5 UNIT MULTI-FAMILY | FOR SALE

APEX CAPITAL REALTY

26-28 S Hollywood Ave

Daytona Beach, FL 32118

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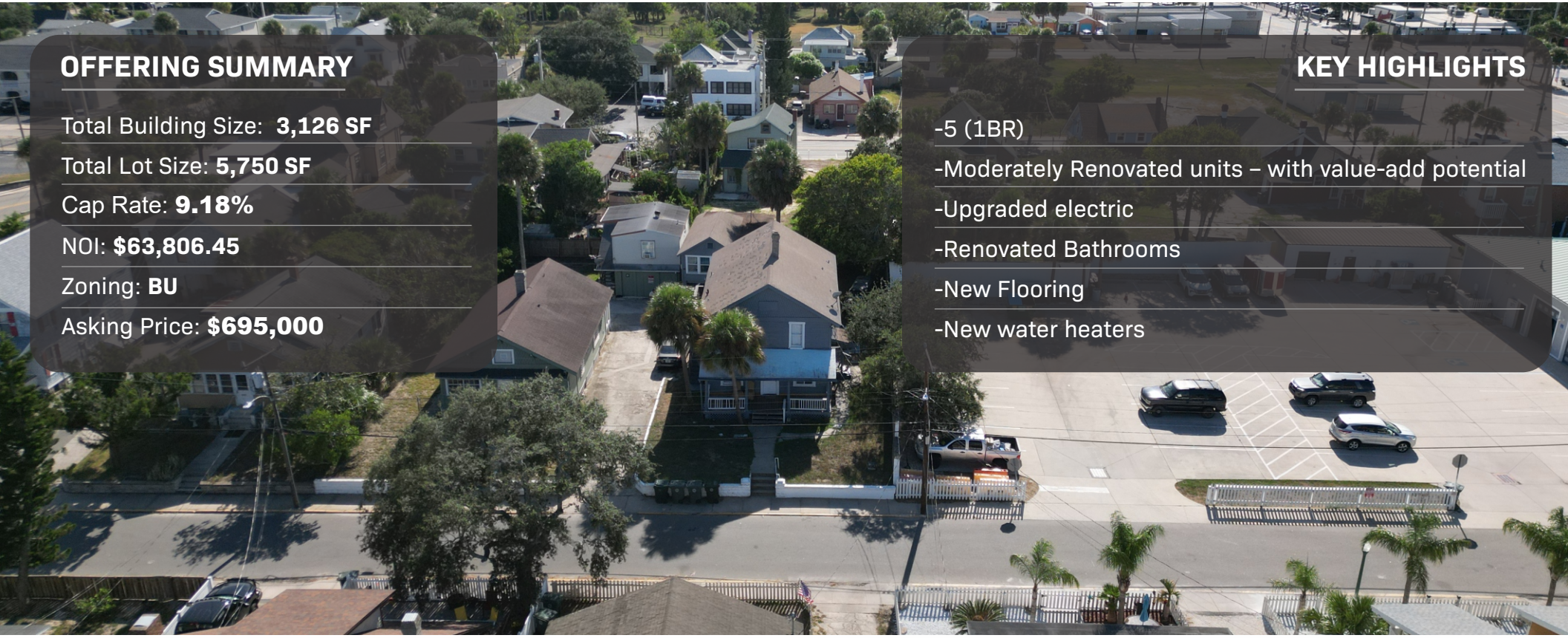
EXECUTIVE SUMMARY



OFFERING SUMMARY

Total Building Size: **3,126 SF**

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

Cap Rate: **9.18%**

NOI: **$63,806.45**

Zoning: **BU**

Asking Price: **$695,000**

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 **$ 695,000**. 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 **$84,000** 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.

