

SALE

BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



SALE PRICE

\$867,000

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera, PA
(954) 829-5702

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



Confidentiality & Disclaimer

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

SAMPLE OF RELEVANT PROJECTS

Sold \$26 million of commercial real estate assets

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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THE PROPERTY

Brentwood Drive
Brentwood Drive
Daytona Beach, FL 32117

SCOPE OF SERVICE

Coldwell Banker Commercial to represent ECONOMICAL COMMUNITY HOUSING ORGANIZATION LLC in the sale of Brentwood Drive

MARKET INFO

An exceptional location both for business and life after-hours, Brentwood Drive is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Deltona/Daytona Beach Market, we recommend the property be sold for \$867,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

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OFFERING SUMMARY

Sale Price:	\$867,000
Lot Size:	3.33 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	1,096	4,730
Total Population	638	2,667	12,398
Average HH Income	\$47,953	\$48,171	\$53,579

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LOCATION DESCRIPTION

Discover the potential of investing in the vibrant Deltona/Daytona Beach market. Located on Brentwood Drive, this area offers a dynamic combination of residential and commercial opportunities. Enjoy close proximity to the scenic Halifax River and Daytona's famous beaches, drawing residents and visitors alike. The nearby Tanger Outlets provide abundant shopping and entertainment options, while the Daytona International Speedway and Daytona Beach International Airport ensure connectivity and excitement. With a strong rental market and growing demand for multifamily properties, the area presents a compelling opportunity for the savvy investor looking to capitalize on the region's economic growth and appeal.

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PROPERTY HIGHLIGHTS

- Zoned MFR-20
- Multifamily residential potential
- Strategic location
- Development opportunity
- Prime investment location



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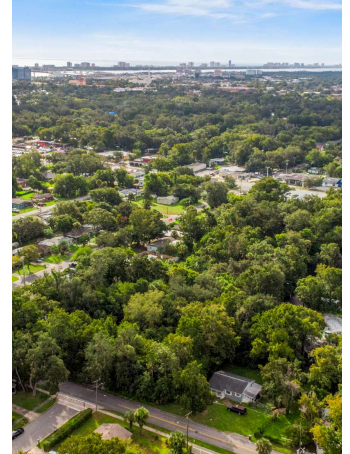
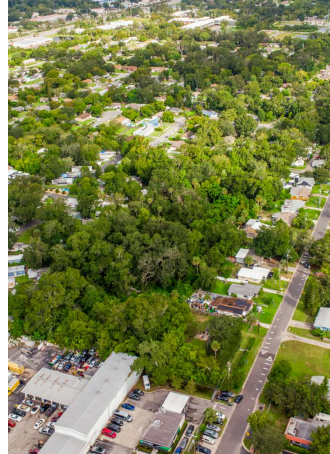
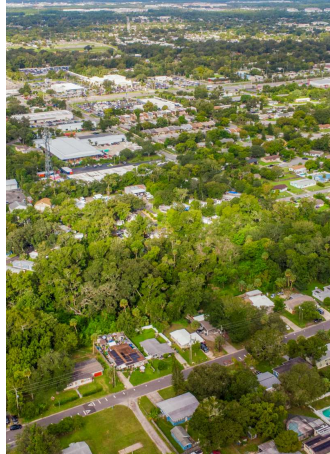
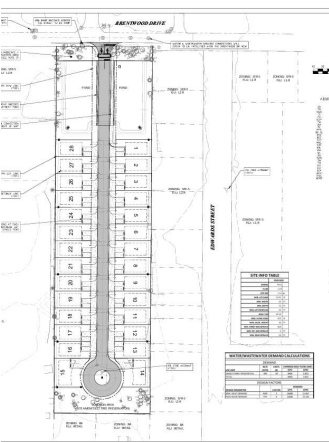
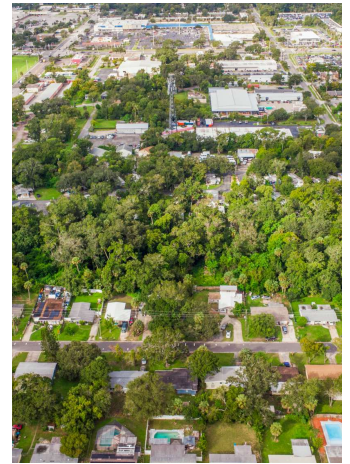
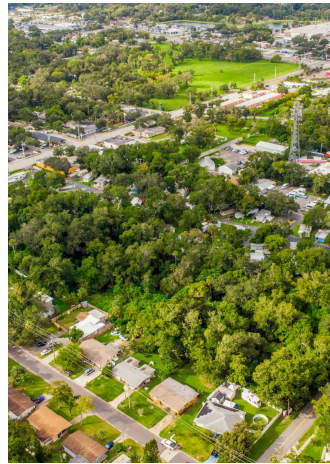
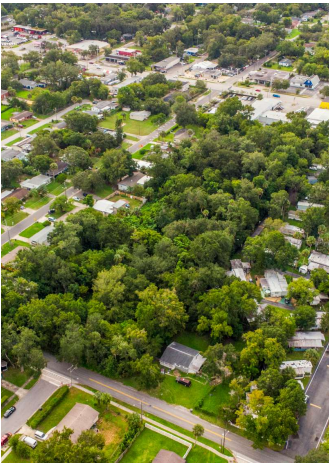
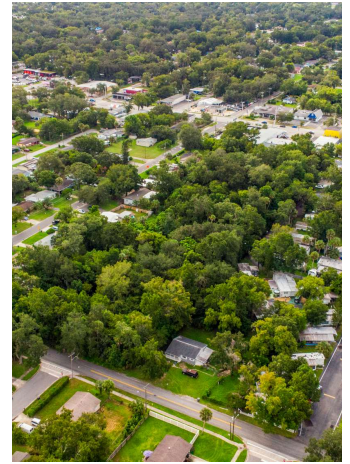
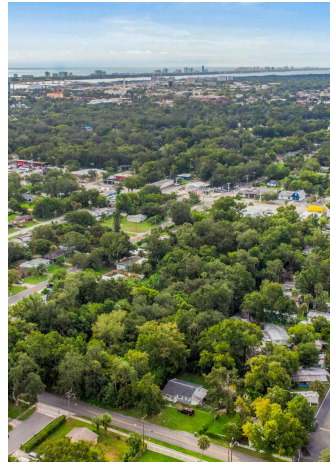
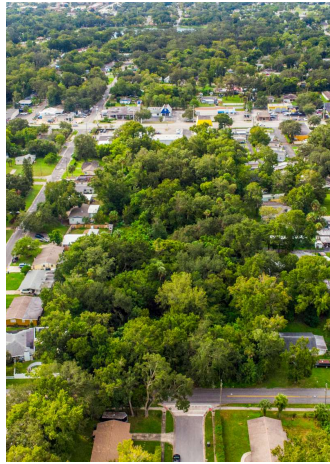
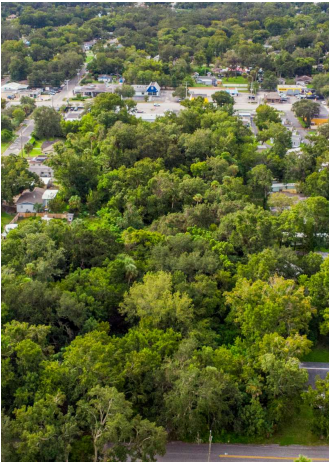


