



OFFERING MEMORANDUM

Mixed-Use Development For Sale Downtown Daytona

128 S. BEACH STREET

Daytona Beach, FL 32114

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Offered at a significant discount to replacement cost! Seize the opportunity to own a premier mixed-use development on Beach Street, right in the vibrant heart of downtown Daytona Beach.

This unique property offers 12 second and third-floor upscale residential condos with high-end finishes, spacious layouts, and appealing views—ideal for sophisticated urban living and generating steady rental income.

The first floor features 10 commercial condos, including a leasable fully-equipped restaurant with a lounge, open courtyard, and space for a 22-seat bar and over 100+ additional dining seats, along with a separate pizza kitchen, banquet room, two vacant commercial units totaling 2,208 SF with mezzanines fronting on Beach Street, and 12 secure garage parking spots.

Unparalleled investment potential which benefits from the area's lively atmosphere and high pedestrian traffic, making it a prime spot for attracting a consistent flow of diners. Located on Beach Street, this development boasts prime visibility and accessibility to local amenities, cultural attractions, and the beach.

Combined with its diverse income streams, makes it a standout investment in one of Daytona Beach's most sought-after areas. Don't miss out on this exceptional opportunity to enhance your portfolio. Cash in on the \$31,000,000 Riverfront Esplanade Park and the tens of millions of dollars in planned improvements to Jackie Robinson stadium, City Island Library and numerous other new and planned multi-family and downtown investments with a property that promises both strong upside in returns and ongoing growth.

OFFERING SUMMARY

SALE PRICE:	\$5,900,000
PROFORMA CAP RATE:	7.44%
PROFORMA NOI:	\$439,014
BUILDING SIZE:	33,607 SF
STORIES:	3
LOT SIZE:	0.67+/- Acres
YEAR BUILT:	2008
TRAFFIC COUNTS:	5,000 AADT Beach Street 13,800 AADT International Speedway Boulevard
ZONING:	RDD-1

MIXED-USE DEVELOPMENT FOR SALE | DOWNTOWN DAYTONA | 128 S. Beach Street Daytona Beach, FL 32114



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PROPERTY OVERVIEW



LOCATION DESCRIPTION

Located on Beach Street in Downtown Daytona Beach just one block south of International Speedway Boulevard and approximately 0.8 miles to Brown & Brown Insurance Headquarters, 5 miles to I-95, and 1.3 miles to the beach. In an Opportunity Zone.

PHYSICAL DESCRIPTION

PROPERTY NAME	Beach Street Courtyard
PROPERTY TYPE	Mixed-Use
PARCEL NO	22 Parcels
LOT SIZE	0.67+/- Acres
BUILDING SIZE	33,607 SF
ZONING	RDD-1
PARKING SPACES REAR & ON STREET	Available

CONSTRUCTION

YEAR BUILT	2008
CONSTRUCTION TYPE	Masonry
NUMBER OF STORIES	3

RENTABLE SPACE

RESIDENTIAL	20,853 SF
COMMERCIAL	6,280 SF
STORAGE	1,968 SF
PARKING GARAGE	12 Spaces / 3,915 SF
FULL INDOOR GYM FOR TENANT'S USE	591 SF
COURTYARD/PIAZZA	3,070 SF

ABOUT THE AREA

DAYTONA BEACH: WHERE THE OCEAN MEETS OPPORTUNITY

Daytona Beach is a vibrant coastal city known for its stunning beaches, rich history, and dynamic growth. Located on Florida's Atlantic coast, Daytona Beach is more than just a popular tourist destination; it's a thriving community with endless opportunities for business and lifestyle enhancement. With its iconic boardwalk, bustling entertainment districts, and close proximity to Orlando and Jacksonville, Daytona Beach offers a unique blend of small-town charm and big-city amenities.

Recent Projects and Developments

Daytona Beach is undergoing a significant transformation with several key projects that are reshaping the landscape:

Daytona International Speedway: Known as the "World Center of Racing," Daytona International Speedway is a legendary motorsports venue that hosts the iconic Daytona 500, among other major events. Recently, the speedway underwent a \$400 million renovation, transforming it into a state-of-the-art facility with enhanced seating, modern amenities, and improved fan experiences. The Daytona International Speedway continues to be a major economic driver and a key attraction, drawing visitors from around the globe.

Riverfront Esplanade: This ambitious \$31 million project aims to revitalize the downtown waterfront, creating a pedestrian-friendly area with parks, walking trails, and event spaces along the Halifax River. It's set to become a central hub for community gatherings, outdoor activities, and cultural events.

Jackie Robinson Ballpark Renovation: Home to one of the most historic baseball fields in the nation, the ongoing \$30 million renovation of Jackie Robinson Ballpark is breathing new life into this cherished landmark. The upgrades will preserve its historic charm while enhancing the fan experience with modern amenities, ensuring it remains a centerpiece of Daytona Beach's sports culture.

Daytona Beach Regional Library Renovation: The recent \$1.2 million renovation of the Daytona Beach Regional Library is transforming it into a state-of-the-art facility, offering expanded resources, modern technology, and community spaces. This project is part of the city's commitment to fostering education, culture, and lifelong learning for residents and visitors alike.

Halifax Harbor Yacht Club: Located in the heart of Daytona Beach, the Halifax Harbor Yacht Club is one of the premier marina facilities on Florida's east coast. With over 500 slips, it offers world-class amenities for boating enthusiasts and serves as a vibrant social hub for the maritime community.

News-Journal Center: The News-Journal Center is Daytona Beach's premier performing arts venue, hosting a wide range of cultural events, including theater productions, concerts, and art exhibitions. Its presence enhances the city's cultural scene and provides a stage for local and touring artists alike.

Peabody Auditorium: A cornerstone of Daytona Beach's cultural landscape, the historic Peabody Auditorium is renowned for its diverse lineup of performances, ranging from Broadway shows and concerts to ballets and comedy acts. As a premier entertainment venue, it continues to attract audiences from across the region, enriching the city's vibrant arts scene.

400 Beach Apartments: A new beacon of luxury living, the planned 400 Beach apartments on Beach Street will offer high-end residential options in the heart of downtown Daytona Beach. These luxury apartments are designed to provide residents with modern amenities, stunning river views, and convenient access to the vibrant Beach Street area, making it an ideal choice for those seeking an upscale urban lifestyle.

Daytona Beach Convention Hotel & Condominium: Located on the oceanfront, this project is a mix of luxury hotel accommodations and residential condominiums. It's designed to attract both tourists and permanent residents, offering upscale amenities and stunning views of the Atlantic Ocean.

One Daytona: Adjacent to the world-famous Daytona International Speedway, One Daytona is a premier mixed-use development featuring retail shops, dining, entertainment venues, and residential options. It's a prime example of how Daytona Beach is expanding beyond its racing roots to offer diverse lifestyle experiences.

Beach Street Revitalization: The ongoing revitalization of Beach Street is transforming this historic area into a lively corridor for shopping, dining, and living. With new restaurants, boutique shops, and residential condos like 400 Beach, Beach Street is set to become a must-visit destination for both locals and visitors.

