



SALE

Oceanfront Condo Portfolio For Sale (Daytona Beach)

800 N. ATLANTIC AVENUE

Daytona Beach, FL 32118

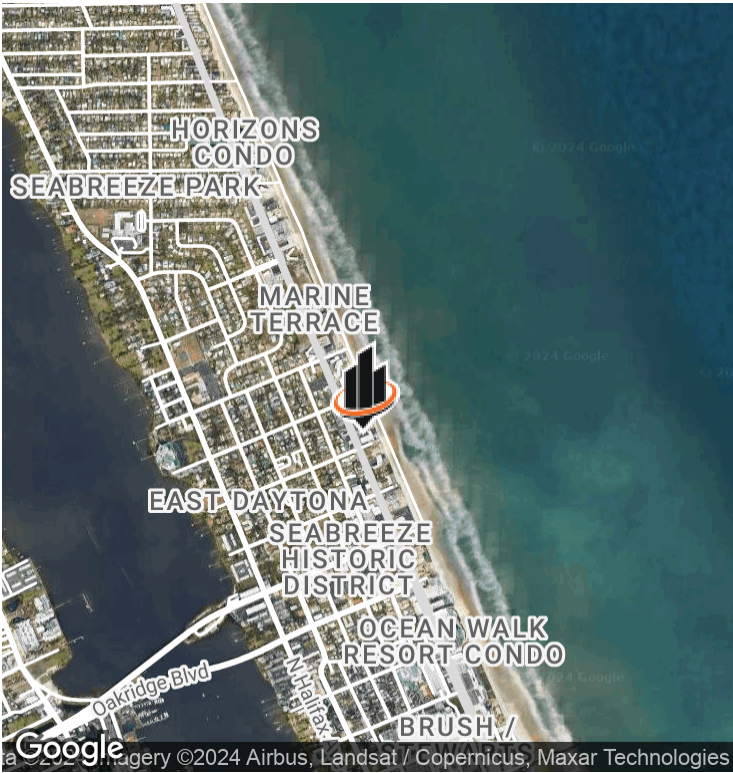
PRESENTED BY:

MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
NUMBER OF UNITS:	4

Discover the ideal investment opportunity in the heart of Daytona Beach, FL. Overlooking Daytona's beautiful sandy beaches, this Oceanfront Condominium offers a prime location for investors. With endless oceanfront recreation, renowned local dining and entertainment options, and a thriving cultural scene, the area provides an exceptional lifestyle for residents. Notable nearby attractions such as the Daytona International Speedway and the Ponce Inlet Lighthouse add to the appeal of this dynamic location. Don't miss this chance to capitalize on the allure of Daytona Beach for your next investment venture.

PROPERTY DESCRIPTION

Includes four condos, all with ocean views, for sale at The Daytona Beach Club. This building permits "Short Term Rentals" such as Airbnb & VRBO and has covered parking and two sets of elevators. This 117 unit, 6 story condominium building has a new roof (2023) and a new seawall, pool, and outdoor area under construction (to be completed Fall 2024). Units are in need of some renovation, but offer an opportunity to collect rent to cover cost while completing work.

PROPERTY HIGHLIGHTS

- Owner-Financing available for qualified buyers. Ideal for an investor or an opportunity to occupy one unit and rent the others.
- Low Maintenance Fee of \$450/month includes building insurance, water, cable, and garbage.

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UNIT 208 (PHOTOS COMING SOON)



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UNIT 309



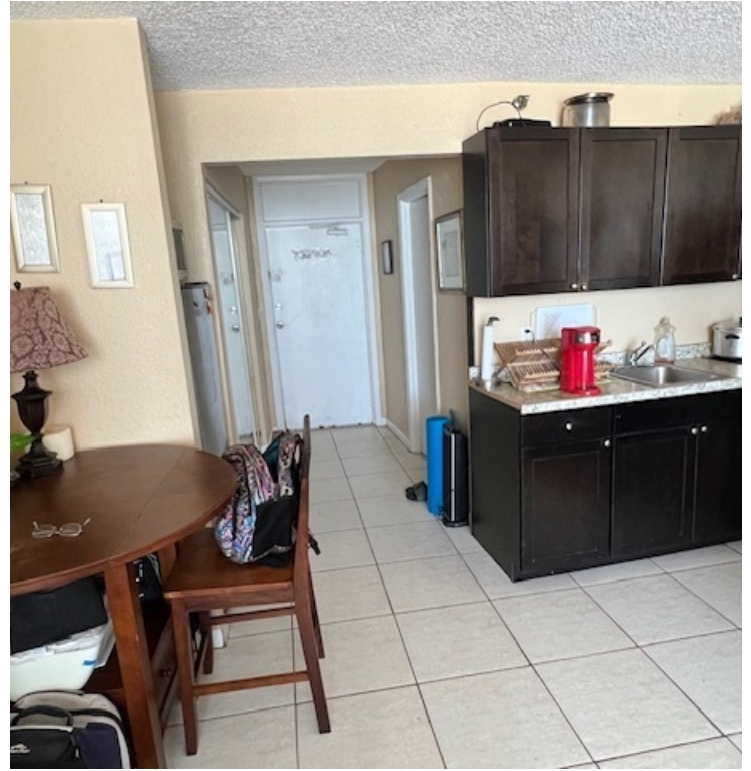
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UNIT 507 (PHOTOS COMING SOON)



