

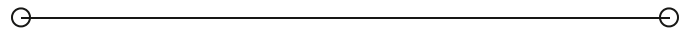


SALE

Boynton Villas

134 BOYNTON BLVD

Daytona Beach, FL 32118



PRESENTED BY:

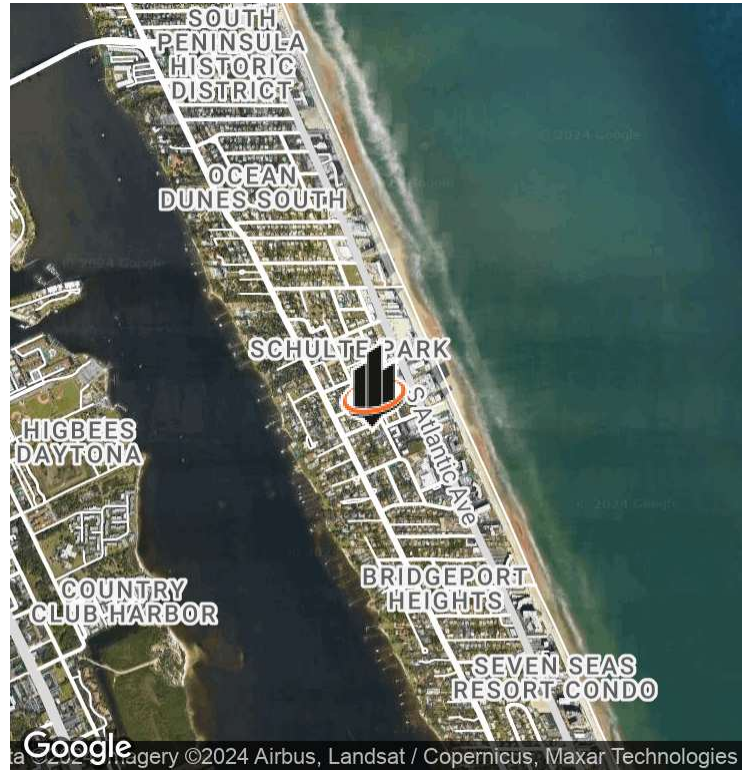
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,999,000
NUMBER OF UNITS:	10
LOT SIZE:	0.33 Acres
BUILDING SIZE:	7,350 SF
NOI:	\$111,524.38
CAP RATE:	5.58%

PROPERTY DESCRIPTION

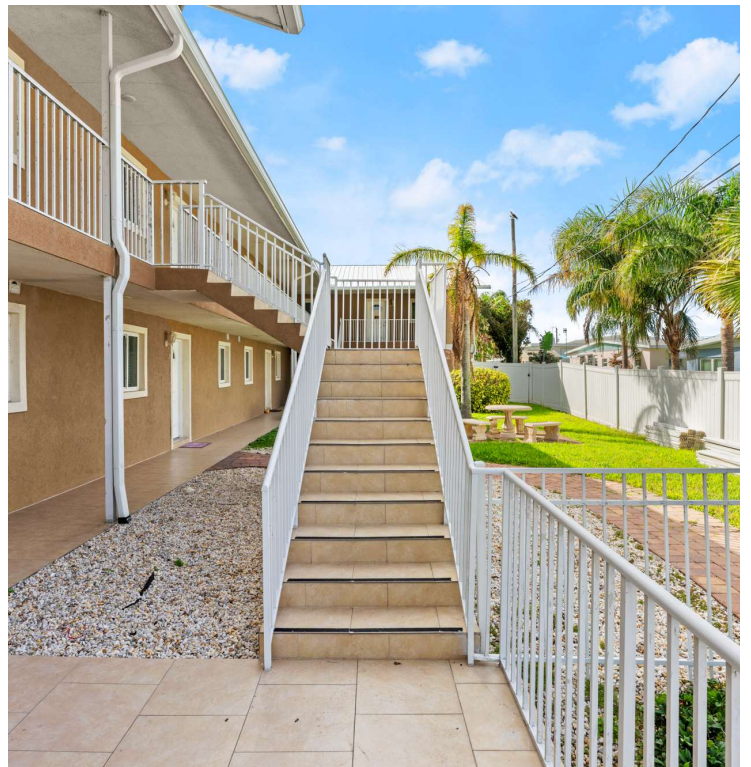
Introducing a prime investment opportunity located at 134 Boynton Blvd, Daytona Beach, FL, 32118. This multifamily property boasts 10 units in a low-rise/garden setting, offering a sound investment in flourishing Daytona Beach. Built in 1965 and renovated in 2013, this property is a testament to its 100% occupancy rate. Investors will appreciate the potential for stable returns, making this an attractive addition to any portfolio. Schedule a viewing today to secure this promising asset.

