

SALE

Commercial Investment Property For Sale

669-681 BEVILLE ROAD

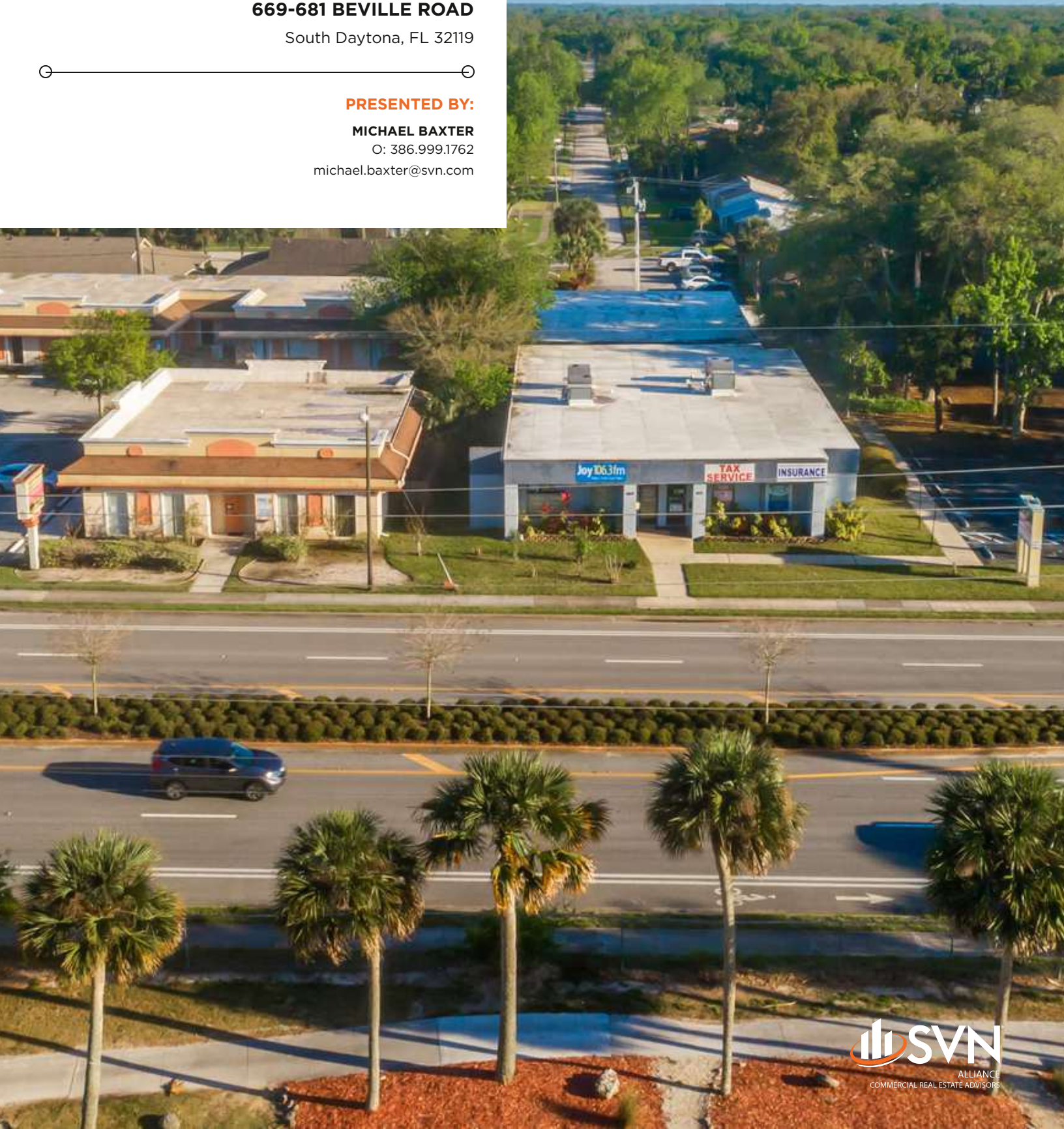
South Daytona, FL 32119

PRESENTED BY:

