

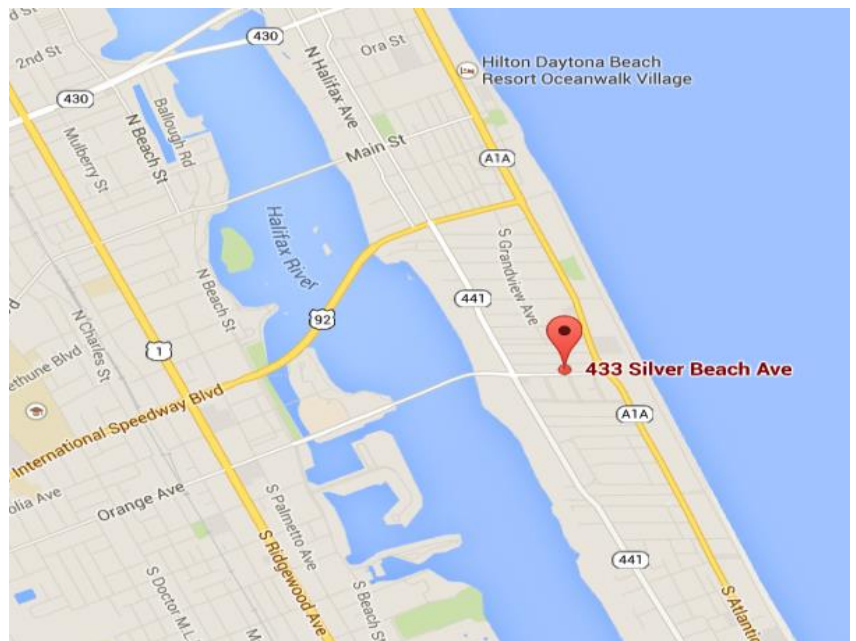
BEACHSIDE PROFESSIONAL OFFICES

433 Silver Beach Avenue, Daytona Beach, FL 32118



PROPERTY SPECIFICATIONS

Sale Price:	\$1,400,000.00
Parcel ID:	5309-34-02-0070
Land Size:	17,400 Sq Ft
Year Built:	1986
Parking:	Common Covered
RP Zoning:	Residential Professional



REMARKS

This Beachside office building consisting of 8 suites/5 tenants and is 100% occupied giving it a 6.7% cap rate.

New roof (2017) Large windows all around for natural lighting and ocean view. Common rest rooms. High Visibility Location, Downtown Historical Area, Near Courthouses, Shopping and Tourist Areas Plenty of Covered Parking. Monument Signage. Just 1/2 block east of the new Orange Ave. bridge 1/2 block to the ocean.



