



**SUBJECT
PROPERTY**

5 UNIT MULTI-FAMILY | FOR SALE



26-28 S Hollywood 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: **3,126 SF**

Total Lot Size: **5,750 SF**

Parking: **1 spot per unit**

NOI: **\$63,806.45**

Zoning: **RDB6**

Asking Price: **\$720,000**

KEY HIGHLIGHTS

-5 (1BR)

-Moderately Renovated units – with value-add potential

-Upgraded electric

-Renovated Bathrooms

-New Flooring

-New water heaters

Apex Capital Realty is proud to present exclusively present **26- 28 S Hollywood Avenue** for sale. This 5 – unit Boutique multifamily is made up of 2 structures and is located in one of the best areas of Daytona Beach with the water being just a two-minute walk away.

This moderately updated property is now being offered at **\$720,000**. The property consists of five one-bedroom, one-bathroom units with upgraded bathrooms electric systems and water heaters. All units are rented providing a steady cash flow with gross rental income of **\$84,600** 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	\$84,600.00
Cleaning and Maintenance	\$1,965.00
Management Fee	\$4,310.80
Repairs	\$500.00
Utilities	\$6,488.84
Contract Services	\$240.47
Real Estate Taxes	\$5,181.29
Insurance	\$2,107.15
Total Operating Expenses	\$20,793.55
NOI	\$63,806.45
Current	\$720,000.00
Asking Cap	8.86%
Units	5
Price Per Door	\$144,000.00

PROPERTY PHOTOS

5 UNIT MULTI-FAMILY | FOR SALE



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC.

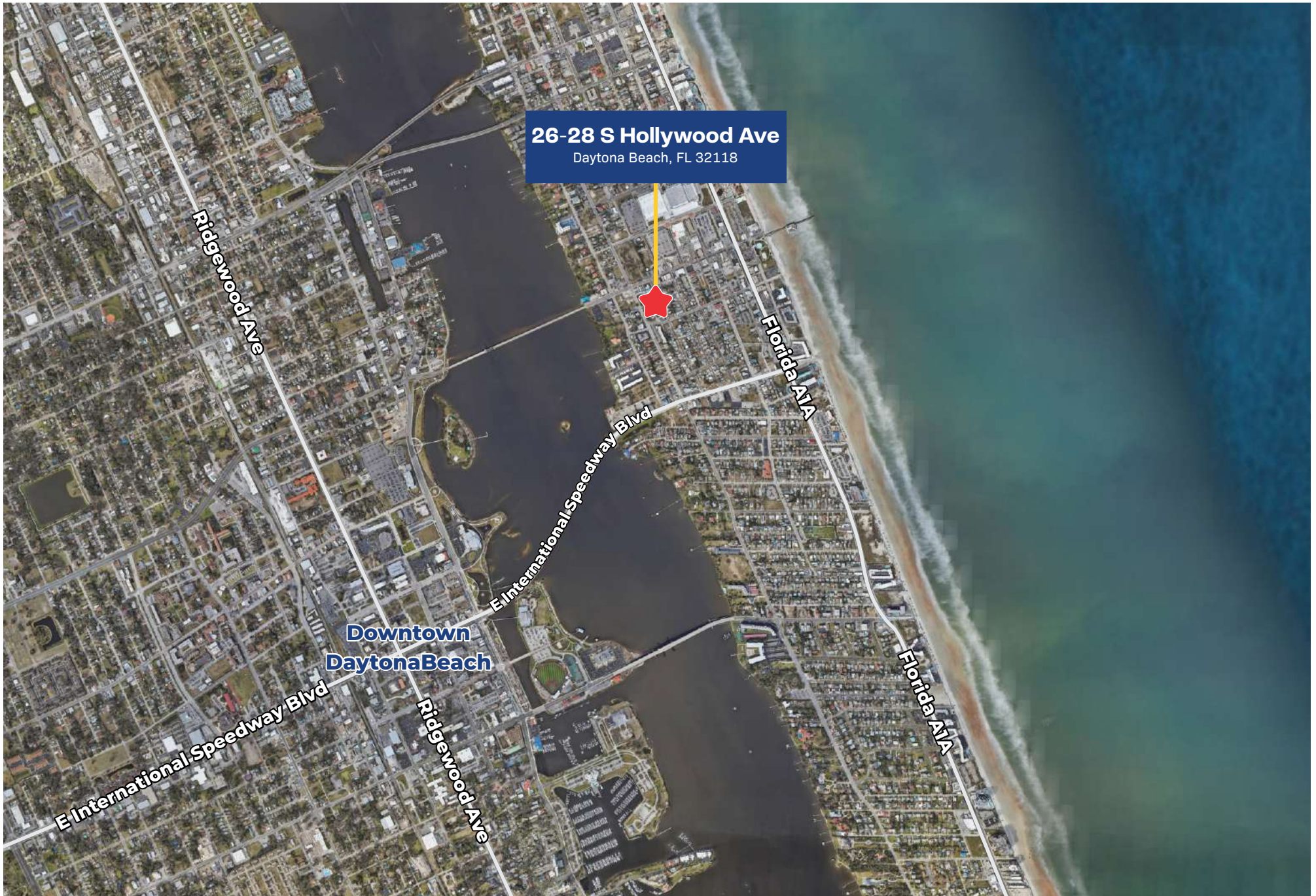
PROPERTY PHOTOS

5 UNIT MULTI-FAMILY | FOR SALE



RETAILER/LOCATION MAP

5 UNIT MULTI-FAMILY | FOR SALE



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC.



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