PROPERTY HIGHLIGHTS

- 100% occupied with all tenants current on the rent.
- New, metal roof installed Summer 2023.
- Well maintained, concrete block construction.
- Strong investment opportunity for investor.
- Potential for rent increase to increase income.

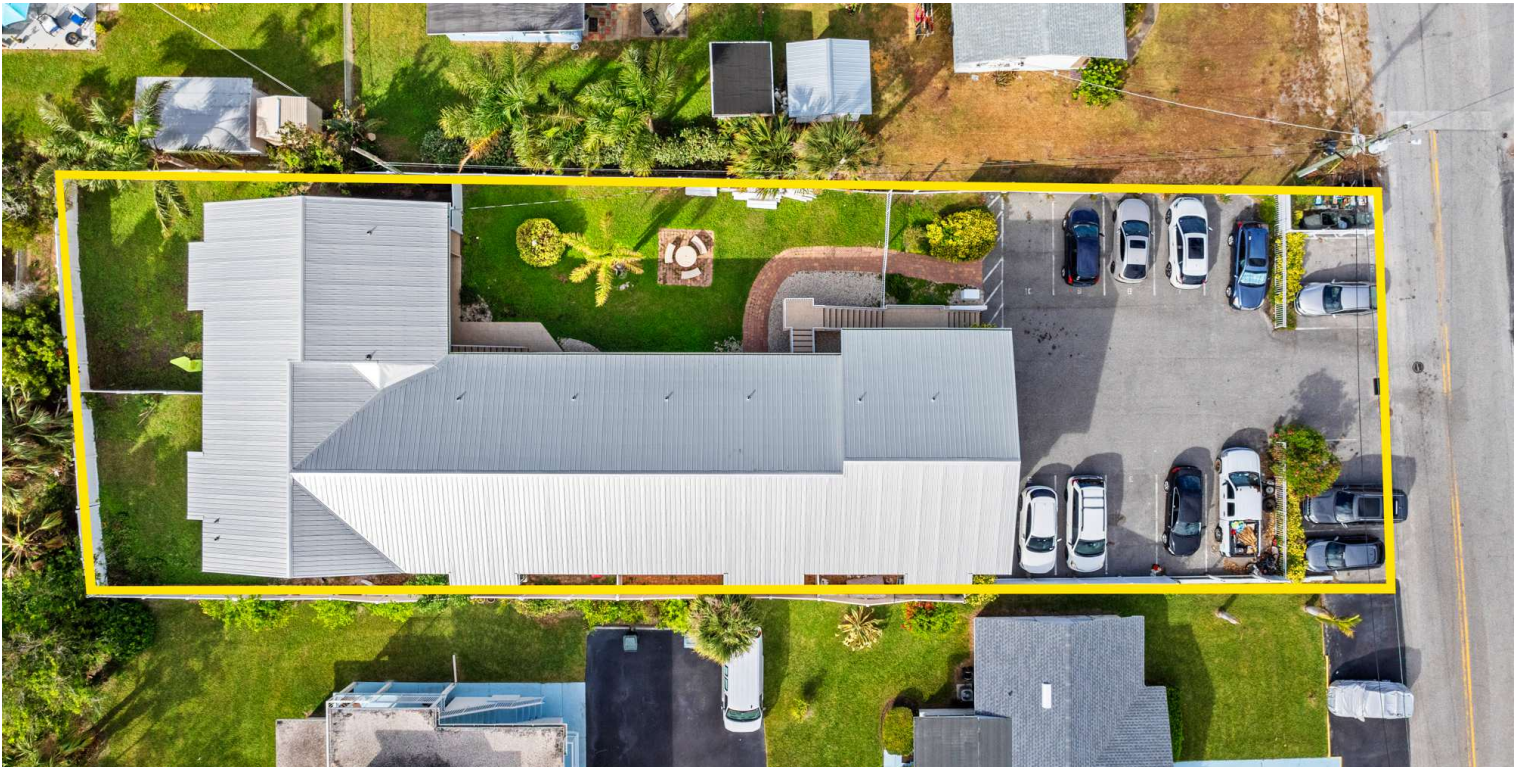
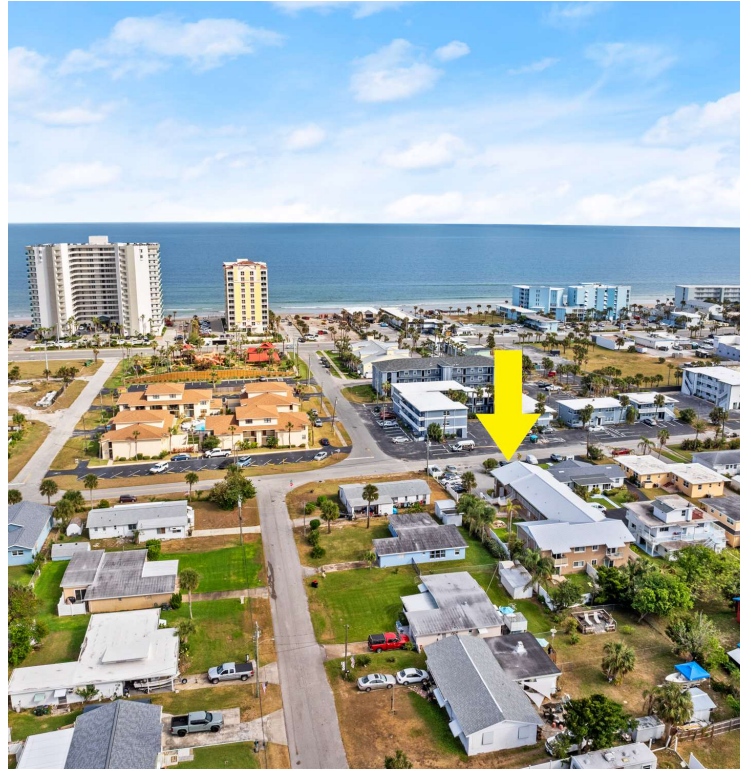
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EXTERIOR PHOTOS