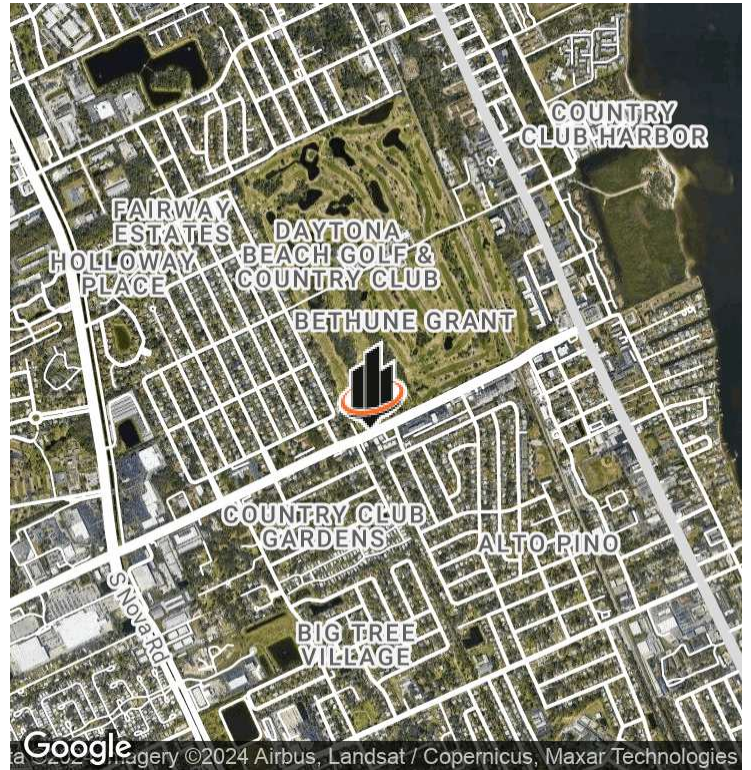
MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
NUMBER OF UNITS:	6
LOT SIZE:	0.843 Acres
BUILDING SIZE:	8,304 SF
NOI:	\$52,441.79
CAP RATE:	6.17%

PROPERTY DESCRIPTION

Multi-tenant, investment property containing two buildings for sale on Beville Road in South Daytona. Priced at \$102 per square foot! Roof replacement (2015). Concrete block construction with excellent signage.

PROPERTY HIGHLIGHTS

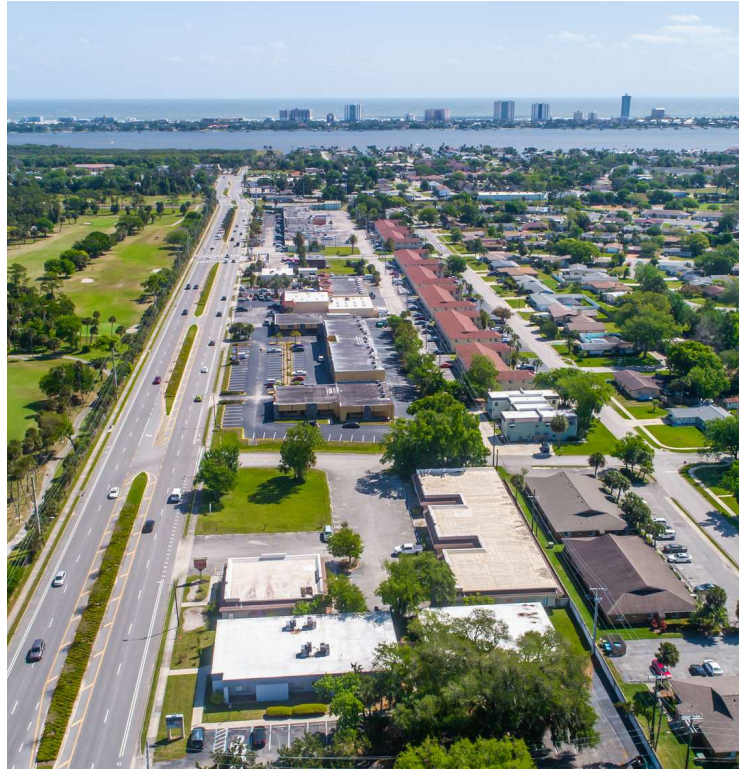
- Unique opportunity to occupy a portion of the property and collect income from existing tenants (669 Beville Rd currently vacant).
- Property contains 2 buildings:
- Building #1 (4,560 square feet-FRONT)
- Building #2 (3,744 square feet-REAR)