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FINANCIAL ANALYSIS

OPERATIONS

	Based on Current RR
Gross Income	**$84,600.00**
Net Operating Income	**$63,806.45**
Asking Price	**$695,000.00**
Asking Cap	**9.18%**
Units	**5**
Price Per Door	**$139,000.00**

	Based on Current RR
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**

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PROPERTY PHOTOS

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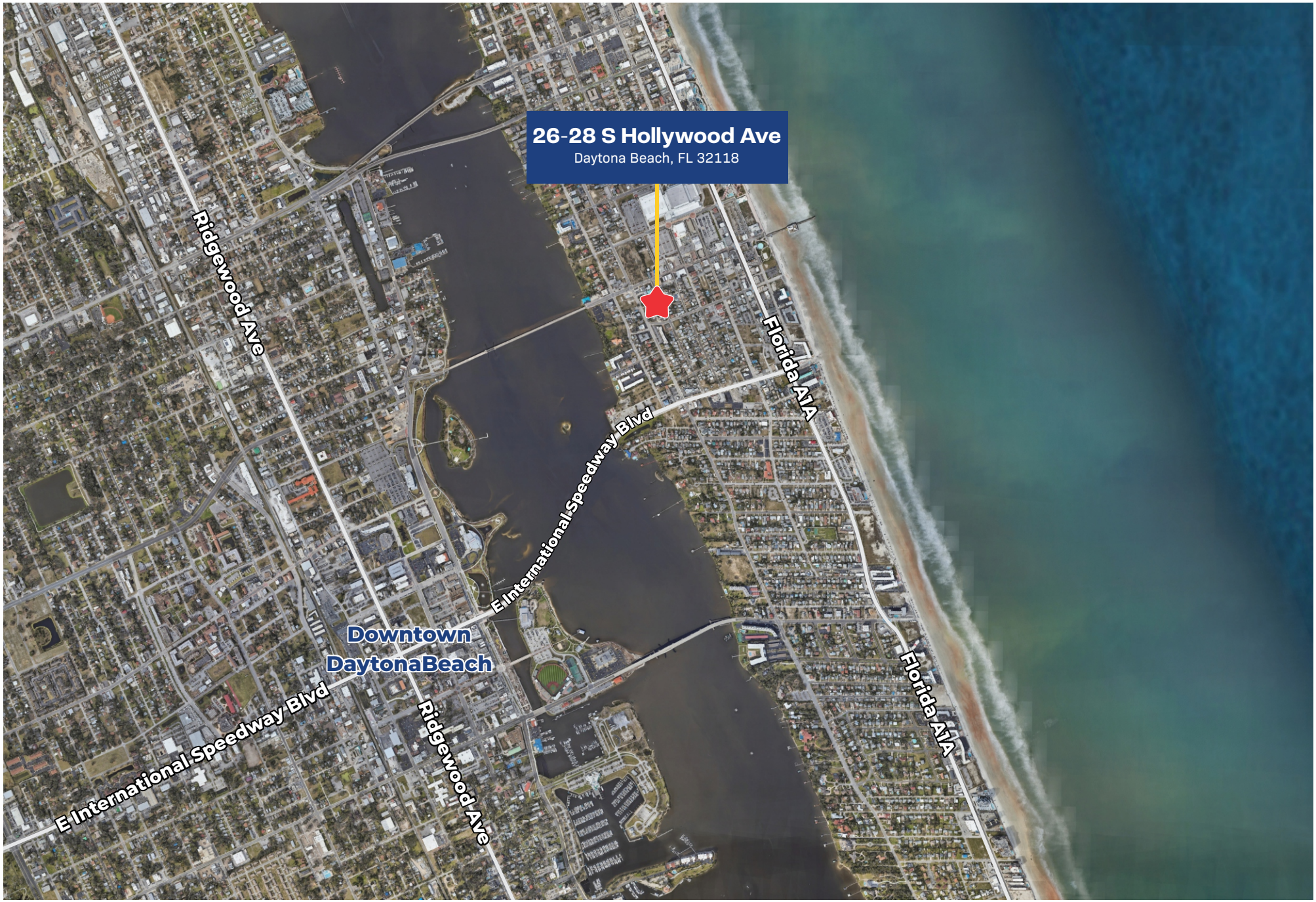
RETAILER/LOCATION MAP



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