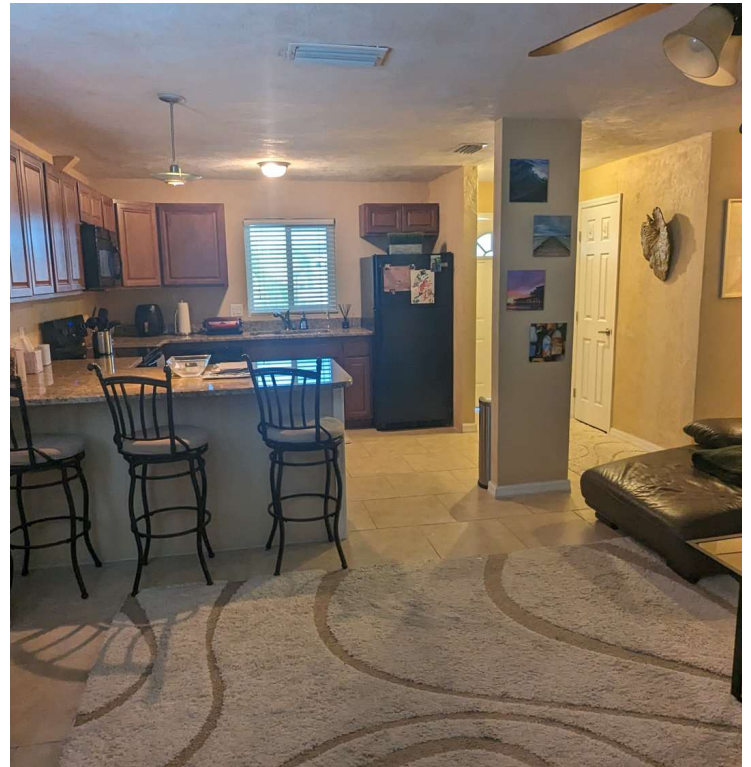
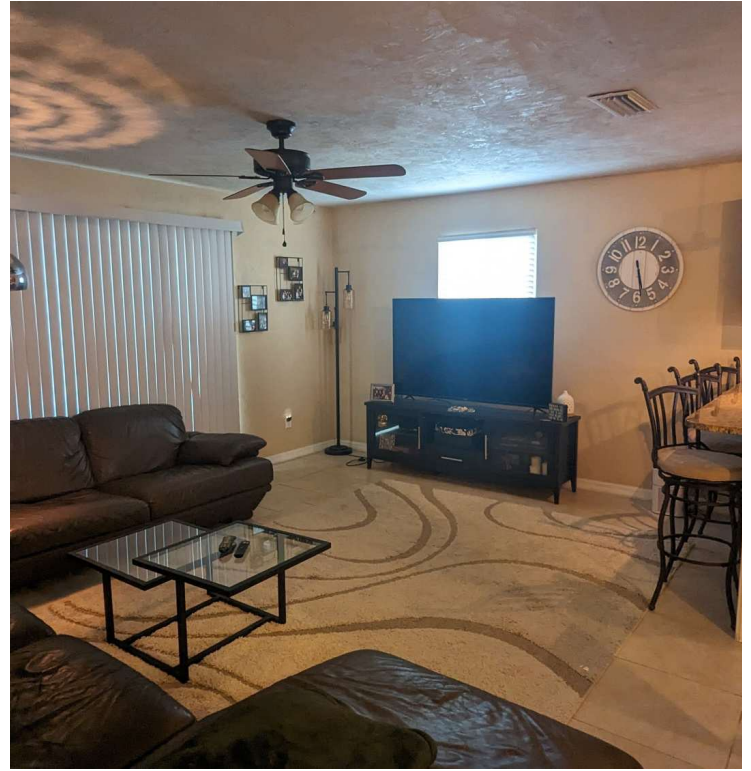
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AERIAL IMAGES



