

SALE

142 S Charles Street

142 S CHARLES STREET

Daytona Beach, FL 32114

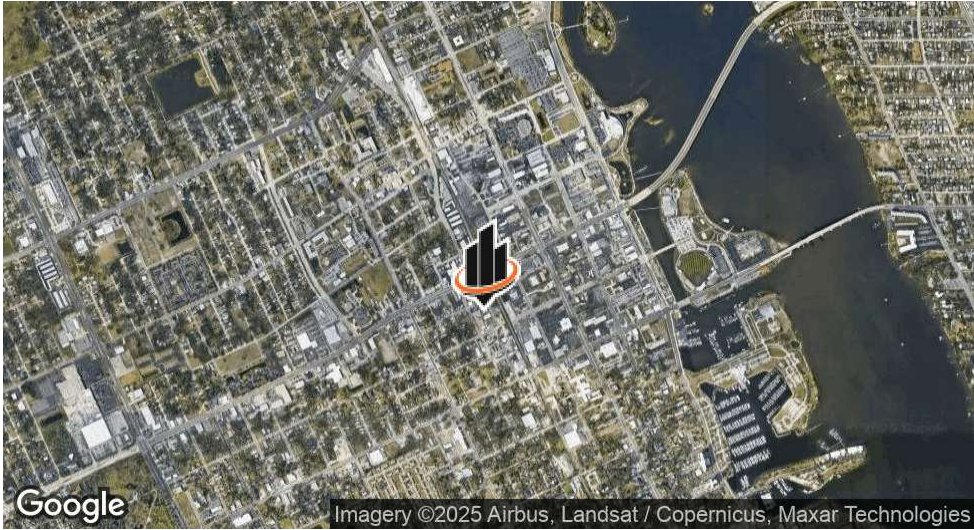
PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$399,000
NUMBER OF UNITS:	1
LOT SIZE:	0.15 Acres
BUILDING SIZE:	5,200 SF
NOI:	\$36,844.00
CAP RATE:	9.23%

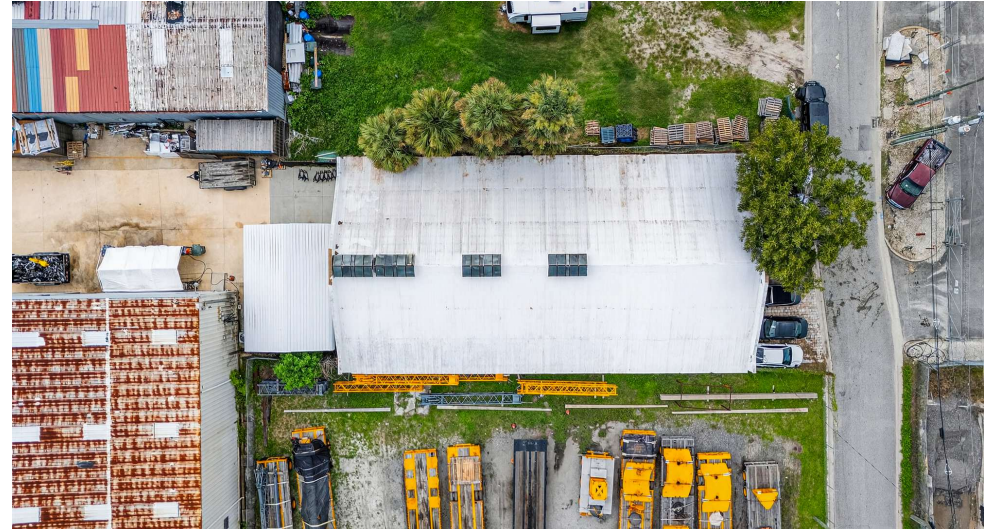
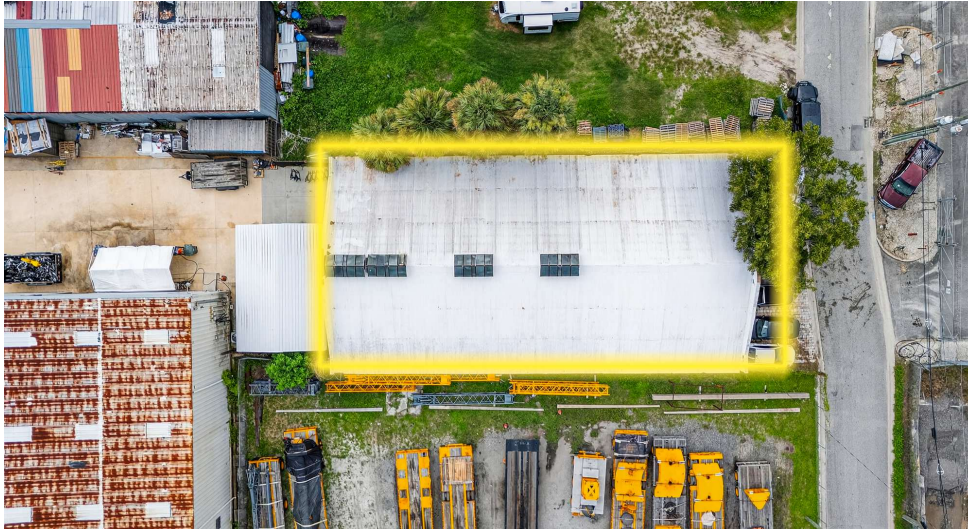
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PROPERTY DESCRIPTION

Concrete/masonry Construction warehouse Building For Sale (5,200 square feet) in downtown Daytona Beach, FL.
RDM-5 zoning permits retail, office, and vehicle sales/rentals (current use).
Priced at only \$77 per square foot!
Long term lease in place. Tenant pays \$4,000/month plus all utilities.