140 S Atlantic Ave 202
Ormond Beach FL 32176

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

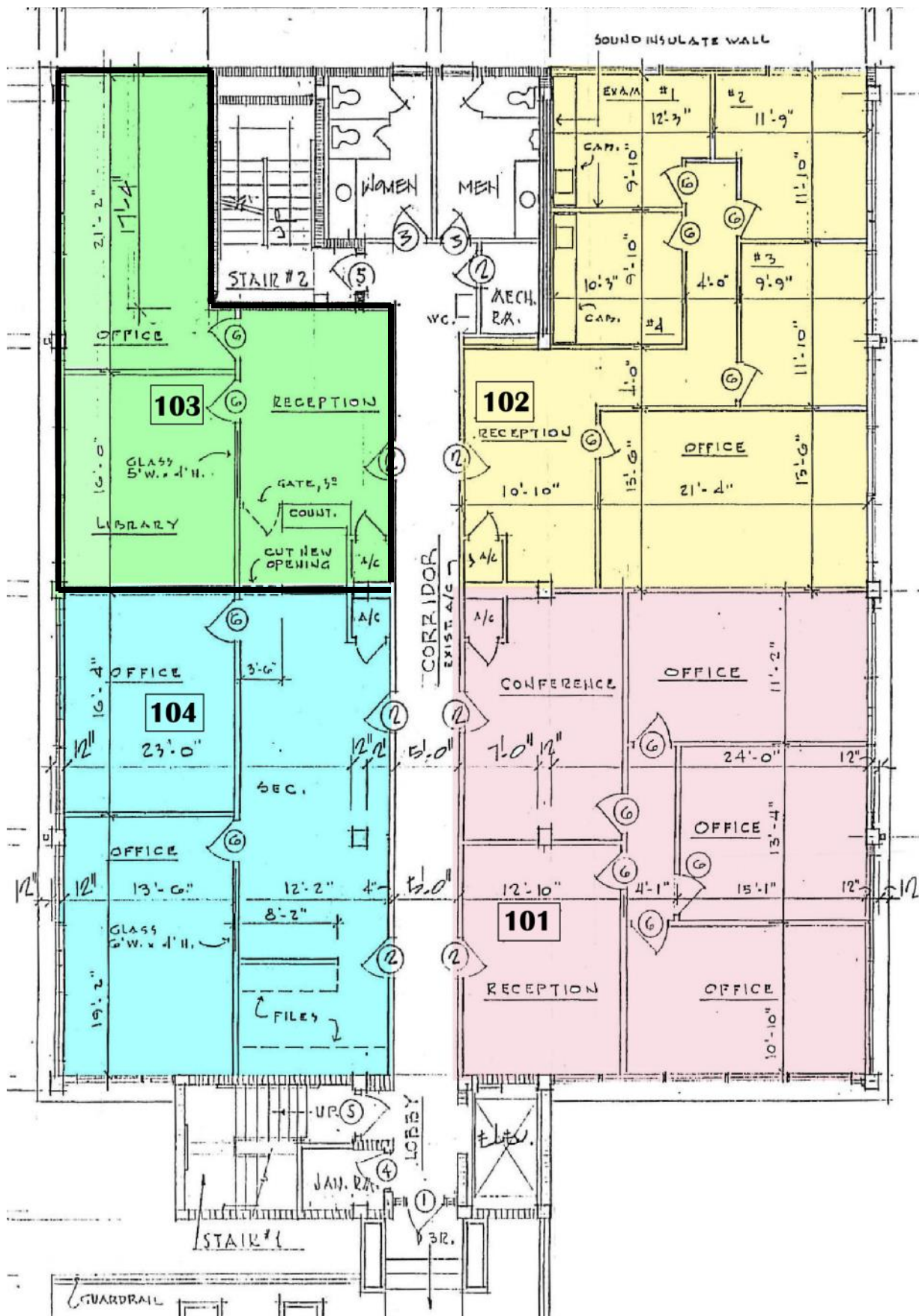
PHOTOS



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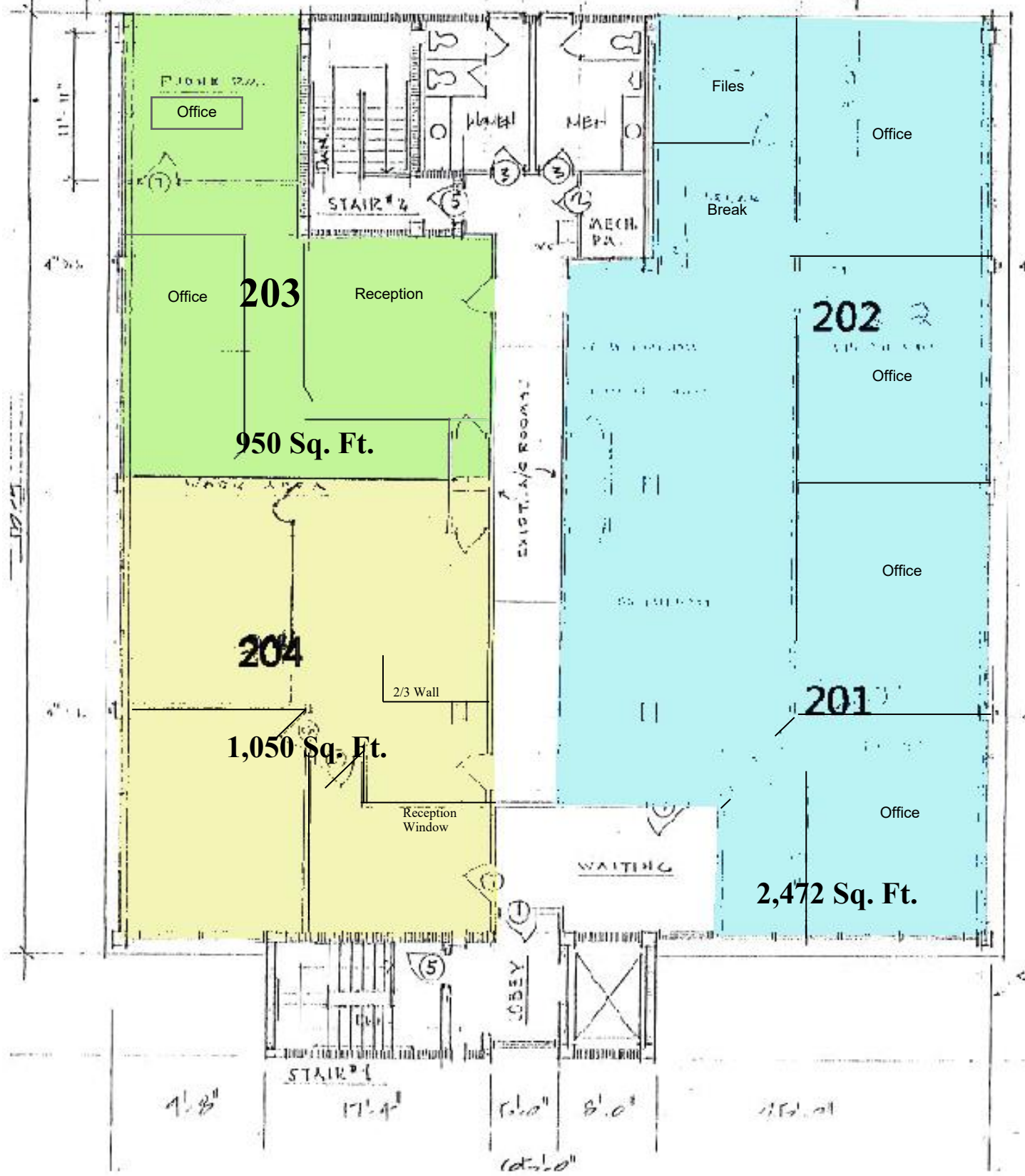
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④ STAIR NO. 2 2ND FL.

1-1/2 WALL
 201-1-1-0



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Annual Property Operating Data

Name _____									
Location <u>433 silver beach</u>				Purchase Price _____					
Type of Property _____				Acquisition Costs _____					
Size of Property _____ (Sq. Ft./Units)				Loan Points _____					
Purpose <u>Broker reconstruction</u>				Down Payment _____					
Assessed/Appraised Values				Existing		#Pmts.			
Land	<u>15</u> <u>15%</u>			1st	_____	_____	<u>12</u>	_____	_____
Improvements	<u>85</u> <u>85%</u>			2nd	_____	_____	<u>12</u>	_____	_____
Personal Property	_____			Potential	_____	_____	_____	_____	_____
Total	<u>100</u> <u>100%</u>			1st	_____	_____	_____	_____	_____
Adjusted Basis as of <u>29-Nov-22</u>				2nd	_____	_____	_____	_____	_____

	\$/SQ FT or \$/Unit	%			
ALL FIGURES ARE ANNUAL				COMMENTS/FOOTNOTES	
