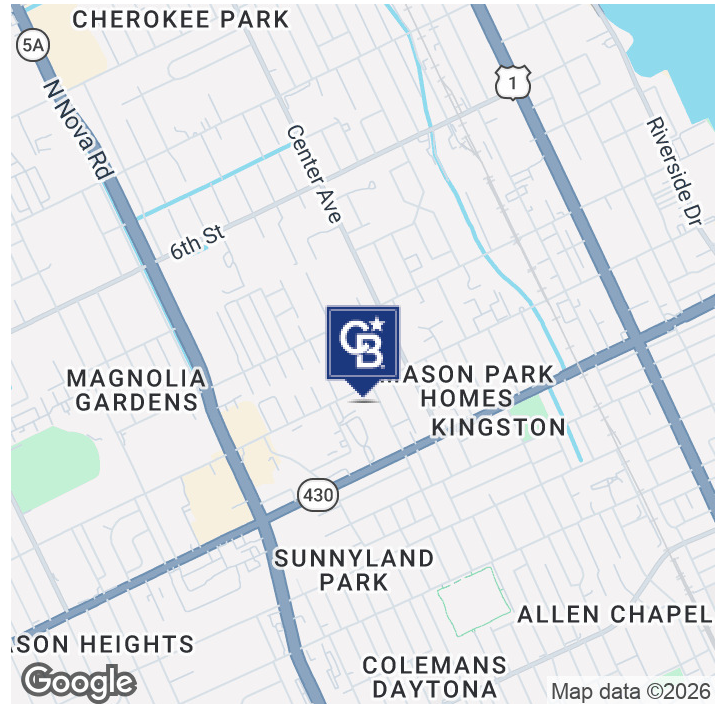


Sale

Brentwood Drive

Brentwood Drive Daytona Beach, FL 32117



OFFERING SUMMARY

Sale Price:	\$525,000
Available SF:	
Lot Size:	3.51 Acres
Price / Acre:	\$149,573
Zoning:	MFR-20
Market:	Deltona/Daytona Beach
Submarket:	Downtown Daytona Beach

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to represent a rare infill multifamily development opportunity in Brentwood Drive, Daytona Beach, Florida, positioned within a growing residential corridor supported by expanding rental demand, strong in-migration trends, and sustained housing affordability pressure across Volusia County.

The site is being offered as a 90–120 unit garden-style multifamily development opportunity, with multiple density scenarios supporting both conservative and upside-driven investment strategies.

At stabilized operation, the project benefits from strong rental demand in the Daytona Beach multifamily market.

Key Assumptions:

Average Rent: ~\$1,650/month

Expense Ratio: ~40%

Exit Cap Rate: ~6.25%

Under these assumptions, stabilized performance scales meaningfully with density:

90 Units → Lower bound feasibility case

100 Units → Institutional baseline case

120 Units → Upside-driven value creation case

Importantly, returns are highly sensitive to unit yield, making entitlement and design optimization the primary value drivers of the investment. Rather than a stabilized income asset, Brentwood Drive is a value-creation land play, where performance is driven by: Entitlement optimization, Density maximization, Construction efficiency, and Rent growth capture.

The Seller has made improvements to the site, including importing and placing fill material in two low-lying areas that periodically retain water, along with general site cleanup and preparation.

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

Ricardo Carrera
(954) 829-5702



COLDWELL BANKER
COMMERCIAL
REALTY



PROPERTY DESCRIPTION

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The Seller has made improvements to the site, including importing and placing fill material in two low-lying areas that periodically retain water, along with general site cleanup and preparation.

This is a deal designed for developers who understand that in Florida infill markets, value is created; not purchased.