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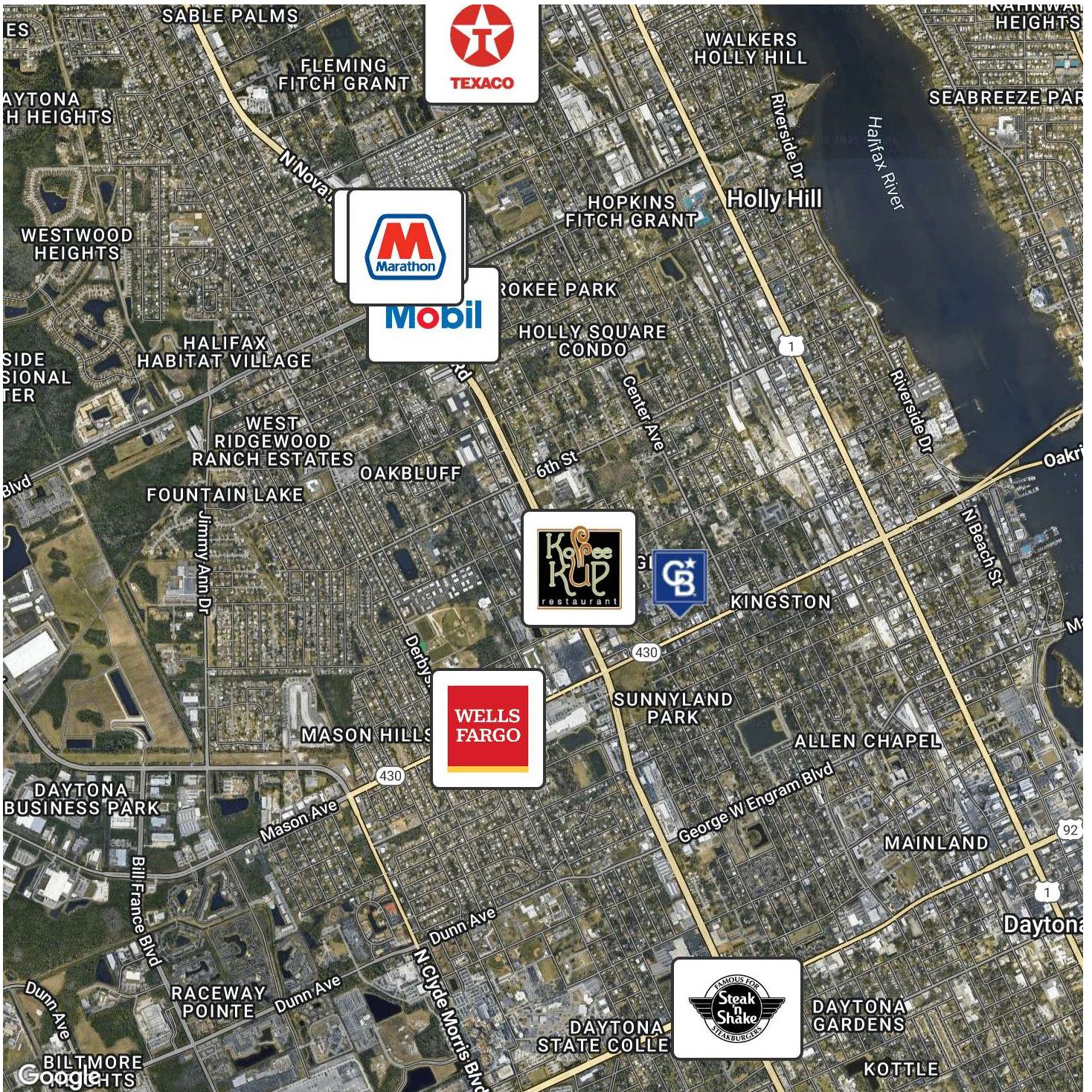