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INTERIOR PHOTOS

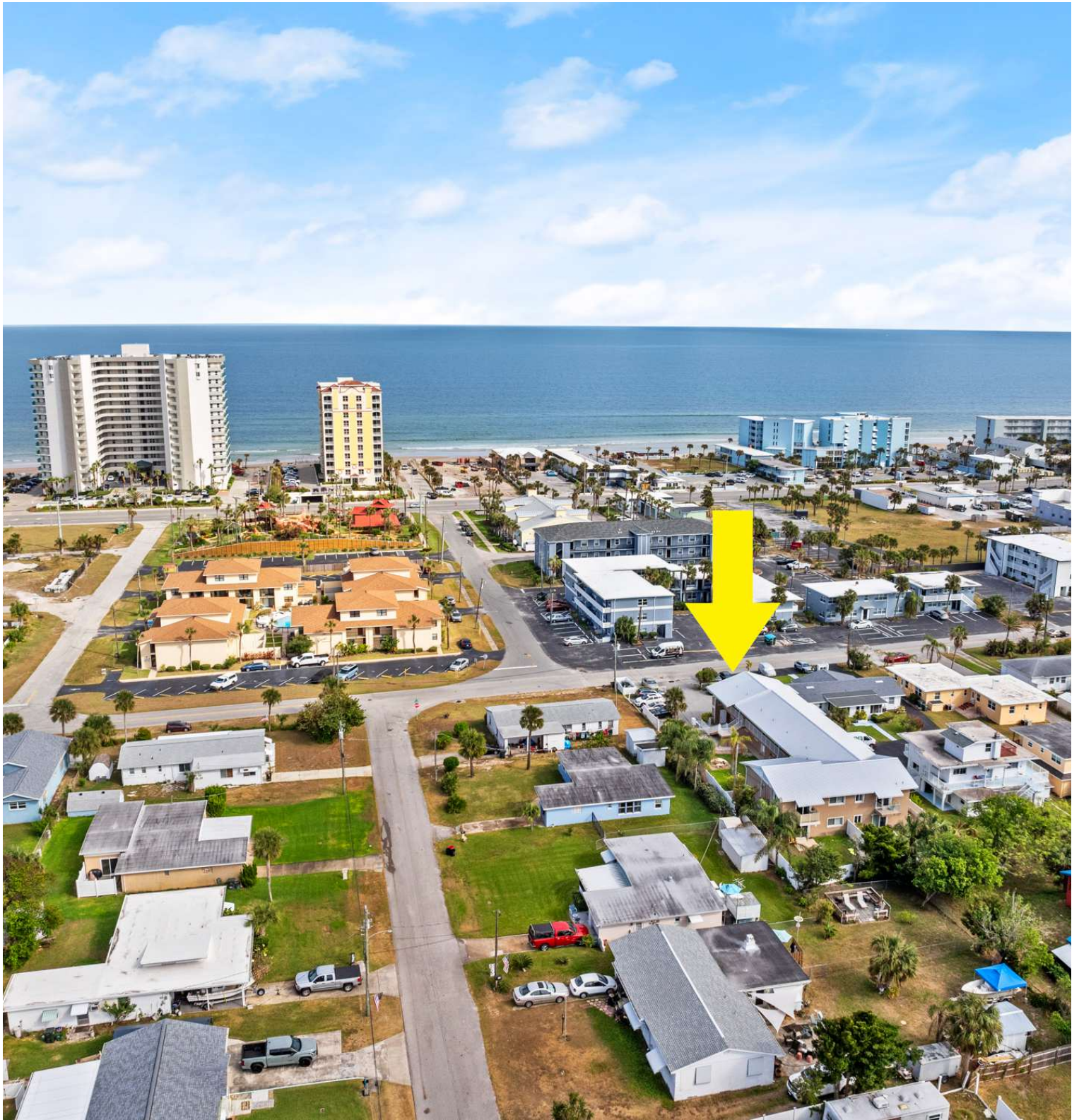


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ADDITIONAL PHOTOS



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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
1	1	1	750 SF	\$1,300.00	4/15/24	4/14/25
2	1	1	750 SF	\$1,300.00	4/01/23	m-m
3	1	1	750 SF	\$1,275.00	8/21/23	8/31/25
4	1	1	730 SF	\$1,350.00	8/01/20	m-m
5	1	1	750 SF	\$1,250.00	6/01/19	12/31/24
6	1	1	750 SF	\$1,200.00	8/15/22	7/31/26
7	1	1	750 SF	\$1,200.00	6/01/16	m-m
8	1	1	750 SF	\$1,200.00	10/1/20	m-m
9	1	1	730 SF	\$1,250.00	10/13/24	10/12/25
10	1	-	750 SF	\$1,350.00	10/27/23	10/26/25

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INCOME & EXPENSES

INCOME SUMMARY

BOYNTON VILLAS

TOTAL INCOME	\$152,100
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EXPENSE SUMMARY

