

RETAIL BUILDING FOR SALE

918 W. International Speedway Boulevard
Daytona Beach, Florida 32114

Property Summary

Property: 918 W. International Speedway Blvd.
 Parcel No: 5238-36-15-0140 & 5238-36-15-0160
 Status: For Sale
 Size: 3,096 SF on 0.55+/- Acres
 Price: **\$609,600**
 Year Built: 1968
 Zoning: BA 'Business Automotive'



Population (est.):	<u>1 MILE</u> 10,938	<u>3 MILES</u> 63,588	<u>5 MILES</u> 117,785
Average HHI (est.):	<u>1 MILE</u> \$29,061	<u>3 MILES</u> \$37,547	<u>5 MILES</u> \$43,144

Traffic Count: 27,500 vehicles per day - International Speedway Boulevard

- Property Highlights:
- 3,096 total rentable square feet fully leased to two national brands
 - Freestanding retail building situated on 0.55+/- acres including 57' x 135' parking lot behind the building
 - Great investment opportunity
 - Newly renovated
 - Within one to two miles of three major colleges (Bethune-Cookman University, Embry-Riddle Aeronautical University & Daytona State College)

Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PROFORMA OPERATING DATA

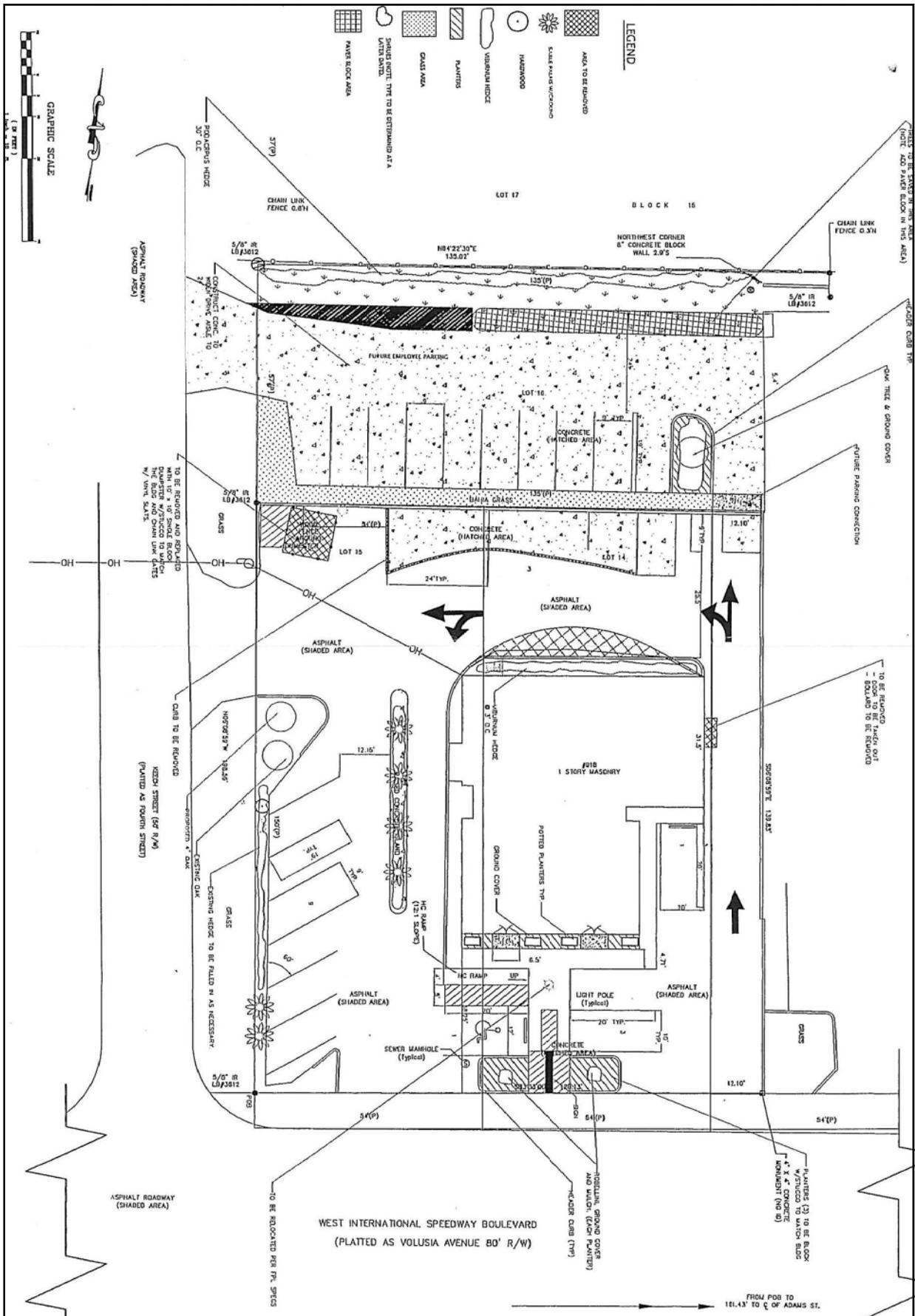
Price		\$	609,600
Down Payment	25%	\$	152,400
Loan Amount - Proposed		\$	457,200
Loan Type			Proposed New
Interest Rate/Amortization			4.50%
Gross Leasable SF			3,096
Price Per Gross Leasable SF		\$	196.90
Year Built			1968
Parcel Size			0.55+/- Acres
Cap Rate			8.74%
Net Cashflow After Debt Service			12.17%
Total Return - Current			12.17%

INCOME	CURRENT
Base Rent	
Gross Potential Income	\$ 60,480
Vacancy/Collection Allowance	0% -
Effective Gross Income	\$ 60,480
Total Expenses	7,228
Net Operating Income	\$ 53,252
Debt Service	34,710
Net Cash Flow After Debt Service	\$ 18,542
Total Return	12.17%

EXPENSES	
Tenant in Unit 1 Pays CAM, Ins & RE Taxes to Landlord	
Tenant in Unit 2 does not pay CAM, Ins, RE Tax to Landlord	
Total Estimated CAM, Ins, RE Taxes Exp Unit 2	\$ 7,228

SITE PLAN

PRUDENTIAL COMMERCIAL



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