

Bradley Freeman

Bank On It Realty
Office: (954) 515-0030
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 1 Information



30 S Grandview Avenue, DAYTONA BEACH, FL 32118

Price:	\$915,000	MLS Listing ID:	1002870
Status:	Active	MLS Association:	Spacecoast
Type:	Multi-Family	MLS Area:	901 - Volusia
Beds:		City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:	0	Community:	
Year Built:	1915	Acres:	
Living Sq Ft:	3,936	Lot Sqft:	
Virtual Tour:	https://www.propertypanorama.com/instaview/spc/1002870		

Property Description

Public Remarks: INVESTOR ALERT!!Major value add property located in Daytona Beach. This stunning 5 units multifamily is just steps from the beach. Take in magnificent views of the ocean from the unique 3rd floor. Currently, 2 out of the 5 units are tenant occupied. Investors have a lucrative opportunity to generate \$10,000+ gross monthly income by acquiring this prime property . With 3 available units for rent , the potential rental income, coupled with the property's desirable location, presents a promising investment prospect for significant returns.

Driving Directions: US1 to East on ISB, left on S Grandview, property is on the left just past Harvey Ave

Legal Description: LOT 8 BLK 11 ROGERS SEABREEZE PER OR 4607 PG 2184

Private Remarks: Please call listing to agent to schedule walkthroughs and for information about financials and interior photos.

Features

Heating/Cooling: Central air conditioning, Central heat
Inclusions: Electric range and oven, Microwave oven, Refrigerator

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 04 15 33 01 11 0080	Middle School:
Unit:	Lot Dimensions: 27.0 ft x 100.0 ft	High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp: 2.50%
Licensee Name: John C DiGirolomo	Office Name: LPT Realty, LLC	Office Address: 1400 S International Parkway S, Lake Mary, FL 32746
Licensee Phone:	Office Phone: (877) 366-2213	Broker Name:
Licensee Cell:	Office Fax:	Broker Email:
Licensee Email:	Office Email: flbrokers@lptrealty.com	

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Property 1 Information Continued

Map of Property



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Property 2 Information

111 S Grandview Avenue, DAYTONA BEACH, FL 32118



Price:	\$839,000	MLS Listing ID:	1112330
Status:	Pending	MLS Association:	Daytona Beach Area
Type:	Multi-Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	7	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:		Community:	Rogers Seabreeze
Year Built:	1938	Acres:	0.23
Living Sq Ft:	4,060	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Income property steps from the World's Most Famous Beach! Zoned residential professional, located within the Main Street Redevelopment Zone and Surfside Village National Historic District. Currently being used as a multi-family rental property with 8 units and offers off street parking for 8+ vehicles! Zoning allows for many uses and lot offers road frontage on both S. Grandview Ave. as well as Harvey Ave. Close to Main St. & Boardwalk area, Ocean Center & the Band Shell. Property consists of 2 buildings, each has four units. Front building has four 1 bedroom/1 bathroom units. Carriage house in back has one 2 bedroom/1bathroom unit, one 1 bedroom/1bath unit and two efficiency units. Buildings passed recent State Inspection, has newer roofs & room for increased profitability.

Driving Directions: From Main St. & S. Atlantic Ave head South 1 Block to Harvey Ave. make a Right then Left at S. Grandview Ave.

Legal Description: LOT 15 & LOTS 16 & 17 EXC E 50 FT& EXC N 5 FT BLK 9 ROGERS SEABREEZE PER OR 4407 PG 0446 PER OR 5580 PG 3866

Private Remarks: 48 hour notice to show. Owner resides on-site in 2 bedroom unit and self manages. Owner will consider Owner financing for a cash buyer with significant down payment, call LA for more details.

Showing Instructions: Contact listing agent directly for all showing requests. Appointment necessary. Listing agent must accompany all showings. 48 hour notice to show with proof of funds. All units are occupied.

Features

Lot: Corner lot
Construction: Concrete block\stucco
Roof: Composition roof
Heating/Cooling: Wall or window air conditioner(s), Wall heating unit(s)
Utilities: Public sewer services, Public water supply
Inclusions: Refrigerator, Range and Oven
Financial: Contingent

Property Information

Lot:	Zoning:	Other	Elem School:
Block:	APN:	5304-01-09-0150	Middle School:
Unit:	Lot Dimensions:		High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq: N/A	Possession:
Taxes: \$3,813	Tax Year: 2022	Homestead: Y

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Licensee Detail Report + Map

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Property 2 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.5%	Non Rep Comp:	Trans Agent Comp: 2.5%
Licensee Name: Natasha Ares	Office Name: RE/MAX Signature	Office Address: 1134 W Granada Blvd, Ormond Beach, FL 32124
Licensee Phone: (386) 795-5521	Office Phone: (386) 673-7001	Broker Name:
Licensee Cell: (386) 795-5521	Office Fax: (386) 238-9718	Broker Email:
Licensee Email: NatashaAres@gmail.com	Office Email: FrontDesk@SearchDaytonaRealEstate.com	

Map of Property



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Property 3 Information



162 S Peninsula DRIVE, DAYTONA BEACH, FL 32118

Price:	\$750,000	MLS Listing ID:	FC297545
Status:	Active	MLS Association:	Stellar MLS
Type:	Multi-Family	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	0	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:	0	Community:	ASSESSORS DAYTONA BEACH
Year Built:	1983	Acres:	0.31
Living Sq Ft:	3,264	Lot Sqft:	13,750
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/FC297545		

Property Description

Public Remarks: Commercial Mix Use Triplex in the heart of Daytona Beach. The triplex is fully leased and producing great income. The dwelling sits on one parcel and it comes with a newly combined parcel to the north side giving you endless possibilities to expand or improve upon this investment property. The first level is the commercial space, as you walk into the space you have the waiting room, with a receptionist area adjoining. The commercial space is 1,632 square feet, has 8 bay offices, three bathrooms, a laundry room, and a kitchen. In front of the building is a parking lot, and on the south side is a outdoor common space that is fenced in for the tenants along with the entrance door to the two apartments on the upper level of the building. Each apartment is very spacious at 800 square feet with a full kitchen, living, and dining area. The apartments are both one bedroom and one bathroom. Many improvements have been made to the building. commercial area has new concrete polished floors, exterior newly painted, newly built fence and a recent survey has been done. This is an incredible opportunity with endless potentials in a sought after area.

Driving Directions: 162 South Palmetto Avenue, Daytona Beach Florida 32118

Legal Description: S 50 FT OF E 135 FT AS LIES W OF PENINSULA DR OF LOT 11 BLK 3 ASSESSORS SUB MB 3 PG 132 & N 10 FT OF ABANDONED ALLEY S OF SAME PER OR 2217 PG 0511 PER OR 5726 PG 1724 PER OR 5842 PG 2844 PER OR 6205 PG 2581 PER OR 7364 PG 0465 PER OR 8223 PG 3321

Private Remarks: Apt 200 \$1,325 per month Lease expires 1/31/2025 Apt 201 \$1,200 per month Lease expires 4/30/2024 Commercial \$2,938 per month Lease expires 7/31/2025 Any potential buyers looking must provide proof of funds or a commercial bank letter of intent. Please note this building is not eligible for a residential multifamily loan due to the commercial space being 50% of the building. Showings are subject to tenant approval. Owner financing available with 50% down.

