

SALE

BENTLEY OAKS AT HOLLY HILL

475 3rd St Daytona Beach, FL 32117



SALE PRICE \$785,000

Scott Harter
386 672 8530

G.G. Galloway
386 672 8530

Susanne Odena
407 760 2304

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COMMERCIAL
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION

\$1.77 BILLION

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WHY COLDWELL BANKER COMMERCIAL BENCHMARK

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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PROPERTY DESCRIPTION

Pad Ready! This 16 unit Townhome Project is almost ready to start! Utilities onsite, road bed in with curbing, retention in place. Use the existing contractor or use your own. Can be built as an Air BnB (which the city allows), long term rentals or individual units to be sold. Ask for our Air BnB number projections. These two story townhomes are 3 bedroom and 2.5 bathrooms with 1840 square feet or 1860 square feet and a two car garage.

LOCATION DESCRIPTION

Discover the vibrant opportunities awaiting investors in the thriving Daytona Beach market. Situated in the heart of a dynamic business district, the property offers proximity to numerous attractions, including the iconic Daytona International Speedway and the vibrant Daytona Beach Boardwalk. Business professionals are drawn to the area's extensive dining options, upscale shopping, and recreational activities, while the nearby Halifax River provides a picturesque backdrop for commerce. With its convenient access to major highways and the bustling Daytona Beach business community, the location presents an enticing opportunity for office building investors seeking a prime commercial real estate investment in this dynamic coastal city.

SITE DESCRIPTION

Pad Ready! This 16 unit Townhome Project is almost ready to start! Utilities onsite, road bed in with curbing, retention in place. Use the existing contractor or use your own. All plans approved.

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PROPERTY HIGHLIGHTS

- 16 Pad Ready Townhomes
- Almost ready to go
- Perfect for Air Bnb, long term rentals or individual sales

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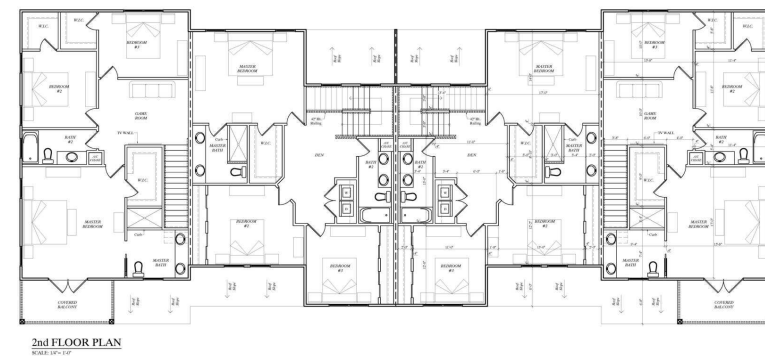
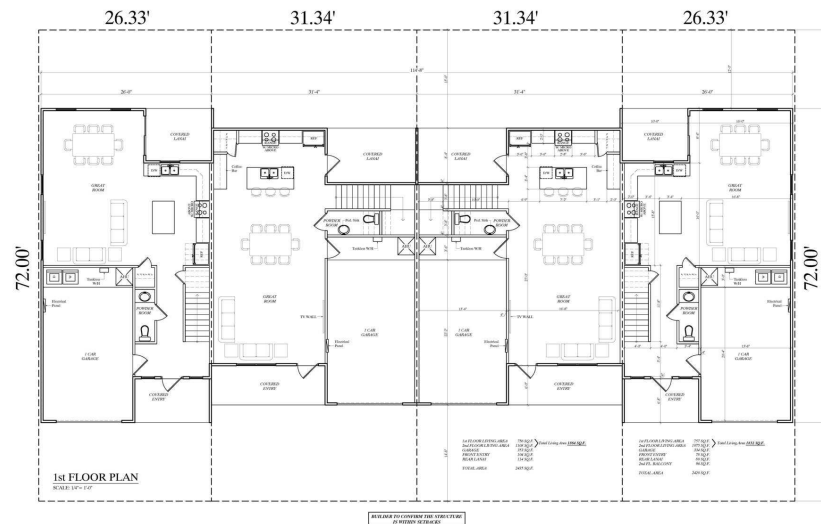