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EXTERIOR PHOTOS

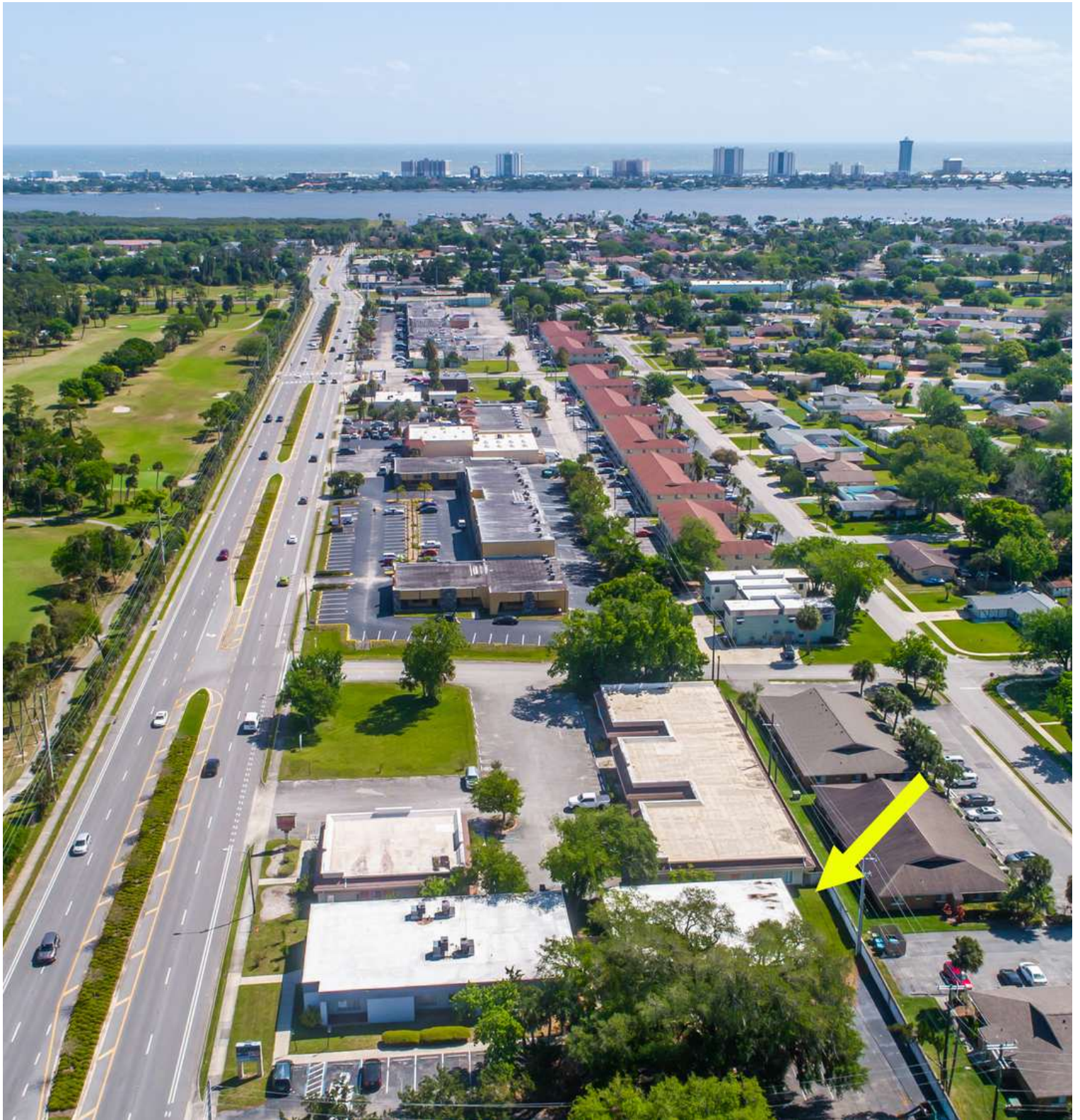


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AERIAL



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INTERIOR PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

COMMERCIAL INVESTMENT PROPERTY FOR SALE

GROSS INCOME	\$82,623
VACANCY (5%)	-\$3,597
TOTAL INCOME	\$79,025

EXPENSE SUMMARY

COMMERCIAL INVESTMENT PROPERTY FOR SALE

RE TAXES	\$7,540
INSURANCE (ESTIMATED)	\$10,000
WATER/SEWER	\$2,946
GARBAGE	\$852
LANDSCAPING	\$3,180
SALES TAX (2.5%)	\$2,065
GROSS EXPENSES	\$26,584