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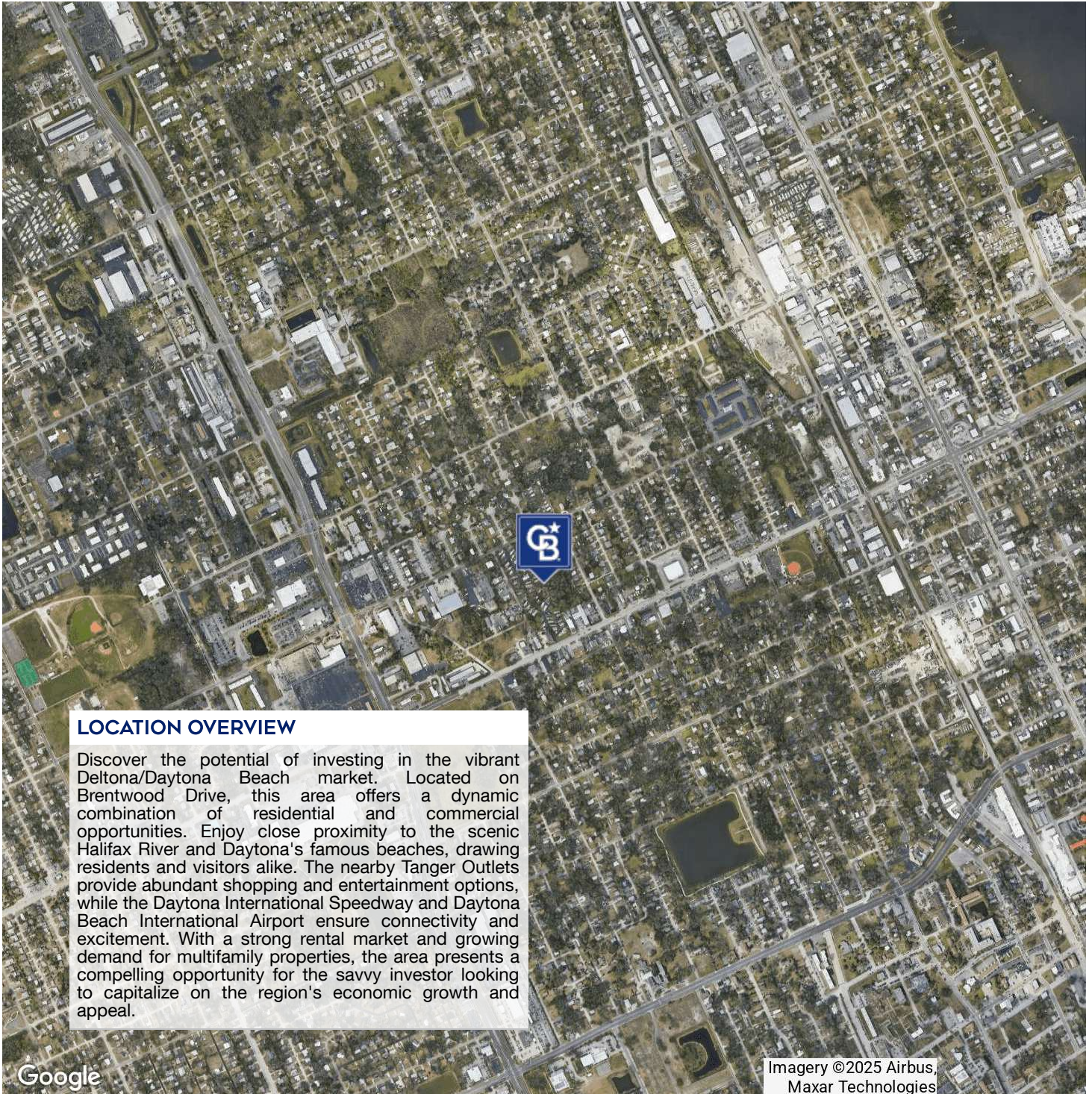


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LOCATION OVERVIEW

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Maxar Technologies

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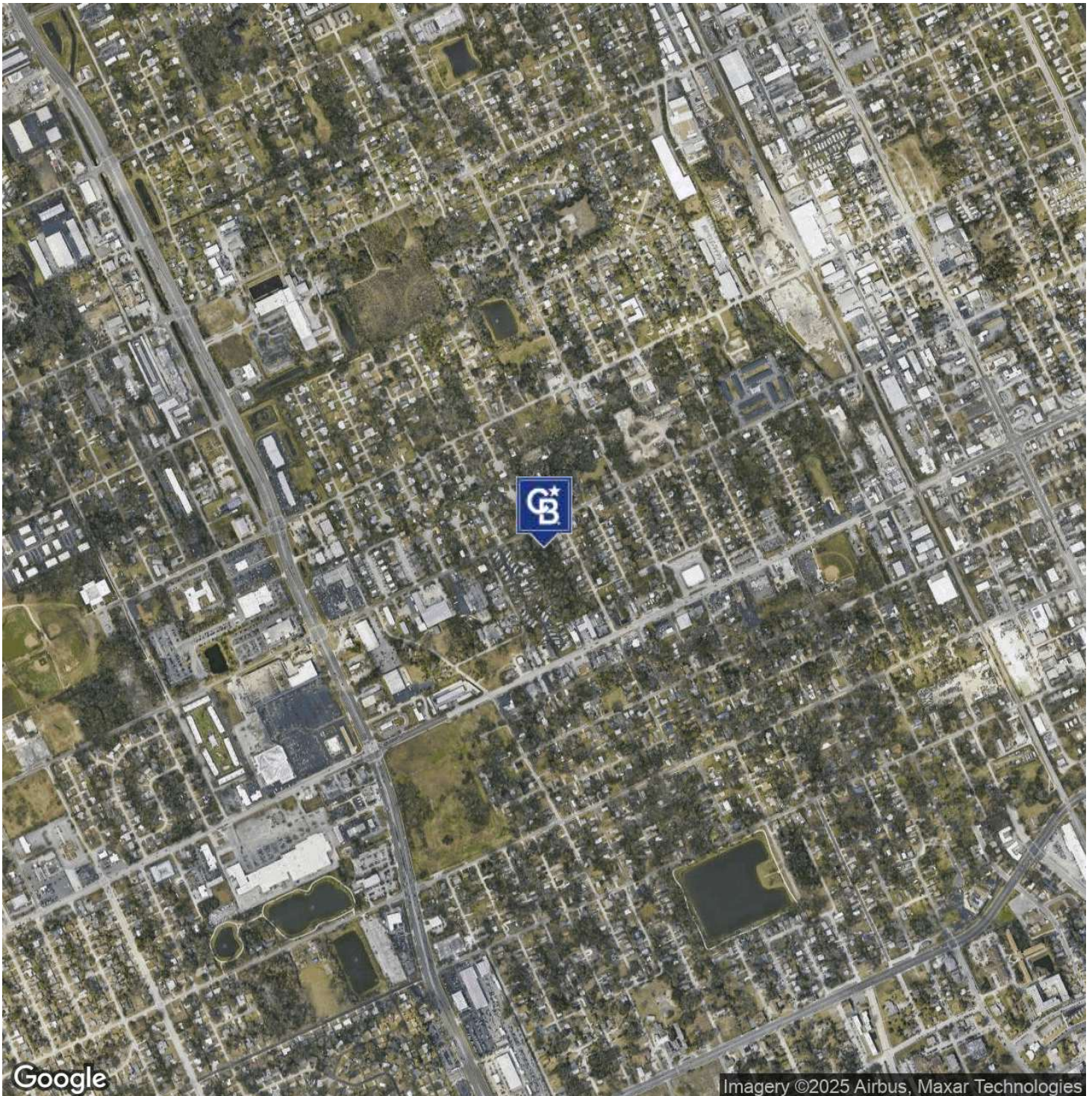