A Bright Future Ahead

With its strategic location, growing infrastructure, and strong community spirit, Daytona Beach is poised for continued growth and success. Whether you're looking to invest, start a business, or find your dream home, Daytona Beach offers a unique blend of opportunity, lifestyle, and natural beauty.

RESTAURANT & COURTYARD PHOTOS



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KITCHEN & VACANT COMMERCIAL CONDO PHOTOS



Main Kitchen



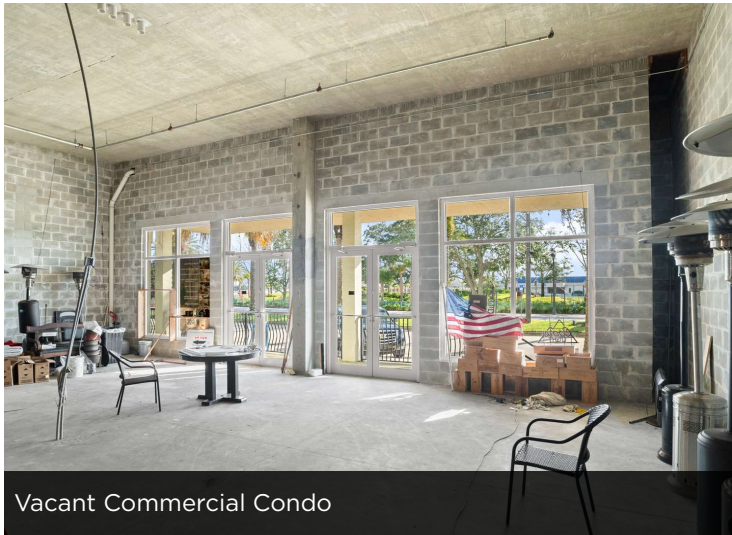
Main Kitchen



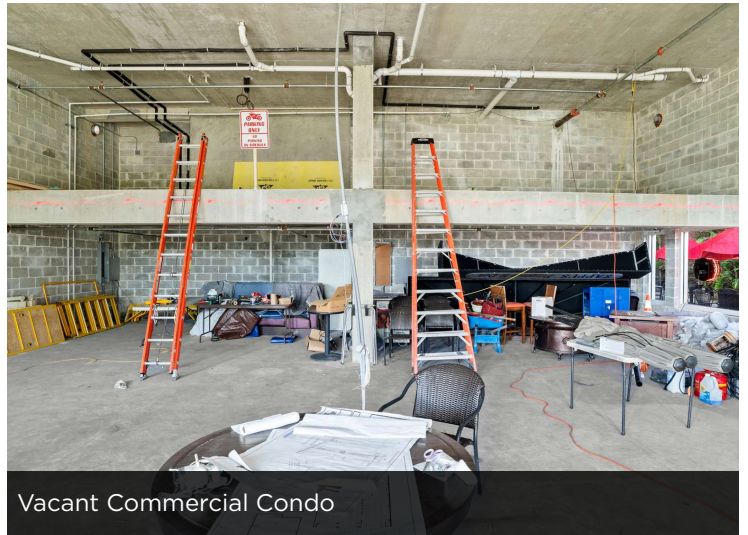