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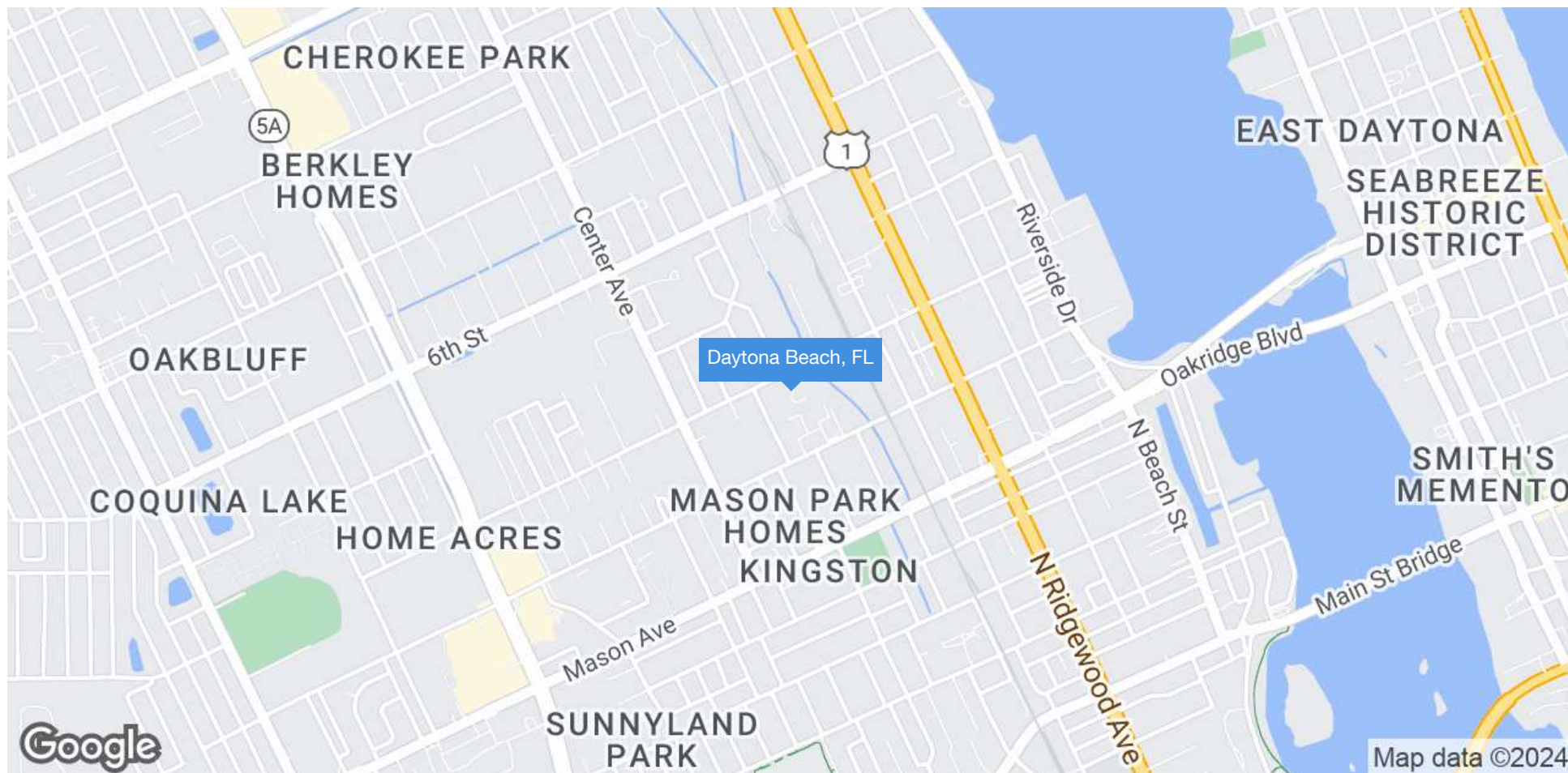


