



SALE

609-611 Ora Street

609-611 ORA STREET

Daytona Beach, FL 32118

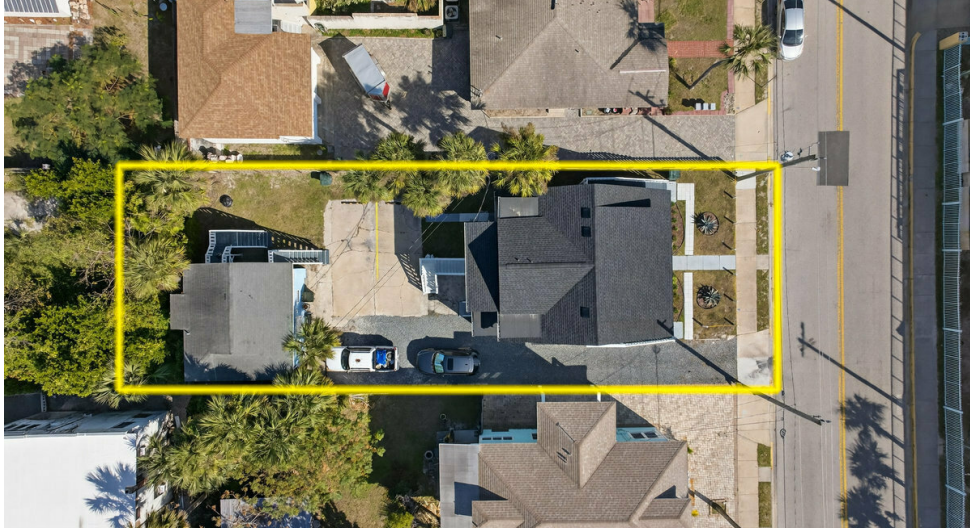
PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

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

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

609-611 ORA STREET | Daytona Beach, FL 32118



PROPERTY DESCRIPTION

6 Unit, newly renovated multi-family property available in Daytona Beach, FL. Since 2023, the units were renovated with flooring, electrical, paint, new a/c units, H2O heaters. The front building has a new roof. Walking distance to the beach, shopping and other Daytona Beach attractions.

PROPERTY HIGHLIGHTS

- Currently, 3 units are rented and 3 are vacant. High demand rental area.
- Parking available on-site.
- Excellent opportunity to start your real estate rental business or add to your current portfolio.

SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS

611 ORA STREET, DAYTONA BEACH (4 UNITS)



MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

609 ORA STREET DAYTONA BEACH (2 UNITS)



MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

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

MICHAEL BAXTER
O: 386.999.1762
michael.baxter@svn.com

INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	(\$3,915)
GROSS INCOME	\$74,385

EXPENSES SUMMARY

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

MICHAEL BAXTER
O: 386.999.1762
michael.baxter@svn.com

ADDITIONAL PHOTOS

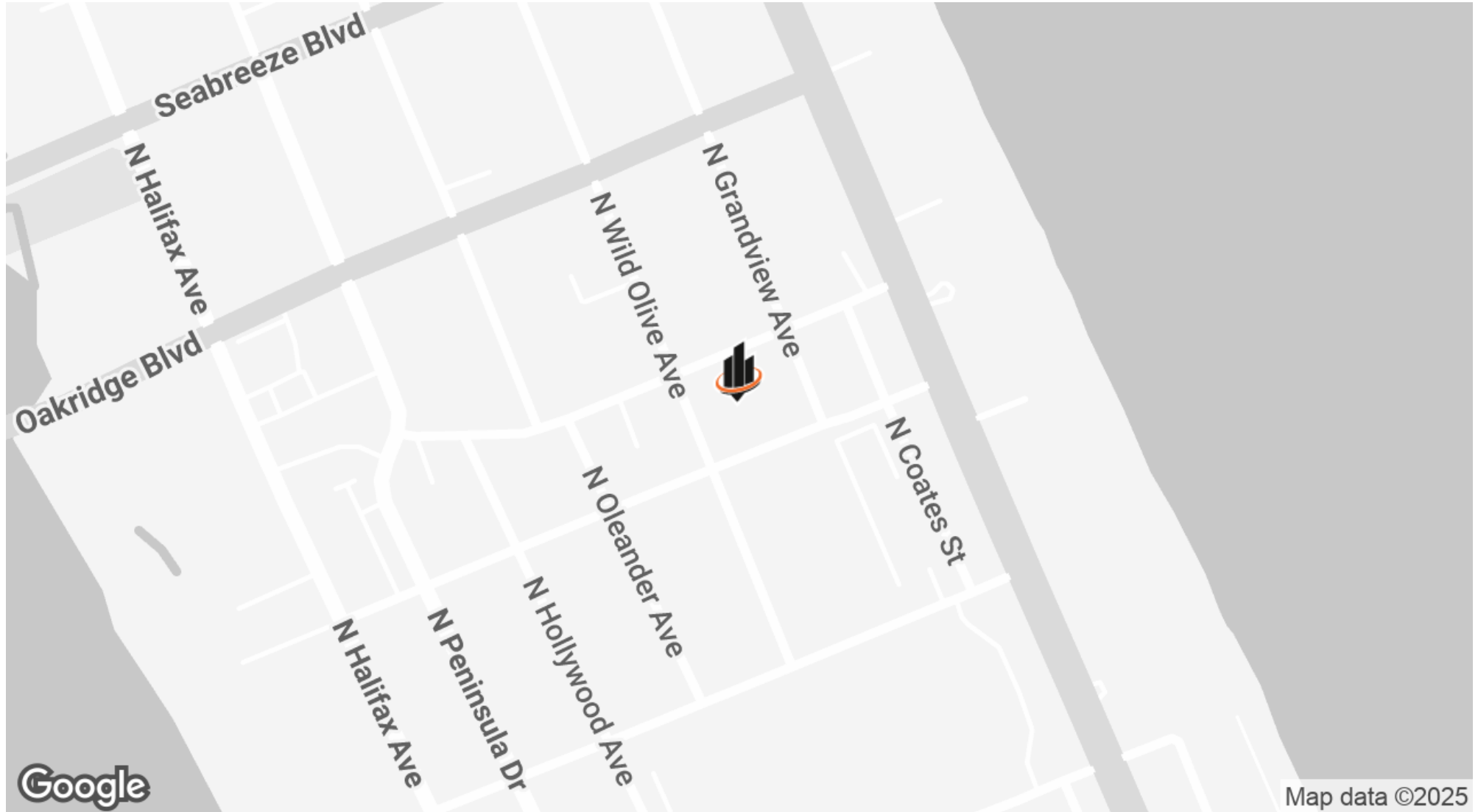


MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

LOCATION MAP



MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

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
1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

MICHAEL BAXTER
O: 386.999.1762
michael.baxter@svn.com