

Beachfront Development Opportunity  
Ormond Beach, FL

**KPI**Capital Partners

Presented by: KPI Capital Partners

# Executive Summary

Opportunity to develop 22 luxury oceanfront units with world class amenities on the highly sought after pristine Ormond Beach coastline.

**Address:** 2040 Ocean Shore Blvd, Ormond Beach, FL 32176

**Folio:** 27-13-32-03-01-0100

**Alt Key:** 2966939

**Governance:** Volusia County

**Views:** Unending, unobstructed view of the Atlantic Ocean.

**Zoning:** 3900 / HOTELMOTEL (county) 39 / HOTELS/MOTELS (state)

**Potential Zoning:** CONDO - COMMON AREA (0904)

**Max Stories:** 4

**Density:** 22 d.u./AC

**Lot Area (SF):** 43,000

**Lot Area (AC):** 0.98

**Price:** \$2,590,000

# Executive Summary

## *Unique Selling Points:*

**Beachfront Luxury:** The site offers direct access to the beach and breathtaking ocean views, providing residents with a truly luxurious coastal experience.

**Proximity to Michael Crotty Recreational Park:** Located within a 5-minute walk to Michael Crotty Recreational Park, residents have easy access to additional recreational amenities, including sports fields, playgrounds, and picnic areas.

**Exclusive Amenities:** The project can feature a range of upscale amenities, including a rooftop pool, fitness center, and concierge services, setting it apart from other developments in the area.

**Investment Potential:** With limited supply of beachfront properties in Ormond Beach, the project presents a rare opportunity for investors to own a piece of this highly sought-after market.

## *Ormond Beach vs. Surrounding Areas:*

•**Quality of Life:** Ormond Beach offers a more relaxed and upscale atmosphere compared to neighboring Daytona Beach, making it an attractive choice for buyers seeking a higher quality of life.

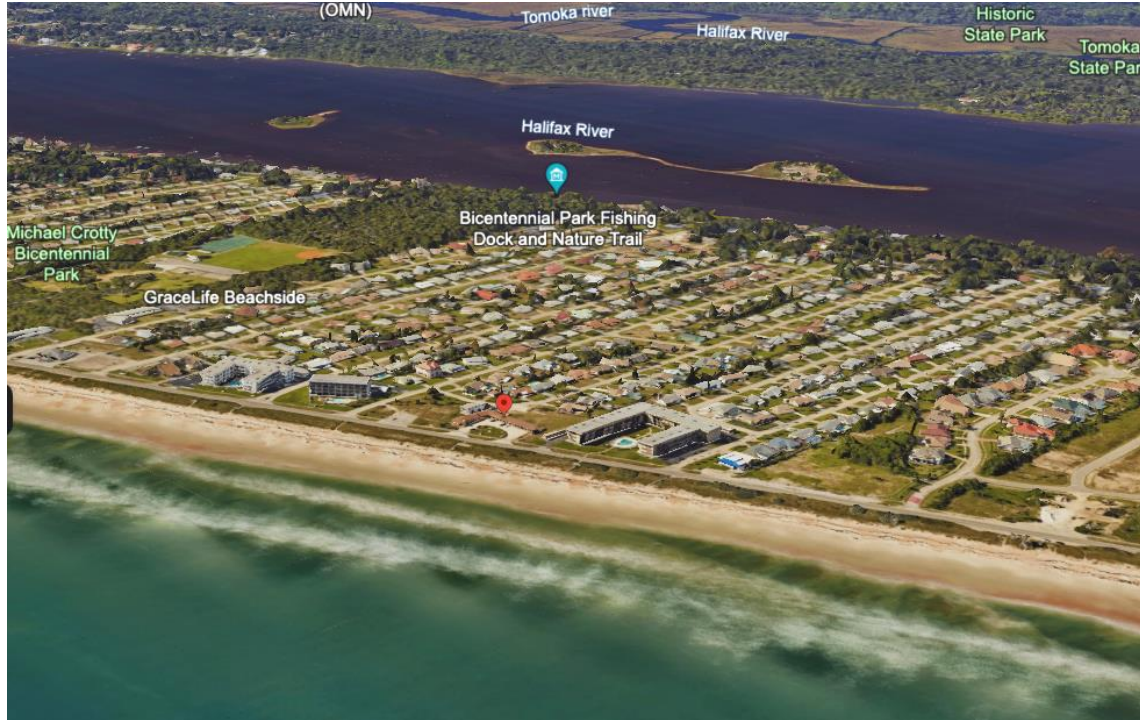
•**Less Crowded:** Ormond Beach is known for its quieter and less crowded beaches compared to Daytona Beach, providing residents with a more peaceful and private beach experience.

•**Safety and Security:** Ormond Beach boasts a lower crime rate than Daytona Beach, making it a safer choice for families and retirees looking for a secure community.