Pizza Kitchen



Pizza Kitchen



Vacant Commercial Condo



Vacant Commercial Condo

RESIDENTIAL CONDO, GYM, & PARKING GARAGE PHOTOS



Residential Condo



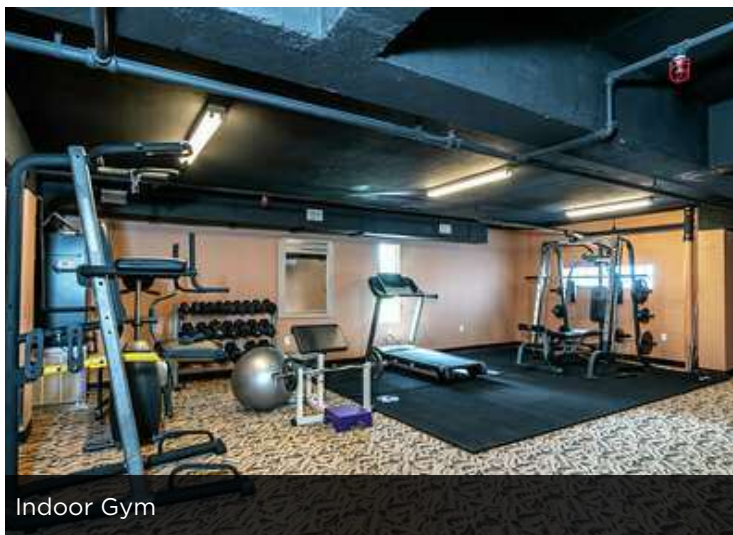
Residential Condo



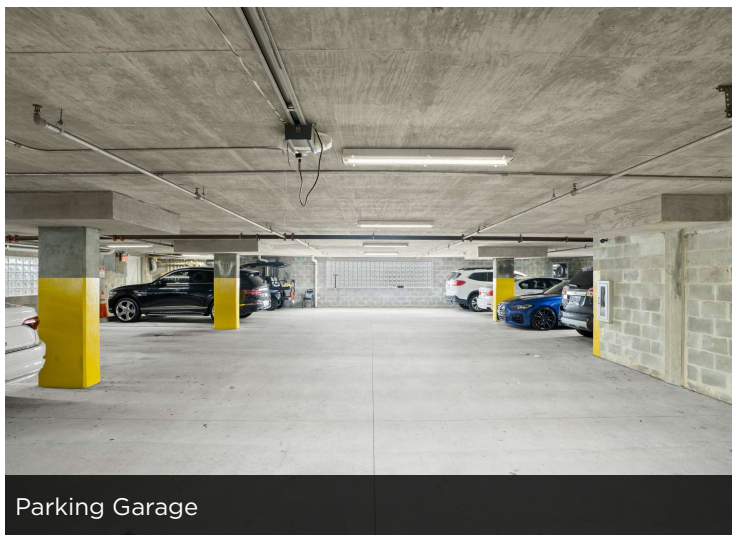
Residential Condo



Residential Condo Balcony



Indoor Gym



Parking Garage

AERIALS

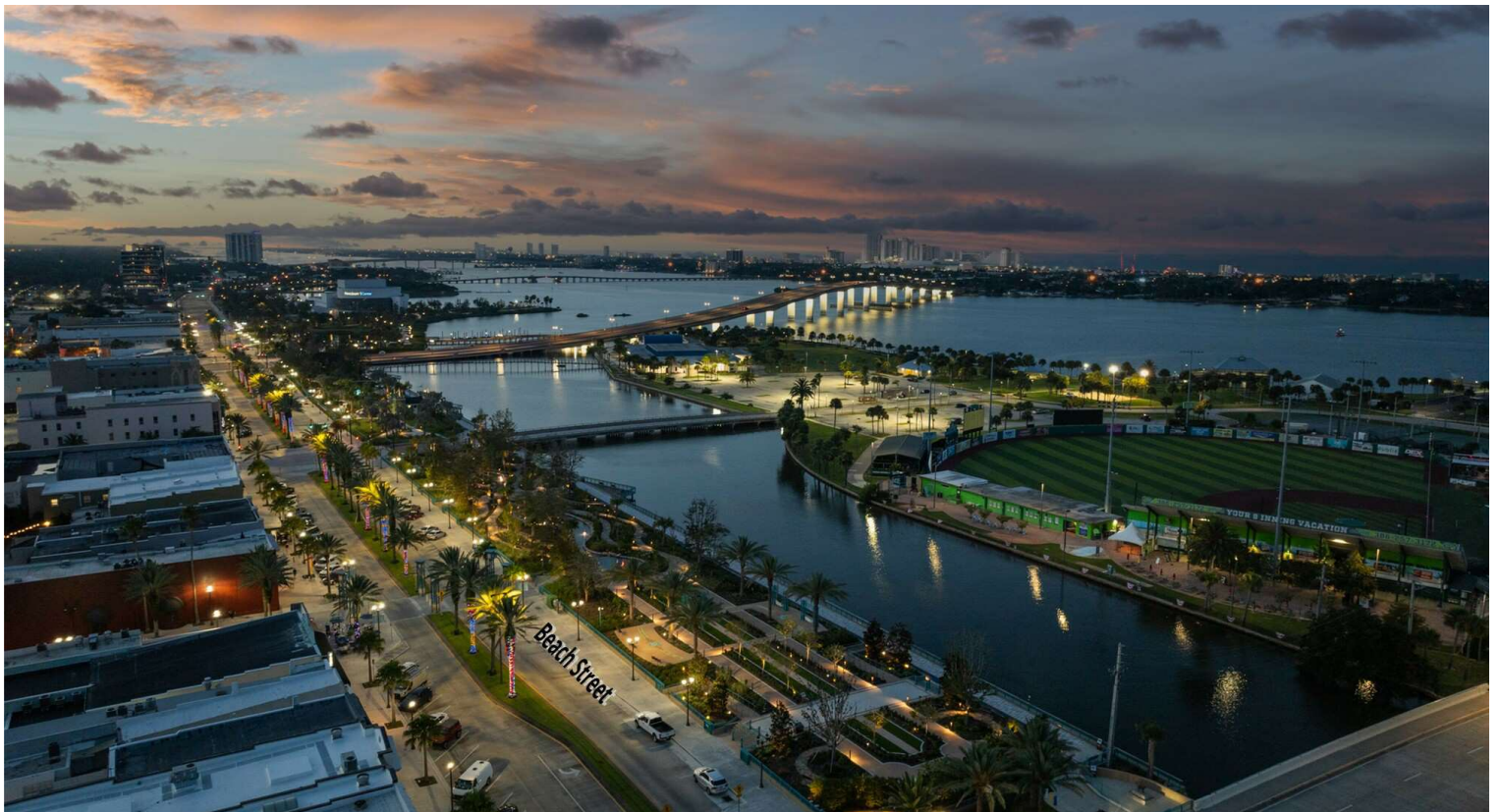


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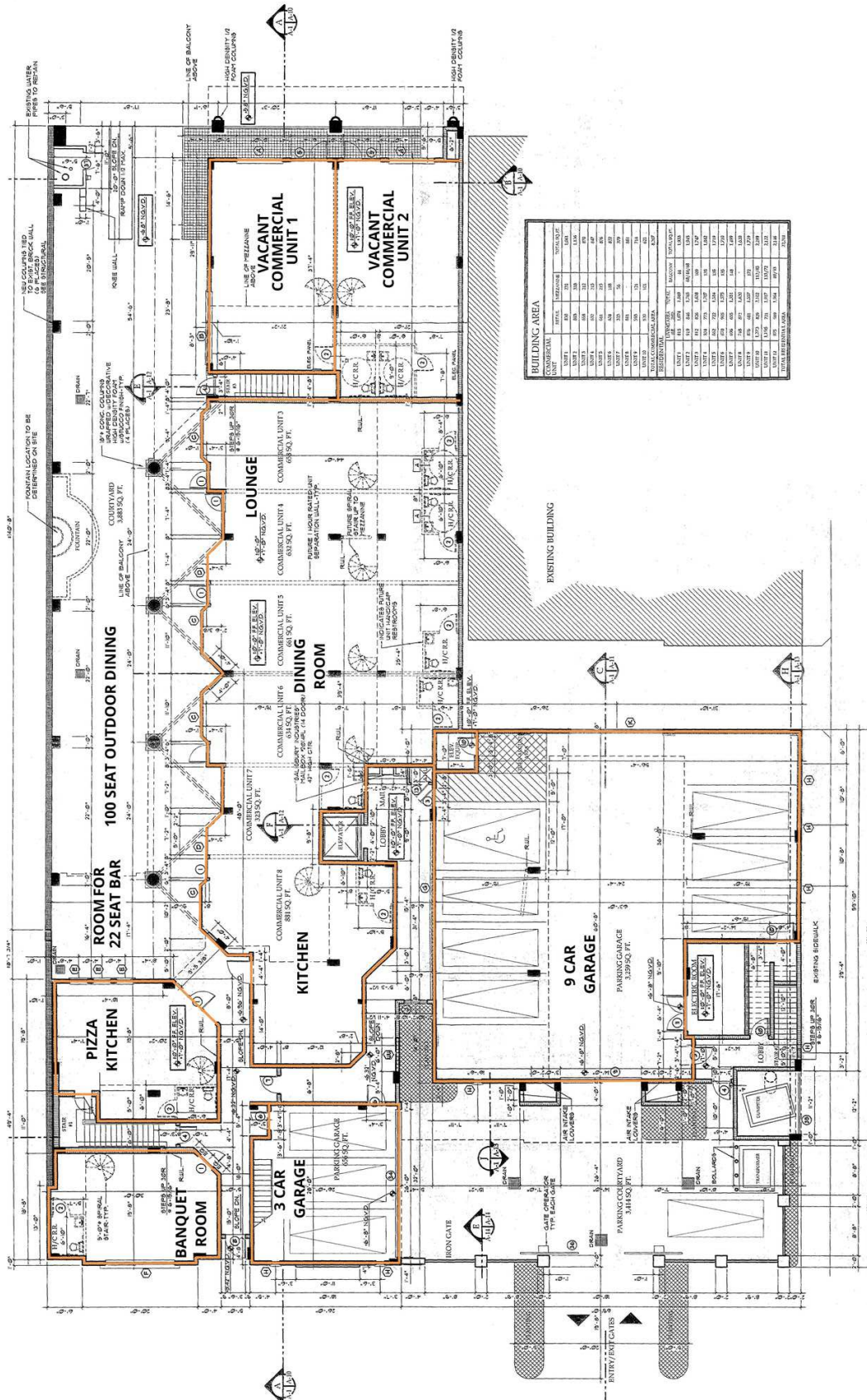


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FIRST FLOOR PLAN - COMMERCIAL CONDOS