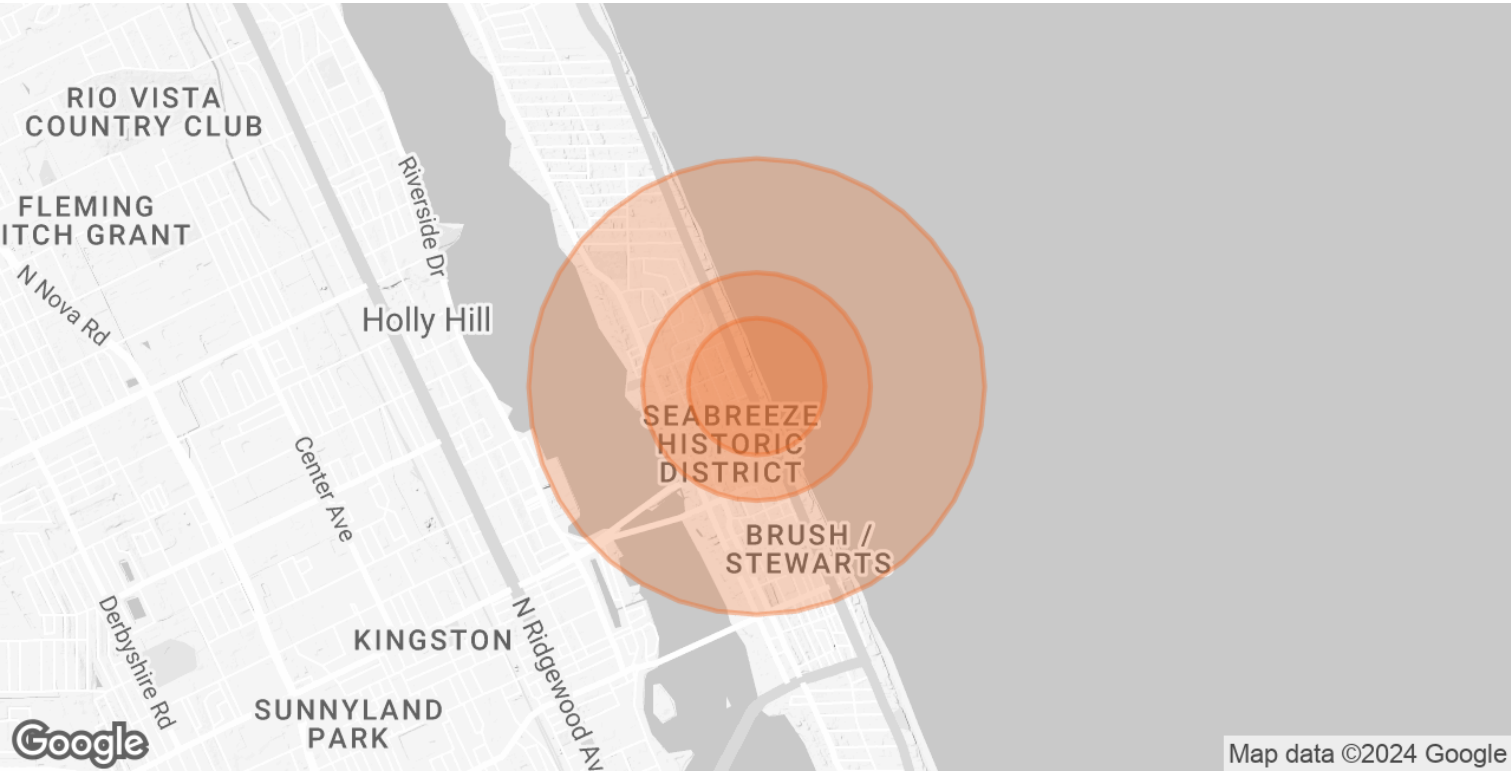
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UNIT 604



