



COMMERCIAL
INVESTMENT
DIVISION



Great Opportunity

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404 Ridgewood, Daytona Beach



5
TOTAL PARCELS



DAYTONA
BEACH



3
IMPROVEMENTS



8%
CAP

UNIQUE INVESTMENT OPPORTUNITY

This exceptional portfolio comprises five parcels featuring a total of three fully renovated residences and three adjacent land parcels for future development. Anchored by an 8,000 SF Historic Victorian home, the offering also includes a 7,000 SF co-living property at 404 & 408 S Ridgewood Ave, a 1,021 SF home at 315 Live Oak Ave, all 5 parcels total 1.5 AC (0.51 vacant)—on Live Oak Avenue and Segrave Street.

Strategically located with 164 feet of prime frontage on US-1, the properties are just minutes from the beach, the Intracoastal Waterway, and Daytona's most popular attractions. This high-visibility location, paired with recent upgrades and versatile T-2 zoning, presents a compelling opportunity for investors and developers alike.



Dan Lyonnais, CCIM

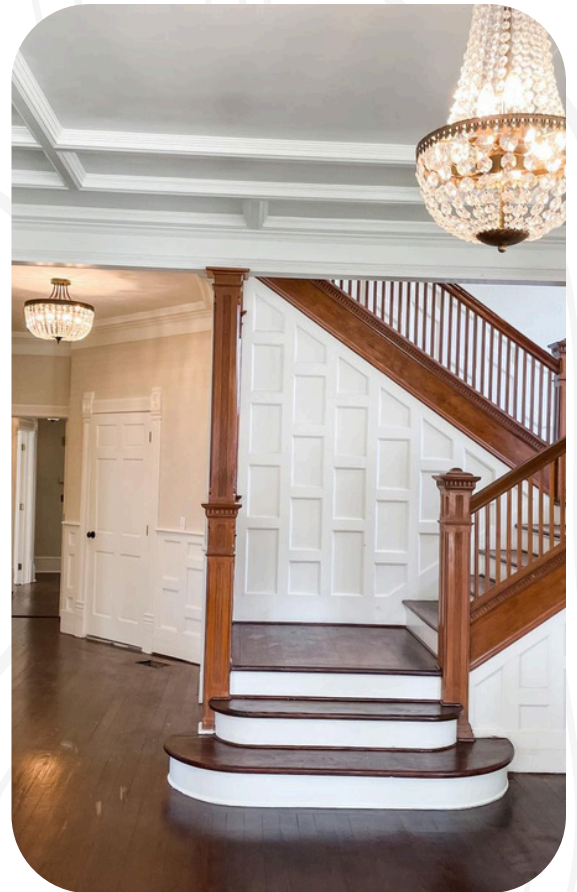
Commercial Investment Realtor