Showing Instructions: Appointment Only

Realtor Aids: Currently Leased

Features

Construction: Frame exterior
Foundation: Slab foundation
Roof: Shingle roof
Heating/Cooling: Central air conditioning, Central heat
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply

Property Information

Lot:	Zoning:	RP	Elem School:
Block: 3	APN:	530902030112	Middle School:
Unit:	Lot Dimensions:		High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash, Conventional, Owner May Carry
HOA Freq:	Maintenance Freq:	Possession:	
Taxes: \$4,571	Tax Year: 2023	Homestead:	

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Licensee Detail Report + Map

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Property 3 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 3%	Non Rep Comp: 1%	Trans Agent Comp: 3%
Licensee Name: Jeremie Purdy	Office Name: KW REALTY ATLANTIC PARTNERS ST AUGUSTINE	Office Address: 100 Southpark Blvd Ste 201 Ste 201, St. Augustine, FL 32086
Licensee Phone: (386) 283-0741	Office Phone: (904) 797-7442	
Licensee Cell: (386) 283-0741	Office Fax: (904) 209-5878	Broker Name:
Licensee Email: Jeremiepurdy@kw.com	Office Email: stevetufts@gmail.com	Broker Email:

Map of Property



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Property 4 Information



408 ORA STREET, DAYTONA BEACH, FL 32118

Price:	\$699,000	MLS Listing ID:	V4932766
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	8	City:	Daytona Beach
Full Baths:	4	County:	Volusia
Half Baths:	1	Community:	SMITH BERTHA K RESUB BLKS 17-1
Year Built:	1920	Acres:	0.30
Living Sq Ft:	3,148	Lot Sqft:	13,250
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/V4932766		

Property Description

Public Remarks: Single family residence with bonus over garage apartment. Charming and enchanting 1920s home, but offers many options for working at home, plus superb beachside location. Updated while preserving the charm of the period. Large eat in kitchen, 22x7 porch, 15x15 master bedroom with adjacent sitting area 25x11. Investment options with garage apartment, including in-law, but no short-term rentals in this area. Walk to the beach, Main Street, waterpark and Ocean Center. Lots of room for parking cars and motorcycles.

Driving Directions: Atlantic Avenue to Ora Street house is on the left

Legal Description: W 52 FT OF LOT 3 & LOT 4 RESUB BLK 17 MEMENTO MB 22 PG 12 PER OR 2551 PG 1445 PER OR 6145 PG 2258 PER OR 7704 PG 4727

Showing Instructions: Call Listing Agent, Combination Lock Box

Features

Parking: Garage(s)
Construction: Frame exterior
Roof: Shingle roof
Energy: Zoned temperature control
Heating/Cooling: Central air conditioning, Central heat, Electric heating
Interior: Ceiling fan(s)
Flooring: Carpet, Hardwood floors
Fireplace(s): Fireplace(s)
Utilities: Public sewer services

Property Information

Lot:	Zoning:	R	Elem School:
Block: 17	APN:	53-05-12-17-0030	Middle School:
Unit:	Lot Dimensions:	106x125	High School:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes: \$7,583	Tax Year: 2022	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 6%	Non Rep Comp: 0%	Trans Agent Comp: 3%
Licensee Name: Cheryl Whelan	Office Name: COLDWELL BANKER PREMIER PROPER	Office Address: 380 S Atlantic Ave,
Licensee Phone: (386) 872-0732	Office Phone: (386) 256-4760	Ormond Beach, FL 32176
Licensee Cell: (386) 872-0732	Office Fax: (386) 256-4767	Broker Name:
Licensee Email: cherylwhelan217@gmail.com	Office Email: DaytonaDRealty@gmail.com	Broker Email:

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Property 4 Information Continued

Map of Property



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Property 5 Information



215 N Wild Olive AVENUE, DAYTONA BEACH, FL 32118

Price:	\$699,000	MLS Listing ID:	O6170393
Status:	Active	MLS Association:	Stellar MLS
Type:	Multi-Family	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	0	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:	0	Community:	SMITH BERTHA K RESUB BLKS 17-1
Year Built:	1928	Acres:	0.14
Living Sq Ft:	2,077	Lot Sqft:	3,062
Virtual Tour:	https://www.youtube.com/watch?v=MNN5RDCZ-o8		

Property Description

Public Remarks: RARE OPPORTUNITY! TURN KEY BEACH PARADISE TRIPLEX within 1 block to DAYTONA BEACH and DIRECTLY across the street from Daytona Lagoon Water Park! This property is subdivided into a 2 bedroom 2 bathroom, a 2 bedroom 2 bathroom with a Loft, and a 1 bedroom 1 bathroom. Additionally enjoy your View from the Upgraded Deck and a cozy fireplace and grill area outback. Upgrades includes All New Electric 2019, Fully Replumbed 2019, Newer Roofs 2022/2010, Insulated Walls , Hardie Board Cement Siding, and upgraded finishes throughout. The 2 bedrooms come FULLY FURNISHED. Do not miss this chance to own this beachside paradise property. Conveniently walkable to the World's Most Famous Beach and bandshell, Main Street, the Pier, Peabody Auditorium, the Ocean Center, shops, and restaurants. This is a prime opportunity to secure a valuable income-generating property in PRIME LOCATION! This 1928 investment has been tastefully renovated and RENTAL READY!

Driving Directions: N on A1A, W on Seabreeze, S on Wild Olive

Legal Description: LOT 19 RESUB BLK 22 MEMENTO MB 2 PG 143 PER OR 4107 PG 4209 PER OR 5568 PG 4593 PER OR 6279 PGS 0488-0489 PER OR 7007 PG 0865 PER OR 8336 PG 3475

Private Remarks: Submit Offers on latest AS IS contract with Proof of funds. All information and room dimensions to be verified by buyer and buyers agent. Buyers agent to accompany buyers for all private showings.! Buyer to do all due diligence on rental restrictions, numbers and cap rate are ran based on LONG TERM Rental 6 months or more. Owner would like opportunity to rent back from future buyer as a tenant. Reach out to LA on more details! All upgrades were done within the past 5 years. Permit List attached. Property is owner occupied not currently being rented out but rental projections from LA property manager is attached with services offered. FULL VIDEO TOUR ATTACHED. Rental Projections expecting between 4300+ a month in income. Possibility for more with PAD-SPLIT or Roomies, please have buyer do their own due diligence.