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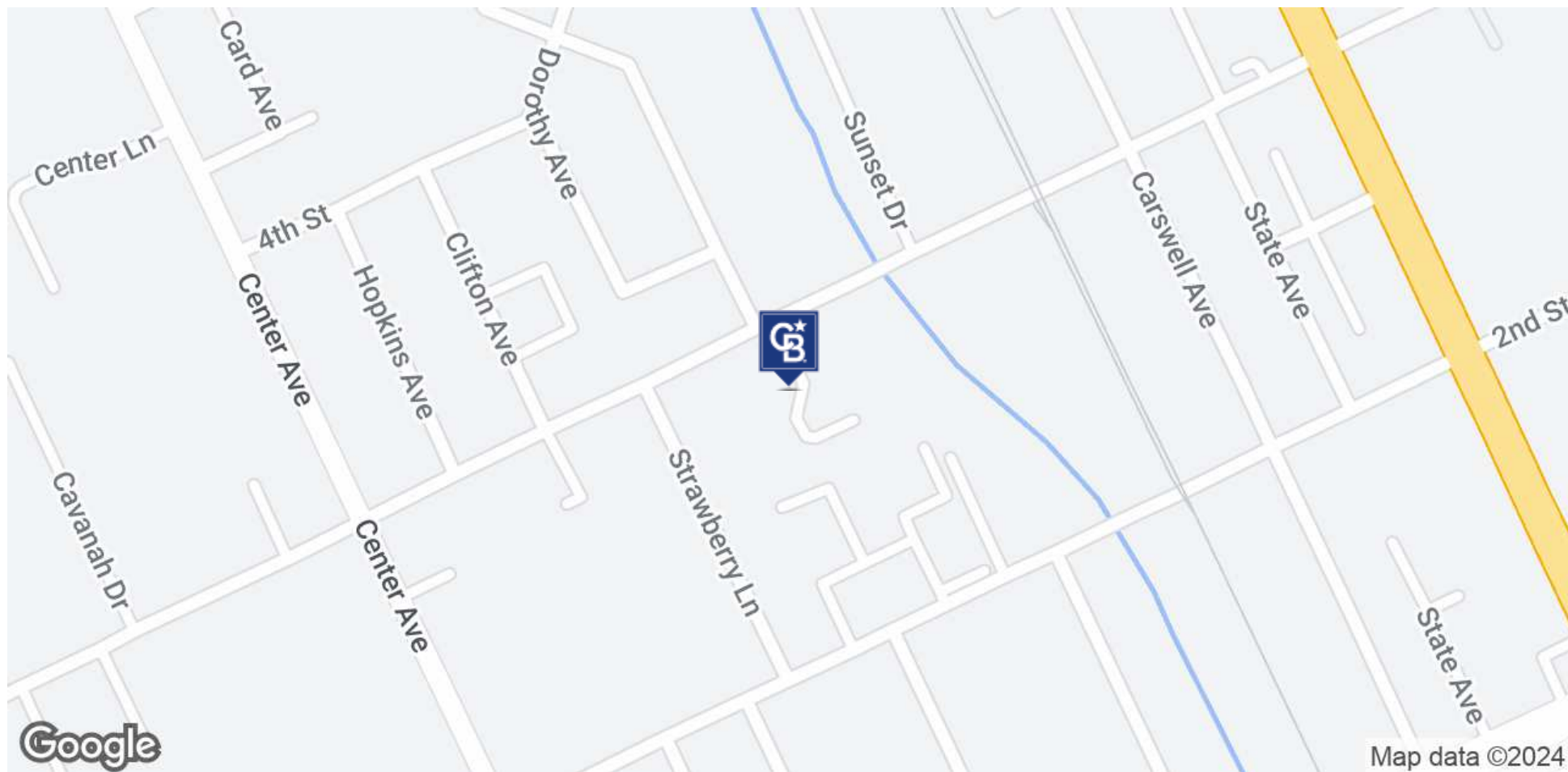


