

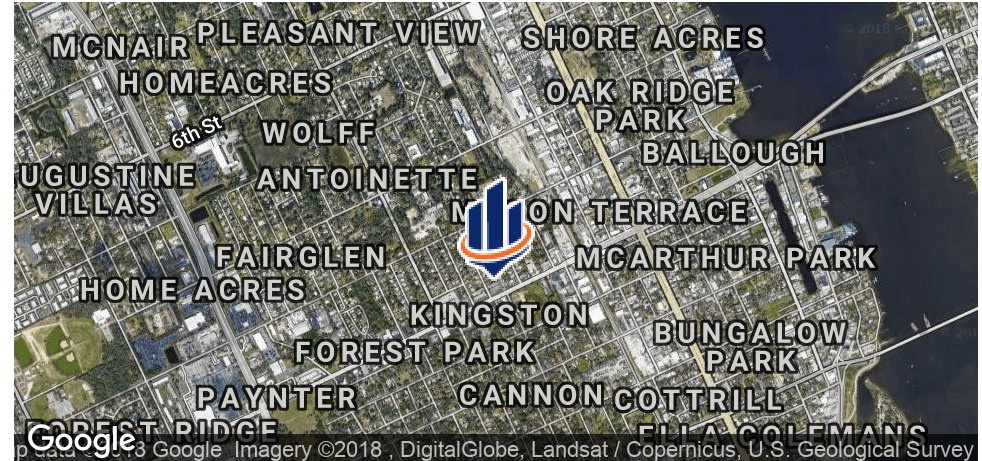


DAYTONA BEACH INVESTMENT PROPERTIES

600 MASON AVENUE
DAYTONA BEACH, FL 32117

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Managing Director
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Cap Rate:	10.21%
NOI:	\$132,774
Lot Size:	96,789 SF
Year Built:	2008
Building Size:	19,786
Renovated:	2008
Zoning:	PD-G
Market:	Daytona Beach
Traffic Count:	22,000
Price / SF:	\$65.70

PROPERTY OVERVIEW

Built in 2008, this complex of investment properties has 3 buildings with a total of 19,785 Square Feet. There is significant upside investment potential or an end user can use up to 6,200 square feet in the front building while collecting income on the other two buildings that are fully occupied. The property is completely secured with automatic gates and a wall around the perimeter. Natural gas is available on site for all 3 buildings. Seller will consider individual building sales with pricing outlined below.

Building A is 8,037 square feet, fronts Mason Avenue and currently has three tenants. There is 2,335-6,200 square feet available for lease or it can be utilized by an end user. Building A Sale Price: \$800,000

Buildings B & C are fully leased. Building B is 4,848 square feet with two tenants, Building C is 6,900 square feet and is occupied by a single tenant. Parking is more than adequate for all three buildings. The front building provides a great retail opportunity and can be leased at a NNN rate of \$12 per square foot per year. Annual operating expenses are +/- \$49,000, including: Insurance-\$7,646 RE Tax- \$31,259 Repairs- \$5,140 and Utilities \$12,500.

PROPERTY HIGHLIGHTS

- Value Add Income Opportunity with End User Potential
- Close to I-95, I-4, Daytona Beaches, International Airport and Daytona Speedway
- 3 Buildings- Currently 70% Occupied
- New Construction in 2008
- Buildings May Be Sold Individually

Property Details & Highlights

Property Name:	Daytona Beach Investment Properties
Property Address:	600 Mason Avenue, Daytona Beach, FL 32117
Property Type:	Retail
APN:	4244-01-34-0037
Lot Size:	2.22 AC
Building Size:	19,786 SF
Gross Leasable Area:	19,785 SF
Building Class:	B
Zoning:	PD-G
Rail Access:	N/A
Parking Spaces:	60
Parking Ratio:	3.0
Cross Streets:	Mason Avenue and Palm Drive
Year Built:	2008
Number of Stories:	1
Number of Units:	11
Power:	3 Phase



SALE HIGHLIGHTS

- Value Add Income Opportunity with End User Potential
- Close to I-95, I-4, Daytona Beaches, International Airport and Daytona Speedway
- 3 Buildings- Currently 70% Occupied
- New Construction in 2008
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Between US1 and Nova on the North side of Mason Avenue.