1			POTENTIAL RENTAL INCOME	129,732.00	
2			Plus: Other Income (affected by vacancy)	_____	
3			Less: Vacancy & Cr. Losses (of <u>129,732</u>)	_____	
4			EFFECTIVE RENTAL INCOME	129,732	
5			Plus: Other Income (not affected by vacancy)	_____	
6			GROSS OPERATING INCOME	129,732	
OPERATING EXPENSES:					
7			Real Estate Taxes	12,000	
8			Personal Property Taxes	_____	
9			Property/Insurance	4,000	
10			Off Site Management	_____	
11			Payroll	_____	
12			Expenses/Benefits	_____	
13			Taxes/Worker's Compensation	_____	
14			Repairs and Maintenance	3,000	
Utilities:					
15			Water	6,000	
16			Electric	2,400	
17			Gas	_____	
18			_____	_____	
19			Accounting and Legal	350	
20			Licenses/Permits	_____	
21			Advertising	_____	
22			Supplies	_____	
Miscellaneous Contract Services:					
24			Lawn	3,000	
25			Pest	_____	
26			Vehicle	_____	
27			cleaning	4,200	
28			elevator	1,200	
29			TOTAL OPERATING EXPENSES	36,150	
30			NET OPERATING INCOME	93,582	
31			Less: Annual Debt Service	_____	
32			Less: Funded Reserves	_____	
33			Less: Leasing Commissions	_____	
34			Less: Capital Additions	_____	
35			CASH FLOW BEFORE TAXES	\$93,582	



