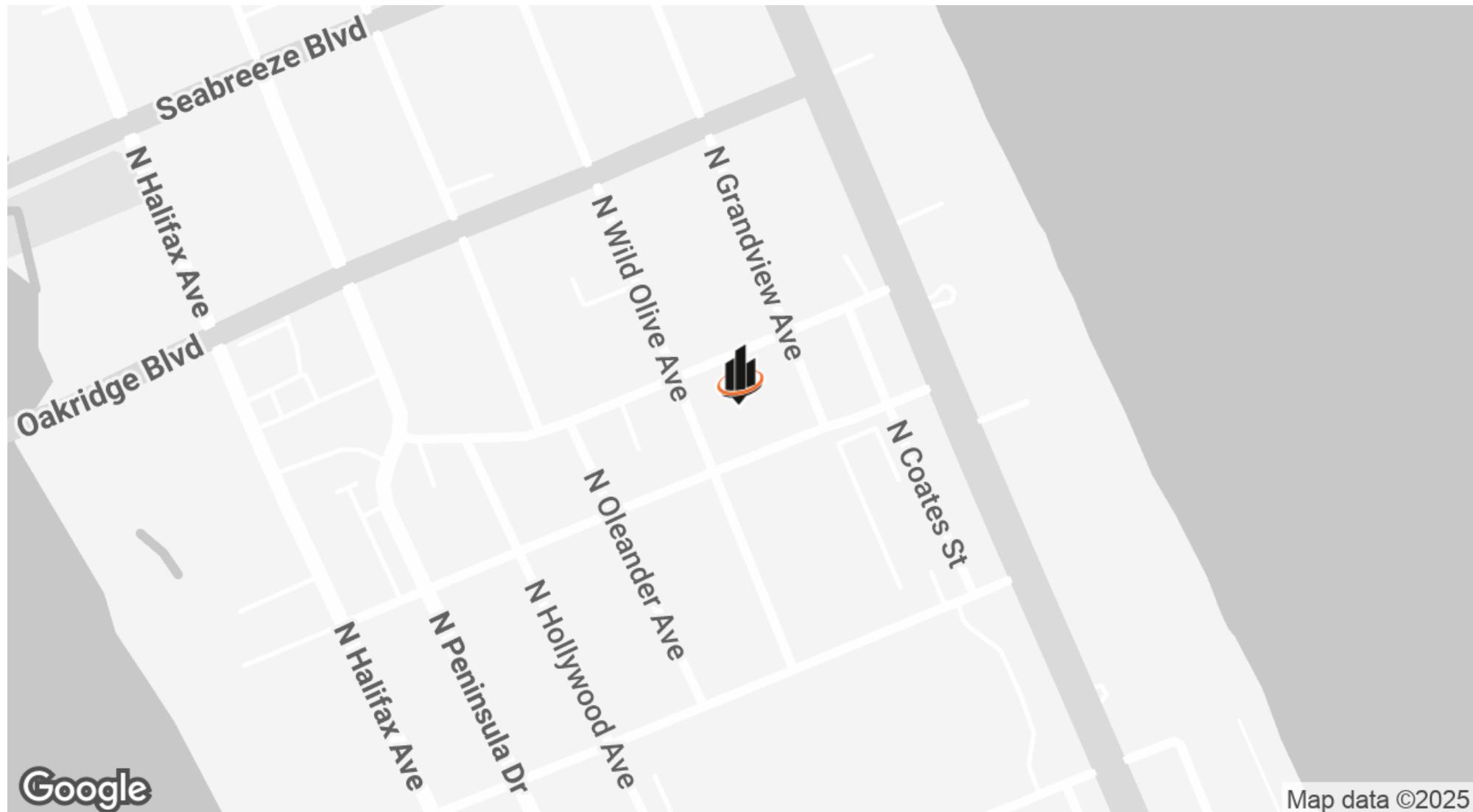


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## LOCATION MAP



### MICHAEL BAXTER

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## ADVISOR BIO 1



### 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)

**SVN | Alliance Commercial Real Estate Advisors**  
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