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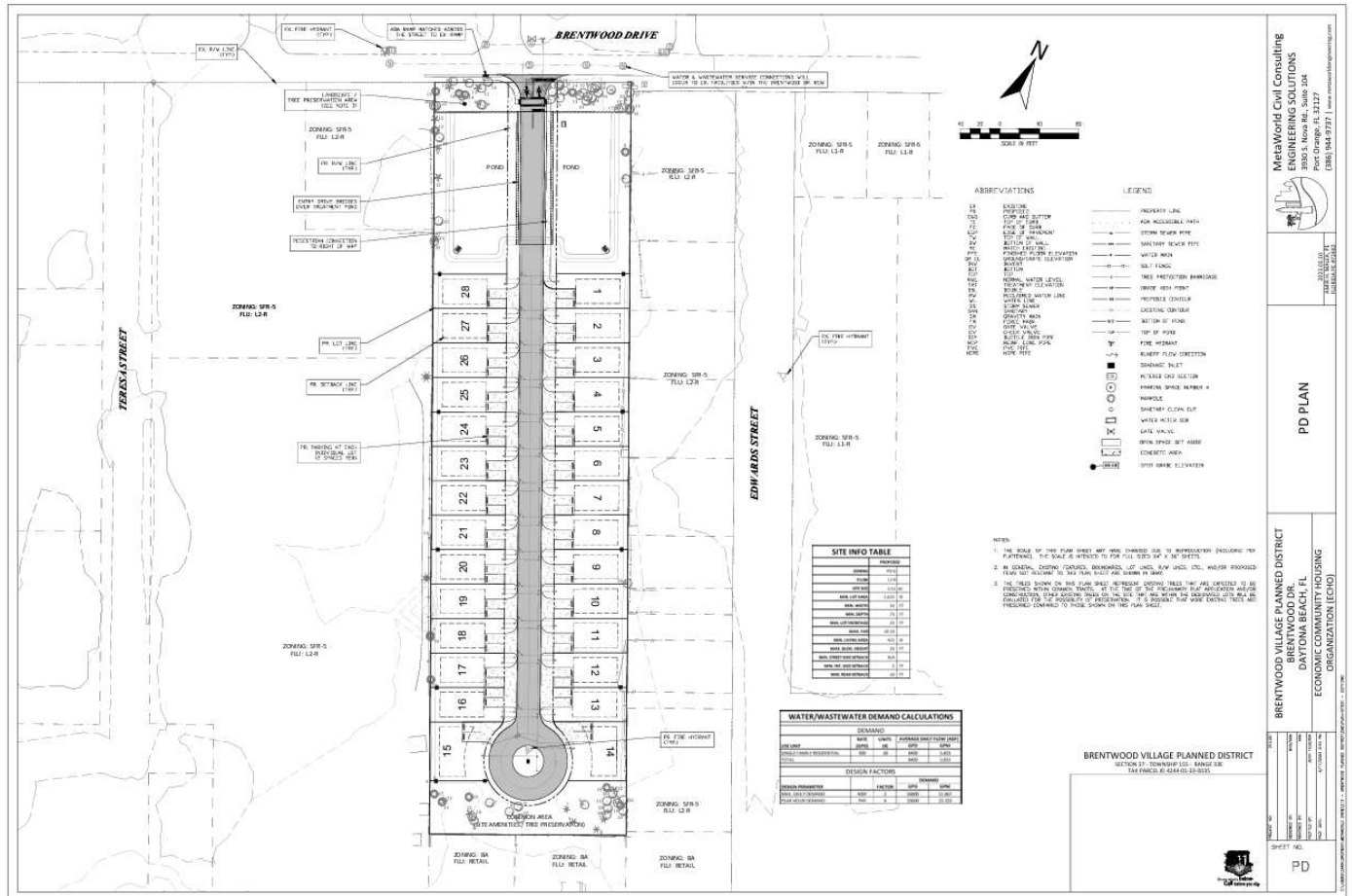
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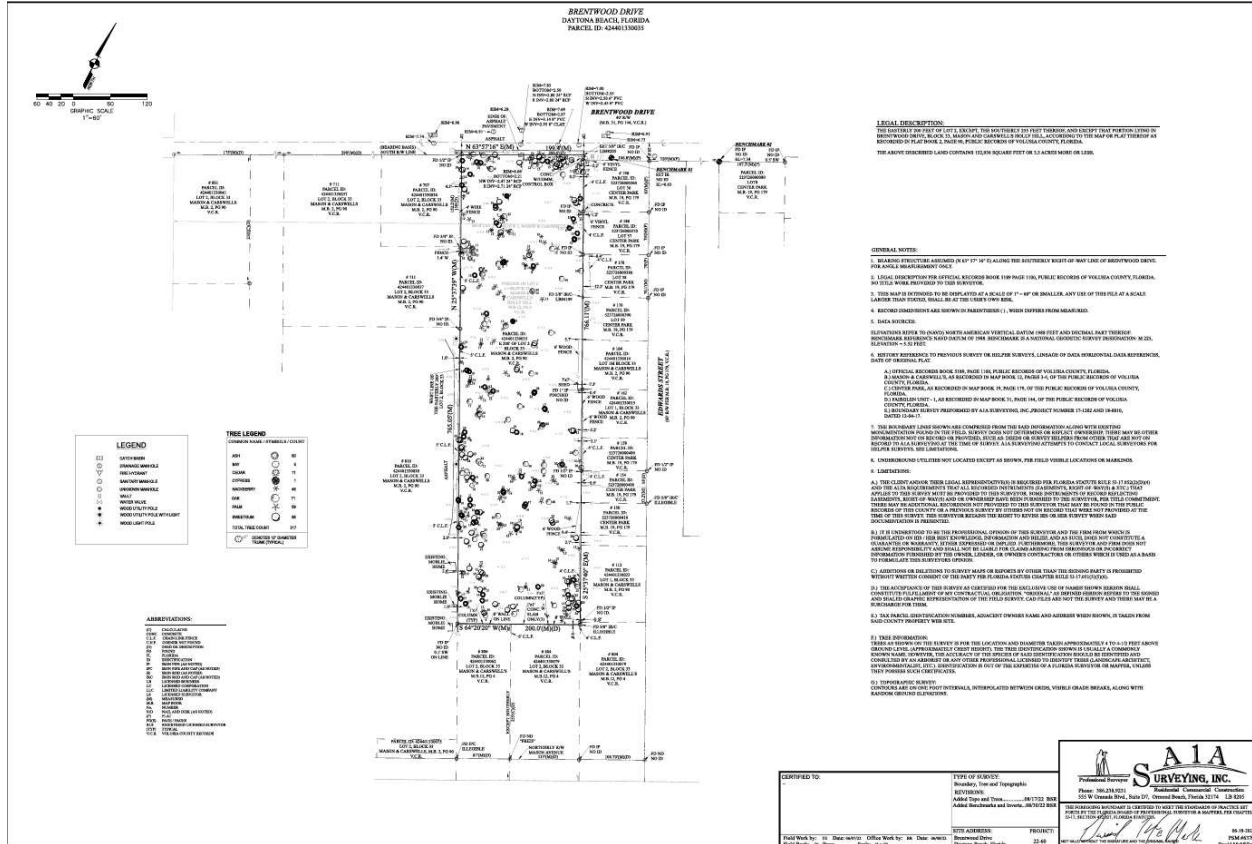


