

# SMALL INVESTOR OFFERING | VENETIAN BAY OFFICE CONDO



## PROPERTY DESCRIPTION

Buy now and let the existing tenant cover the carrying costs. Then, as an owner or investor, lease to a tenant who will benefit from a high foot traffic location with some of the best demographics in East Volusia County.

Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently and growing to over 4,000 homes in Venetian Bay at full build out.

Currently estimated to be over 7,000 potential customers with over \$75,000 plus Average Household Income.

1,691 SF Commercial Condo with storefront on Luna Bella Lane currently leased to a development company while they are building 322 multifamily units across the street.

\$41,408.22 Annual Base Rent, 8.28% Cap Rate, PLUS Tenant pays condo dues and real estate taxes.

No hassle investment with Condo Association handling all building and grounds maintenance.

Building signage available.

Cash-in on local growth today!

## LOCATION DESCRIPTION

Located west of Interstate 95 between Pioneer Trail and SR 44 just off Airport Road.

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

**CHRIS BUTERA**

Principal

O: 386.453.4789

chris.butera@svn.com

## OFFERING SUMMARY

---

<b>SALE PRICE:</b>	\$500,000
--------------------	-----------

---

<b>SIZE:</b>	1,691 SF
--------------	----------

---

<b>CAP RATE:</b>	8.28%
------------------	-------

---

<b>NOI:</b>	\$41,408.22 (\$24.49 NNN)
-------------	------------------------------

---

<b>YEAR BUILT:</b>	2007
--------------------	------

---

<b>ZONING:</b>	PUD
----------------	-----

---

<b>PARCEL NO:</b>	7307-04-00-0040
-------------------	-----------------

---

## LOCATION ADDRESS

424 Luna Bella Lane, Unit D (Suite 130)

New Smyrna Beach, FL 32168

---

**SMALL INVESTOR OFFERING | VENETIAN BAY OFFICE CONDO** | 424 Luna Bella Lane, Unit D (Suite 130) New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## ADDITIONAL PHOTOS



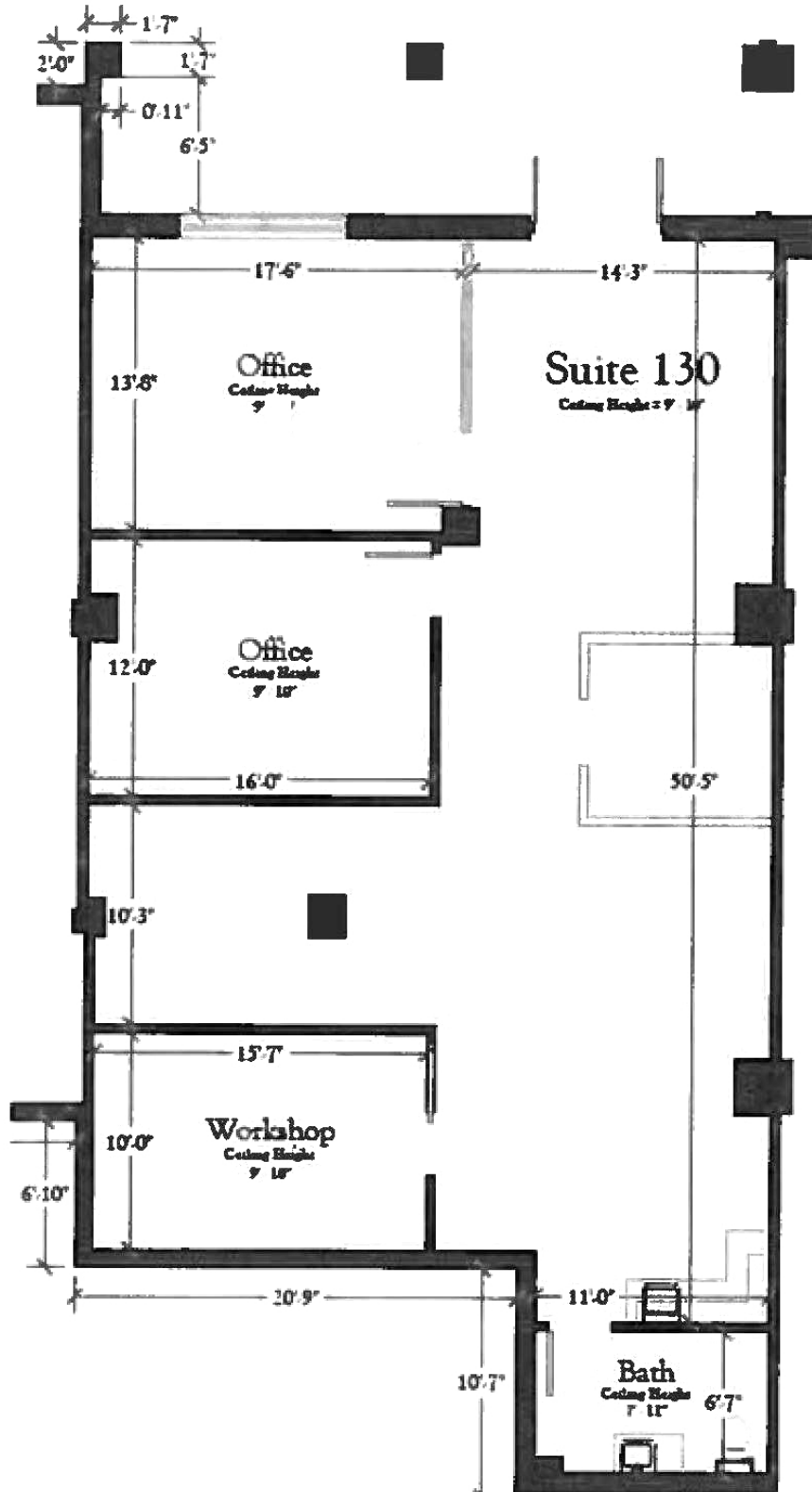
**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