## *Market Potential:*

The real estate market in Ormond Beach is thriving, with strong demand for high-end, luxury properties. Beachfront properties, in particular are in high demand, making this project a lucrative investment opportunity with strong potential for appreciation.

# Property Location



**Location Analysis:** Situated on the pristine beaches of Ormond Beach, the development site offers unparalleled beachfront living. Its proximity to key attractions and amenities makes it a highly desirable location for buyers seeking a premium coastal lifestyle.

## Distances and Drive Times

- Ormond Beach Municipal Airport: 9.4mi / 22 min
- Daytona Beach Boardwalk: 8.9mi / 20 min
- Downtown Daytona: 10.4mi / 23 min
- I-95: 8.9mi / 26 min
- Beach: 0mi / 0 min
- Halifax Health Center: 12.7mi / 31 min



# Property Location



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# Florida Department of Transportation (VPD)

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- VPD: 22,000

<https://tdaappsprod.dot.state.fl.us/fto/>



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# Market Analysis

## ORMOND BEACH, FL (VOLUSIA) MSA ANALYSIS

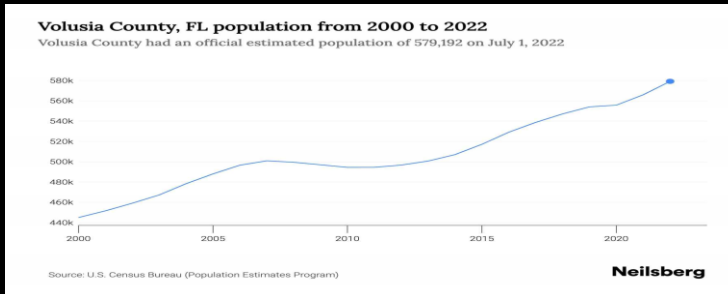
### Market Objectives

- 1. Capture the Exclusive Beachfront Market:** Ormond Beach offers a more upscale and exclusive atmosphere compared to neighboring Daytona Beach, making it an attractive location for luxury condominiums. The market objective would be to capitalize on this by targeting affluent buyers seeking a premium coastal lifestyle. Marketing efforts would emphasize the exclusivity and prestige of owning a luxury condominium on the Ormond Beach coastline, highlighting the pristine beaches, stunning ocean views, and upscale amenities.
- 2. Leverage the Potential for Higher Property Value Appreciation:** Compared to Daytona Beach or St. Augustine, the Ormond Beach coastline may offer greater potential for property value appreciation due to its more prestigious reputation and limited supply of beachfront properties. The market objective would be to maximize the property value appreciation of the luxury condominiums by creating a high-quality development that appeals to discerning buyers. This could involve offering unique design features, luxurious amenities, and exceptional property management services to enhance the overall value proposition for buyers.

### Market Strategy

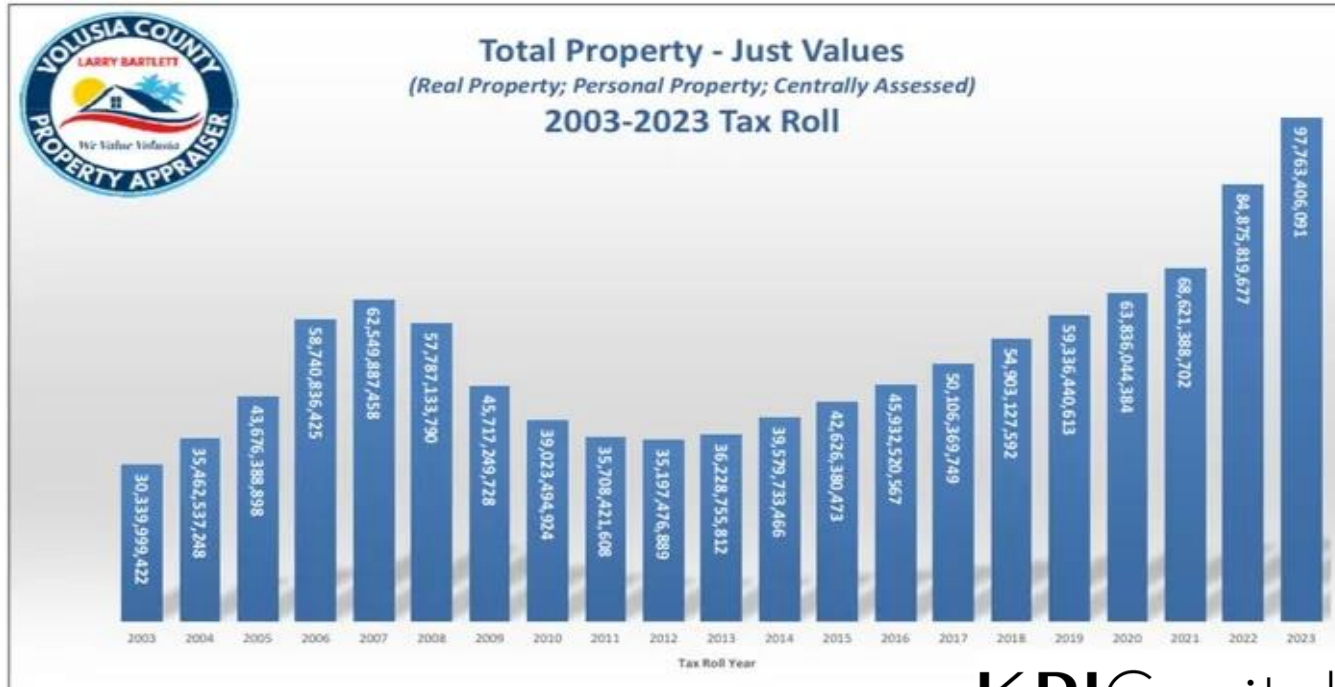
- 1. High Demand:** There is a strong demand for upscale coastal properties in Ormond Beach, particularly beachfront condominiums. Luxury condominiums appeal to affluent buyers seeking a premium coastal lifestyle and exclusive amenities.
- 2. Strong Market Potential:** The real estate market in Ormond Beach is thriving, with steady growth in property values and increasing demand for high-end, luxury properties. Beachfront condominiums, in particular, are in high demand and command premium prices.