NET OPERATING INCOME	\$52,441
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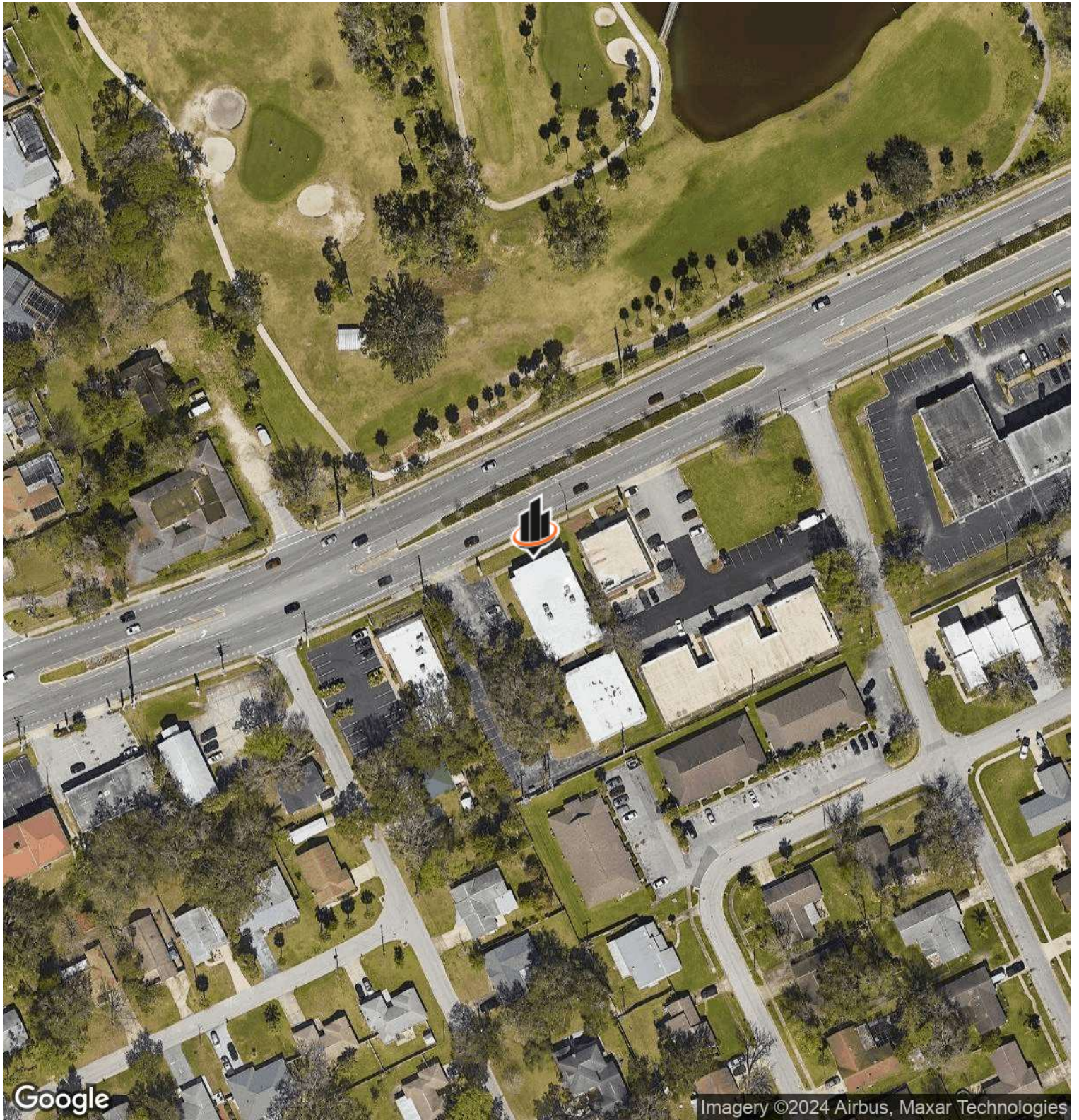
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	LEASE START	LEASE END
669 Beville	VACANT	1,142 SF	\$1,428	PROJECTED	PROJECTED
671 Beville	Insurance & Tax	1,242 SF	\$1,100	07/01/2019	month-month
673 Beville	Escape Room	2,176 SF	\$1,568	04/16/2017	month-month
681 Beville	Escape Room	3,744 SF	\$2,790	06/01/2017	month-month
TOTALS		8,304 SF	\$6,885		
AVERAGES		2,076 SF	\$1,721		