Showing Instructions: Appointment Only

Features

Construction:	Frame exterior
Foundation:	Slab foundation
Roof:	Shingle roof
Exterior:	Balcony, Outdoor lights
Energy:	Programmable thermostat
Heating/Cooling:	Wall heating unit(s)
Interior:	Ceiling fan(s)
Rooms:	L-shaped living/dining room combination
Utilities:	Public sewer services, Public water supply
Inclusions:	Furnished

Property Information

Lot:	Zoning:	02RP	Elem School:	R.J. Longstreet Elem
Block:	22	APN:	Middle School:	Campbell Middle
Unit:		Lot Dimensions:	High School:	Mainland High School

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

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Licensee Detail Report + Map

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Property 5 Information Continued

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash,Conventional
HOA Freq:	Maintenance Freq:	Possession:	
Taxes: \$7,278	Tax Year: 2023	Homestead:	

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.5%	Non Rep Comp: 2.5%	Trans Agent Comp: 2.5%
Licensee Name: Corinne Amber Defilippis	Office Name: EXP REALTY LLC	Office Address: 401 S Rosalind Ave #100, Orlando, FL 32801
Licensee Phone: (941) 807-7961	Office Phone: (407) 392-1800	Broker Name:
Licensee Cell: (941) 807-7961	Office Fax: (407) 392-1801	Broker Email:
Licensee Email: corinne.defilippis@exprealty.com	Office Email: fl.admin@exprealty.net	

Map of Property



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Property 6 Information



408 Ora Street, DAYTONA BEACH, FL 32118

Price:	\$699,000	MLS Listing ID:	1116449
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Multi-Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	8	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:		Community:	Memento
Year Built:	1920	Acres:	0.30
Living Sq Ft:	3,148	Lot Sqft:	
Virtual Tour:			

Property Description

Driving Directions: from Atlantic Ave right on Ora house on left
Legal Description: W 52 FT OF LOT 3 & LOT 4 RESUB BLK 17 MEMENTO MB 22 PG 12 PER OR 2551 PG 1445 PER OR 6145 PG 2258 PER OR 7704 PG 4727
Private Remarks: Main home plus a garage apartment (#410). No short term rentals in this area. Charming 1920s home but offers many options for working at home plus superb beachside location. Updated while preserving the charm of the period. Large eat in kitchen, 22x7 porch, 15x15 master bedroom with adjacent sitting area 25x11. Garage apartment needs update. Main home is staged but furniture could be negotiable. see MLS# 1115207 for residential listing

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5305-12-17-0030	Middle School:
Unit:	Lot Dimensions:	High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq: N/A	Possession:
Taxes: \$7,583	Tax Year: 2022	Homestead: N

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 3%	Non Rep Comp:	Trans Agent Comp: 3%
Licensee Name: Cheryl Whelan	Office Name: Coldwell Banker Premier Properties	Office Address: 380 S Atlantic Ave, Ormond Beach, FL 32176
Licensee Phone: (386) 872-0732	Office Phone: (386) 256-4760	Broker Name: Denise Hutchinson
Licensee Cell: (386) 872-0732	Office Fax: (386) 256-4767	Broker Email: DaytonaDRealty@gmail.com
Licensee Email: cherylwhelan217@gmail.com	Office Email: DaytonaDRealty@gmail.com	

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Property 6 Information Continued

Map of Property



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Property 7 Information



121 N HOLLYWOOD AVENUE #121, DAYTONA BEACH, FL 32118

Price:	\$2,998	MLS Listing ID:	O6161169
Status:	Active	MLS Association:	Stellar MLS
Type:	Rental	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	2	City:	Daytona Beach
Full Baths:	1	County:	Volusia
Half Baths:	0	Community:	MEMENTO
Year Built:	1923	Acres:	0.11
Living Sq Ft:	900	Lot Sqft:	5,000
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/O6161169		

Property Description

Public Remarks: THIS GORGEOUS 2 bed / 1 bath MID-CENTURY MODERN ARCHITECTURALLY DESIGNED SINGLE FAMILY HOME IS NEWLY REMODELED AND NESSELED IN THE SPAWLING MEMENTO COMMUNITY OF DAYTONA BEACH. THIS ELEGANT HOME FEATURES 900 SQ. FT. OF LIVING SPACE, A MODERN SWEDISH KITCHEN FEATURING CRYSTAL COUNTER TOPS, BAR CABINET WITH 9 BOTTLE WINE COOLER, PORCELEN TILE FLOORS. STAINLESS STEELE APPLIANCES INCLUDE RANGE, RANGE HOOD, REFRIGIRATOR AND MICROWAVE OVEN. BEAUTIFUL LAMINANTE WOOD FLOORS. LOVELY DESIGNED MASTER AND GUEST BATHROOMS WITH MATTE BLACK FIXTURES AND MATTE BLACK CIELING FANS IN MASTER BEDROOM, LIVING ROOM AND BEDROOM 2. INSTAHOT WATER HEATER UNDER THE SINK CABINET IN THE KITCHEN. UPDATED PLUMBING, NEW ELECTRICAL PANEL AND UPDATED AC HANDLER, CONDENSER AND NEW AIR DUCTS. WONDERFULLY LANDSCAPED TO GIVE ULTIMATE CURB APPEAL. THIS HOME IS 45 MINUTES FROM DOWNTOWN ORLANDO, 15 MINUTES TO DAYTONA INTERNATIONAL AIRPORT, 10 MINUTES TO RETAIL SHOPPING AND RESTUARANTS, 15 MINUTES TO DAYTONA STATE COLLEGE,L AND BETHUNE COOKMAN STATE COLLEGE, AND 15 MINUTES TO DAYTONA INTERNATIONAL SPEEDWAY. 3 WALKING MINUTES TO THE DAYTONA BEACH CONVENTION CENTER. THE TAX ID NUMBER SHOWS THE PROPERTY ADDRESS RATHER THAN TAX ID BECAUSE THE UNIT 123 USES THE CORRECT TAX ID FOR THIS BUILDING.

Driving Directions: 11 min 5.1 miles Daytona International Speedway Head southeast. Turn left toward Bill France Blvd. Continue on Bill France. Turn right onto W International Speedway Blvd (US-92 E). Turn left onto S Peninsula Dr. Turn right onto Auditorium Blvd. Go for 292 ft. Turn left onto N Hollywood Ave. Go for 266 ft. 121 N Hollywood Ave. Daytona Beach, FL 32118-4254

Private Remarks: CALL FOR DETAILS. PRE-APPROVAL/OR PROOF OF FUNDS WITH OFFER. PLEASE CONTACT DARRYL HENDERSON II AT 407-461-8637 AFTER OFFER HAS BEEN ACCEPTED. OWNER IS A LICENSE REAL ESTATE BROKER IN THE STATE OF FLORIDA. HEATED MEASUREMENTS TO BE VERIFIED BY BUYER. PLEASE ASK FOR DETAILS. . ADDITIONAL SHOWING INSTRUCTIONS: THERE IS A CLEANING FEE OF \$299.00. YOU MUST ACCOMPANY YOUR RENTER ON ALL VIEWINGS. Thank you! The property is showing active on MLS.