BOYNTON VILLAS

REAL ESTATE TAXES	\$16,326
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INSURANCE	\$9,081
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WATER/SEWER/GARBAGE	\$10,800
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ELECTRICITY	\$480
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PEST CONTROL	\$1,140
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LAWNCARE	\$1,800
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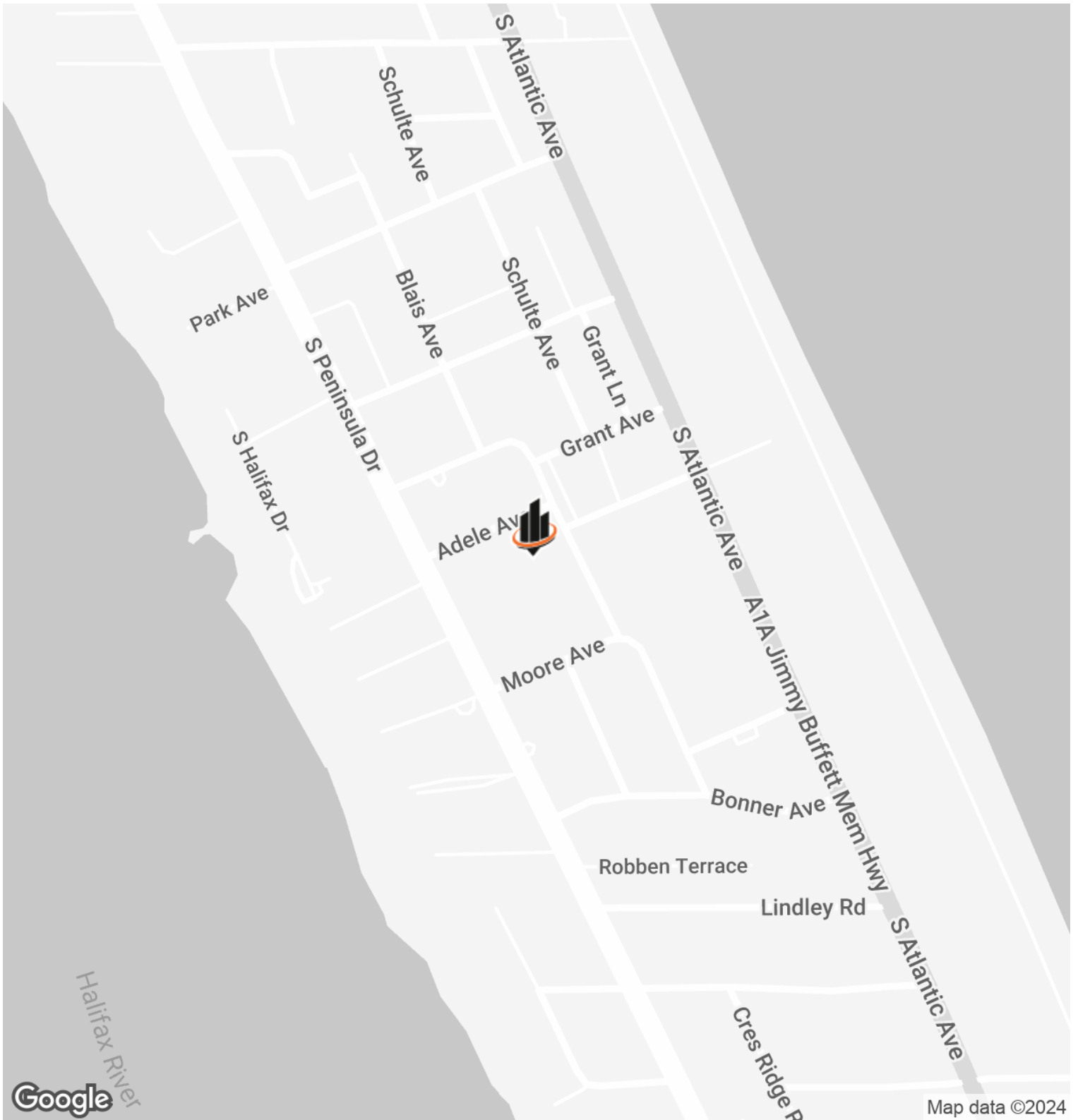
INTERNET (SECURITY SYSTEM)	\$948
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GROSS EXPENSES	\$40,575
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NET OPERATING INCOME	\$111,524