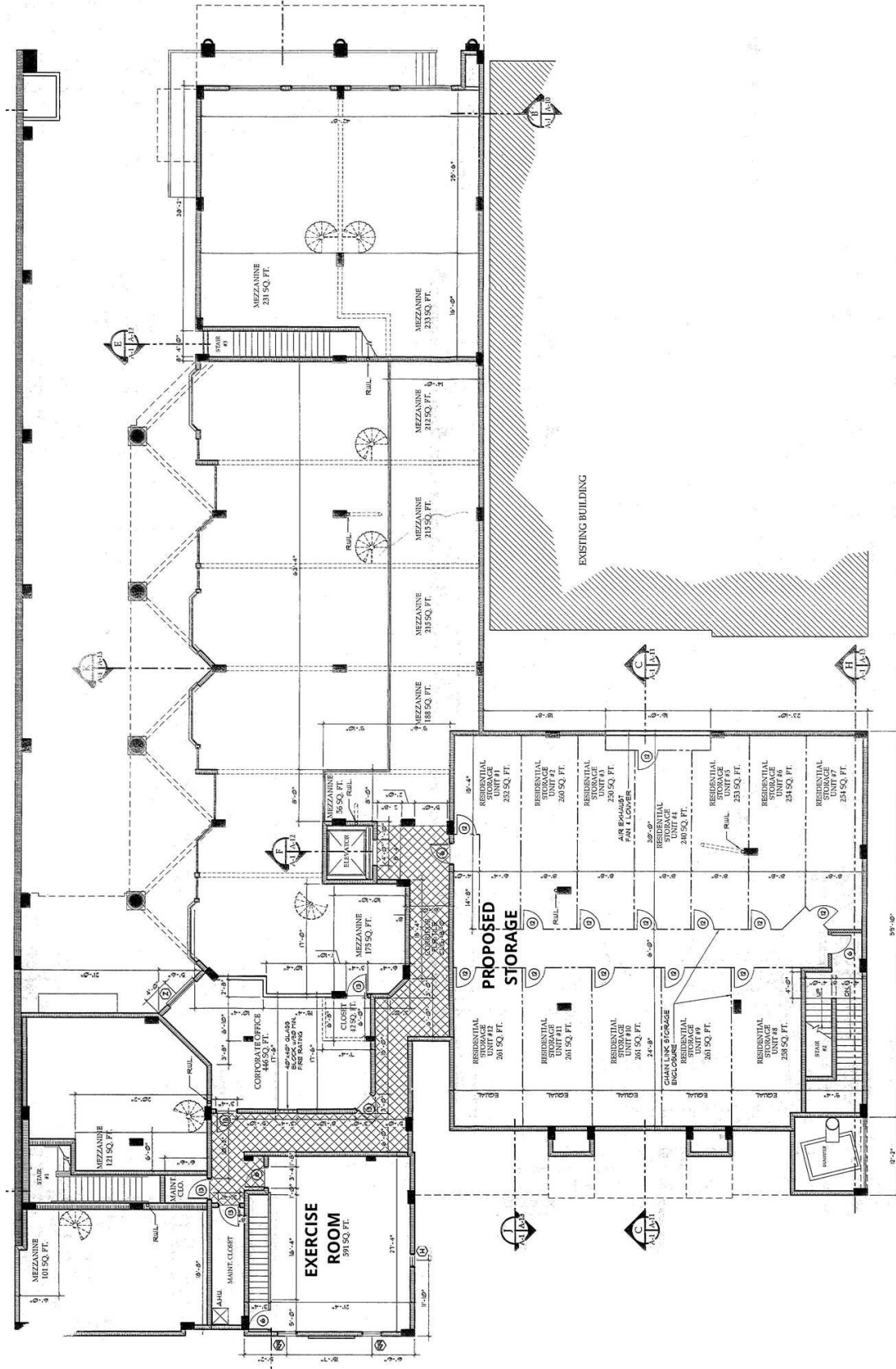


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INTERMEDIATE MEZZANINE AND STORAGE PLAN

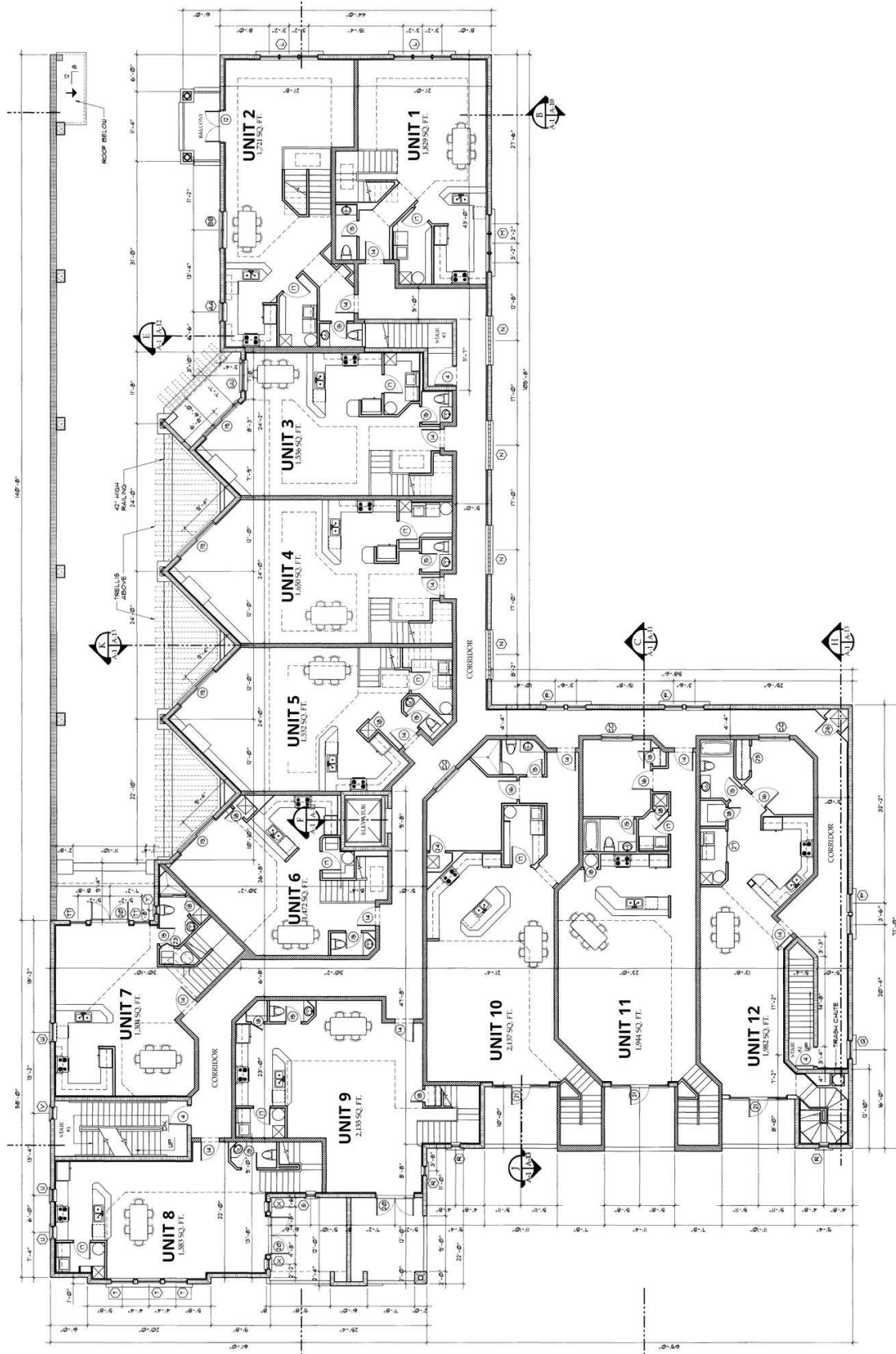


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SECOND FLOOR PLAN - RESIDENTIAL CONDOS