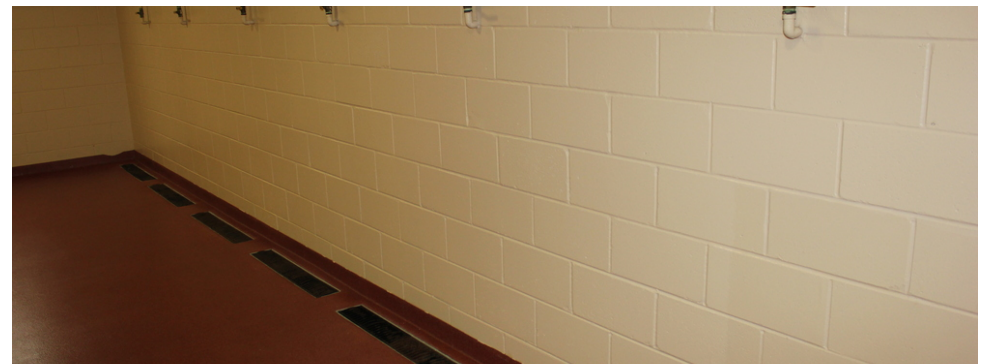
Additional Photos



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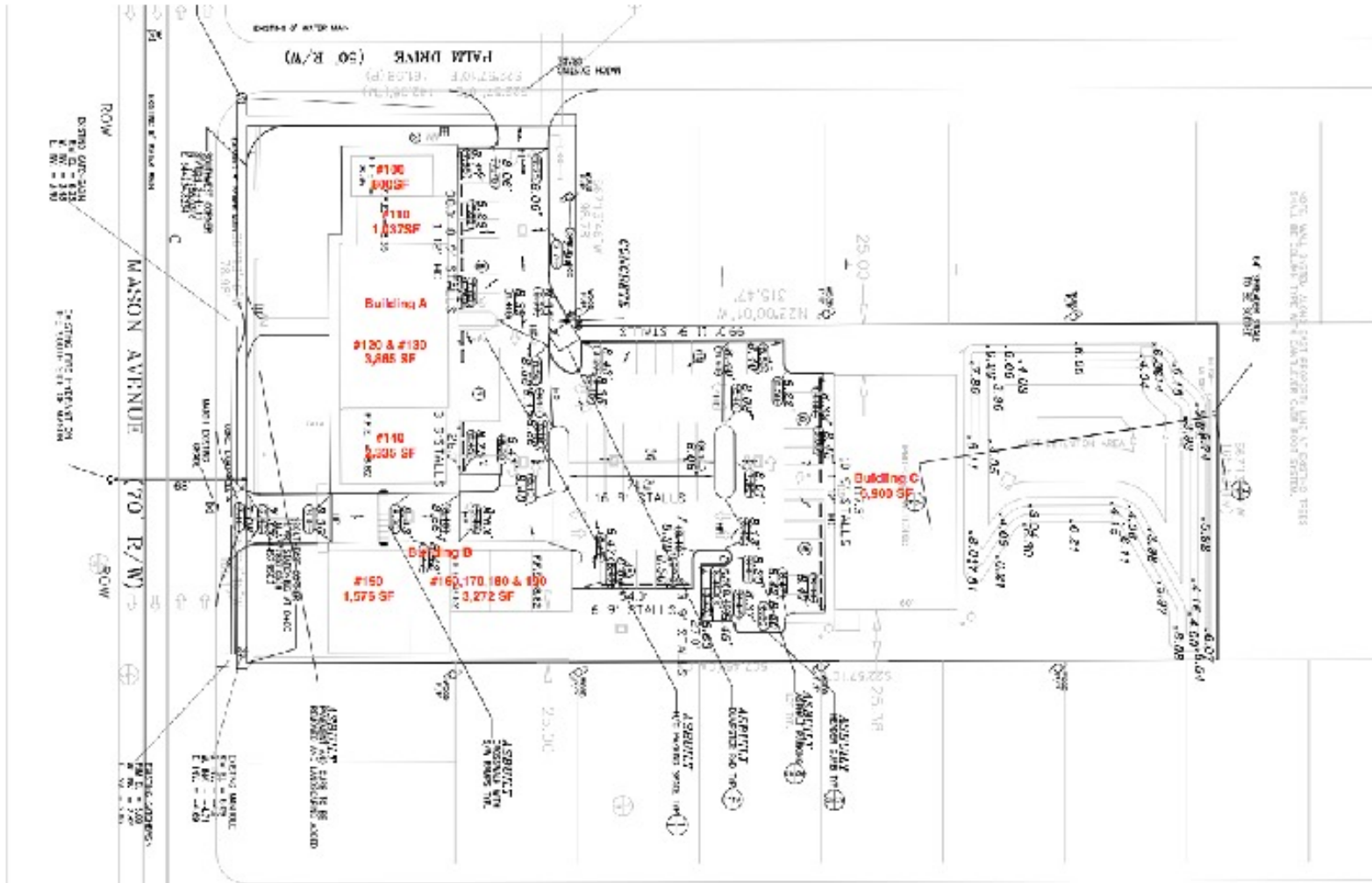


