



4 UNIT MULTI-FAMILY | FOR SALE



212 S Oleander Ave

Daytona Beach, FL 32118

APEX CAPITAL REALTY

561 NE 79 Street Suite 420 Miami, FL 33138

(305) 570-2600

APEXCAPITALREALTY.COM

YONI SUNSHINE

Commercial Advisor

(216) 973-9534

Yoni@ApexCapitalRealty.com

JASON ABITBOL

Senior Commercial Advisor

(561) 542-3704

Jason@ApexcapitalRealty.com

OFFERING SUMMARY

Total Building Size: **2,856 SF**

Total Lot Size: **5,200 SF**

Parking: **1 spot per unit on site**

NOI: **\$47,972**

Zoning: **RDB6**

Asking Price: **\$570,000**

Cap Rate: **8.42%**

KEY HIGHLIGHTS

-4 (1BR)

-Moderately Renovated units – with value add potential

-Beautiful Porch for every unit

-New Water Heater

-New Flooring

-Ample Parking



Apex Capital Realty is proud to exclusively present **212 S Oleander Avenue** for sale. This 4 – unit Boutique building is located in one of the best areas in Daytona Beach with the water being just a two-minute walk away.

This moderately updated property is now being offered at **\$570,000**. The property consists of four one-bedroom, one-bathroom units, each boasting a beautiful, private porch. All units are rented providing a steady cash flow with gross rental income of **\$61,800** a year.

With its proximity to one of Volusia County's most stunning beaches and the high demand for quality rentals, prices have steadily risen and are expected to continue doing so for the foreseeable future. Middle-income multifamily properties in desirable neighborhoods like this one have demonstrated strong performance and resilience, even in down markets.

OPERATIONS

	Based on Current RR
Gross Income	\$61,800.00
Maintenance	\$760.00
Management	\$2,796.00
Utilities	\$4,161.59
Insurance	\$2,855.80
Real Estate Taxes	\$3,253.71
Total Operating Expenses	\$13,827.10
Net Operating Income	\$47,972.90
Asking Price	\$ 570,000.00
Asking Cap	8.42%
Number of Units	4
Price Per Door	\$ 142,500.00

PROPERTY PHOTOS

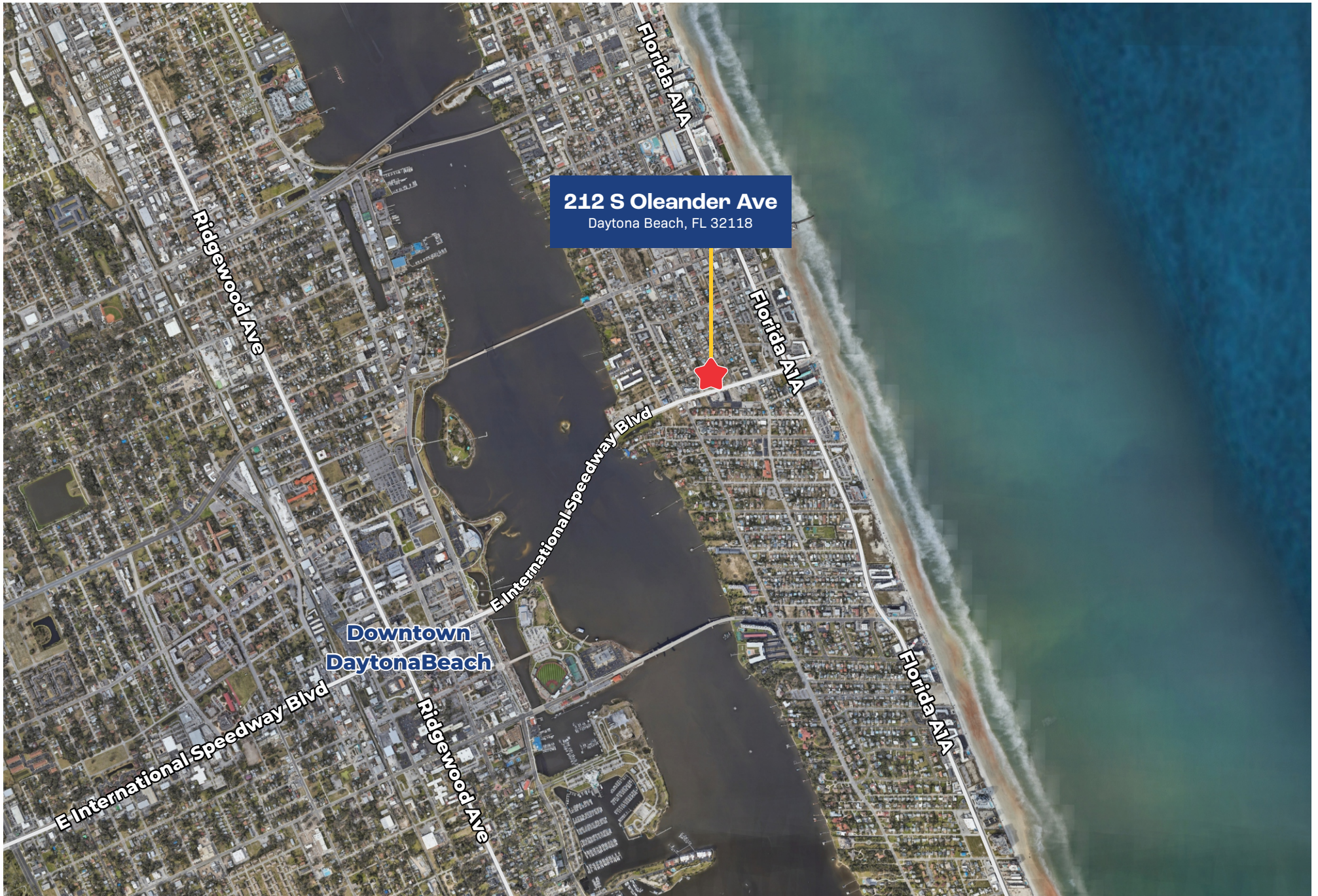
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RETAILER/LOCATION MAP

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