Showing Instructions: 24 Hour Notice,Appointment Only,Call Before Showing,Call Listing Agent,Call Owner
Realtor Aids: As-Is

Features

General Info:	No pets allowed
Parking:	Garage(s)
Exterior:	Patio, Outdoor lights
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Ceiling fan(s), Open floor plan
Rooms:	Master bedroom on main floor
Laundry:	Indoor laundry room, Laundry area in kitchen
Utilities:	Public sewer services, Public water supply
Inclusions:	Furnished, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Exhaust fan/hood, Range and Oven

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 121 N HOLLYWOOD AVE	Middle School:
Unit:	Lot Dimensions:	High School:

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Licensee Detail Report + Map

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Property 7 Information Continued

Rental Information

Annual Rent:	Application Fee: \$50	Lease Type:
Monthly Rent:	Security Deposit: \$2,000	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date: 12/01/2023
Seasonal Rent:	Referral Fee: \$0	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp:
Licensee Name: Darryl B. Henderson, Jr	Office Name: GLOBAL ENTERPRISE REALTY GROUP	Office Address: 5501 Chatham Woods Ct, Orlando, FL 32808
Licensee Phone: (407) 461-8637	Office Phone: (321) 281-8781	
Licensee Cell: (407) 461-8637	Office Fax: (407) 253-0907	Broker Name:
Licensee Email: dhenderson@gerproperties.com	Office Email: dhenderson@gerproperties.com	Broker Email:

Map of Property



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Property 8 Information



216 N Halifax Avenue, DAYTONA BEACH, FL 32118

Price:	\$2,100	MLS Listing ID:	1109316
Status:	Sold (07/22/2023)	MLS Association:	Daytona Beach Area
Type:	Rental	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	2	City:	Daytona Beach
Full Baths:	2	County:	Volusia
Half Baths:	0	Community:	Memento
Year Built:	1947	Acres:	0.11
Living Sq Ft:	1,223	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: This home is just a HOP, SKIP & JUMP TO MAIN STREET! WOW! EXCELLENT for BIKE WEEK, BIKETOBERFEST, DAYTONA 500, or All Summer!! Large Deep Backyard with Shade Canopy for entertaining. Also includes 12 X 10 Shed in fenced backyard. Perfect place for Bikers to park their Bikes! Front and Side gate for easy access. Minutes from Daytona International Speedway, Just blocks to A1A ,the World's Most Famous Beach! This Adorable 2 bedroom / 2 Full bath boasts living room, dining room, inside laundry room (washer & dryer included), BRAND NEW ROOF! ALL NEW Appliances, Renovation Upgrades Galore! Features Sheet attached.. New LVT flooring throughout, New Kitchen Cabinets, Granite Countertops, New Tile Showers with Glass Enclosures, Tile Backsplash. NEW MINI SPLIT A/C (with a separate unit for each

Driving Directions: US-92; ISB, Over bridge to beachside. Left on Halifax Ave .6 mile on right. 2 Blocks north of Main Street on Right

Legal Description: S 34 FT OF W 155 FT OF LOT 4 BLK 7 MEMENTO PER OR 1815 PG 0434 PER OR 6671 PG 0557 PER OR 8199 PG 2237 PER OR 8294 PG 3289

Private Remarks: THIS HOME IS ALSO LISTED FOR SALE FOR \$359,999 WITH MLS #1106703. Lease Details: \$2,100/month, 1st and last month rent plus security equal to 1 months rent required to move in. Background/credit check required. No smoking/no pets. Lawn & Utilities are the tenants responsibility. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed. Manuals for all New Appliances! Brand New Roof! Square footage received from tax rolls. Buyer to verify all information. All data recorded in the MLS intended to be accurate but cannot be guaranteed. Preferred Title Company: Johnson & Johnson Atty, 150 S Palmetto Ave Ste 103, Daytona Beach, FL 32114 386-252-3694 rnjlw1@bellsouth.net

Features

Water Features: River view

General Info: No pets allowed

Location: Western exposure

Lot Size: Lot size is less than 1/2 acre

Fencing: Fenced yard

Construction: Concrete block\stucco, Stucco exterior

Roof: Shingle roof

Exterior: Patio, Storage/out-building(s)

Heating/Cooling: Wall or window air conditioner(s), Wall heating unit(s)

Interior: Ceiling fan(s)

Flooring: Tile flooring, Vinyl flooring, Hardwood floors

Rooms: Family room, Utility room

Inclusions: Microwave oven, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Sold Information

Sold Date:	07/22/2023	Original Price:	\$2,100	Selling Agent:	Tonya Jane Larsh
Sold Price:	\$2,100	Sales Team:		Selling Office:	Tonya Jane Larsh Real Estate Broker

Property Information

Lot:	Zoning:	Elem School:
Block:	APN:	Middle School:
Unit:	Lot Dimensions:	High School:

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Licensee Detail Report + Map

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Property 8 Information Continued

Rental Information

Annual Rent:	Application Fee:	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date:
Seasonal Rent:	Referral Fee:	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash
HOA Freq:	Maintenance Freq:	Possession:	
Taxes: \$1,518	Tax Year: 2022	Homestead:	N

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: \$250	Non Rep Comp:	Trans Agent Comp: \$250
Licensee Name: Tonya Jane Larsh	Office Name: Tonya Jane Larsh Real Estate Broker	Office Address: 3466 Coachman Drive, Deltona, FL 32739
Licensee Phone: (386) 228-5252	Office Phone: (386) 228-5252	Broker Name: Tonya Jane Larsh
Licensee Cell:	Office Fax:	Broker Email: tonyalarshrealtor@gmail.com
Licensee Email: tonyalarshrealtor@gmail.com	Office Email: tonyalarshrealtor@gmail.com	

Map of Property



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Property 9 Information



37 S Wild Olive Avenue #4, DAYTONA BEACH, FL 32118

Price:	\$1,300	MLS Listing ID:	1116967
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Rental	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	2	City:	Daytona Beach
Full Baths:	1	County:	Volusia
Half Baths:	0	Community:	Rogers Seabreeze
Year Built:	1915	Acres:	0.11
Living Sq Ft:	532	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Second floor 2 bedroom 1 bath available 1/2 block from Main Street! Fresh paint, short walk to the beach, close to public bus & shopping. Covered front porch for sunny afternoons & common area out back with picnic table, bbq grill and coin op washer/dryer on premises. Water & lawn care included.

Driving Directions: From ISB, head North on Atlantic to Left on Harvey Ave to Right on Wild Olive. 37 on Right

Legal Description: W 1/2 OF LOT 15 BLK 11 ROGERS SEABREEZE PER OR 5911 PG 0748 PER OR 5937 PGS 1013-1014 INC PER OR 5927 PG 1015 PER OR 5937 PGS 1016-1017 INC PER OR 6636 PG 1386 PER OR 6908 PG 2288

Private Remarks: For more information or to schedule a showing call Patrick Norman 386-506-7913 or Ginny Norman 386-506-9435

Showing Instructions: Vacant on combo. Call or text L/A for code.

