

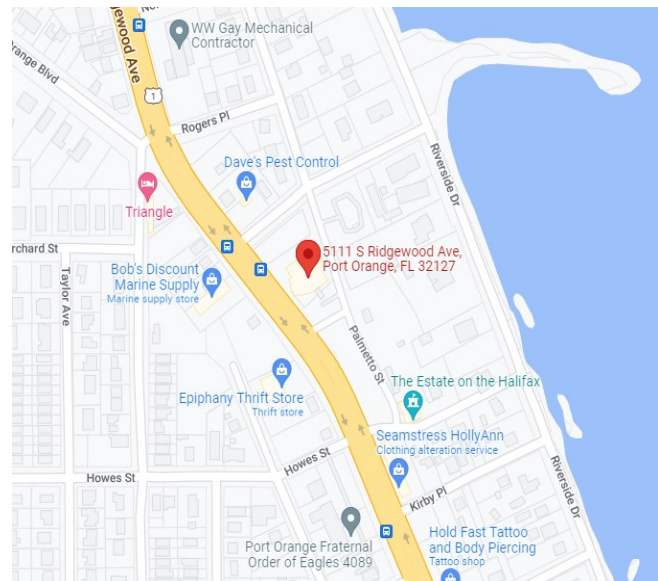
REGENCY PLAZA OFFICE BUILDING

5625-5656 ISABELLE AVE, PORT ORANGE 32127



PROPERTY SPECIFICATIONS

Sale Price:	\$1,175,000.00
Cap Rate:	6.5%
Parcel ID:	631500000103
Property Taxes:	\$6,630.81
Land Size:	1.46 Acres
Zoning:	PCD



REMARKS

This multi-tenanted building presents an attractive investment opportunity for a new buyer looking to acquire an asset with a steady income.

Fully Occupied 15 Unit Building with 29 Parking Spots

In Port Orange

Financials Available upon request with signed confidentiality agreement.



140 S Atlantic Ave Suite 202
Ormond Beach, FL 32176

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All information believed to be from accurate sources, but cannot be warranted

PHOTOS



Realty Pros Commercial
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AERIAL PHOTO



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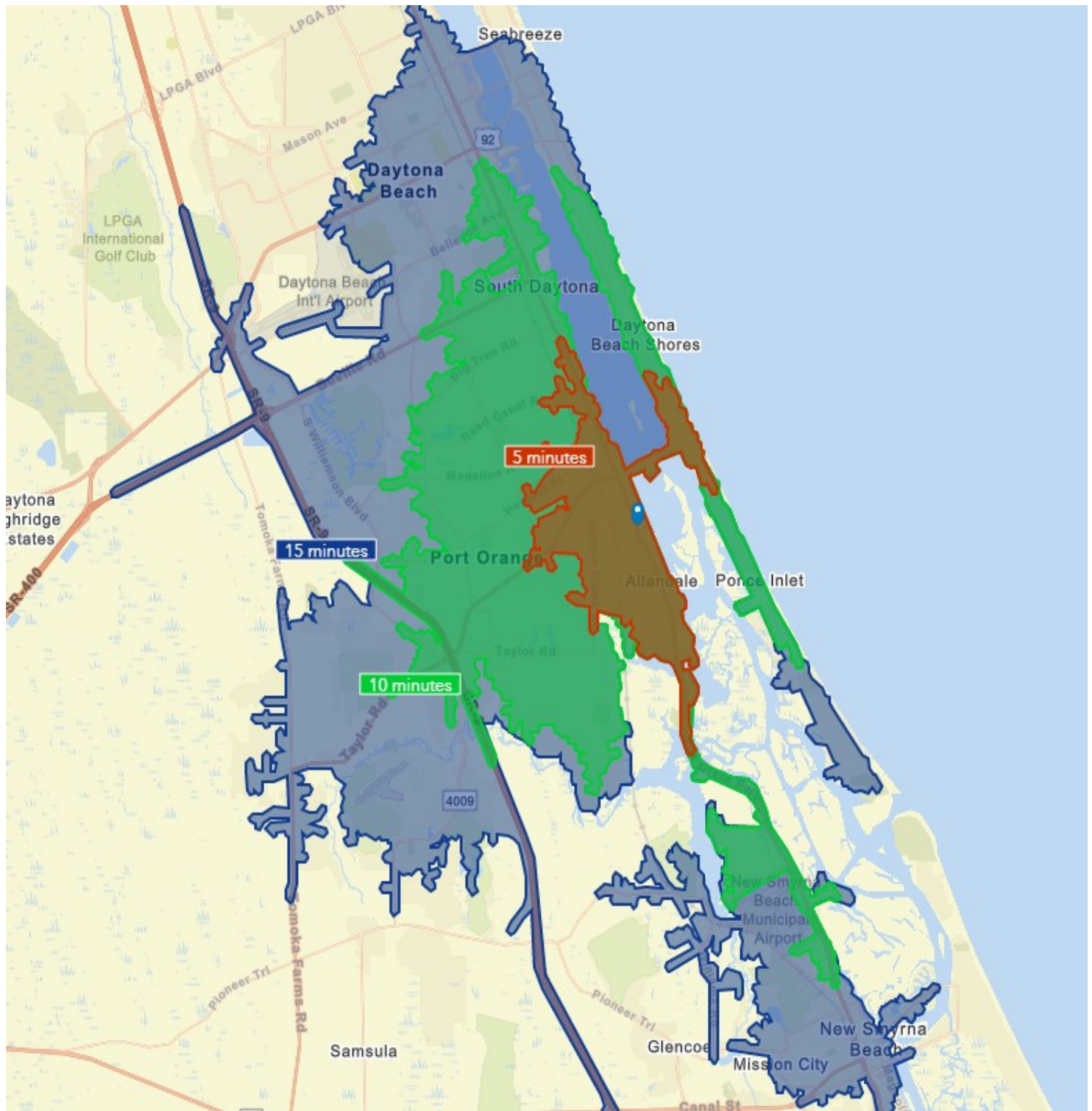
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