LOCATION DESCRIPTION

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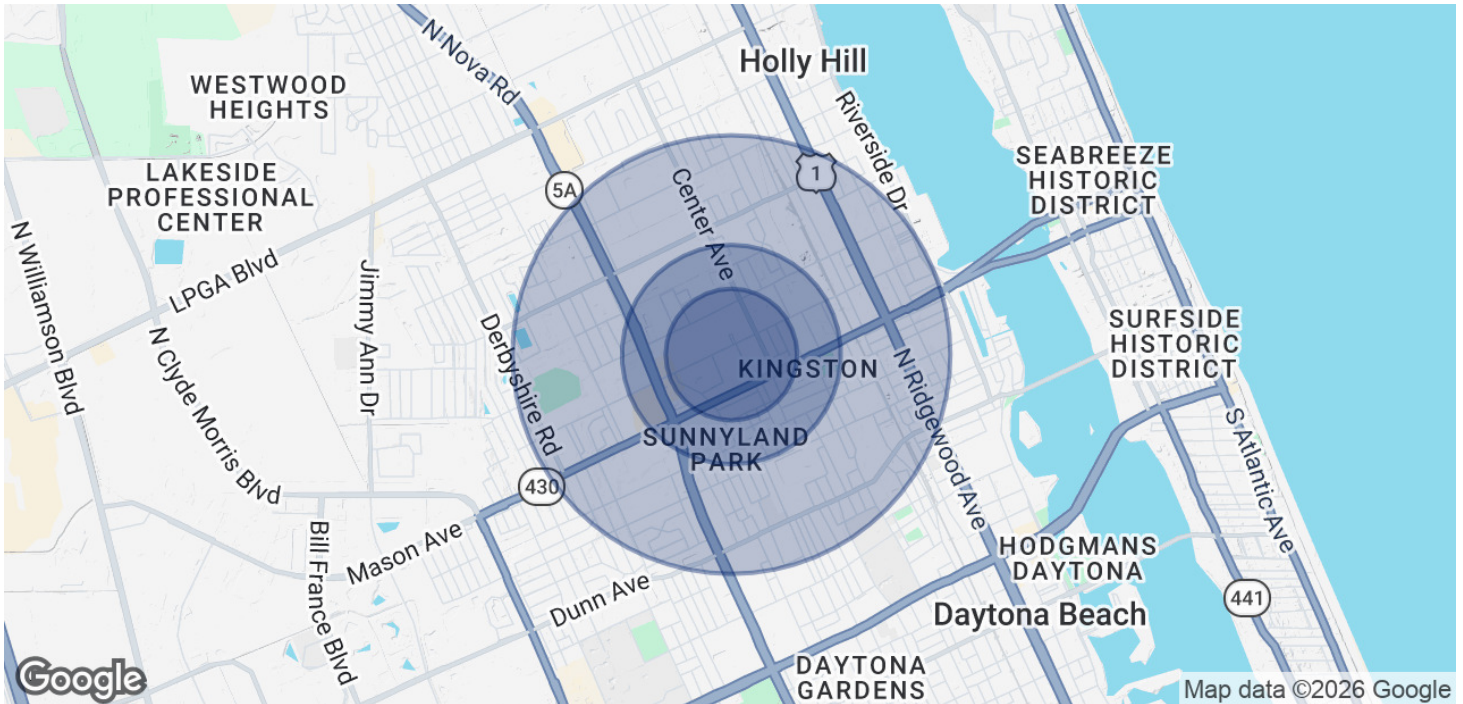


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Brentwood Drive

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

2020 American Community Survey (ACS)

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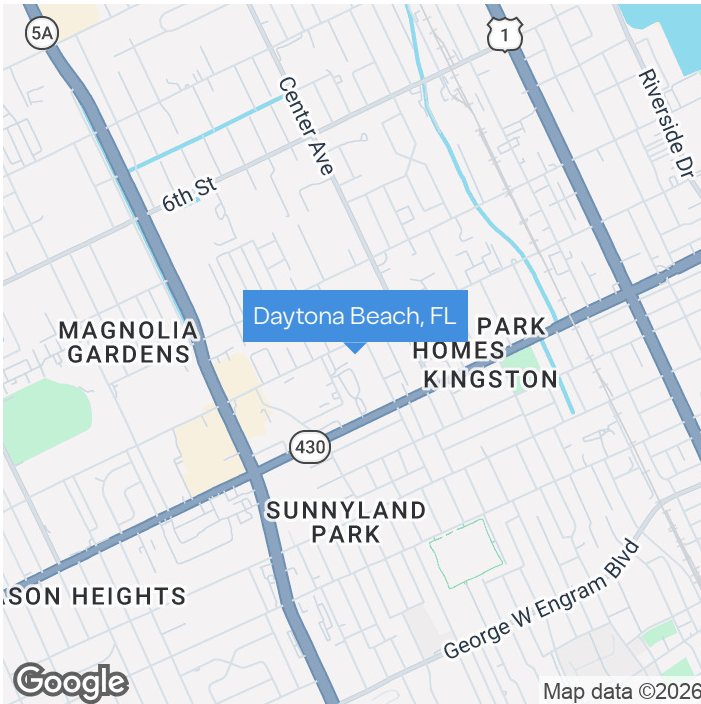