Features

General Info: No pets allowed

Location: Western exposure

Lot Size: Lot size is less than 1/2 acre

Roof: Shingle roof

Exterior: Balcony

Heating/Cooling: Wall or window air conditioner(s), Wall heating unit(s)

Interior: Ceiling fan(s), Secondary bedrooms split from master bedroom

Flooring: Tile flooring

Rooms: Family room

Utilities: Public sewer services, Public water supply

Inclusions: Refrigerator, Range and Oven

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5304-01-11-0151	Middle School:
Unit:	Lot Dimensions: 50x100	High School:

Rental Information

Annual Rent:	Application Fee:	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date:
Seasonal Rent:	Referral Fee:	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes: \$3,345	Tax Year: 2022	Homestead: N

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Licensee Detail Report + Map

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Property 9 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: \$125	Non Rep Comp:	Trans Agent Comp: \$125
Licensee Name: Pat Norman	Office Name: 1st Florida Realty LLC	Office Address: 2136-C S Atlantic Ave, Daytona Beach Shores, FL 32118
Licensee Phone:	Office Phone:	Broker Name: Lynn Byrne
Licensee Cell:	Office Fax: (888) 882-5329	Broker Email:
Licensee Email:	Office Email: 1stFloridaManager@gmail.com	

Map of Property



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Property 10 Information



708 E International Speedway Boulevard #3, DAYTONA BEACH, FL 32118

Price:	\$1,150	MLS Listing ID:	1101760
Status:	Sold (01/17/2023)	MLS Association:	Daytona Beach Area
Type:	Rental	MLS Area:	
Beds:	1	City:	Daytona Beach
Full Baths:	1	County:	Volusia
Half Baths:	1	Community:	Davis Daytona Beach
Year Built:	1920	Acres:	0.11
Living Sq Ft:	432	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: This 1 Bedroom 1.5 Bath first floor apartment is just steps from the beach. Large 1 Bedroom with an additional den/office area and covered front patio. It is centrally located in downtown Daytona Beach, surrounded by shops and local attractions. Monthly rent is \$1150 with all utilities included (Gas, Electric, and Water) and onsite shared washer/dryer. NO ONSITE PARKING, but street parking passes are available through the city of Daytona Beach. Call today for more information and showing availability.

Driving Directions: Head east on E International Speedway Blvd towards the beach. Pass by Subway and the destination will be on right.

Legal Description: LOT 16 EXC E 37.38 FT ON N LINE OF N 80.6 FT ON E LINE BLK 4 DAVIS DAYTONA BEACH INC PER OR 4318 PG 2500 PER OR 8016 PG 1466

Private Remarks: Alejandra Arnaud407-782-9586

Showing Instructions: Combo Lockbox

Features

General Info: Pet restrictions

Sold Information

Sold Date:	01/17/2023	Original Price:	\$1,400	Selling Agent:	Alejandra Arnaud
Sold Price:	\$1,150	Sales Team:		Selling Office:	Tall Gates Property Management & Sales LLC

Property Information

Lot:	Zoning:	Multi-Family	Elem School:
Block:	APN:	5309-09-04-0160	Middle School:
Unit:	Lot Dimensions:		High School:

Rental Information

Annual Rent:	Application Fee:	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date:
Seasonal Rent:	Referral Fee:	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:		
HOA Freq:	Maintenance Freq:	Possession:		
Taxes:	Tax Year:	2021	Homestead:	N

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Licensee Detail Report + Map

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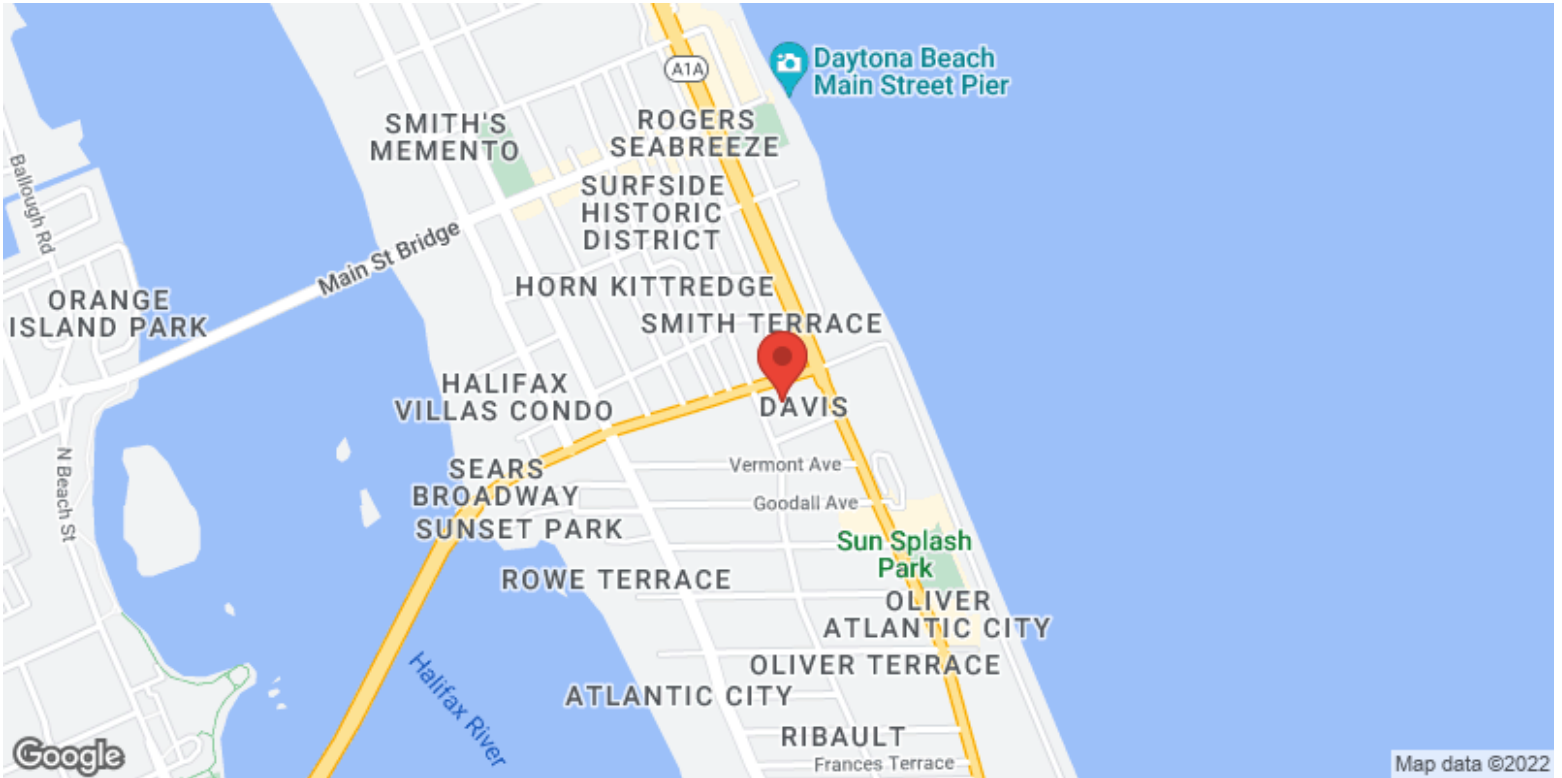
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Fax: (954) 515-0033

