

MULTI-TENANT INVESTMENT OPPORTUNITY

1108-1286 N. NOVA ROAD DAYTONA BEACH, FL 32118

LOCATED IN THE OPPORTUNITY ZONE (TAX INCENTIVES)



- ❑ 28,547 SF Multi-Tenant Retail Center on 2 Acres of Land
- ❑ Retail or Office Uses Permitted, Building and Pylon Signage
- ❑ Excellent Opportunity to Obtain a Multi-Tenant Investment with Strong Upside
- ❑ City of Daytona Beach with New Roof, Paint, Pylon Sign and Sealcoat in 2017-2019
- ❑ Tenants have Long Term Leases and have paid for their own Buildout
- ❑ Potential In-House Financing Available (See Broker for Details)
- ❑ Current Income Services the Debt with Strong Value Add Opportunity
- ❑ Only 4 Vacant Units Totaling 11,478 SF for Income Upside Potential
- ❑ Tax Incentives for the Opportunity Zone (<https://www.brightimpact.com/opportunity-zones/>)

Sales Price

\$2,600,000

\$91 PSF (Below Replacement Cost)

7.95% Cap Rate @ 59% Occupancy

**Potential In-House Financing
with 50% down**

(See Broker for Details)



Results Real Estate Partners, LLC

Licensed Real Estate Brokers

108 Commerce Street, Suite 200 ♦ Lake Mary, Florida 32746

407.647.0200 main 407.647.0205 fax ♦ www.ResultsREPartners.com

Contact:

Vincent F. Wolle, CCIM, SIOR

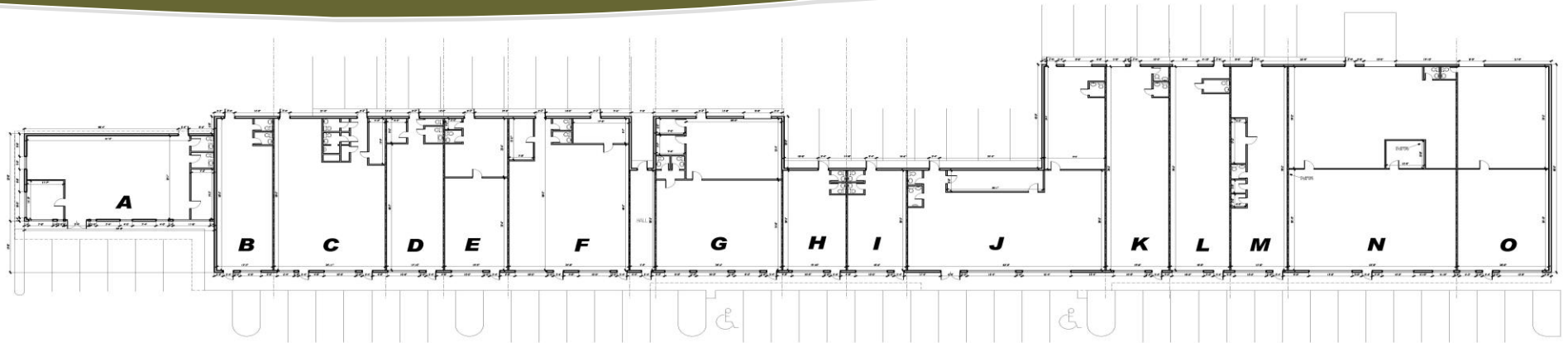
407.448.1823

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SUITES SHOWN IN RED ARE LEASED

A: Suite 1108 – 2,009 SF
B: Suite 1180 - 1,115 SF
C: Suite 1184 - 2,120 SF
D: Suite 1186 – 1,095 SF
E: Suite 1188 – 1,210 SF
F: Suite 1190 – 2,285 SF

G: Suite 1210 – 2,390 SF
Fully loaded Restaurant
H: Suite 1220 – 810 SF
I: Suite 1230 – 757 SF
J: Suite 1240 – 3,297 SF

K: Suite 1250 – 1,607 SF
L: Suite 1260 – 1,527 SF
M: Suite 1270 – 1,447 SF
N: Suite 1280 – 4,247 SF
O: Suite 1286 – 2,327 SF



