

8.3% CAP MULTI-UNIT WAREHOUSE INVESTMENT

800 N Segrave Street, Daytona Beach, FL 32114



PROPERTY SPECIFICATIONS

Sale Price:	\$635,000
Parcel ID:	5338-08-00-0800
Property Taxes:	\$5,079.80
Land Size:	25,755 Sq Ft
Year Built:	1982
Building Size:	9,760 Sq Ft
Unit A	5,500 Sq Ft - Leased
Unit B	2,000 Sq Ft - Leased
Unit C	2,260 Sq Ft - Leased
Eave Height:	14'
Zoning:	M1 - Local Industry

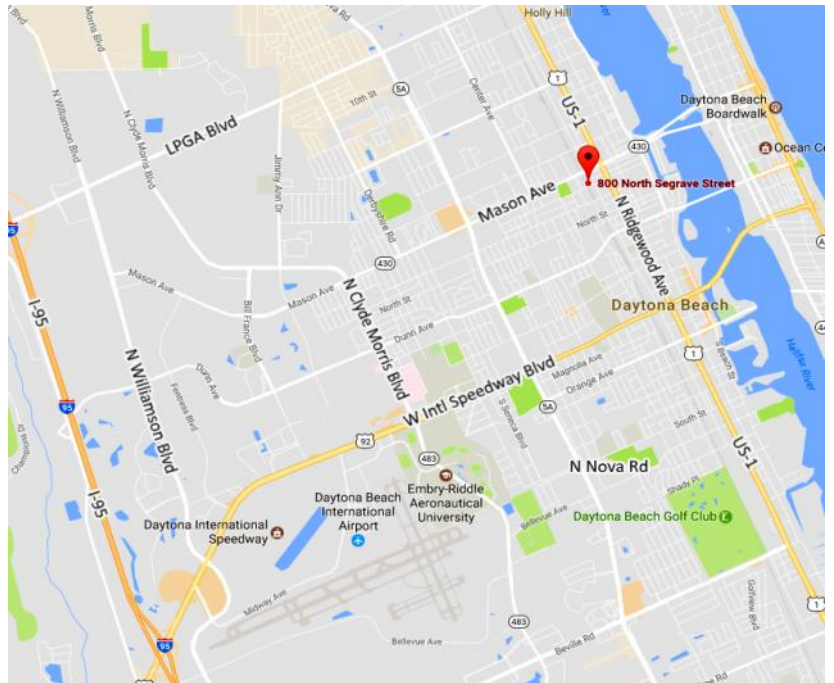


Chart of Allowable Zoning Uses can be found here: [Zoning Info](#) Scroll to the appropriate table, look up your use on the left, then across to the correct zoning column. Also check Use Specific Standards column.

REMARKS Industrial warehouse property with three units; all leased This recently remodeled property features 3-phase electric with separate meters, new led lighting inside and in yard area, fenced perimeter and four access points. Pole signage available for use. These units are perfect for light manufacturing, fabrication, assembly, wholesale and freight warehousing. Centrally located in an area of business and industrial properties with easy access to area major routes.



211 E Intl Speedway Blvd, Suite 104
Daytona Beach, FL 32118



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All information believed to be from accurate sources, but cannot be warranted

PROFORMA

800 Segrave Street, Daytona Beach, FL 32114

	INCOME			
	Month	Annual	Lease Begin	Lease End
Unit A - 5,500 SF (actual)	\$3,000.00	\$36,000.00	1/15/2018	1/14/2020
Unit B - 2,000 SF (actual)	\$1,100.00	\$13,200.00	8/1/2017	7/31/2020
Unit C - 2,260 SF (actual)	\$1,562.50	\$18,750.00	6/1/2018	5/31/2019
Total Income	\$5,662.50	\$67,950.00		