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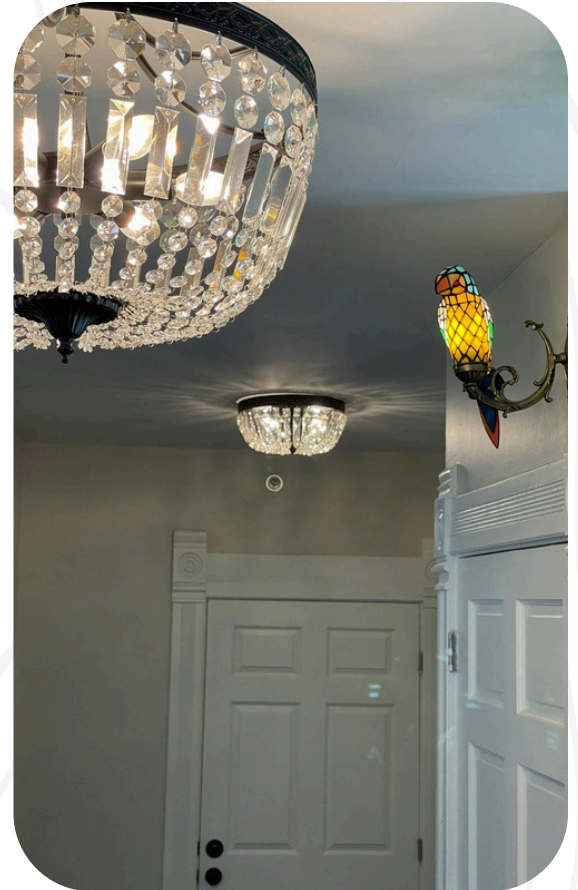
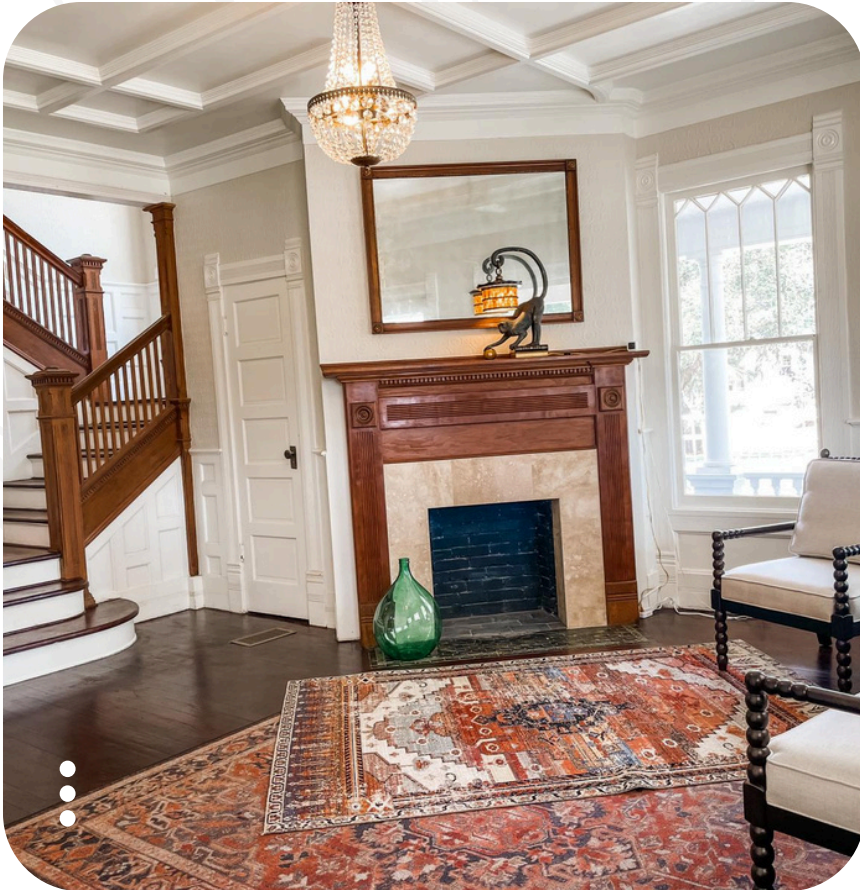
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**the beauty of
simplicity.**


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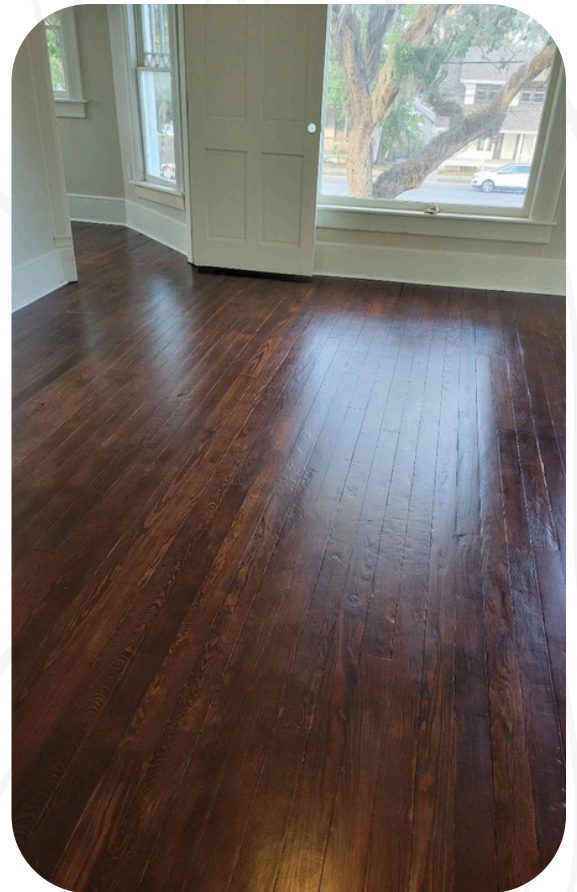
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**the beauty of
originality.**


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**the beauty of
timeless.**

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A RARE GEM

A Fully Renovated Historic
Victorian Residence

404 Ridgewood Avenue, Daytona Beach

Parcel ID: 533901170062



The crown jewel of the portfolio is the magnificent 8,000 SF Victorian home, listed on the U.S. National Register of Historic Places. This architectural masterpiece features 10 uniquely styled bedrooms, 5 full bathrooms, and two fully renovated basement apartments. Currently leased via PadSplit through July 2025 and renewable, this property generates consistent rental income while maintaining historic charm.