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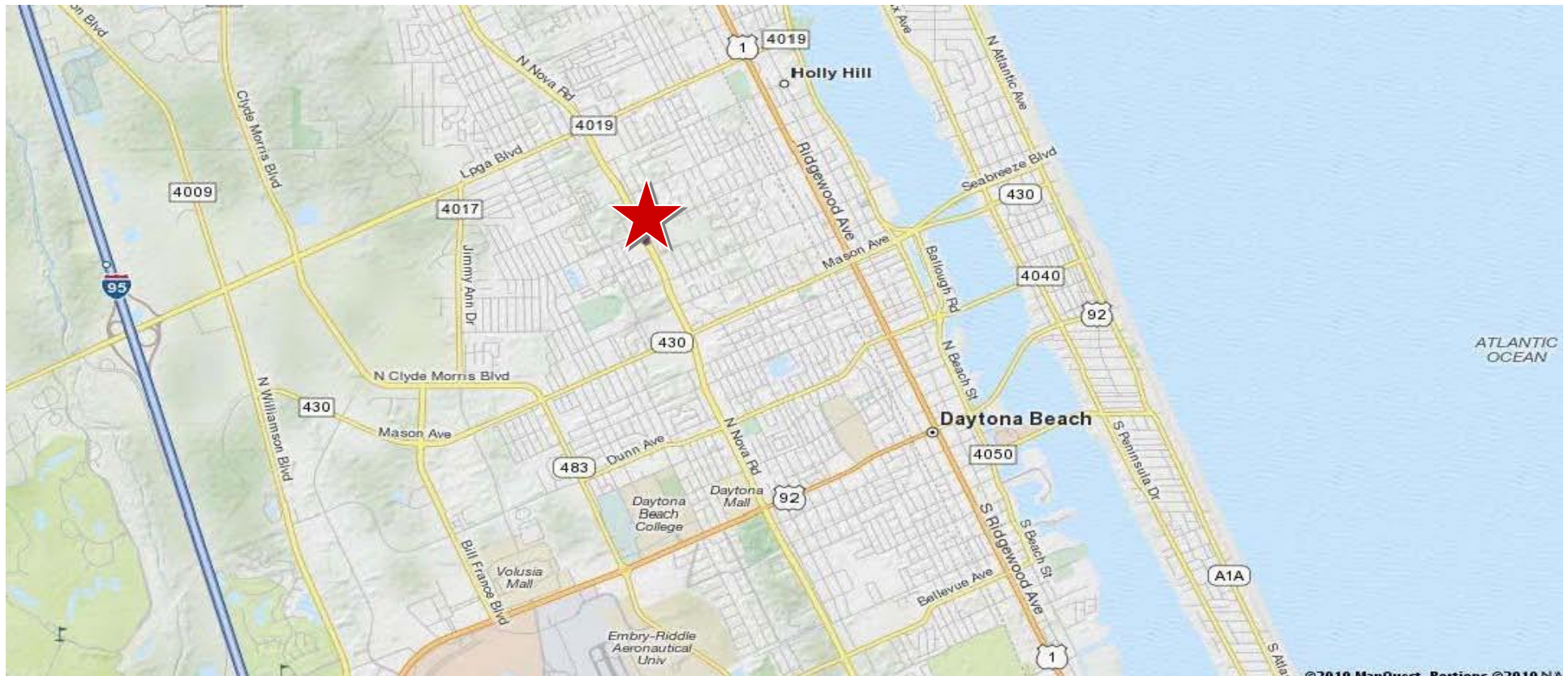
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Investment Summary

Price: \$2,600,000
Down: \$1,300,000 (50% Down)
Financed: \$1,300,000

Loan Terms: 7.5% (IO) over 10 years
Annual Debt: \$ 97,500

Current NOI: \$ 206,636 (@ 59% occupancy)
As-Is Profit: \$ 109,136 (@ 59% occupancy)
ROI: 8.4% (@ 59% occupancy)

Lease Up Assumptions:

11,478 SF @ \$14.00 PSF = \$163,694

As-IS NOI: \$ 206,636 (@ 56% Occupancy)
As-Is Value at 7.95%: \$2,600,000 (@ 56% Occupancy)
As-Leased NOI: \$ 370,330 (@ 100% Occupancy)

As-Leased Assumptions

As-Leased NOI: \$ 370,330
Less Annual Debt: \$ 97,500
As-Leased Profit: \$ 272,830

Less Down Payment: \$ 1,300,000
Return on Investment: 21% ROI

As-Leased Property Value (CAP Rate Ranges)

7.0%	\$5,290,428
7.5%	\$4,937,733
8.0%	\$4,629,125

Notes:

1. Lease up period 6-18 months
2. Rental rates are based at \$12 PSF NNN which is below the average of the current income.
3. Owner can refinance the property once the occupancy hits 75% and get a lower interest rate with a lender
4. All of the Tenants have paid for their own build out. Leases are AS-IS, WHERE-AS Condition. Tenant covers maintenances.

Rent Roll and Expense Information Available Upon Completion of a Confidentiality Agreement

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