	ANNUAL EXPESES
2018 Real Estate Taxes (actual)	\$4,956.67
Property Insur- ance (estimate)	\$4,500.00
Yard Mainte- nance (estimate)	\$1,200.00
Property Mainte- nance (estimate)	\$2,500.00
Water & Trash (actual)	\$2,322.72
Total	\$15,479.39

Proforma NOI	\$52,470.61
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ZONING M-1 LOCAL INDUSTRY (FROM MUNICODES)

Purpose. The purpose of the Local Industry (M-1) district is to accommodate industrial and related service uses that cater to local markets. It allows industrial service uses (heavy equipment sales or rental, laundry or dry-cleaning facilities, metal-working and pipe fitting uses, and moving and storage establishments), limited manufacturing and production uses (light manufacturing, assembly, and fabrication), warehouse and freight movement uses, and wholesale uses. The district also accommodates salvage/recycling facilities, day labor services, retail sales and service uses, and limited institutional uses.

UNIT 1



UNIT 2

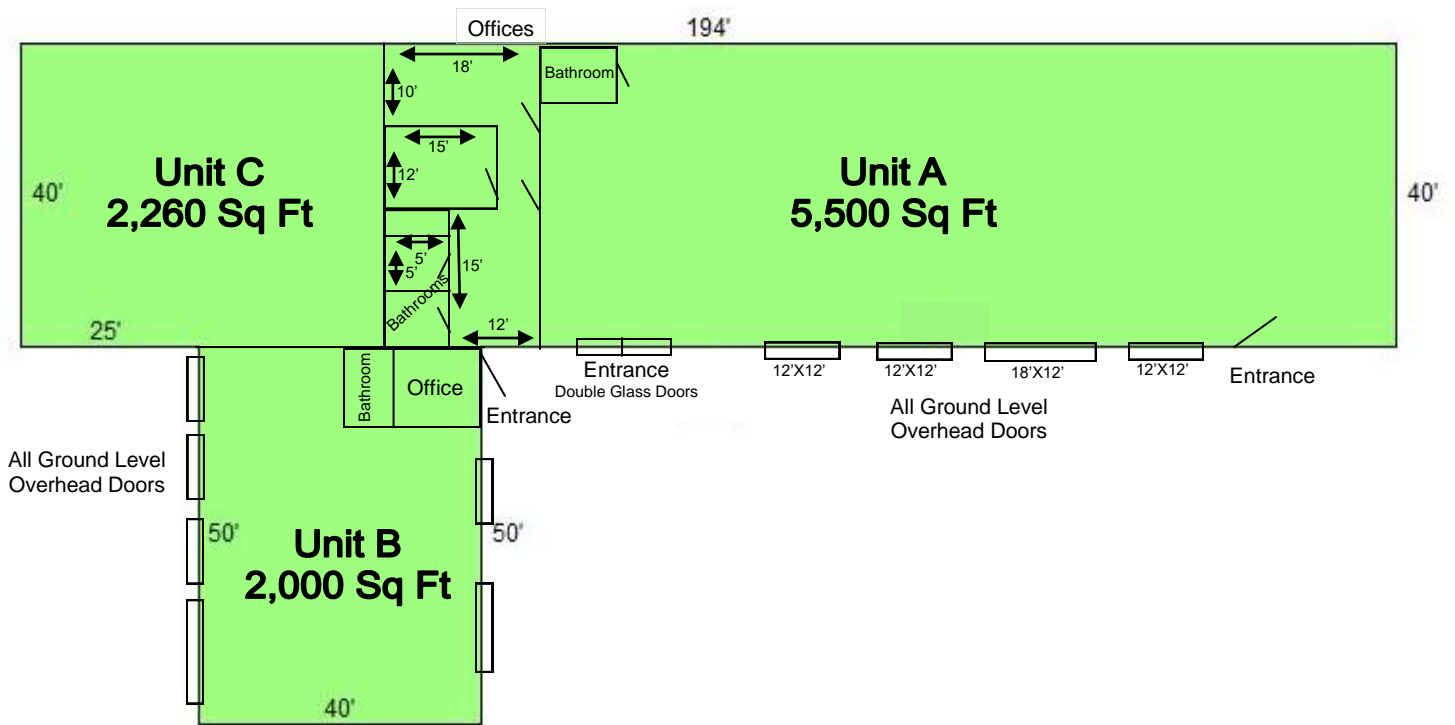


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FLOOR PLAN *Not to Scale, Dimensions Estimated*