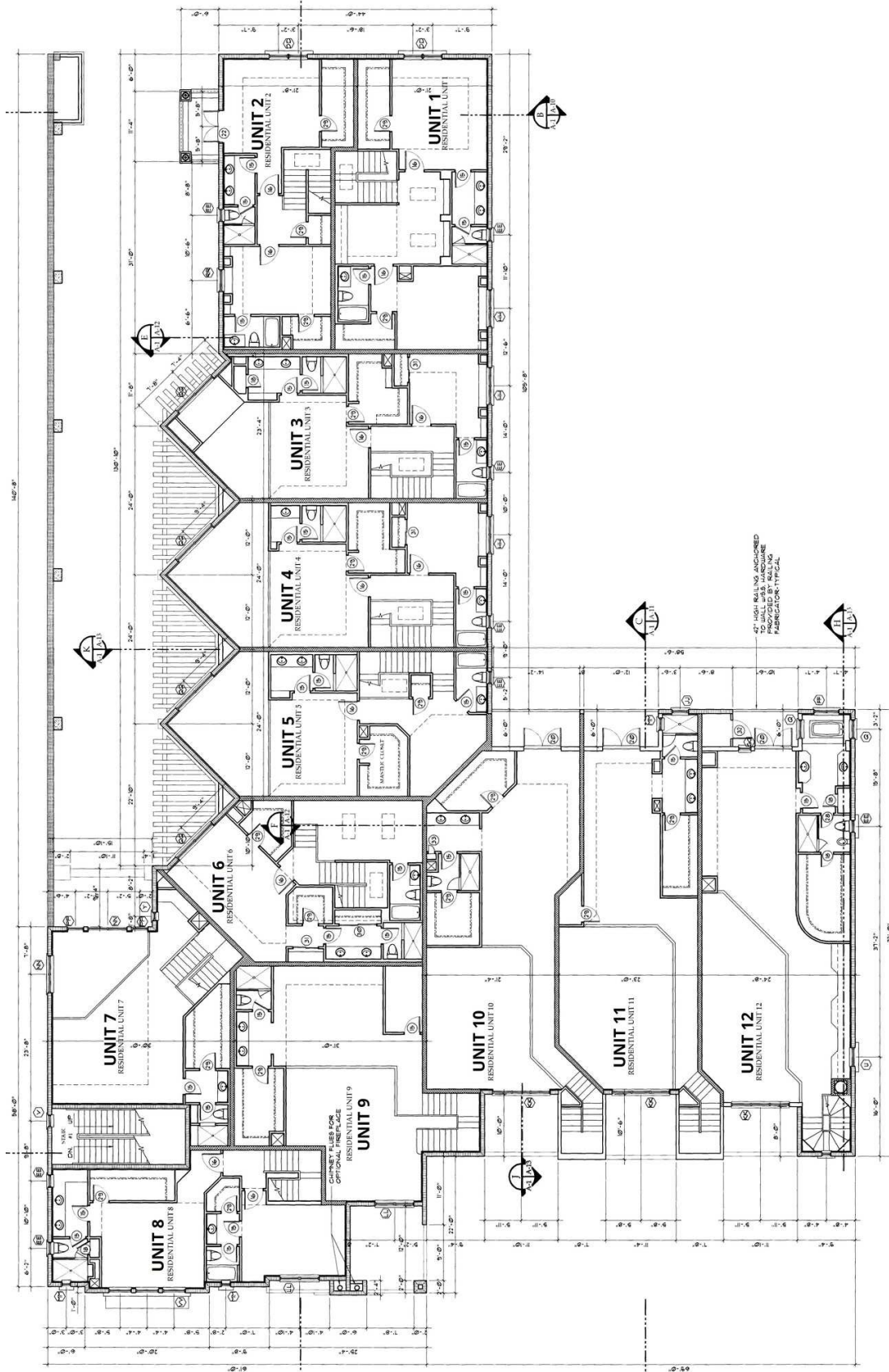


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THIRD FLOOR PLAN - RESIDENTIAL CONDOS



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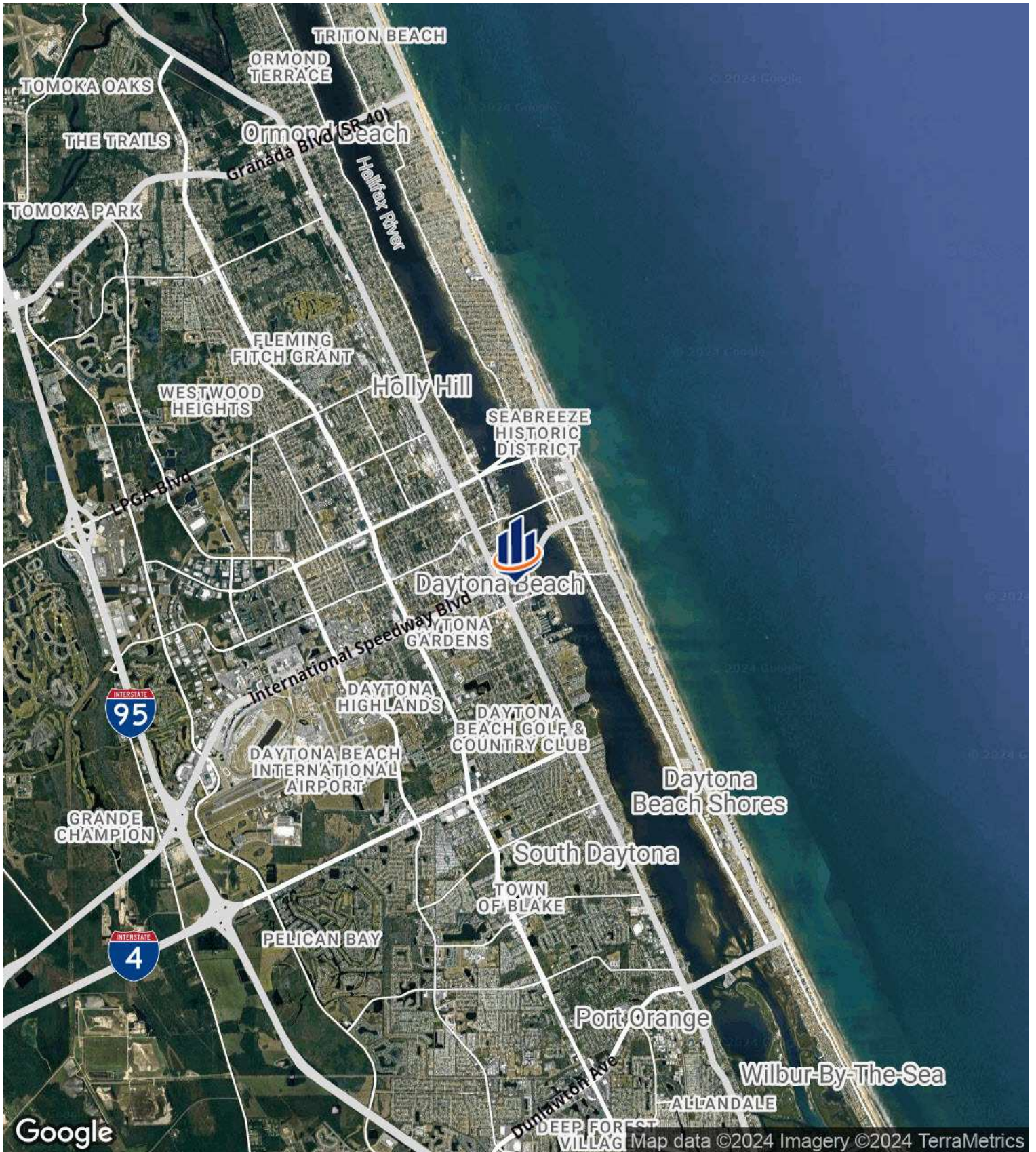