Property 10 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: \$50	Non Rep Comp:	Trans Agent Comp: \$50
Licensee Name: Alejandra Arnaud	Office Name: Tall Gates Property Management & Sales LLC	Office Address: 2435 S. Ridgewood Ave., South Daytona, FL 32119
Licensee Phone: (407) 782-9586	Office Phone: (386) 301-5083	Broker Name: Sue Marzello
Licensee Cell:	Office Fax:	Broker Email:
Licensee Email: alejandrasarnaud@gmail.com	Office Email: suemarzello@gmail.com	

Map of Property



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Property 11 Information



127 S PENINSULA DRIVE, DAYTONA BEACH, FL 32118

Price: \$1,145	MLS Listing ID: O6087550	
Status: Sold (02/22/2023)	MLS Association: Stellar MLS	
Type: Rental	MLS Area: 32118 - Daytona Beach/Holly Hill	
Beds: 1	City: Daytona Beach	
Full Baths: 1	County: Volusia	
Half Baths: 0	Community: ASSESSORS DAYTONA BEACH	
Year Built: 1920	Acres: 0.37	
Living Sq Ft: 568	Lot Sqft: 16,100	
Virtual Tour: https://www.propertypanorama.com/instaview/stellar/O6087550		

Property Description

Public Remarks: Old world charm modern convenience. Ca. 1910. Located in the Surfside Village Historic District halfway between Main Street and International Speedway Blvd. Close to all Daytona Beach Attractions a short walk to the Main Street Pier or cross to the Mainland to Beach Street and great restaurants and shops. One Bedroom, second floor, living room and kitchen. The apartment has three rooms total. There is a private balcony as well as a large porch area with seating for residents use. Off street parking for 1 car.

Driving Directions: Between ISB and Main

Features

General Info: Cats allowed
Heating/Cooling: Wall heating unit(s)

Sold Information

Sold Date: 02/22/2023	Original Price: \$1,195	Selling Agent: Len Ala, Jr
Sold Price: \$1,145	Sales Team:	Selling Office: LEN ALA REAL ESTATE

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 09-15-33-02-01-0050	Middle School:
Unit:	Lot Dimensions: 100x161	High School:

Rental Information

Annual Rent:	Application Fee: \$75	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date: 02/15/2023
Seasonal Rent:	Referral Fee: \$0	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp:
Licensee Name: Len L. Ala, Jr	Office Name: LEN ALA REAL ESTATE	Office Address: 14208 Paradise Tree Dr,
Licensee Phone: (407) 758-8191	Office Phone: (407) 758-8191	Orlando, FL 32828
Licensee Cell: (407) 758-8191	Office Fax: (407) 517-4520	Broker Name:
Licensee Email: len1234@gmail.com	Office Email: lenala@lenalarealestate.com	Broker Email:

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Property 11 Information Continued

Map of Property



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Property 12 Information



102 S Peninsula Drive #105, DAYTONA BEACH, FL 32118

Price:	\$1,050	MLS Listing ID:	1115342
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Rental	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	1	City:	Daytona Beach
Full Baths:	1	County:	Volusia
Half Baths:	0	Community:	
Year Built:	1972	Acres:	0.63
Living Sq Ft:	608	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Spacious 1 bed 1 bath condo near the Beach, schools, shopping and the best restaurants. Available immediately after background check with condo association. Water included NOT AVAILABLE UNTIL JAN 1, 2024

Driving Directions: Take Dunlawton Bridge then left onto Peninsula. Complex 5 miles ahead on left.

Legal Description: UNIT 6 OCEAN GARDENS CONDO PER OR 5893 PG 1790 PER OR 6190 PG 0784 PER OR 7015 PG 0875 PER OR 7507 PG 1761

Private Remarks: 24 HOURS NOTICE

Features

General Info: No pets allowed
Heating/Cooling: Central air conditioning
Flooring: Tile flooring

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5308-07-00-0060	Middle School:
Unit:	Lot Dimensions:	High School:

Rental Information

Annual Rent:	Application Fee:	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date:
Seasonal Rent:	Referral Fee:	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes: \$1,039	Tax Year: 2022	Homestead: N

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: \$150	Non Rep Comp:	Trans Agent Comp: \$150
Licensee Name: Stacy Kelly	Office Name: EXP Realty LLC	Office Address: 10752 Deerwood Park Blvd Ste 100, Jacksonville, FL 32256
Licensee Phone:	Office Phone: (888) 883-8509	
Licensee Cell:	Office Fax:	Broker Name: Ann Shahin
Licensee Email:	Office Email: a.shahin.broker@exprealty.net	Broker Email: a.shahin.broker@exprealty.com

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Property 12 Information Continued

Map of Property



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Bradley Freeman

Bank On It Realty
Office: (954) 515-0030
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 13 Information



123 N HOLLYWOOD AVENUE #123, DAYTONA BEACH, FL 32118

Price:	\$2,998	MLS Listing ID:	O6161180
Status:	Active	MLS Association:	Stellar MLS
Type:	Rental	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	2	City:	Daytona Beach
Full Baths:	1	County:	Volusia
Half Baths:	0	Community:	MEMENTO
Year Built:	1923	Acres:	0.11
Living Sq Ft:	900	Lot Sqft:	5,000
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/O6161180		

Property Description

Public Remarks: THIS GORGEOUS 2 bed / 1 bath MID-CENTURY MODERN ARCHITECTURALLY DESIGNED SINGLE FAMILY HOME IS NEWLY REMODELED AND NESSELED IN THE SPAWLING MEMENTO COMMUNITY OF DAYTONA BEACH. THIS ELEGANT HOME FEATURES 900 SQ. FT. OF LIVING SPACE, A MODERN SWEDISH KITCHEN FEATURING CRYSTAL COUNTER TOPS, BAR CABINET WITH 9 BOTTLE WINE COOLER, PORCELEN TILE FLOORS. STAINLESS STEELE APPLIANCES INCLUDE RANGE, RANGE HOOD, REFRIGIRATOR AND MICROWAVE OVEN. BEAUTIFUL LAMINANTE WOOD FLOORS. LOVELY DESIGNED MASTER AND GUEST BATHROOMS WITH MATTE BLACK FIXTURES AND MATTE BLACK CIELING FANS IN MASTER BEDROOM, LIVING ROOM AND BEDROOM 2. INSTAHOT WATER HEATER UNDER THE SINK CABINET IN THE KITCHEN. UPDATED PLUMBING, NEW ELECTRICAL PANEL AND UPDATED AC HANDLER, CONDENSER AND NEW AIR DUCTS. WONDERFULLY LANDSCAPED TO GIVE ULTIMATE CURB APPEAL. THIS HOME IS 45 MINUTES FROM DOWNTOWN ORLANDO, 15 MINUTES TO DAYTONA INTERNATIONAL AIRPORT, 10 MINUTES TO RETAIL SHOPPING AND RESTUARANTS, 15 MINUTES TO DAYTONA STATE COLLEGE,L AND BETHUNE COOKMAN STATE COLLEGE, AND 15 MINUTES TO DAYTONA INTERNATIONAL SPEEDWAY. 3 WALKING MINUTES TO THE DAYTONA BEACH CONVENTION CENTER.