AERIAL PHOTO

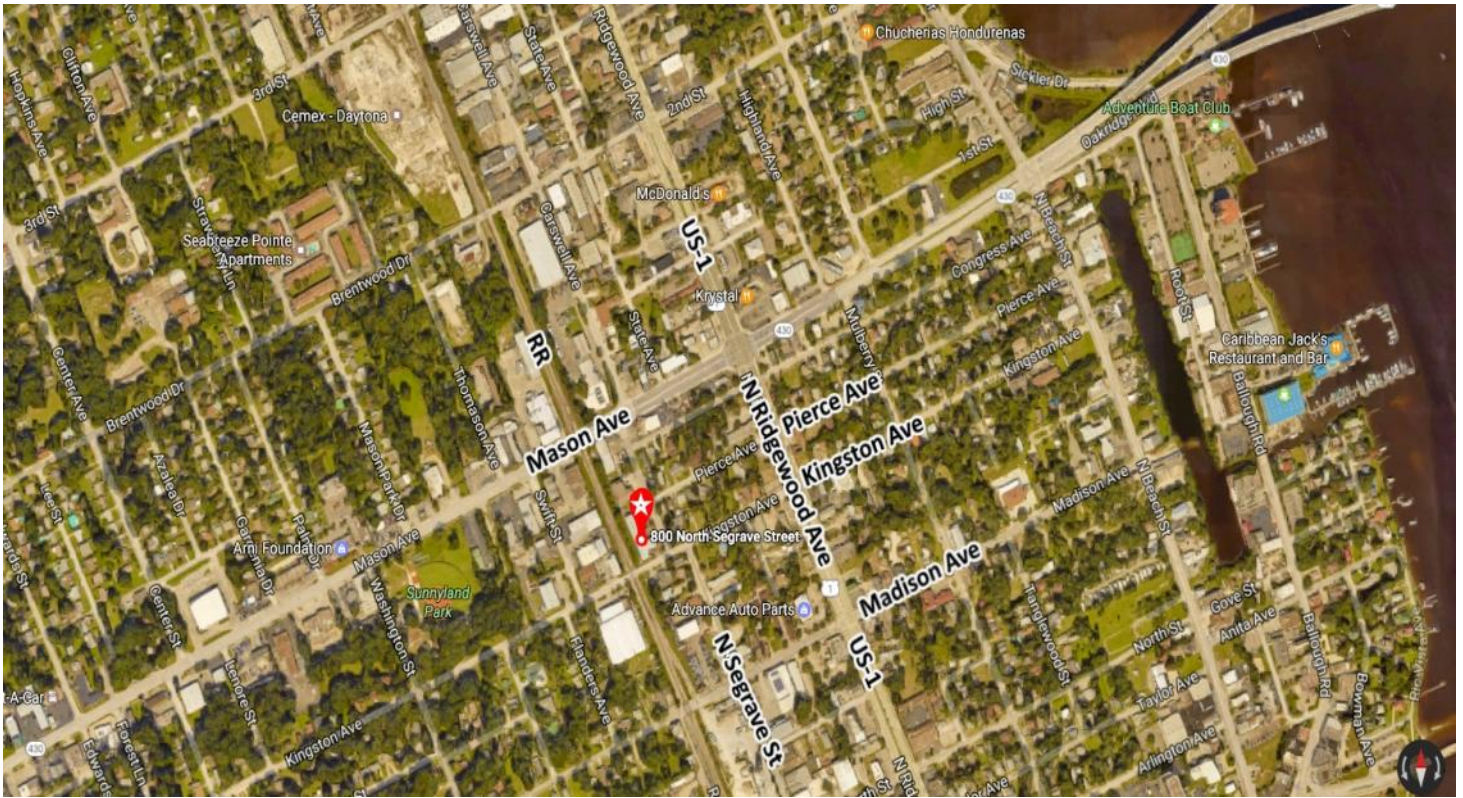


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AERIAL MAP