ADDITIONAL PHOTOS



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SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS

ADDITIONAL PHOTOS



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AERIAL IMAGE



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INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	\$45,600
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EXPENSE SUMMARY

REAL ESTATE TAXES	\$1,256
PROPERTY INSURANCE (ESTIMATED)	\$7,500
GROSS EXPENSES	\$8,756
NET OPERATING INCOME	\$36,844

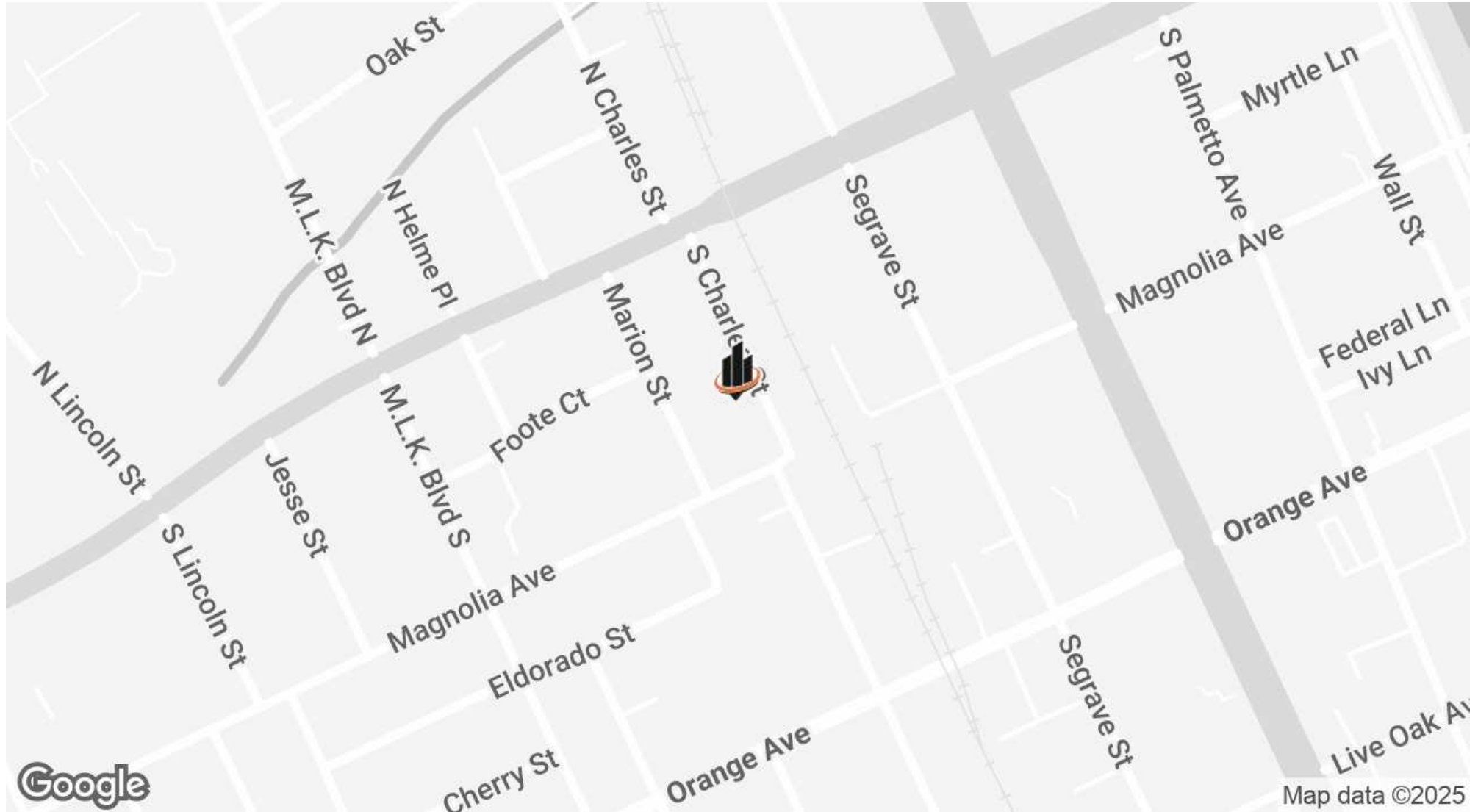
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Marcus Dialo	5,200 SF	100%	\$9.23	-	-	\$48,000.00	05/19/2025	05/18/2030
TOTALS		5,200 SF	100%	\$9.23	\$0.00	\$0.00	\$48,000.00		
AVERAGES		5,200 SF	100%	\$9.23			\$48,000.00		

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LOCATION MAP



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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 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)

SVN | Alliance Commercial Real Estate Advisors
1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

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O: 386.999.1762
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