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DEMOGRAPHICS

Port Orange, FL 32127: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually



Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually



Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

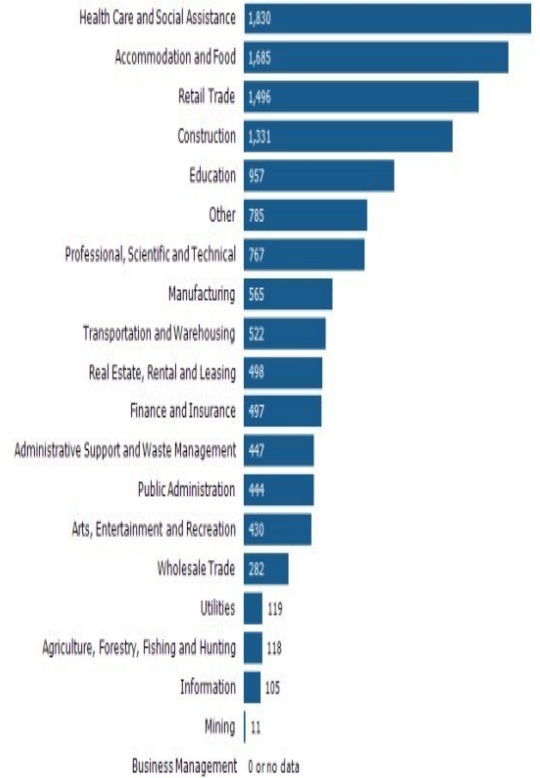
Data Source: U.S. Census American Community Survey via Esri, 2020
Update Frequency: Annually



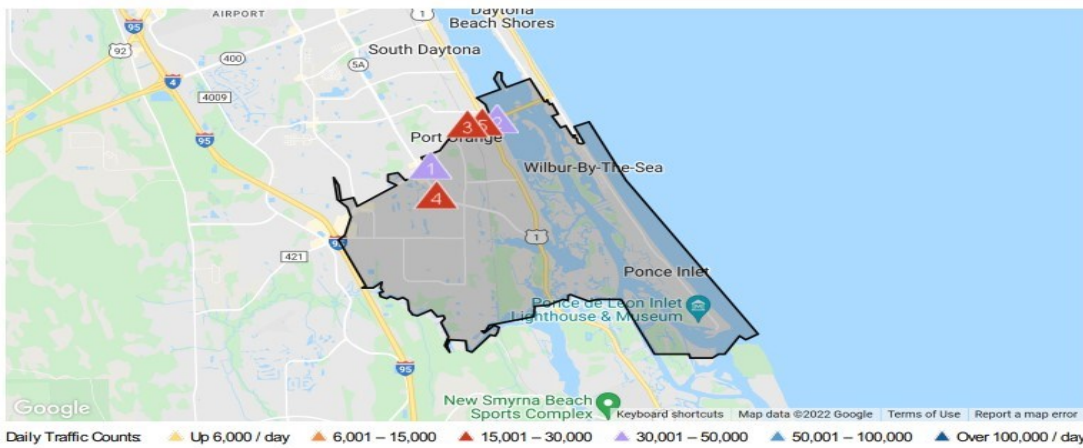
Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020
Update Frequency: Annually