### Market Population Growth –



# Market Analysis

## ORMOND BEACH, FL MSA ANALYSIS





# Ormond Beach Redevelopment Projections

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Acquisition:	\$2,590,000
Soft Costs + Fees:	\$305,000
Architectural + MEP:	\$150,000
CTB on 44.5k SF @ \$240psf Avg:	\$10,680,000
Est. Project Cost:	\$13,725,000
Avg Unit Size:	1,927sf
Typical Layout:	3 bed + Den / 3.5 bath
Comparable PSF:	\$520
ARV:	\$22,044,880
Proforma Gains:	\$8,319,880
ROI:	60%

# Ormond Beach Marketing

2040 ocean shore blvd x Add another... For Sale For Lease Auctions Property Data Intelligence Add Listings Saved Dashboard

Villas at Ocean Shores

Property Overview

Status: Active [Edit Property](#)

Asking Price \$3,399,000

Last Update: March 6, 2024 [Update Status](#)

Recommendations

95 Great job! Perfect score!  
You are maximizing your exposure to buyers.

Activity Overview

Shows total activity, email campaign events, and key property updates like price change

14571 Impressions ⓘ

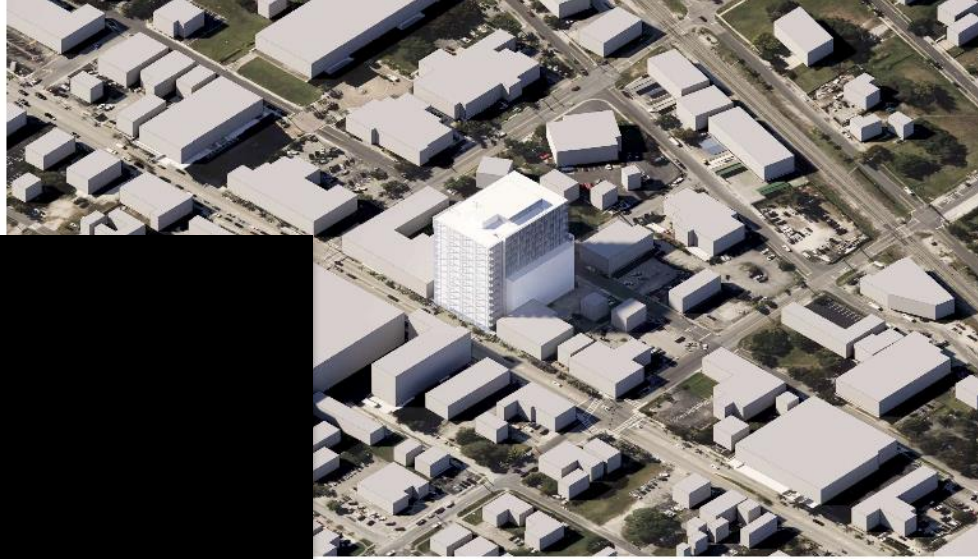
599 Page Views ⓘ

125 Visitors ⓘ

27 Opened Flyers

0 Offers

Month	Impressions	Page Views	Visitors	Opened Flyers	Offers
Feb	~700	~200	~100	~10	0
Mar	~14571	~599	~125	27	0



## Contact Us



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