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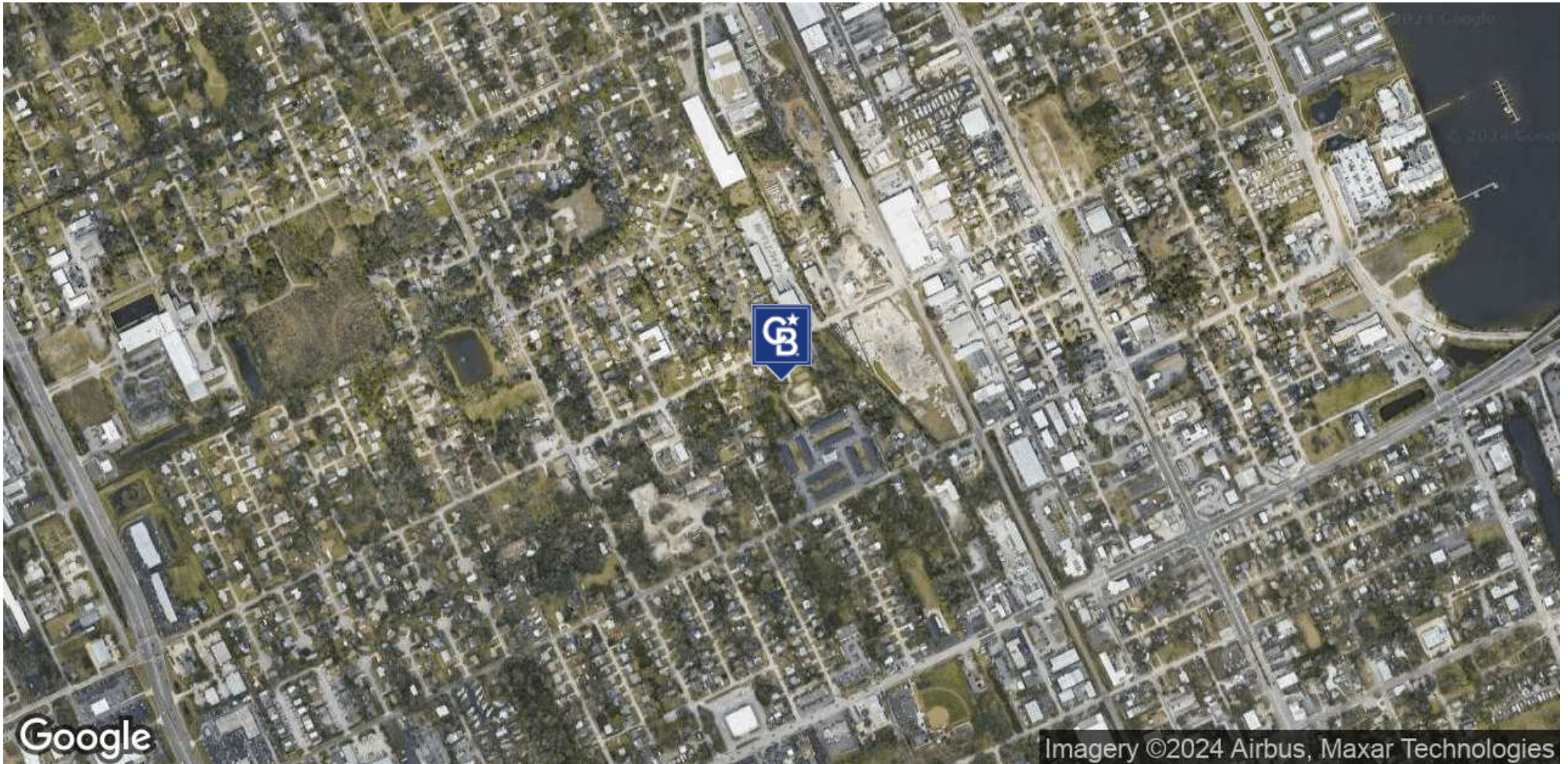


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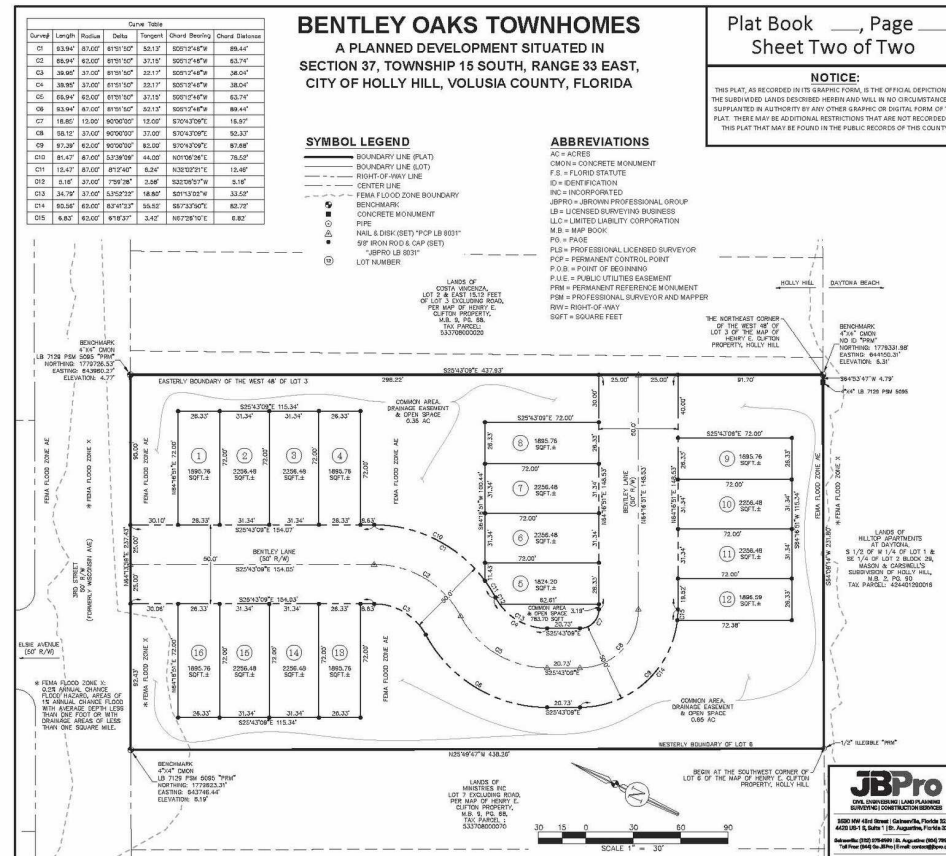