Traffic Counts



30,617
2021 Est. daily traffic counts

Street: Dunlawton Ave
Cross: Jackson St
Cross Dir: SW
Dist: 0.08 miles

30,022
2021 Est. daily traffic counts

Street: Dunlawton Ave
Cross: Halifax Dr
Cross Dir: SW
Dist: 0.09 miles

27,478
2021 Est. daily traffic counts

Street: Dunlawton Ave
Cross: Old Dunlawton Ave
Cross Dir: SW
Dist: 0.01 miles

26,800
2021 Est. daily traffic counts

Street: Nova Road
Cross: Sleepy Hollow Dr
Cross Dir: NW
Dist: 0.07 miles

26,478
2021 Est. daily traffic counts

Street: Dunlawton Ave
Cross: Lafayette St
Cross Dir: W
Dist: 0.06 miles



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Projected Income YEAR 2022

INCOME

	Monthly	Annual
Rent		\$100,156.80
Other Income		
TOTAL INCOME		\$100,156.80

EXPENSES

	Monthly	Annual
Payroll		\$1,637.56
Utilities		\$3,076.94
Administrative		\$1,560.39
Marketing		\$581.00
Repairs & Maintenance		\$2,450.00
In-House Maintenance		\$2,879.28
Insurance		\$2,077.26
Real Estate Taxes		\$6,620.16
TOTAL EXPENSES		\$20,882.59

NET INCOME	\$79,274.21
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Non-Disclosure Agreement (Buyer)
Please Print Legibly

This Agreement is entered into in connection with discussions between:

Realty Pros Commercial, regarding a possible purchase by _____

"Buyer" or any "Agent Representing the Buyer": _____ of, or an interest in, certain real

property commonly known as: 5656 Isabelle Ave. Port Orange FL 32127 -Regency Office Center

Parcel-631500000103

Seller and Realty Pros Commercial propose to disclose to Buyer/Agent certain confidential information in connection with such discussions. In order to induce Realty Pros Commercial and Seller to release certain Confidential Information, Buyer /Agent hereby agrees as follows:

AGREEMENT:

Buyer /Agent shall not divulge any Confidential Information given to them which may include, but is not limited to, information concerning Sellers financial affairs, business activities, operations, operating data and/or business plans, and conveyed in writing and clearly and conspicuously marked "Confidential Information" at the time of such disclosure. Unauthorized disclosure is strictly prohibited.

EACH PARTY SHALL:

Use the Confidential Information only in connection with the discussions referred to above, and for no other purpose whatsoever; restrict disclosure of the Confidential Information solely to those with a genuine need to know, and permit such employees or agents to use the Confidential Information only in connection with the discussions referred to above; use and require its employees and agents to use at least the same degree of care to protect the Confidential Information as is used with its comparable confidential information; and advise its employees and agents who receive the Confidential Information that they may only use, and are required to protect, such Confidential Information as set forth above.

WARRANTY

Buyer agrees that neither it nor any of its agents, officers or employees will, without prior written consent of Realty Pros Commercial, directly or indirectly purchase, lease or acquire any interest in the Property or land on which it is situated; acquire an interest in any entity which owns, purchases, leases or otherwise acquires an interest in the property; acquire an interest in any loan, mortgage or financial obligation of Seller of which is secured by mortgage in the property; or assist any other person or entity to do any of the foregoing, whether by providing consultation, assistance, financing or otherwise. In the event of breach of the foregoing provisions of paragraph 2, as compensation for the assistance, Realty Pros Commercial will have rendered to Buyer in connection with such transaction by providing it with the information contemplated in this Agreement, Buyer will pay Realty Pros Commercial a brokerage fee of an amount equal to 10% of the fair market value of the Property on the date of closing from the closing proceeds. The obligations of Buyer hereunder shall survive the termination of the discussions referred to in the first paragraph of this Agreement.

At the request of Seller, all Confidential Information, including all copies, in the possession or control of Buyer, or in the control of Buyer's agents or representatives, will be returned immediately to Realty Pros Commercial should business negotiations cease between the parties. Nothing in this Agreement shall be construed as conferring, by license or otherwise, from Seller to Buyer any rights in any Confidential Information disclosed pursuant hereto. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns and shall be construed in accordance with the laws of the State of Florida.

Buyer: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ e-Mail address: _____

Signatures

Buyer: _____ Date: _____

Agent: _____ Date: _____

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