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Project Information	
Asset Type:	MULTIFAMILY RESIDENTIAL-20
Parcel #:	4244 01 33 0035
Land Area (sf):	145055
Land Area (ac)	3.33
Zoning:	MFR-20
Allowable Uses:	Multifamily, Assisted Living Facilities, Adult Day Care, Child Day Care, College/University, Nursing Home Facility, Utility Use, Minor, Place of Workship, Domestic Abuse
Opportunity Zone:	Yes
Max Height:	3 Stories (35ft)
Max Density:	67 unit per acre (20du/ac)
Floor Area Ratio:	n/a
Max Buildable Footprint:	72,527.50
Parking spaces :	101
Flood zone:	A Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.



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INVESTMENT OVERVIEW

BRENTWOOD DRIVE

Price	\$867,000
Price per SF	\$6

OPERATING DATA

BRENTWOOD DRIVE

FINANCING DATA

BRENTWOOD DRIVE

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DETAILS

Price:	\$867,000
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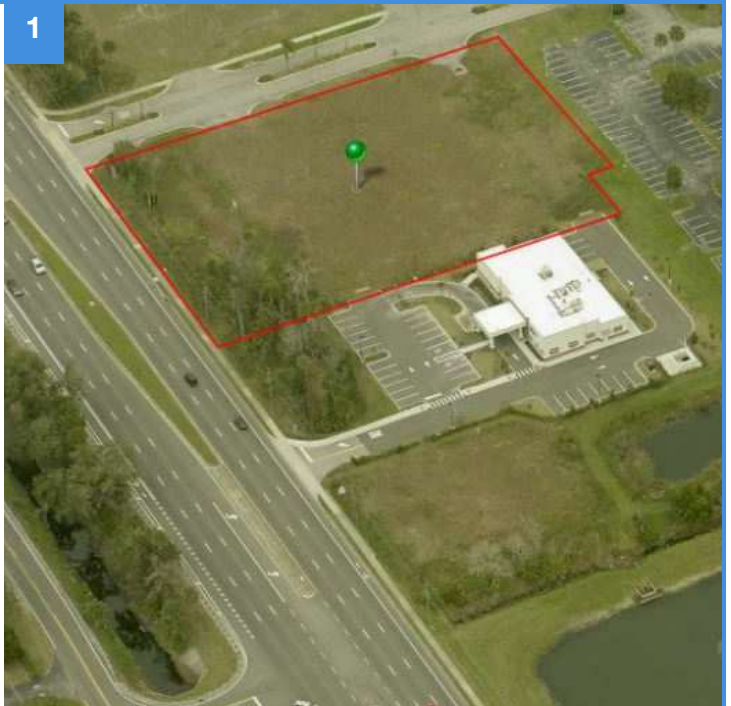
PAD 3