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SECTION 2
Location
Information



REGIONAL MAP

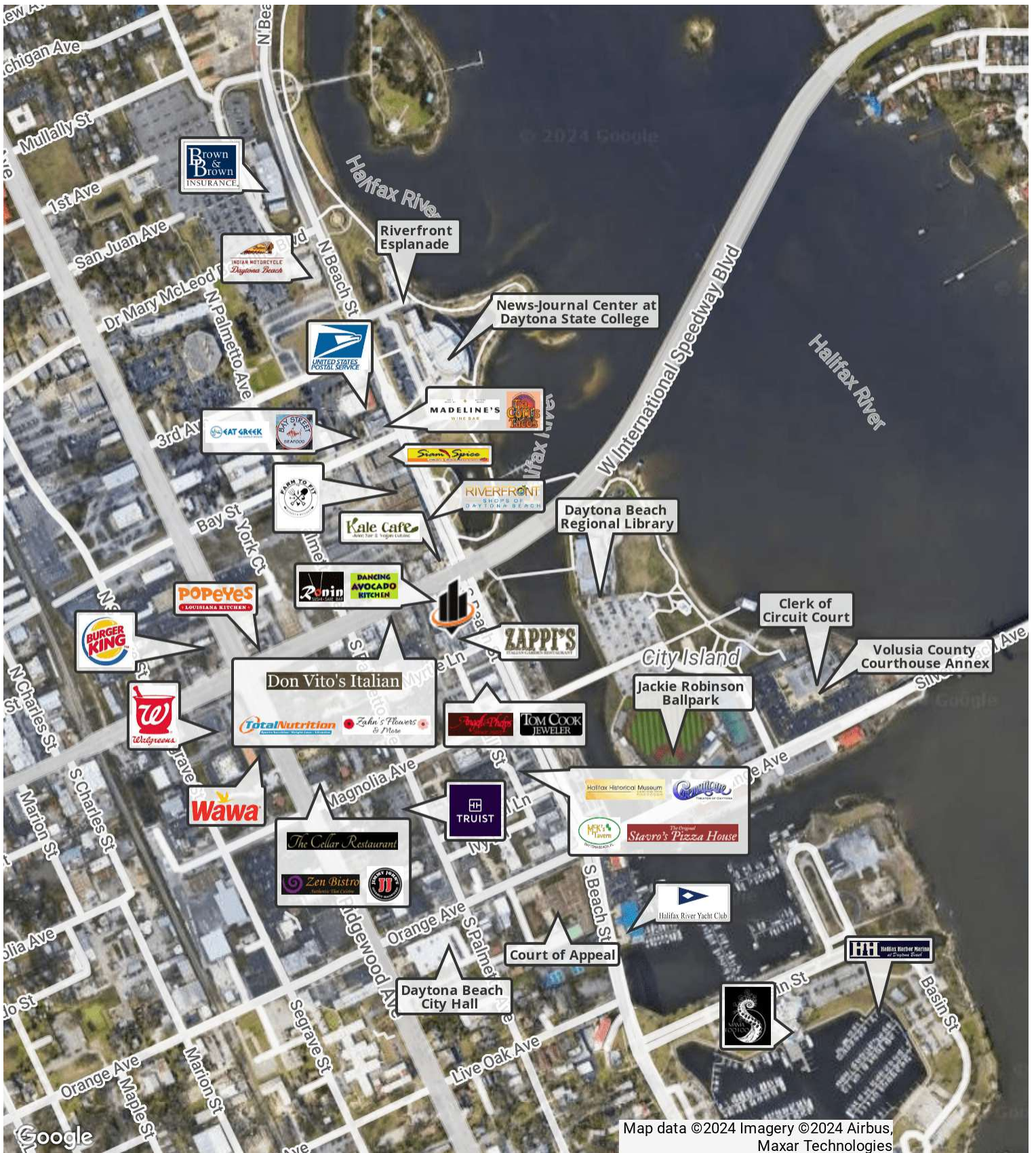


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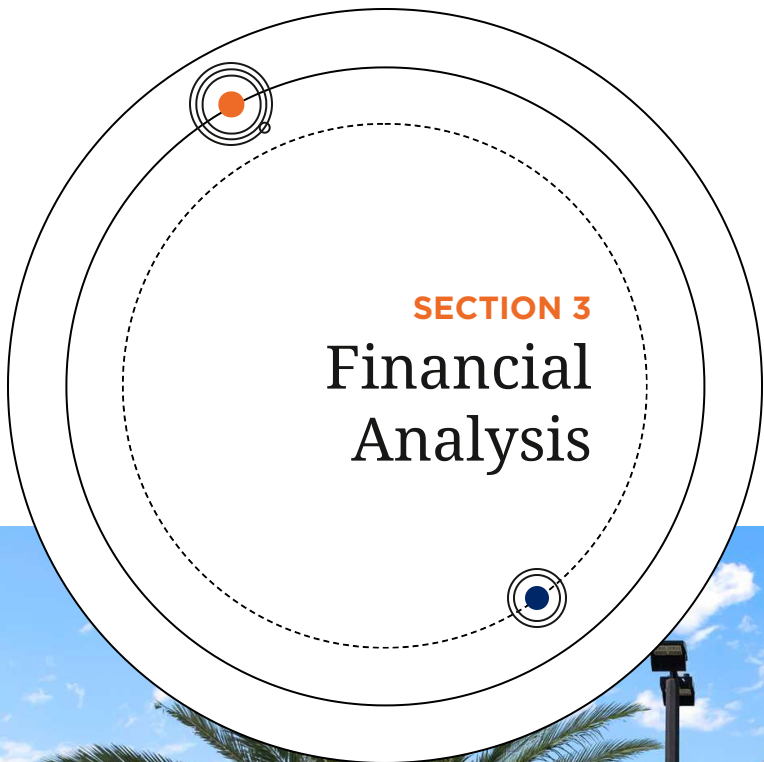
RETAILER MAP