Driving Directions: 11 min 5.1 miles Daytona International Speedway Head southeast. Turn left toward Bill France Blvd. Continue on Bill France. Turn right onto W International Speedway Blvd (US-92 E). Turn left onto S Peninsula Dr. Turn right onto Auditorium Blvd. Go for 292 ft. Turn left onto N Hollywood Ave. Go for 266 ft. 121 N Hollywood Ave. Daytona Beach, FL 32118-4254

Private Remarks: CALL FOR DETAILS. PRE-APPROVAL/OR PROOF OF FUNDS WITH OFFER. PLEASE CONTACT DARRYL HENDERSON II AT 407-461-8637 AFTER OFFER HAS BEEN ACCEPTED. OWNER IS A LICENSE REAL ESTATE BROKER IN THE STATE OF FLORIDA. HEATED MEASUREMENTS TO BE VERIFIED BY BUYER. PLEASE ASK FOR DETAILS. . ADDITIONAL SHOWING INSTRUCTIONS: THE TENANT CLEANING FEE \$299.00. YOU MUST ACCOMPANY YOUR RENTER ON ALL VIEWINGS. Thank you! The property is showing active on MLS.

Showing Instructions: 24 Hour Notice,Appointment Only,Call Before Showing,Call Listing Agent,Call Owner

Realtor Aids: As-Is

Features

General Info: No pets allowed
Parking: Garage(s)
Exterior: Patio, Outdoor lights
Heating/Cooling: Central air conditioning, Central heat
Interior: Ceiling fan(s), Open floor plan
Rooms: Master bedroom on main floor
Laundry: Indoor laundry room, Laundry area in kitchen
Utilities: Public sewer services, Public water supply
Inclusions: Furnished, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Exhaust fan/hood, Range and Oven

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 05-15-33-08-13-0040 123 N HOLLYWOOD AVE.	Middle School:
Unit:	Lot Dimensions:	High School:

Rental Information

Annual Rent:	Application Fee: \$50	Lease Type:
Monthly Rent:	Security Deposit: \$2,000	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date: 12/04/2023
Seasonal Rent:	Referral Fee: \$0	

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Licensee Detail Report + Map

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Property 13 Information Continued

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp:
Licensee Name: Darryl B. Henderson, Jr	Office Name: GLOBAL ENTERPRISE REALTY GROUP	Office Address: 5501 Chatham Woods Ct, Orlando, FL 32808
Licensee Phone: (407) 461-8637	Office Phone: (321) 281-8781	
Licensee Cell: (407) 461-8637	Office Fax: (407) 253-0907	Broker Name:
Licensee Email: dhenderson@gerproperties.com	Office Email: dhenderson@gerproperties.com	Broker Email:

Map of Property



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Property 14 Information



121 S HOLLYWOOD AVENUE, DAYTONA BEACH, FL 32118

Price:	\$3,100	MLS Listing ID:	V4933037
Status:	Active	MLS Association:	Stellar MLS
Type:	Rental	MLS Area:	32118 - Daytona Beach/Holly Hill
Beds:	2	City:	Daytona Beach
Full Baths:	2	County:	Volusia
Half Baths:	0	Community:	80380
Year Built:	1927	Acres:	0.10
Living Sq Ft:	1,280	Lot Sqft:	5,200
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/V4933037		

Property Description

Public Remarks:

Nestled just 4 blocks away from the world's most famous beach, this stunning 2-story house is now available for rent. With two bedrooms and two baths, this fully remodeled home offers the perfect blend of comfort and convenience. **Key Features:** **Bedrooms:** The two spacious bedrooms are situated upstairs, providing privacy and separation from the living areas. **Kitchen:** The kitchen boasts sleek stainless steel appliances, making meal preparation a breeze. Whether you're a gourmet chef or just enjoy cooking, this kitchen will exceed your expectations. **Energy-Efficient:** Tinted windows keep out the heat and reduce energy costs, ensuring you stay comfortable year-round. **Washer and Dryer:** For added convenience, a washer and dryer are included, making laundry a hassle-free task. **Lawn Care:** Your monthly rent includes lawn care, so you can enjoy a well-maintained outdoor space without the added effort. **Pet-Friendly:** We welcome both dogs and cats! A small additional pet deposit and fee apply to ensure your furry friends feel right at home. **Additional Details:** **Application Fee:** A non-refundable \$75 application fee is required for each person 18 and older applying for the property. **Security Deposit:** A one-month security deposit is necessary to secure the property. **First Month's Rent:** Your first month's rent is also due upon move-in. Don't miss the opportunity to make this beautiful Daytona Beach house your home. It's in a prime location, beautifully renovated, and pet friendly. Enjoy the beach lifestyle while living in a comfortable and well-maintained space. Contact us today to schedule a viewing and make this your new home sweet home! **Note:** Security Deposit is subject to change based on credit / background check. Please inquire for the most up-to-date information and to arrange a viewing.

Driving Directions:

Travel East on international speedway, toward the beach. Once over the bridge turn left onto S Hollywood ave. House will be on your right with a chain link sign. Feel free to remove chain and drive forward onto the driveway.

Private Remarks:

List Agent is Related to Owner. All measurements are estimations. Tenants must do their due diligence in verifying information prior to applying and paying application fees. Please contact Kristen Clem for Application details. 386-837-3760.

Showing Instructions:

Call Agent 2, Lock Box Electronic

Realtor Aids:

List Agent is Related to Owner, Subject to Approval

Features

General Info:	Cats allowed, Dogs allowed
Fencing:	Partially fenced
Exterior:	Wood deck
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Walk-in closet(s)
Inclusions:	Microwave oven, Dishwasher, Clothes washer, Clothes dryer, Range and Oven

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 530907250140	Middle School:
Unit:	Lot Dimensions:	High School:

Rental Information

Annual Rent:	Application Fee:	\$75	Lease Type:
Monthly Rent:	Security Deposit:	\$3,400	Lease Option:
Weekly Rent:	Last Month Rent:		Available Date:
Seasonal Rent:	Referral Fee:	\$0	11/01/2023

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Licensee Detail Report + Map

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Property 14 Information Continued

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead:

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp:
Licensee Name: Sergio Garcia	Office Name: MAINSTREET REALTY	Office Address: 164 Verde Way, DeBary, FL 32713
Licensee Phone: (386) 337-0004	Office Phone: (386) 337-0004	Broker Name:
Licensee Cell: (386) 337-0004	Office Fax:	Broker Email:
Licensee Email: garcia.mainstreet@gmail.com	Office Email: garcia.mainstreet@gmail.com	

Map of Property



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Property 15 Information



215 N Oleander Avenue, DAYTONA BEACH, FL 32118

Price: \$1,650	MLS Listing ID: 1104697	
Status: Sold (03/01/2023)	MLS Association: Daytona Beach Area	
Type: Rental	MLS Area:	
Beds: 3	City: Daytona Beach	
Full Baths: 1	County: Volusia	
Half Baths: 0	Community: Memento	
Year Built: 1941	Acres: 0.09	
Living Sq Ft: 1,010	Lot Sqft:	
Virtual Tour:		

Property Description

Public Remarks: This adorable 3 bedroom, 1 bathroom charmer was recently updated!! This home features just over 1000 sq ft of living space with fresh paint and luxury vinyl flooring in all but the bathroom, which has new decorative tile. The kitchen, bathroom and laundry room cabinets were replaced and all have granite countertops. The primary bedroom is in the rear of the home and features a LARGE walk in closet. This home is a short walk the the beach, the Boardwalk and Bandshell, Ocean Center and Daytona Lagoon!!