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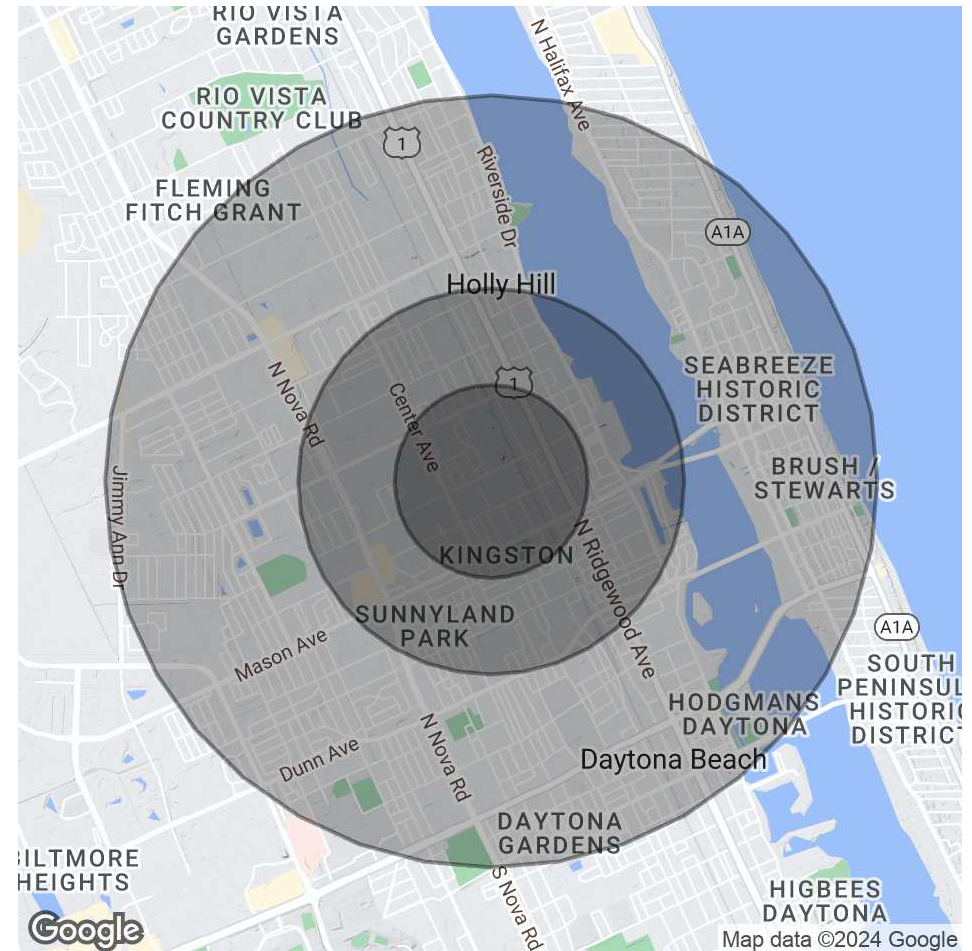
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,591	11,427	41,031
Average Age	43	43	44
Average Age (Male)	43	43	43
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,129	4,809	17,404
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$48,023	\$53,158	\$56,560
Average House Value	\$224,801	\$217,056	\$211,571

Demographics data derived from AlphaMap



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SCOTT HARTER

Commercial Broker/Associate

dscottharter@gmail.com

Direct: 386.672.8530 | Cell: 386.290.6994

FL #BK3041405

PROFESSIONAL BACKGROUND

Scott Harter has worked for Coldwell Banker Commercial Benchmark since 2007 and made a partner in 2017. Scott has brokered all property types and classes including working extensively with several lenders handling their troubled assets and REO disposition leading to over 125 transactions totaling over \$50 million. Scott believes in teaming which results in the customer receiving specialized treatment.