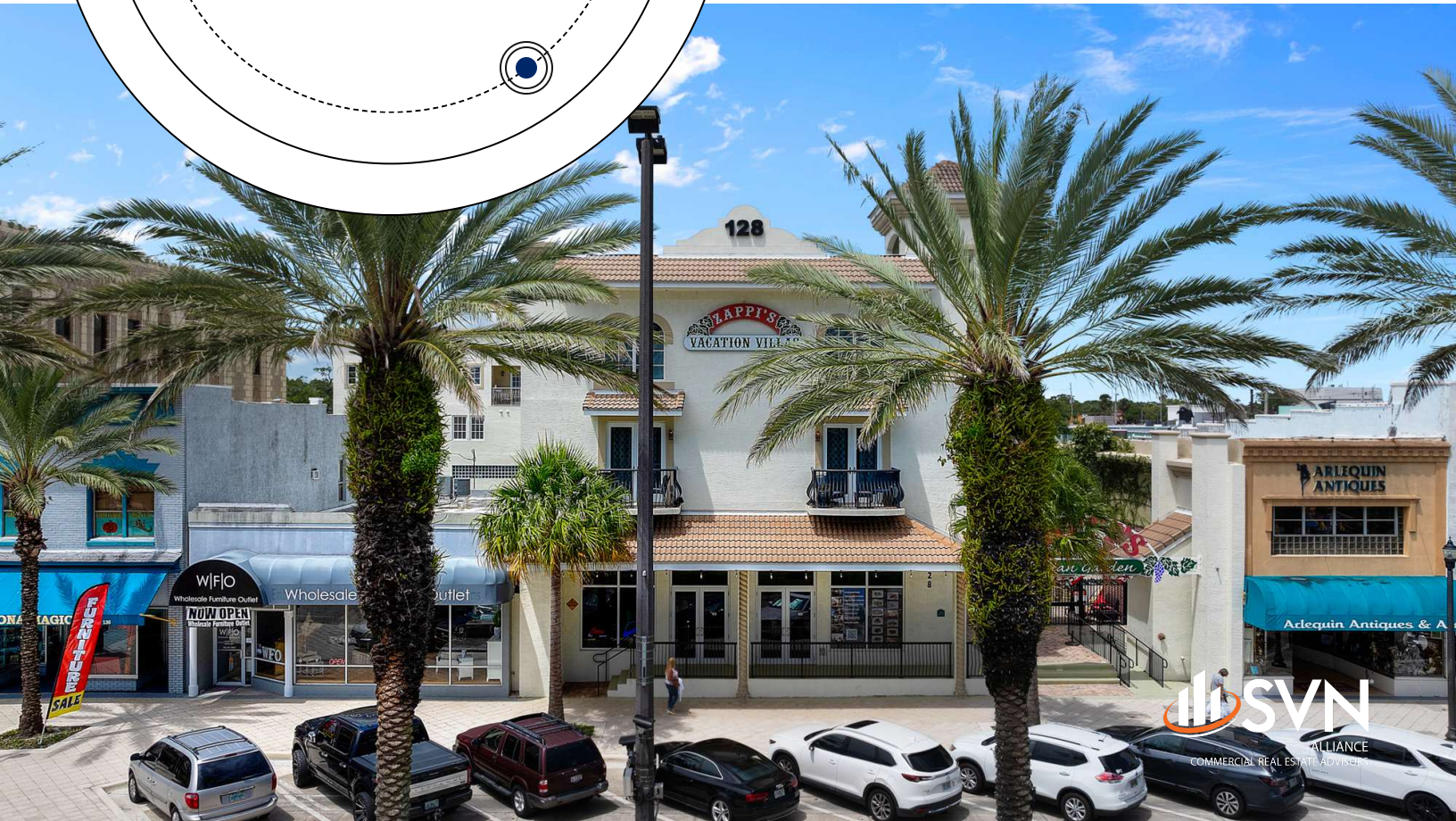
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SECTION 3
**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$5,900,000
GROSS LEASABLE SF	33,607
PRICE PER GROSS LEASABLE SF	\$175.56
PROFORMA CAP RATE	7.44%
ACTUAL CAP RATE	2.72%

INCOME	ACTUAL	PROFORMA
BASE RENT		
OCCUPIED SPACE	\$273,000	\$273,000
AVAILABLE RESIDENTIAL SPACE SPACE AT MARKET RENTS		\$164,180
AVAILABLE COMMERCIAL SPACE SPACE AT MARKET RENTS		\$128,922
GROSS POTENTIAL RENT	\$273,000	\$566,102
EXPENSE REIMBURSEMENT	\$28,511	\$28,511
GROSS POTENTIAL INCOME	\$301,511	\$594,613
VACANCY / COLLECTION ALLOWANCE 5%	\$15,076	\$28,305
EFFECTIVE GROSS INCOME	\$286,436	\$566,308
TOTAL EXPENSES	\$125,868	\$125,868
NET OPERATING INCOME	\$160,567	\$439,014

EXPENSES

REAL ESTATE TAXES 2023	\$77,669	\$77,669
TOTAL CAM	\$48,200	\$48,200
TOTAL EXPENSES	\$125,868	\$125,868
EXPENSES PER SF	\$3.75	\$3.75