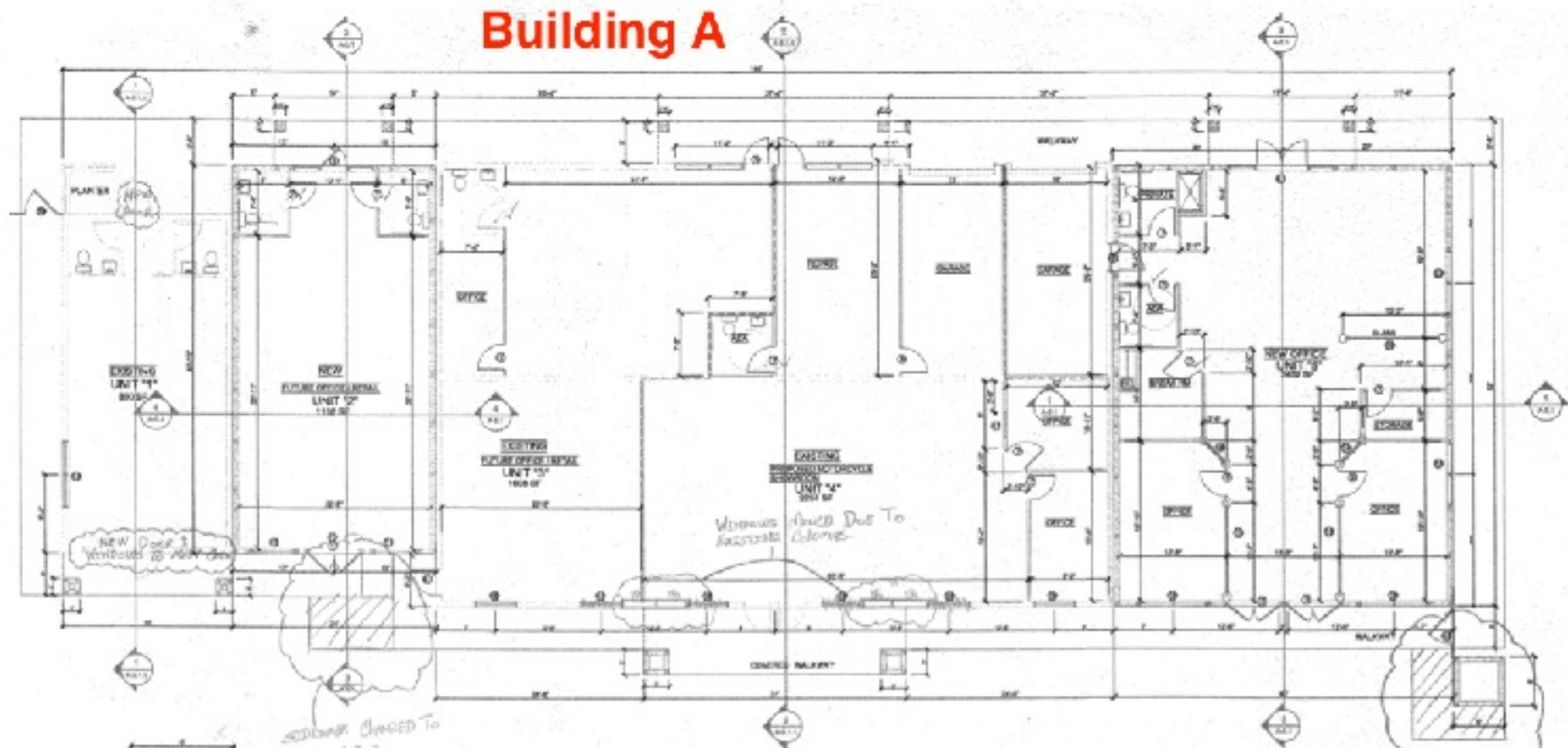
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