Nova Rd and 6th, Daytona Beach, FL 32117

DETAILS

Price:	\$810,000
Lot Size:	1.80 Acres

1



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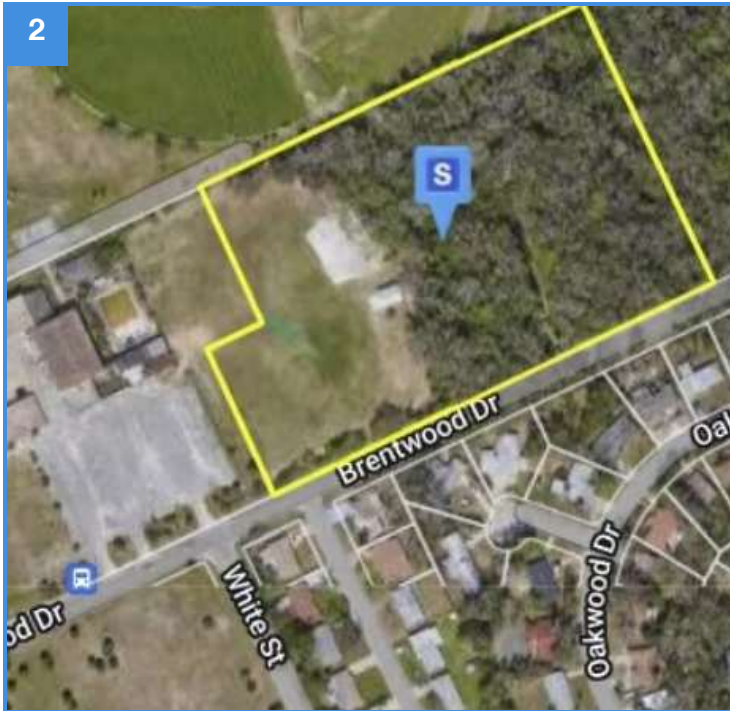
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2



BRENTWOOD

Brentwood Dr, Daytona Beach, FL 32117, FL 32117

DETAILS

Price:	\$950,000
Lot Size:	6.50 Acres

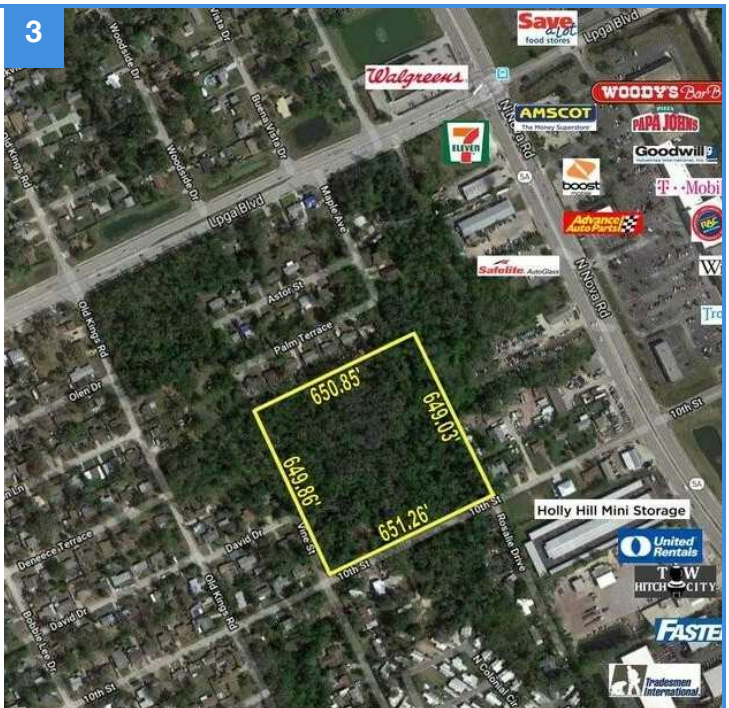
WAREHOUSE PAD READY SITE- UP TO \$12,000 S.F.

1012 8th St, Daytona Beach, FL 32117

DETAILS

Price:	\$408,000
Lot Size:	1.23 Acres

3



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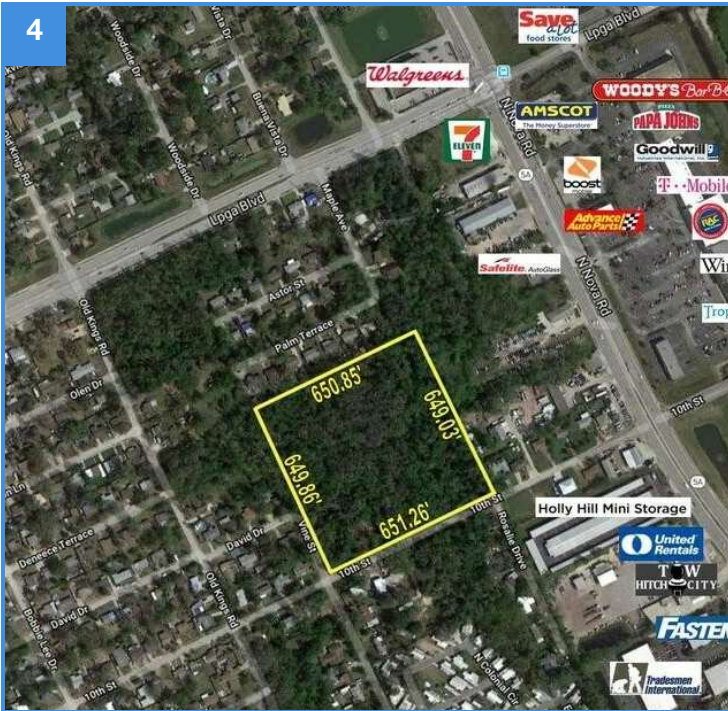