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DEMOGRAPHICS MAP & REPORT



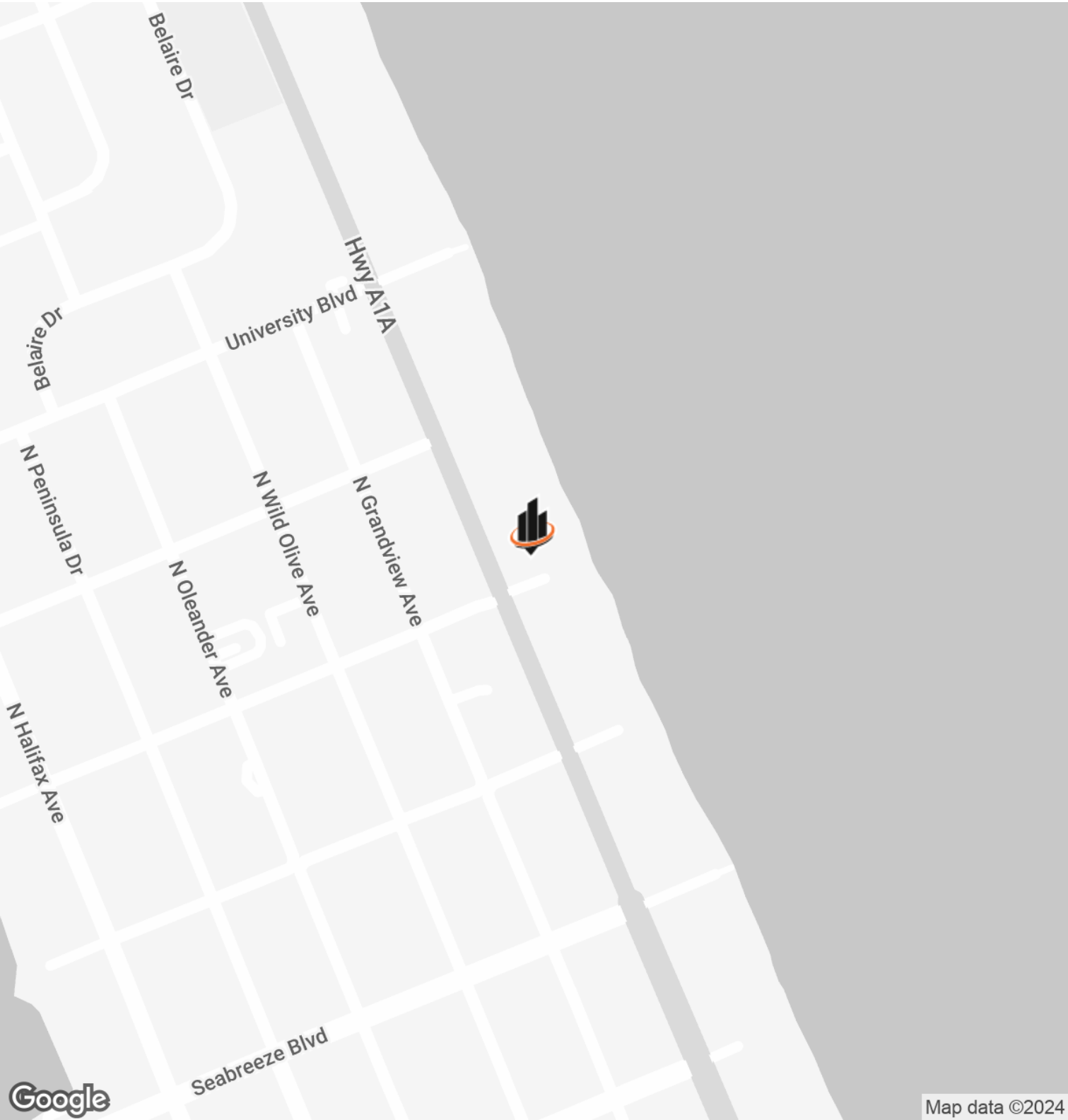
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	447	1,781	3,983
AVERAGE AGE	47	49	49
AVERAGE AGE (MALE)	47	48	49
AVERAGE AGE (FEMALE)	47	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	234	983	2,188
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$79,658	\$71,955	\$66,181
AVERAGE HOUSE VALUE	\$332,676	\$318,445	\$328,677

Demographics data derived from AlphaMap

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LOCATION MAP



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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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