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CO-LIVING

Fully Renovated Property

Parcel ID: 533901170062



Adjacent to the Victorian, the 7,000 SF co-living home offers 13 bedrooms and 4 bathrooms. Currently leased via PadSplit lease through August 2025, and renewable. Designed to accommodate high-occupancy weekly rentals, it provides strong cash flow and long-term income stability.



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CHARMING

Single Family Residence

315 Live Oak, Daytona Beach

Parcel ID: 533901170063



Located at 315 Live Oak Ave, the 1,021 SF single-family home includes 4 bedrooms and 1 bathroom. It has been completely updated with a new bathroom and shower, along with upgraded plumbing and electrical systems. Like the other homes in the portfolio, it is leased via PadSplit to serve essential workers such as teachers, traveling nurses, and frontline professionals.



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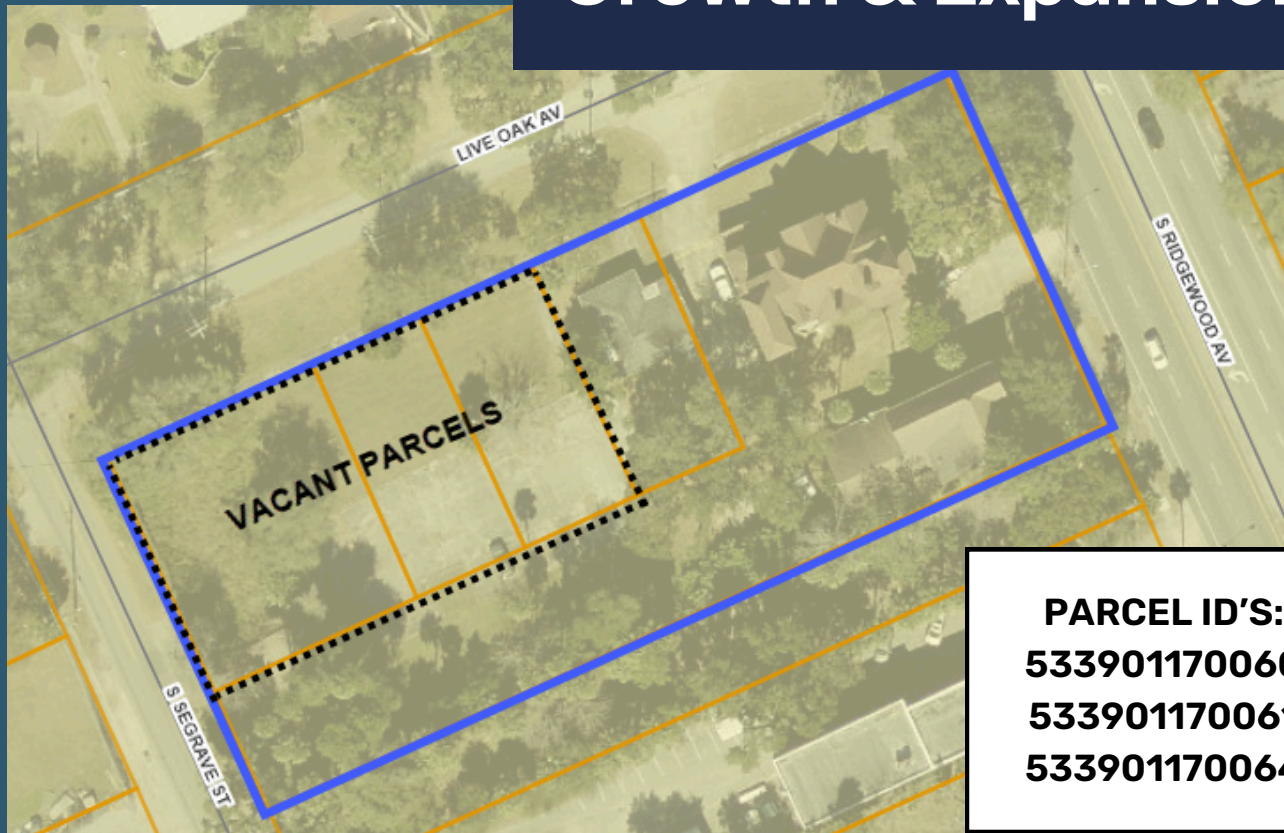
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Opportunity for Growth & Expansion



PARCEL ID'S:
533901170060
533901170061
533901170064

Additional Land for Expansion or Redevelopment

All three residential properties are leased through PadSplit, the largest co-living platform in the U.S., providing affordable weekly housing solutions for essential workers such as teachers, traveling nurses, and frontline professionals. This model ensures consistent occupancy and strong rental income.