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10.1+/- ACRE MULTIFAMILY SITE

1088 10th St , Holly Hill, FL 32117

DETAILS

Price: \$1,300,000

Lot Size: 10.10 Acres

CORNER 2.08 ACRES-AUTOMOTIVE SALES + SERVICE

1410 Nova Rd , Daytona Beach, FL 32117

DETAILS

Price: \$1,380,000

Lot Size: 2.08 Acres



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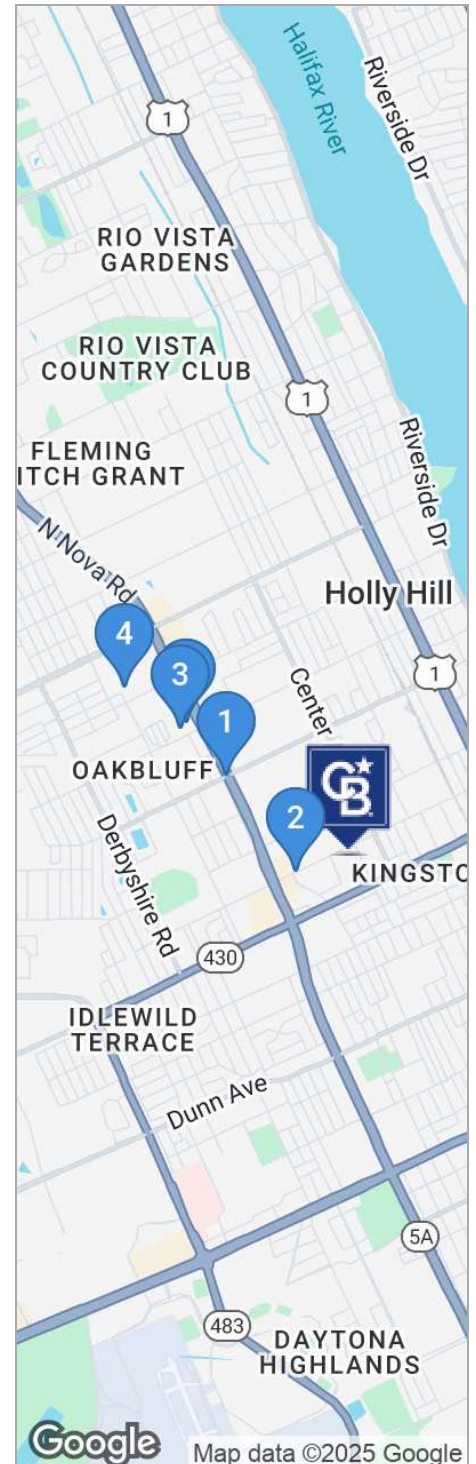
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	NAME/ADDRESS	PRICE	LOT SIZE
★	Brentwood Drive Brentwood Drive Daytona Beach, FL	\$867,000	3.33 Acres
1	PAD 3 Nova Rd and 6th Daytona Beach, FL	\$810,000	1.80 Acres
2	Brentwood Brentwood Dr Daytona Beach, FL 32117, FL	\$950,000	6.50 Acres
3	Warehouse Pad Ready Site- Up to \$12,000 S.F. 1012 8th St Daytona Beach, FL	\$408,000	1.23 Acres
4	10.1+/- Acre Multifamily Site 1088 10th St Holly Hill, FL	\$1,300,000	10.10 Acres
5	Corner 2.08 Acres-Automotive Sales + Service 1410 Nova Rd Daytona Beach, FL	\$1,380,000	2.08 Acres
AVERAGES		\$969,600	4.34 ACRES



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AVAILABILITY	SUBMARKET	MARKET
Vacancy Rate	13.1% ↑	11.8% ↑
Vacant Units	1.7K ↑	3.6K ↑
Market Asking Rent/Unit	\$1,487 ↓	\$1,546 ↓
Market Effective Rent/Unit	\$1,463 ↓	\$1,515 ↓
Concession Rate	1.6% ↓	2.0% ↓
Studio Asking Rent	\$1,101 ↑	\$1,159 ↑
1 Bedroom Asking Rent	\$1,323 ↓	\$1,353 ↓
2 Bedroom Asking Rent	\$1,540 ↓	\$1,603 ↓
3 Bedroom Asking Rent	\$2,097 ↓	\$1,976 ↓

SALES	SUBMARKET	MARKET
Market Sale Price/Unit	\$169K ↑	\$178K ↑
12 Mo Asking Sale Price/Unit	\$212K ↑	\$194K ↑
12 Mo Sale to Asking Price Diff	-	-4.6% ↑
Market Cap Rate	6.1% ↓	6.2% ↓
12 Mo Sales Volume	\$25.9M ↓	\$82.4M ↓
12 Mo Transactions	5 ↓	17 ↓
Months To Sale Past Year	3.5 ↓	5.2 ↓
For Sale Listings	7 ↑	15 ↓
For Sale Units	121 ↑	208 ↓