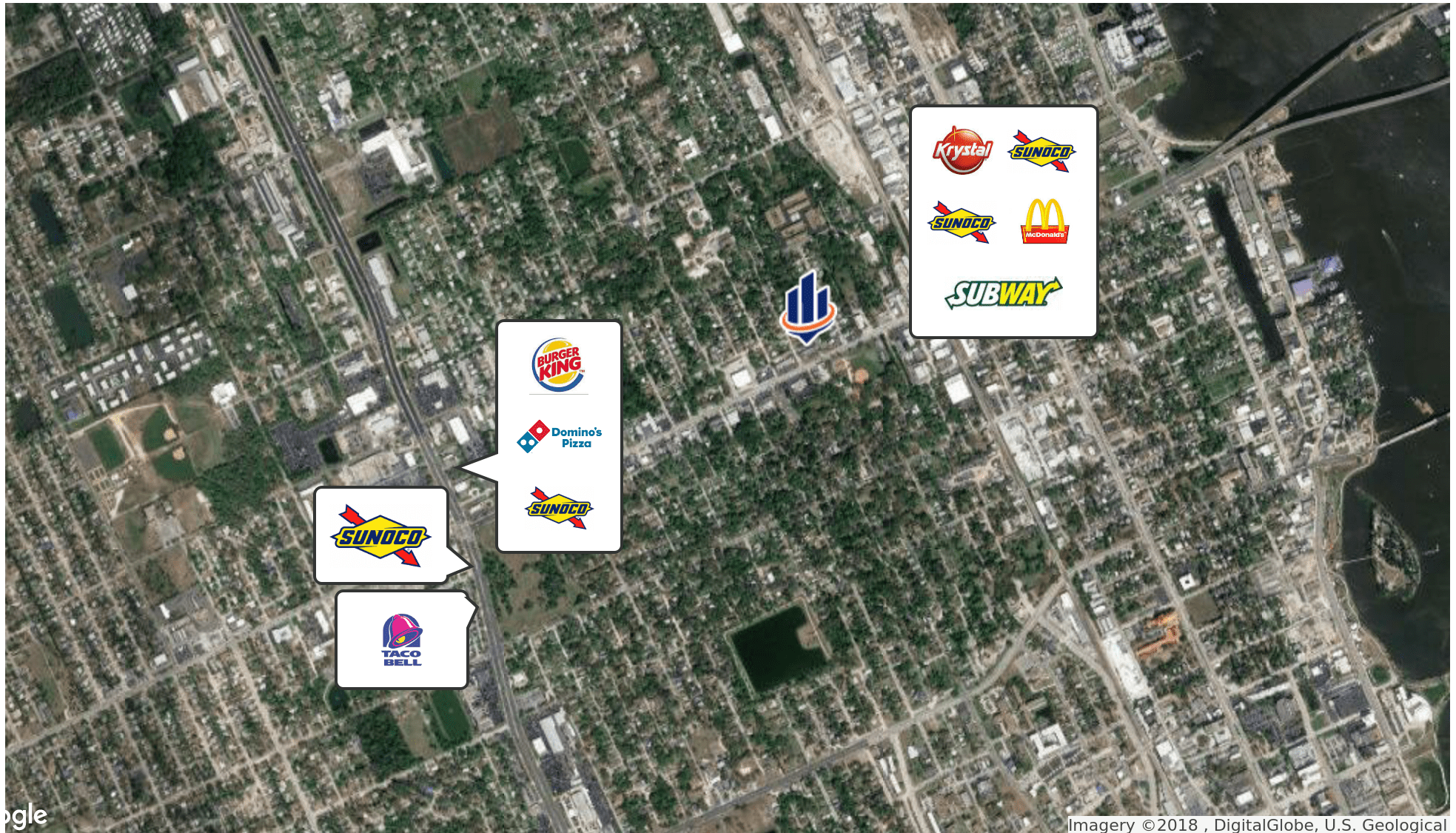
Building A