- Prime US-1 frontage in a high-traffic corridor
- Stable income through PadSplit, the largest co-living platform in the U.S.
- Diverse redevelopment potential with T-2 zoning
- Ideal for investors seeking cash flow with value-add or expansion upside
- Minutes to the beach, Intracoastal Waterway, Daytona International Speedway, Daytona Beach International Airport, and Bethune-Cookman University

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FINANCIAL OVERVIEW

PROFORMA ASSUMPTIONS

Unit Mix				
Type	# of Units	Weekly Rent/ Unit	Weekly Rent	Annual Rent
Victorian - Rooms	11	\$191	\$2,530	\$131,560
Victorian - Apartments	2	\$1,250	\$3,000	\$36,000
Dorm - Rooms	13	\$186	\$2,600	\$135,200
315 Live Oak	4	\$183	\$800	\$41,600
Total / Average	30	\$298	\$8,930	\$344,360

Operating Expense Assumptions			
	1-12 Actuals	Pro-Forma Year 1	Year 1 / Unit
Utilities	\$0	\$25,500	\$850
Payroll	\$0	\$0	\$0
General & Admin.	\$0	\$1,500	\$250
Marketing & Advertising	\$0	\$0	\$0
Contract Maintenance	\$0	\$18,000	\$600
Repairs & Maintenance	\$0	\$12,000	\$400
Turnover Costs	\$0	\$0	\$0
Insurance	\$0	\$18,000	\$600
Real Estate Taxes	\$0	\$11,013	\$367
Total	\$0	\$92,013	\$3,067

Expense/ Inflation Assumptions					
	Year1	Year 2	Year 3	Year4	Year 5+
Market Rents	3.00%	3.00%	3.00%	3.00%	3.00%
Real Estate Taxes	3.00%	3.00%	3.00%	3.00%	3.00%
Other Income	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Expenses	3.00%	3.00%	3.00%	3.00%	3.00%
Management Fee	8.00%	8.00%	8.00%	8.00%	8.00%

Gross Rent Deductions and Non-Revenue Units					
	Year1	Year 2	Year 3	Year4	Year 5+
Loss to Lease	0.00%	0.00%	0.00%	0.00%	0.00%
Vacancy Loss	10.00%	10.00%	10.00%	10.00%	10.00%
Rent Concessions	0.00%	0.00%	0.00%	0.00%	0.00%
Write Off	2.50%	2.50%	2.50%	2.50%	2.50%
Total	12.50%	12.50%	12.50%	12.50%	12.50%
Non-Revenue Unit(s)	0.00	0.00	0.00	0.00	0.00