**CHRIS BUTERA**  
Principal  
O: 386.453.4789  
chris.butera@svn.com

**SMALL INVESTOR OFFERING | VENETIAN BAY OFFICE CONDO** | 424 Luna Bella Lane, Unit D (Suite 130) New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# FLOOR PLAN



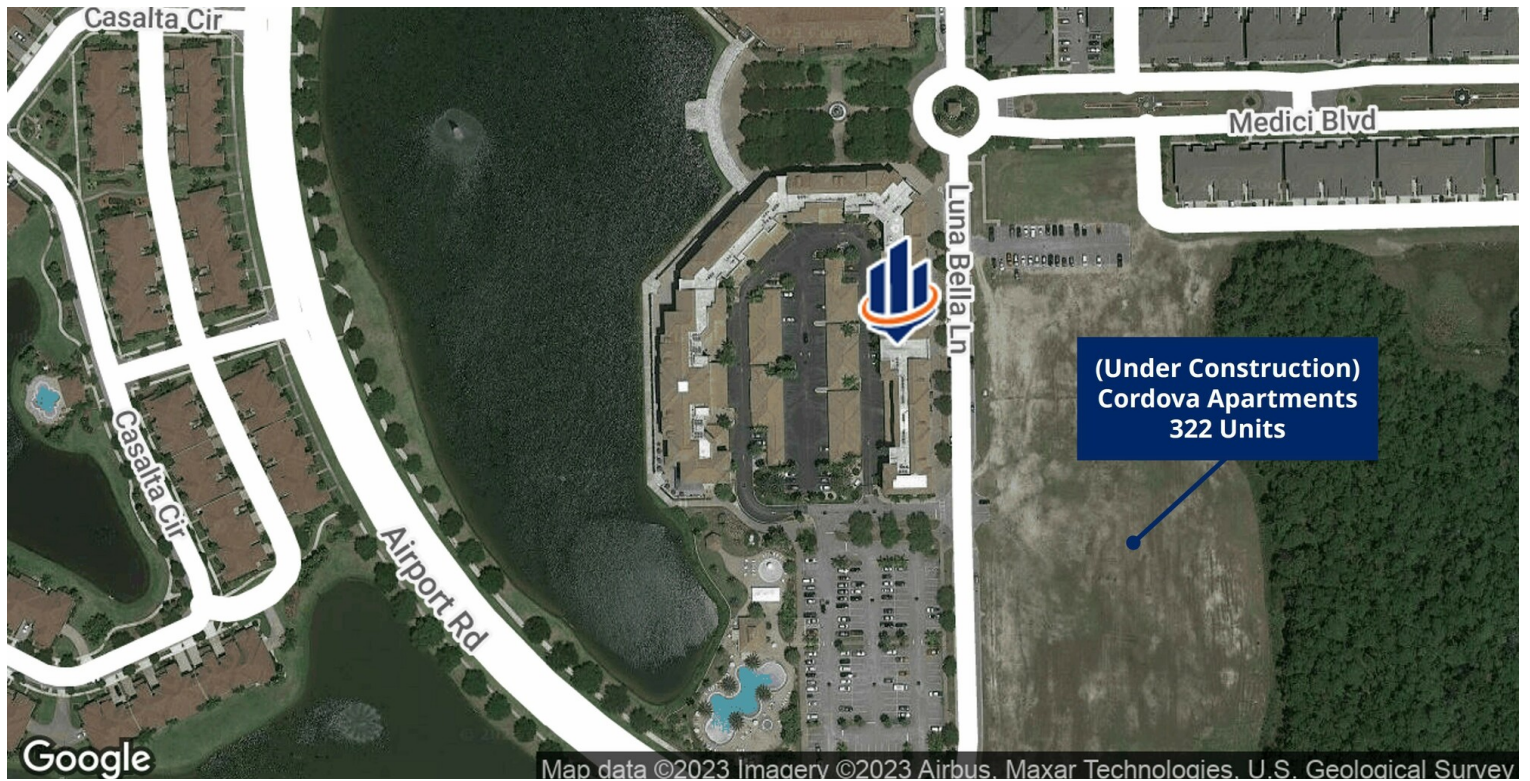
**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

**CHRIS BUTERA**  
 Principal  
 O: 386.453.4789  
 chris.butera@svn.com

**SMALL INVESTOR OFFERING | VENETIAN BAY OFFICE CONDO** | 424 Luna Bella Lane, Unit D (Suite 130) New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# LOCATION MAPS



**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

**CHRIS BUTERA**  
 Principal  
 O: 386.453.4789  
 chris.butera@svn.com

**SMALL INVESTOR OFFERING | VENETIAN BAY OFFICE CONDO** | 424 Luna Bella Lane, Unit D (Suite 130) New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.