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AERIAL MAP



REAR PHOTO



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BUSINESS ENTITY NON-DISCLOSURE AGREEMENT

This Business Entity Non-Disclosure, hereinafter called the "Agreement", is between _____, hereinafter called the "Recipient", who will receive information concerning the restaurant, hereinafter called the "Business Entity".

As a condition, the Recipient agrees to treat any information concerning the business, which is furnished to the Recipient, by the provisions of this agreement, and to take, or abstain from taking; specific actions as set out below:

1. The Recipient recognizes and acknowledges the competitive value and confidential nature of internal, non-public, financial, and client information now and hereafter furnished or obtained by the Business Entity or representatives, as well as the damage which could result to the Business Entity if any of this information is disclosed to any third party.
2. The Recipient hereby agrees that any and all confidential or proprietary information will be used solely for the possible acquisition of the Business Entity, and that the Recipient or its directors, officers and employees will not disclose to any third party any of the material now or hereafter received or provided, however, that any such information may be disclosed to the Recipient's accountants, attorneys and other confidential advisers who "need to know" such information for assisting in the possible acquisition and furthermore will be advised by the Recipient of the confidential nature of such information.
3. In addition, unless there is the written consent of the Business Entity, the Recipient will not, and nor will their representatives or advisers, disclose to any third party the fact that discussions or negotiations are taking place concerning the possible acquisition of the Business Entity, including the status thereof except as the Recipient may be required by law or in any shareholder agreement. Furthermore, no disclosure or information will be sought from any person or the staff of the business without prior authorization from the Business Entity.
4. In the event that the Recipient does not proceed with an offer or the acquisition of the Business Entity, within a reasonable time, the Recipient shall promptly return to the Business Entity all information and materials containing or reflecting the information of the Business Entity and will not retain any copies, extracts or other reproductions of such information. This includes, but is not limited to, all documents, memoranda, notes and other writings prepared by the Recipient and their advisers based on the information and shall also be returned to the Business Entity unless the Business Entity agrees that they may be retained by the Recipient, in which case they shall be kept confidential and not disclosed or given to any third party for any purpose.
5. Furthermore, in the event that the Recipient does not proceed with an offer or the acquisition of the Business Entity, the Recipient shall not use any of the non-public information now or hereafter received or obtained from any vendor of the Business Entity (or any related entity) with respect to any of the financial affairs of the Business Entity in furtherance of the Recipient's own business (except in



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negotiations of this transaction), or the business of anyone else, whether or not in competition with the Business Entity, or for any other purpose whatsoever, with the Recipient further agreeing to not solicit or entice away from the business of the Business Entity, or any related entity or person who was an employee of the Business Entity, including any related entity at any time during the period during which the Recipient receives confidential information for a period of _____ from the date of this Agreement.

6. All confidential and proprietary information furnished to the Recipient by the Business Entity after the date hereof shall be subject to the terms of this Agreement.
7. The provisions of this Agreement shall be binding, including but not limited to, any subsidiary and/or an affiliated company of the Recipient, and shall comply with the provisions of this Agreement as if they were bound by the same provisions. This Agreement shall be governed and construed in accordance with the laws in the State of _____ and the Recipient shall submit to the jurisdiction of the courts exercising jurisdiction in such State.

The Recipient acknowledges that by signing this agreement to hold all matters strictly confidential and abide by all the terms and conditions of this agreement.

Recipient's Signature

Print Name

Date



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