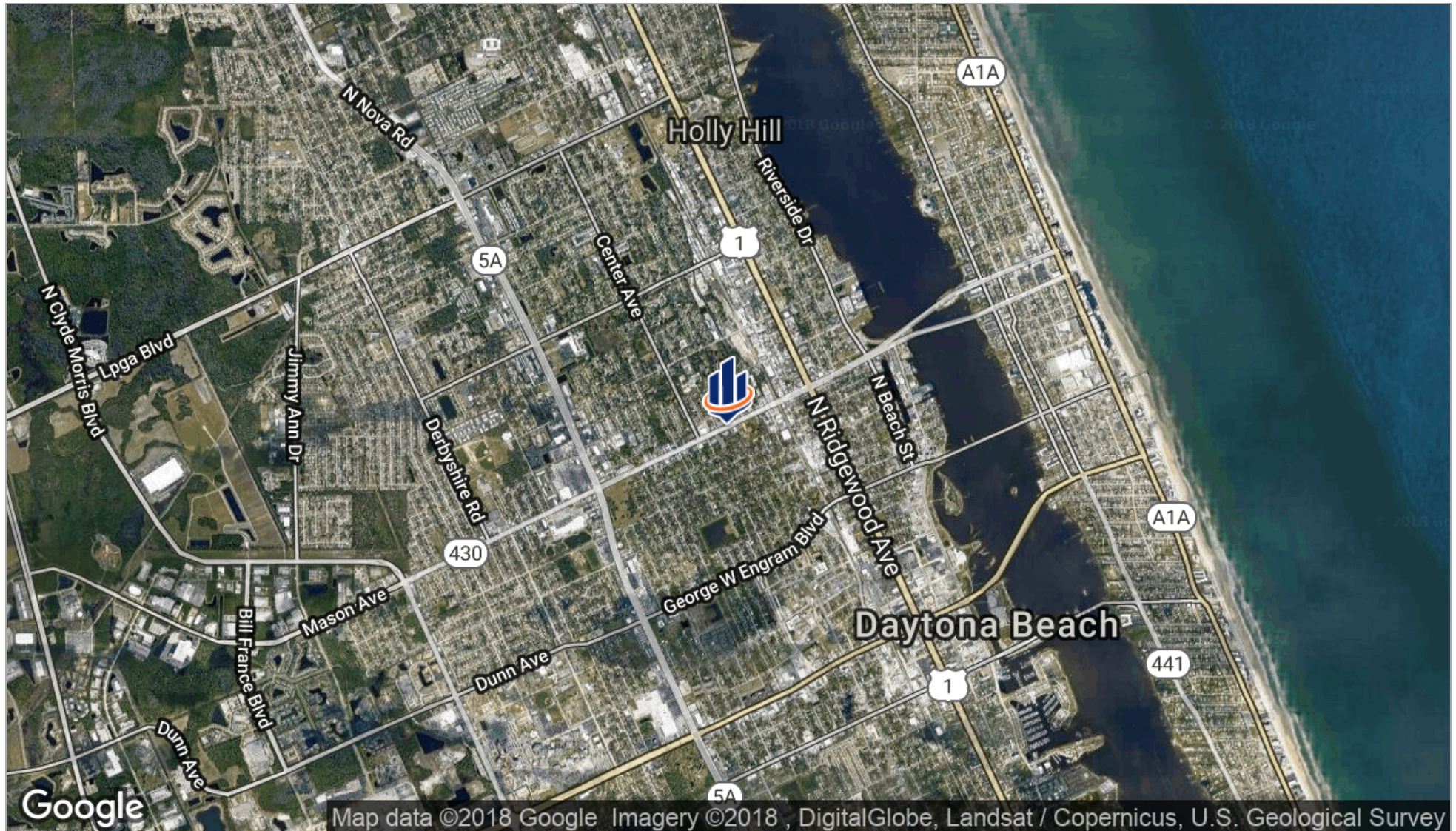




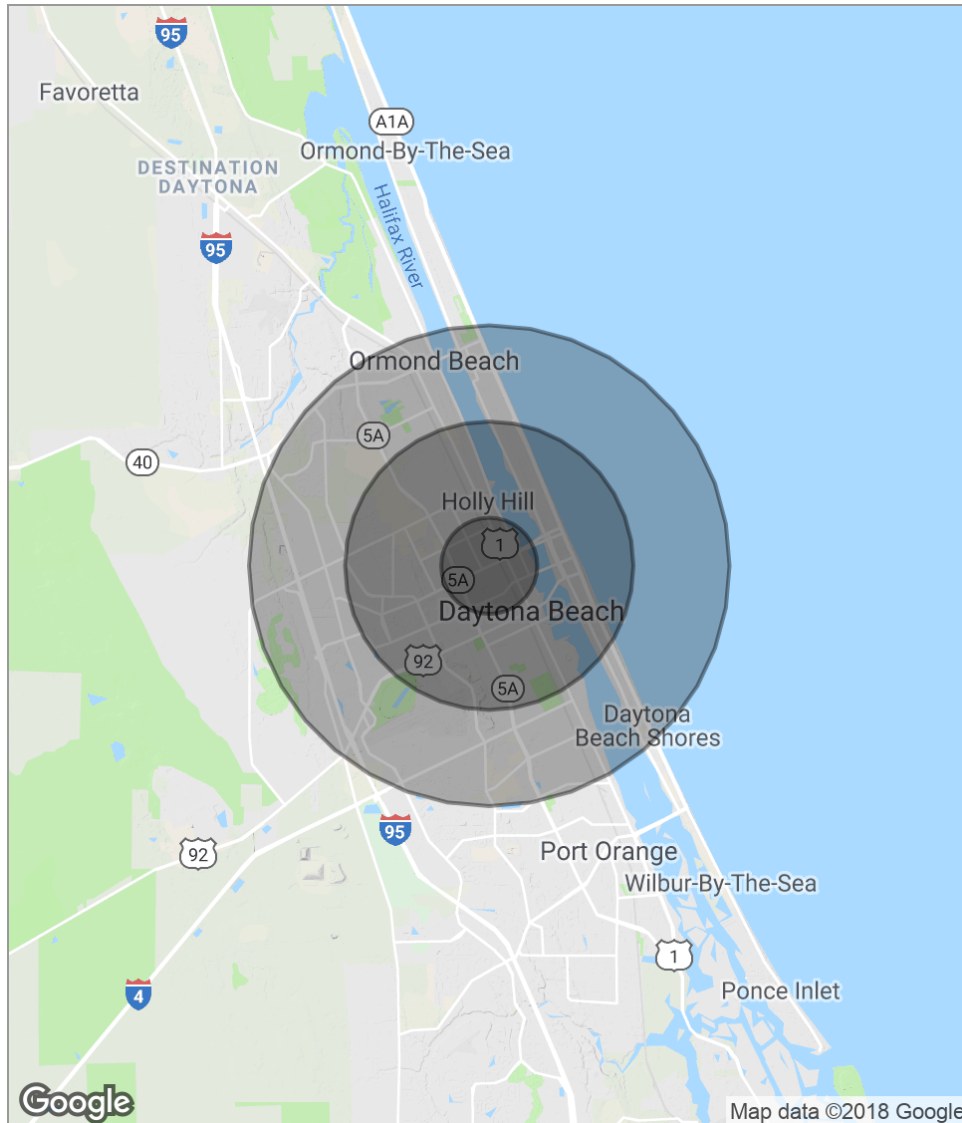
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,122	63,708	120,070
Median age	35.1	38.0	40.4
Median age (male)	33.9	36.6	38.6
Median age (Female)	35.1	39.8	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,096	25,817	49,935
# of persons per HH	2.5	2.5	2.4
Average HH income	\$37,059	\$38,786	\$43,447
Average house value	\$155,492	\$165,142	\$172,150

** Demographic data derived from 2010 US Census*

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. He is a highly regarded and well-known advisor in the burgeoning Volusia/Flagler counties market and booming Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008
BA- Emory University- 1997
Phillips Exeter Academy- 1993

MEMBERSHIPS & AFFILIATIONS

CCIM- Certified Commercial Investment Member
ICSC- International Council of Shopping Centers
CFCAR- Central Florida Commercial Association of Realtors