Scott started his career in 1989 in southern California, specializing in Apartment sales, management and consulting. He relocated to Florida in 1994 where he owned and operated a small manufacturing company giving him the knowledge of how small manufacturing companies operate and utilize space. After Scott's brief hiatus from real estate he obtained his Florida Real Estate license in 2002 and brokerage license in 2005.

Scott specializes in applying his expertise, attention to detail and market knowledge to broker warehouse, flex, office, land, multifamily, retail, and investment properties. He is an expert in leasing warehouse, office and retail space as well. Scott represents Sellers, Buyers, Landlords and Tenants.

Benchmark

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Ormond Beach, FL 32174
386.672.8530

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G.G. GALLOWAY

Commercial Advisor/Partner

ggalloway@cbcbenchmark.com

Direct: 386.672.8530 | Cell: 386.295.0839

FL #SL488121

PROFESSIONAL BACKGROUND

One of east central Florida's premier commercial real estate "guru" professionals with over 36 years of real world commercial real estate experience. G.G. Galloway has been recognized by his peers and performance 5 different times as the top producer of commercial real estate in the area and two times earning the level of Circle of Distinction from Coldwell Banker Commercial Corporate.

G.G. Galloway's full-service attitude, tenacity, and integrity allows him and his team to be on the cutting edge of what is happening in today's ever-changing world of commercial real estate. The first in his company to go to teaming is his personal business platform of his success. Being able to adapt to changes and having a can-do attitude allows the opportunity for all to be successful in all teaming transactions. His can do attitude has been extremely contagious with giving back to his community with hundreds of hours of volunteering time to the various community organizations as well as local, state, and national professional organizations. Galloway has never been selfish with his time and commitment to his team, company, community, or professional associations. G.G.'s professional record, service record, and personal accomplishments speak for itself as to his integrity and commitment on behalf of whomever he or his team is working for. Galloway's number one goal is to always protect his client's best interest; the bottom line is we must always do what is right regardless of the consequences.

G.G.'s 110 % effort that he expects from his team, himself, and company is a direct reflection of understanding his commitment to his team, his company, and his family. You must be "ALL IN" every day and every second you step on to the field of play. His clientele, former teammates, sphere of influence, and repeat business clearly understands his commitment to being "ALL IN."

G.G. Galloway has been involved in some of the area's largest land and warehouse deals. He has stood the test of time and has weathered the storm during the downturn years by being creative and being able to find and identify those golden nuggets that are always out there but just need to be "rediscovered."

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SUSANNE ODENA

Associate Broker

sueodena@hotmail.com

Direct: 407.760.2304 | Cell: 407.760.2304

PROFESSIONAL BACKGROUND

Sue Odena, CCIM has been a Licensed Real Estate broker in Florida since 1985 and a CCIM Designee since 2000. Ms. Odena's other certifications include CPLS and CSA. Ms. Odena specializes in assisting individual investors in the acquisition/disposition of multi-tenant and multi-family properties, owner user properties and land as well as landlord and tenant representation. She has extensive experience in special use and religious properties as well as business opportunities.

MEMBERSHIPS

Sue is a member with Daytona Beach Area Association of Realtors, Central Florida Commercial Association of Realtors (Founding Board Member and former Chair Education and Development Committees, Instructor Fundamentals of Commercial Real Estate), Central Florida District CCIM (Former President / Board Member, Liaison CFCAR), National Association of Realtors, Florida Association of Realtors. Past Honors include CCIM of the Year Central Florida District CCIM, Moderator International Marketing Century 21, Committee Member and Instructor Orlando Regional Realtors Association. Business Brokers of Florida. Sue has also enjoyed affiliations and continuing relationships with the Daytona Regional Chamber of Commerce, Central Florida Christian Chamber of Commerce, FBBA, ITC, Leadership Orlando, CREW, ICSC

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