



SALE

212 S Oleander

212 S OLEANDER

Daytona Beach, FL 32118

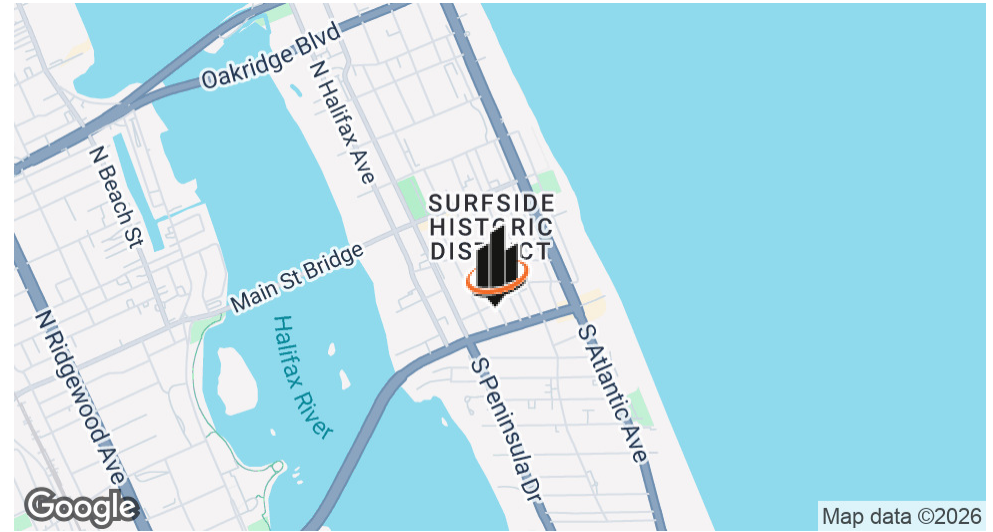
PRESENTED BY:

MICHAEL BAXTER

Phone: 386.999.1762

michael.baxter@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$499,000
NUMBER OF UNITS:	4
LOT SIZE:	0.12 Acres
BUILDING SIZE:	2,028 SF
NOI:	\$44,976.46
CAP RATE:	9.01%

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PROPERTY DESCRIPTION

4 unit, multi-family property for sale in beautiful, Daytona Beach. Fully rented with excellent historical occupancy.

Located just north of the highly anticipated redevelopment of International Speedway Blvd beachside corridor.

New Roof in 2021. Walking distance from the Atlantic Ocean/World's Most Famous Beach!

SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS 2

ADDITIONAL PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

212 S. OLEANDER AVENUE, DAYTONA BEACH FL 32118 (4 UNITS)

GROSS INCOME **\$60,102**

EXPENSES SUMMARY

212 S. OLEANDER AVENUE, DAYTONA BEACH FL 32118 (4 UNITS)

REAL ESTATES TAXES \$4,526

INSURANCE \$2,856

WATER/SEWER/GARBAGE \$3,935

COMMON ELECTRICITY \$103

LANDSCAPING \$460

PEST CONTROL \$240

MANAGEMENT FEE \$3,005

OPERATING EXPENSES **\$15,126**

NET OPERATING INCOME **\$44,976**

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RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1	1	1	\$1,350.00	02/15/2023	01/31/2026
2	1	1	\$1,200.00	08/01/2020	01/31/2026
3	1	1	\$1,000.00	02/01/2026	01/31/2027
4	1	1	\$1,250.00	05/01/2023	04/30/2026
TOTALS			\$4,800.00		

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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 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

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