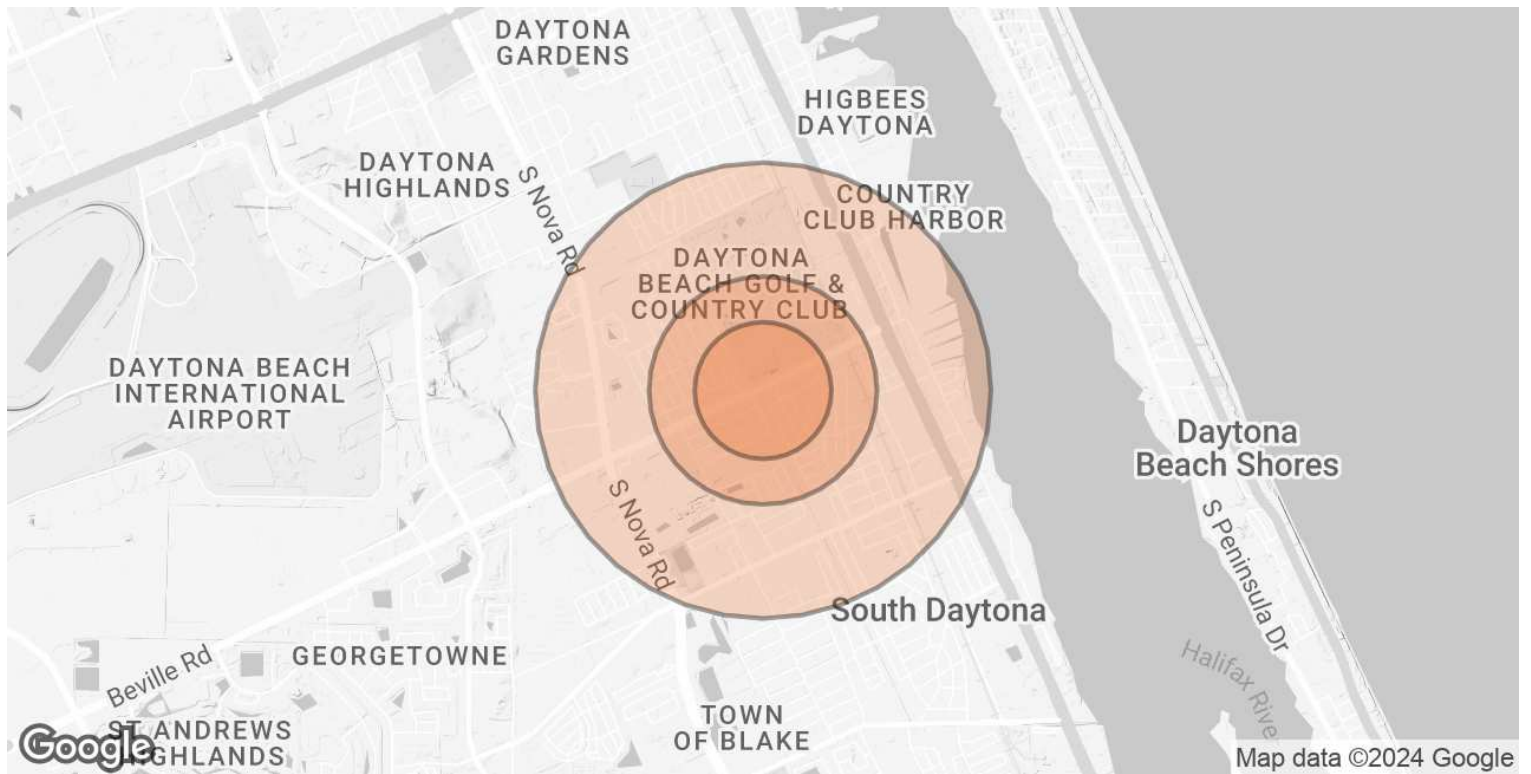
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	712	2,754	10,432
AVERAGE AGE	46	46	45
AVERAGE AGE (MALE)	44	45	44
AVERAGE AGE (FEMALE)	47	47	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	314	1,219	4,751
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$69,315	\$69,818	\$63,641
AVERAGE HOUSE VALUE	\$205,888	\$208,755	\$219,879

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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