PROPERTY PHOTO

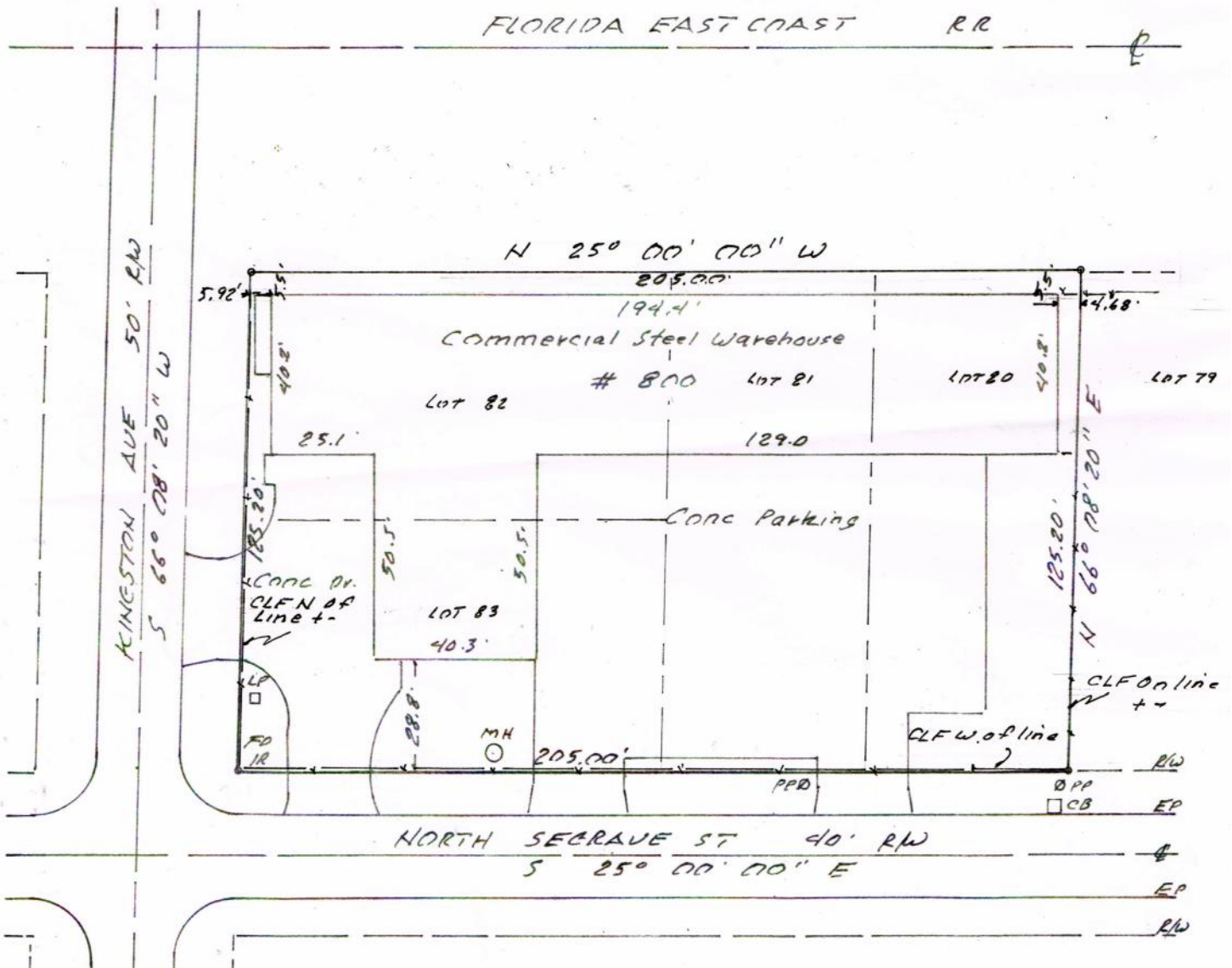
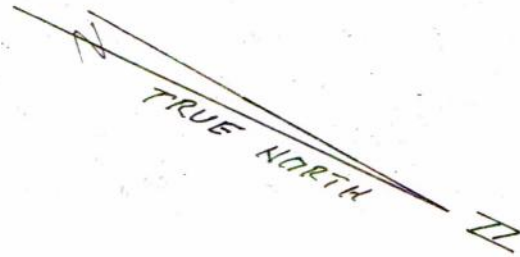