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LOCATION DESCRIPTION

Situated in Daytona Beach's established residential growth corridor, Brentwood Drive benefits from:

Strong regional employment base (healthcare, education, tourism, logistics)

Expanding population migration into Central and East Florida

Proximity to retail, services, and major transportation corridors

Ongoing demand for workforce and mid-market rental housing

The site sits within a submarket where new supply is limited by land availability and regulatory constraints, creating a natural barrier to entry for competing development. Daytona Beach continues to experience strong demand for workforce and mid-market rental housing, supported by affordability pressure across Florida coastal markets.

LOCATION DETAILS

Market	Deltona/Daytona Beach
Sub Market	Downtown Daytona Beach
County	Volusia
Cross Streets	Jeffrey Street

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ELVIS A AMOR, PA MSIRE

Vice President | Commercial Real Estate Investment Sales

Direct: (754) 248-8979

Cell: (754) 248-8979

elvis.amor@cbcrrt.com

FL #SL3468786



RICARDO CARRERA

Sales and Leasing Advisor

Direct: (954) 829-5702

Cell: (954) 829-5702

ricardo.carrera@cbrealty.com

FL #3315205

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

Ricardo Carrera
(954) 829-5702



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

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

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.

Coldwell Banker Commercial Realty

3319 Sheridan St
Hollywood, FL 33021
555.555.5555

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

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RICARDO CARRERA

Sales and Leasing Advisor

ricardo.carrera@cbrealty.com

Direct: (954) 829-5702 | Cell: (954) 829-5702

FL #3315205

PROFESSIONAL BACKGROUND

Professional Highlights:

Extensive Real Estate & Finance Expertise:

Ricardo Carrera is a highly accomplished real estate professional with deep experience in real estate financing, investment sales, and commercial lending. His career began at Bank of America, where he served as Vice President of Commercial and Business Banking, advising businesses and investors on sophisticated financing strategies.

Entrepreneurial Leadership:

Ricardo later co-founded a mortgage lending firm specializing in both residential and commercial real estate financing. Under his leadership, the company achieved significant growth and generated substantial annual sales volume. Although market conditions ultimately led to its closure, the experience strengthened Ricardo's expertise and passion for the industry.

Strategic Sales & Marketing Approach:

Following his entrepreneurial venture, Ricardo continued guiding sellers and investors through a strategic, results-driven selling process supported by a highly effective marketing plan. His commitment to client success has remained at the center of his business philosophy.

Commercial Real Estate Focus:

In recent years, Ricardo has dedicated his efforts exclusively to commercial real estate within the industrial and investment sectors at Coldwell Banker Commercial Realty. He is proud to contribute to one of the nation's largest and most respected commercial brokerage organizations.

Notable Financing Achievements:

Throughout his career, Ricardo has played a pivotal role in securing financing for major real estate developments both in the United States and internationally. His most recent accomplishment includes helping arrange funding for a significant oceanfront development in the Caribbean—a joint venture with a private equity firm featuring world-class hotels, single-family homes, villas, dining venues, and a variety of luxury amenities.

Industry Recognition:

Known for his deep knowledge of real estate financing and investment sales, Ricardo is widely regarded as a trusted expert who

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15971 Pines Blvd., Ste. 12
Pembroke Pines, FL 33027
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