PROFORMA RENT ROLL

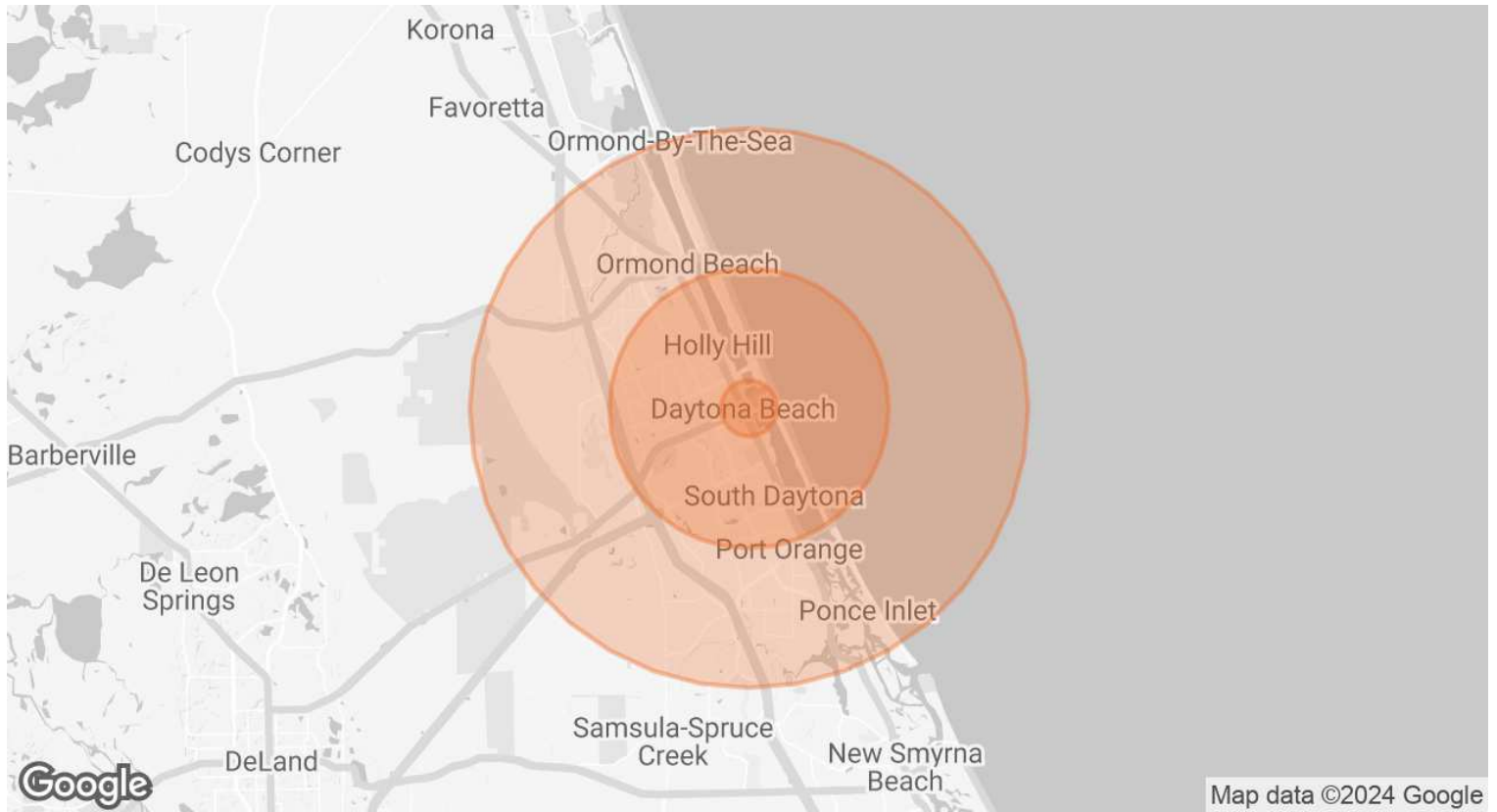
UNIT	RESIDENTIAL	Usable SF	Base Rent per Month	Annual Rent	Annual \$/SF	Lease Term begin	Lease Term ends
201	OWNER OCCUPIED 2 Beds / 2.5 Baths Street & River View	1,829	\$ 3,109.30	\$ 37,311.60	\$ 20.40		
202	OWNER OCCUPIED 2 Beds / 2.5 Baths Street & River View	1,729	\$ 2,939.30	\$ 35,271.60	\$ 20.40		
203	2 Beds / 2.5 Baths Courtyard & Street View	1,536	\$ 2,457.60	\$ 29,491.20	\$ 19.20		
204	2 Beds / 2.5 Baths Courtyard & Street View	1,650	\$ 2,640.00	\$ 31,680.00	\$ 19.20		
205	1 Bed / 2.5 Baths + Den Courtyard & Street View	1,532	\$ 2,451.20	\$ 29,414.40	\$ 19.20		
206	2 Beds / 2.5 Baths Courtyard & Street View	1,472	\$ 2,355.20	\$ 28,262.40	\$ 19.20		
207	1 Bed / 1.5 Baths Courtyard & Street View	1,304	\$ 2,203.76	\$ 26,445.12	\$ 20.28		
208	2 Beds / 2.5 Baths Westerly View	1,583	\$ 2,532.80	\$ 30,393.60	\$ 19.20		
209	1 Bed / 1.5 Baths Westerly View	2,155	\$ 3,448.00	\$ 41,376.00	\$ 19.20		
210	2 Beds / 2 Baths East & Westerly View	2,137	\$ 3,205.50	\$ 38,466.00	\$ 18.00		
211	2 Beds / 2 Baths East & Westerly View	1,944	\$ 2,916.00	\$ 34,992.00	\$ 18.00		
212	2 Beds / 2 Baths East & Westerly View	1,982	\$ 2,973.00	\$ 35,676.00	\$ 18.00		
Storage for Tenants	20 Dehumidified Storage Spaces (10'x8' each) To be offered to residents	1,968	\$ 2,000.00	\$ 24,000.00	\$ 12.20		
Garage Parking	10 Spaces	3,915	\$ 1,200.00	\$ 14,400.00			
Total Rentable SF			\$ 36,431.66	\$ 437,179.92	\$ 18.65		

UNIT	COMMERICAL	Usable SF	Base Rent per Month	Annual Rent	Annual \$/SF	Lease Term begin	Lease Term ends
1	VACANT Fronts Beach Street - View of Halifax River & Park	838	\$ 1,536.33	\$ 18,436.00	\$ 22.00		
2	VACANT Fronts Beach Street - View of Halifax River & Park	823	\$ 1,508.83	\$ 18,106.00	\$ 22.00		
3	Zappi's Bar Area Fronts Courtyard - Interior of Piazza View	665	\$ 1,108.33	\$ 13,300.00	\$ 20.00		
4	Zappi's Dining Area Fronts Courtyard - Interior of Piazza View	632	\$ 1,053.33	\$ 12,640.00	\$ 20.00		
5	Zappi's Dining Area Fronts Courtyard - Interior of Piazza View	665	\$ 1,108.33	\$ 13,300.00	\$ 20.00		
6	Zappi's Dining Area Fronts Courtyard - Interior of Piazza View	638	\$ 1,063.33	\$ 12,760.00	\$ 20.00		
7	Zappi's Kitchen Fronts Courtyard - Interior of Piazza View	322	\$ 536.67	\$ 6,440.00	\$ 20.00		
8	Zappi's Kitchen Fronts Courtyard - Interior of Piazza View	542	\$ 903.33	\$ 10,840.00	\$ 20.00		
9	Zappi's Pizza Kitchen Fronts Courtyard - Interior of Piazza View	620	\$ 1,033.33	\$ 12,400.00	\$ 20.00		
10	Zappi's Pizza Prep Area Fronts Courtyard - Interior of Piazza View	535	\$ 891.67	\$ 10,700.00	\$ 20.00		
Total Rentable SF			\$ 10,743.50	\$ 128,922.00	\$ 20.40		
6,280			33,016	Total Rentable SF			
			591	Exercise Room SF	\$ 566,101.92	TOTAL OPERATING INCOME	

SECTION 4
Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,480	124,987	246,548
AVERAGE AGE	42	45	47
AVERAGE AGE (MALE)	42	44	46
AVERAGE AGE (FEMALE)	42	46	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,320	56,198	109,820
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$42,870	\$62,282	\$76,001
AVERAGE HOUSE VALUE	\$216,540	\$241,085	\$304,391

Demographics data derived from AlphaMap



SECTION 5
Advisor Bio



ADVISOR BIO



JOHN W. TROST, CCIM

Principal | Senior Advisor

john.trost@svn.com

Direct: **386.301.4581** | Cell: **386.295.5723**

FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985

IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

EDUCATION

Bachelor, Finance

University Of Central Florida 1992

MEMBERSHIPS

International Council of Shopping Centers

CCIM Institute

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900