SALE

BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



SALE PRICE

\$867,000

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera, PA
(954) 829-5702

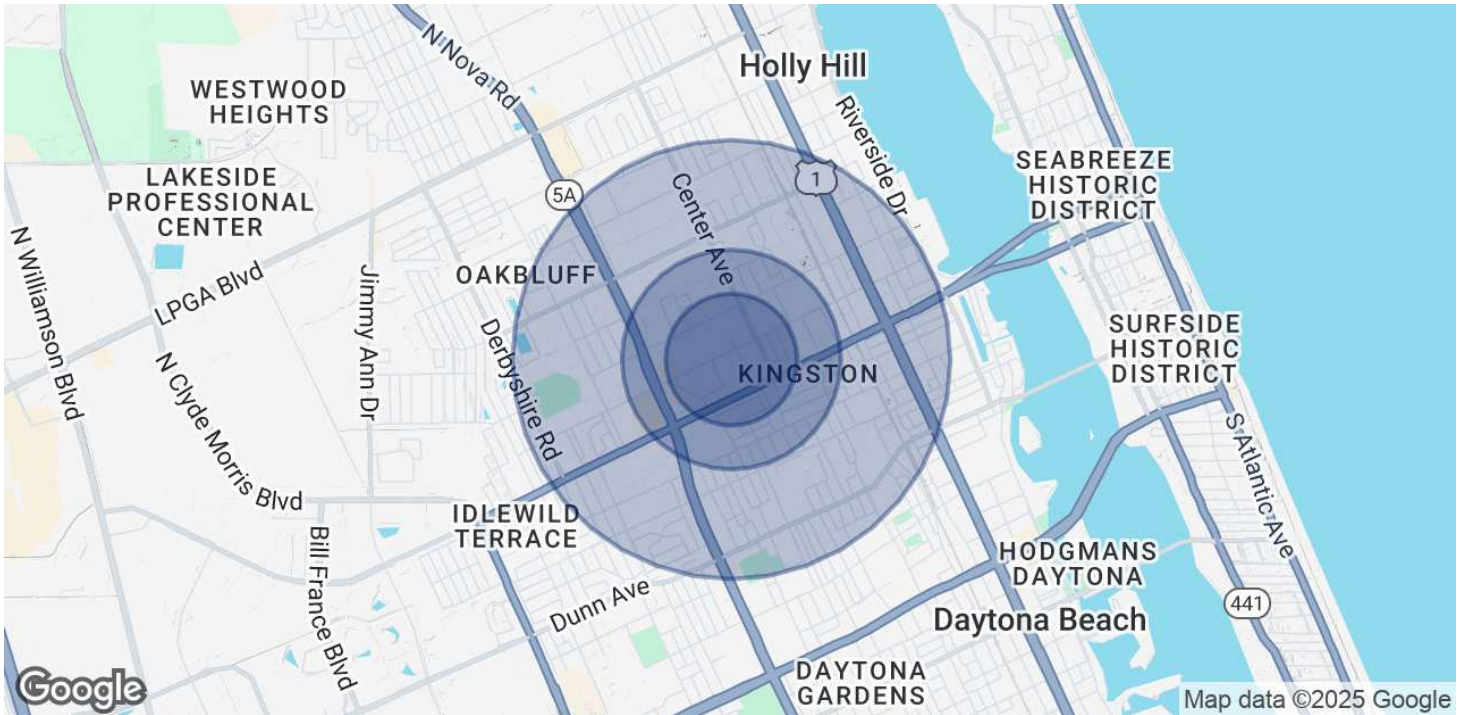


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	638	2,667	12,398
Average Age	42	41	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	260	1,096	4,730
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$47,953	\$48,171	\$53,579
Average House Value	\$174,228	\$171,144	\$178,070

Demographics data derived from AlphaMap

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SALE

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Brentwood Drive Daytona Beach, FL 32117



ELVIS A AMOR, PA MSIRE

Senior Investment Sales & Leasing Advisor

elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a distinguished Senior Commercial Investment Sales & Leasing Advisor at Coldwell Banker Commercial Realty, widely recognized for his strategic insight and proven success in the commercial real estate market. With a consistent track record of guiding investors through complex acquisition and disposition strategies, Elvis is committed to helping clients achieve optimal returns and long-term growth in their investment portfolios.

Elvis takes a personalized approach to each client relationship, ensuring a deep understanding of their unique investment objectives. His experience spans working with commercial sellers, buyers, landlords, and tenants, giving him a comprehensive perspective on all sides of a transaction.

He brings expertise in underwriting, negotiation, and market analysis, supported by a mastery of strategic marketing and the latest technological tools. Elvis utilizes platforms such as Argus Enterprise, Costar, Gridics, and Site To Do Business to deliver data-driven insights and streamlined solutions.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

MEMBERSHIPS

Coldwell Banker Commercial Realty

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

BRENTWOOD DRIVE

Brentwood Drive Daytona Beach, FL 32117



RICARDO CARRERA, PA

Sales and Leasing Advisor

ricardo.carrera@cbrealty.com

Direct: (954) 829-5702

FL #3315205

PROFESSIONAL BACKGROUND

Ricardo Carrera is an accomplished real estate professional with over two decades of experience in real estate financing, investment sales, and commercial loans. After starting his career at Bank of America as Vice President Commercial and Business Banking, Ricardo co-founded a mortgage lending company that focused on both residential and commercial real estate financing. Over the years, the company grew to achieve an average of \$200 million in volume sales annually.

Although the mortgage company closed in 2009 due to the real estate crash, Ricardo's passion for real estate never waned. For the past decade, he has been helping sellers and investors achieve their goals through a strategic selling technique and marketing plan. For the past four years, Ricardo has been focusing exclusively on commercial real estate in the industrial and investment sectors with Coldwell Banker Commercial Realty. He is proud to be part of CBC, one of the Top Largest Commercial Brokerage in the Nation.

Throughout his career, Ricardo has been involved in facilitating financing for several developments both in the United States and internationally. His most recent project is in the Caribbean, where he and his team assisted in the funding of an \$100 million joint venture with a hedge fund company. This oceanfront development will consist of top-branded hotels, single-family homes, villas, and other amenities to name a few.

With his extensive knowledge and experience in real estate financing and investment sales. Ricardo is a sought-after expert in the industry.

He is dedicated to providing his clients with exceptional service and expertise, helping them achieve their real estate goals with confidence.

"No transaction is small or large is the team and the people who you surround with that can make the sale close." -Ricardo Carrera

Coldwell Banker Commercial Realty

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SALE

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