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FINANCIAL OVERVIEW

PROFORMA CASHFLOWS

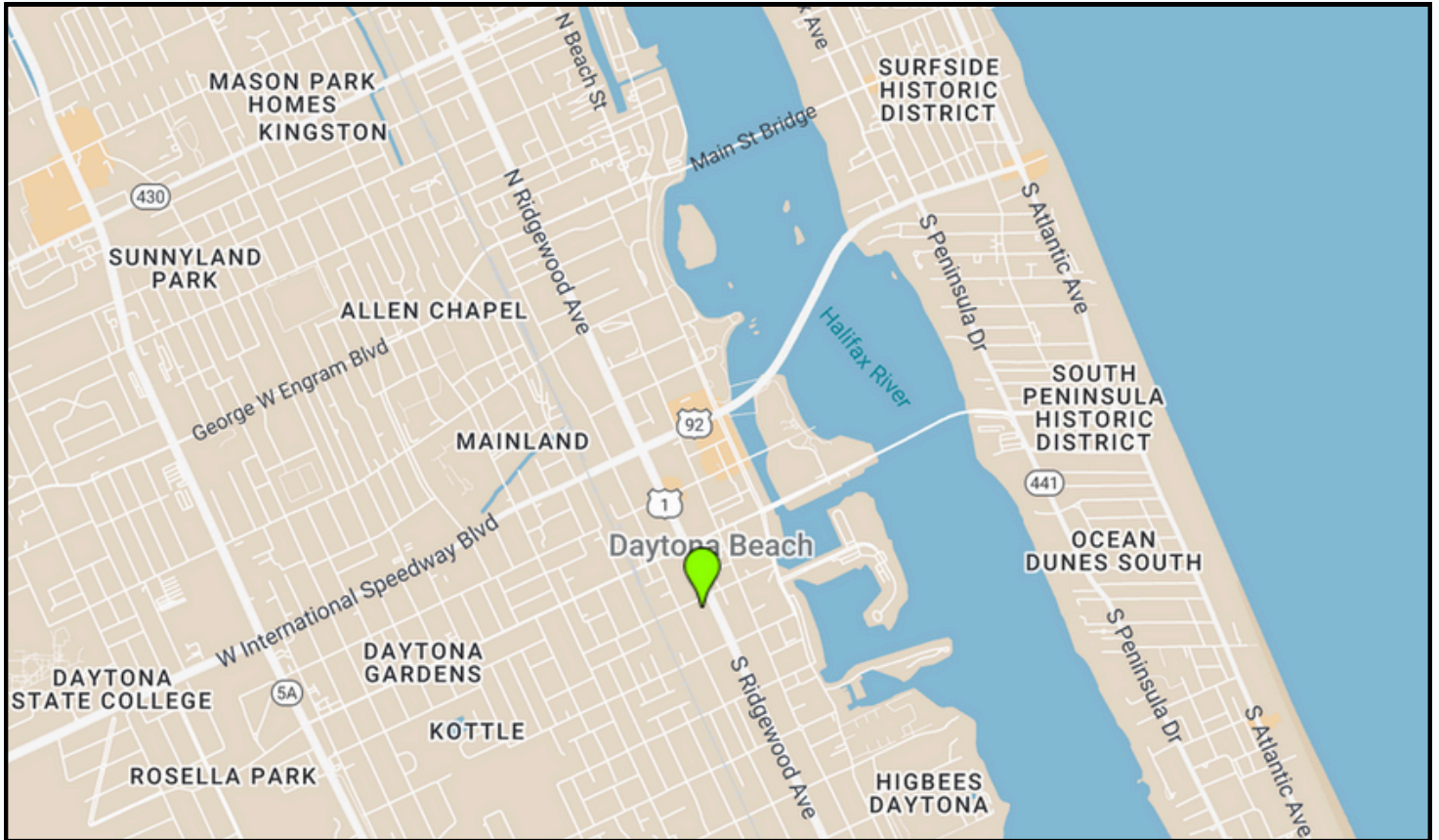
For Fiscal Year Ending	Year 1 12/31/2025		Year 2 12/31/2026		Year 3 12/31/2027		Year 4 12/31/2028		Year 5 12/31/2029	
Occupancy	90.0%		90.0%		90.0%		90.0%		90.0%	
Market Rate	\$970		\$999		\$1,029		\$1,060		\$1,092	
	\$	\$/Unit	\$	\$/Unit	\$	\$/Unit	\$	\$/Unit	\$	\$/Unit
Income										
Gross Potential Rent	344,360	11,479	354,691	11,823	365,332	12,178	376,291	12,543	387,580	12,919
Loss to Lease										
Total Minimum Rent	344,360	11,479	354,691	11,823	365,332	12,178	376,291	12,543	387,580	12,919
Vacancy Loss	(34,436)	(1,148)	(35,469)	(1,182)	(36,533)	(1,218)	(37,629)	(1,254)	(38,758)	(1,292)
Non-Revenue Unit(s)										
Rental Concessions										
Effective Rental Income	309,924	10,331	319,222	10,641	328,798	10,960	338,662	11,289	348,822	11,627
Other Income										
Write Off	(7,748)	(258)	(7,981)	(266)	(8,220)	(274)	(8,467)	(282)	(8,721)	(291)
Utility Reimbursements										
Effective Gross Income	302,176	10,073	311,241	10,375	320,578	10,686	330,196	11,007	340,102	11,337
Operating Expenses										
Utilities	25,500	850	26,265	876	27,053	902	27,865	929	28,700	957
Payroll										
General & Admin.	7,500	250	7,725	258	7,957	265	8,195	273	8,441	281
Marketing & Advertising										
Contract Maintenance	18,000	600	18,540	618	19,096	637	19,669	656	20,259	675
Repairs & Maintenance	12,000	400	12,360	412	12,731	424	13,113	437	13,506	450
Turnover Costs										
Insurance	18,000	600	18,540	618	19,096	637	19,669	656	20,259	675
Real Estate Taxes	11,013	367	11,343	378	11,684	389	12,034	401	12,395	413
Management Fee	24,174	806	24,899	830	25,646	855	26,416	881	27,208	907
Total Operating Expenses	116,187	3,873	119,673	3,989	123,263	4,109	126,961	4,232	130,770	4,359
Net Operating Income	185,989	6,200	191,568	6,386	197,316	6,577	203,235	6,775	209,332	6,978

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LOCATION



DISCLAIMER: This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form.

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