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SURVEY



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Confidentiality Agreement (Buyer)

Please Print Legibly

This Agreement is entered into in connection with discussions between:

Realty Pros Commercial "Realty Pros Commercial", regarding a possible purchase by _____

"Buyer" or any "Agent Representing the Buyer": _____ of, or an interest in, certain real

property commonly known as: **800 N Segrave Street, Daytona Beach, FL 32114**

Property Address

Seller and Realty Pros Commercial propose to disclose to Buyer/Agent certain confidential information in connection with such discussions. In order to induce Realty Pros Commercial and Seller to release certain Confidential Information, Buyer /Agent hereby agrees as follows:

AGREEMENT:

Buyer /Agent shall not divulge any Confidential Information given to them which may include, but is not limited to, information concerning Sellers financial affairs, business activities, operations, operating data and/or business plans, and conveyed in writing and clearly and conspicuously marked "Confidential Information" at the time of such disclosure. Unauthorized disclosure is strictly prohibited.

EACH PARTY SHALL:

Use the Confidential Information only in connection with the discussions referred to above, and for no other purpose whatsoever; restrict disclosure of the Confidential Information solely to those with a genuine need to know, and permit such employees or agents to use the Confidential Information only in connection with the discussions referred to above; use and require its employees and agents to use at least the same degree of care to protect the Confidential Information as is used with its comparable confidential information; and advise its employees and agents who receive the Confidential Information that they may only use, and are required to protect, such Confidential Information as set forth above.

WARRANTY

Buyer agrees that neither it nor any of its agents, officers or employees will, without prior written consent of Realty Pros Commercial, directly or indirectly purchase, lease or acquire any interest in the Property or land on which it is situated; acquire an interest in any entity which owns, purchases, leases or otherwise acquires an interest in the property; acquire an interest in any loan, mortgage or financial obligation of Seller of which is secured by mortgage in the property, or assist any other person or entity to do any of the foregoing, whether by providing consultation, assistance, financing or otherwise. In the event of breach of the foregoing provisions of paragraph 2, as compensation for the assistance, Realty Pros Commercial will have rendered to Buyer in connection with such transaction by providing it with the information contemplated in this Agreement, Buyer will pay Realty Pros Commercial a brokerage fee of an amount equal to 10% of the fair market value of the Property on the date of closing from the closing proceeds. The obligations of Buyer hereunder shall survive the termination of the discussions referred to in the first paragraph of this Agreement.

At the request of Seller, all Confidential Information, including all copies, in the possession or control of Buyer, or in the control of Buyer's agents or representatives, will be returned immediately to Realty Pros Commercial should business negotiations cease between the parties. Nothing in this Agreement shall be construed as conferring, by license or otherwise, from Seller to Buyer any rights in any Confidential Information disclosed pursuant hereto. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns, and shall be construed in accordance with the laws of the State of Florida.

Buyer: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ e-Mail address: _____

Signatures

Buyer: _____ Date: _____

Agent: _____ Date: _____