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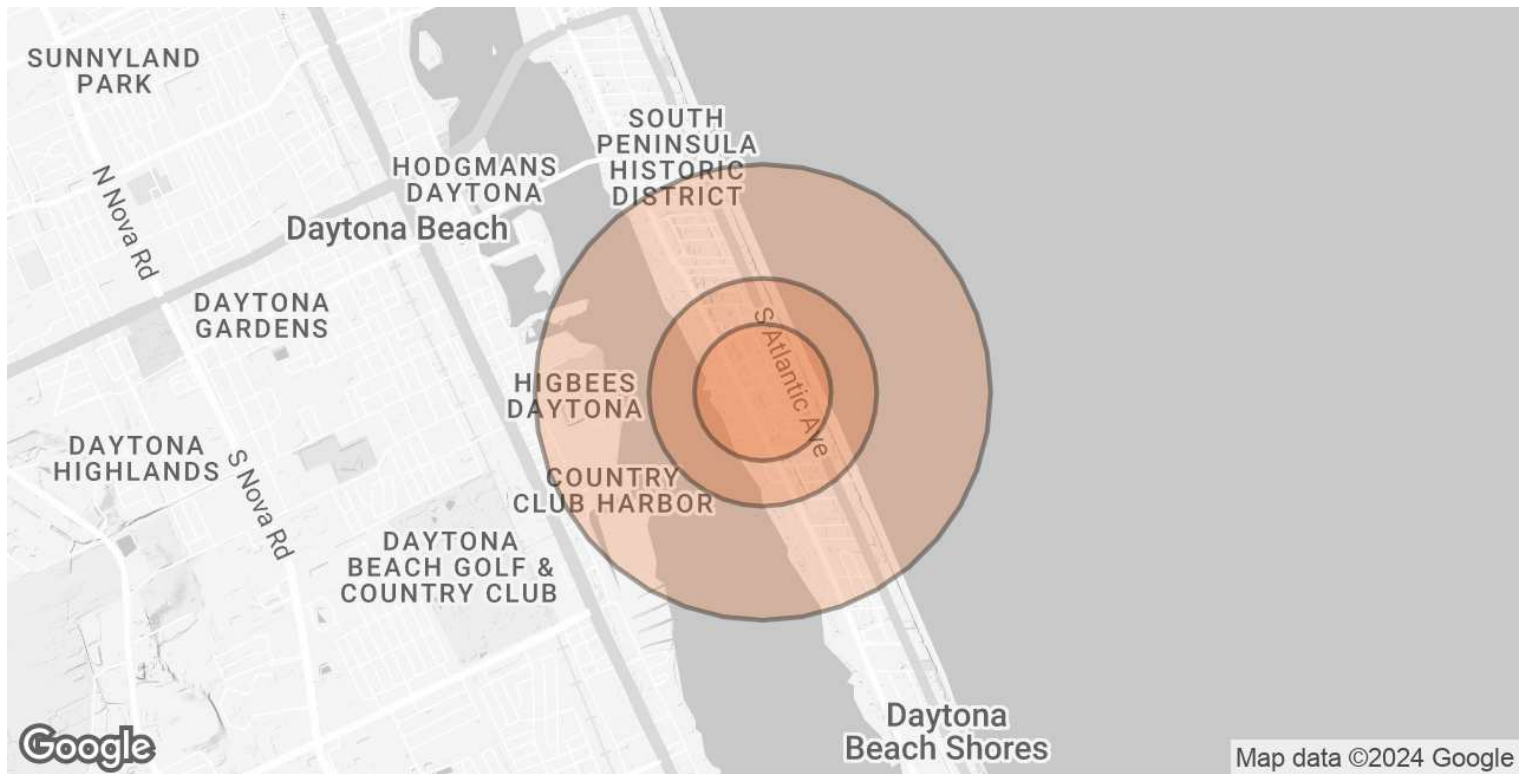
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	690	1,468	4,903
AVERAGE AGE	57	56	50
AVERAGE AGE (MALE)	57	56	51
AVERAGE AGE (FEMALE)	57	56	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	379	796	2,545
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$78,626	\$82,233	\$74,880
AVERAGE HOUSE VALUE	\$516,106	\$526,162	\$377,581

Demographics data derived from AlphaMap

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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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)

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