Driving Directions: From ISB go north on Atlantic Ave (A1A) to left on Earl St; to right on Oleander Ave; go to 215 on left

Legal Description: S 40 FT OF E 100 FT OF LOT 19 EXC E 5 FT IN STREET RESUB BLK 17 MEMENTO PER OR 2900 PG 1677 PER OR 6050 OR 4685 PER OR 6230 PG 2807 PER OR 7986 PG 0199 PER OR 8232 PG 0091

Private Remarks: Agent must accompany. Contact Becky Guthrie for showing appointment and information. Office: 386-677-0870 After Hours: 386-843-1839

Showing Instructions: Agent Must Accompany, Appt. Necessary, See Agent Remarks

Features

Location: Eastern exposure
Style: Bungalow style
Lot Size: Lot size is less than 1/2 acre
Roof: Shingle roof
Heating/Cooling: Central air conditioning
Interior: Ceiling fan(s)
Flooring: Vinyl flooring
Inclusions: Microwave oven, Refrigerator, Range and Oven

Sold Information

Sold Date: 03/01/2023	Original Price: \$1,800	Selling Agent: Geraldine Westfall Adams	
Sold Price: \$1,650	Sales Team:	Selling Office: Geri Westfall Real Estate	

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5305-12-17-0191	Middle School:
Unit:	Lot Dimensions: 40x100	High School:

Rental Information

Annual Rent:	Application Fee:	Lease Type:
Monthly Rent:	Security Deposit:	Lease Option:
Weekly Rent:	Last Month Rent:	Available Date:
Seasonal Rent:	Referral Fee:	

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq:	Possession:
Taxes:	Tax Year:	Homestead: N

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Licensee Detail Report + Map

Bradley Freeman

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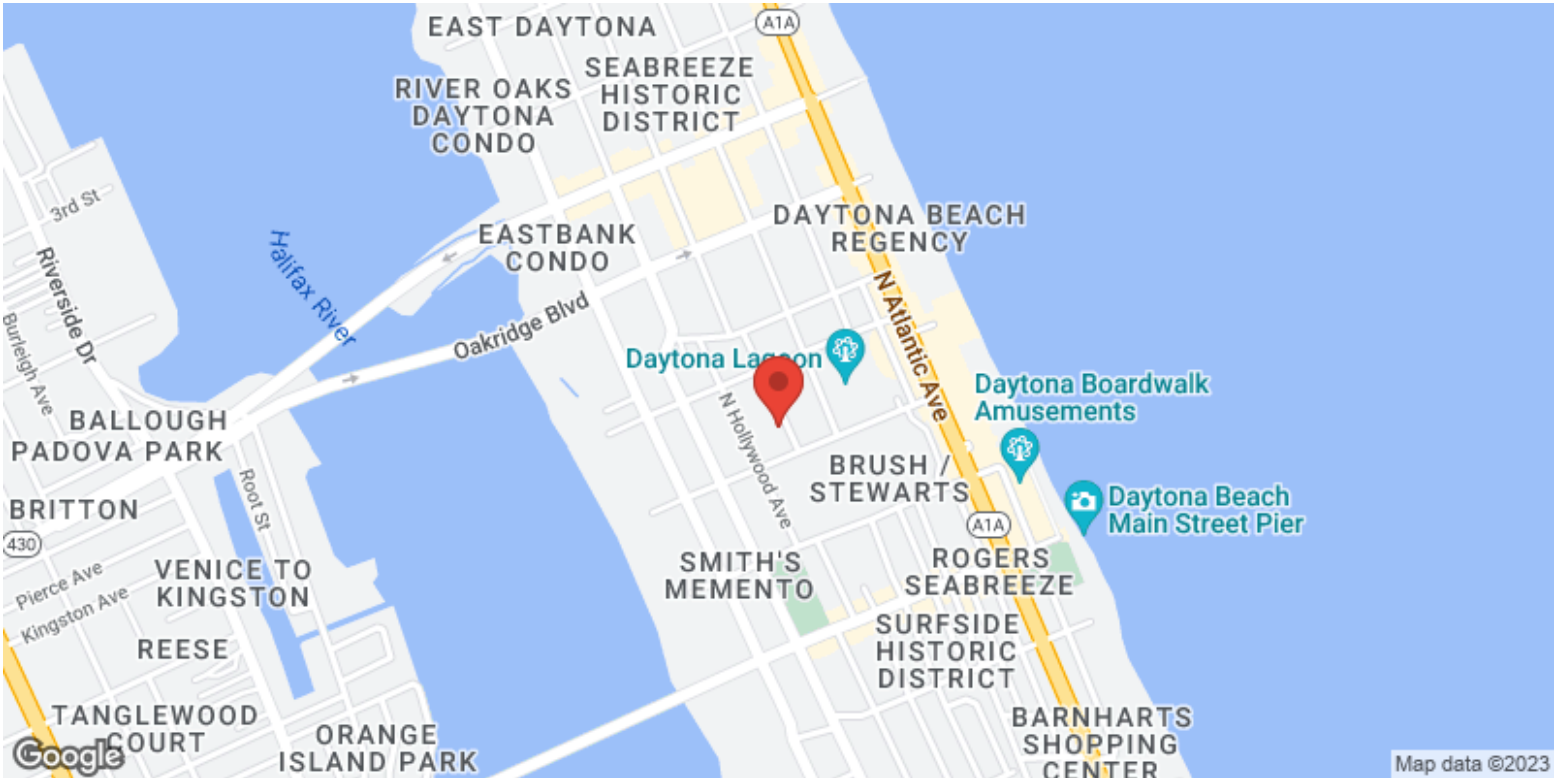
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Property 15 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: \$75	Non Rep Comp:	Trans Agent Comp: \$75
Licensee Name: Geraldine Westfall Adams	Office Name:	Office Address:
Licensee Phone: (386) 677-0870	Office Phone:	Broker Name:
Licensee Cell: (386) 852-0339	Office Fax:	Broker Email:
Licensee Email: geri@geriwestfallre.com	Office Email:	

Map of Property



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Property 16 Information



132 S Wild Olive Avenue, DAYTONA BEACH, FL 32118

Price:	\$300,000	MLS Listing ID:	1114777
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Single Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	2	City:	Daytona Beach
Full Baths:	2	County:	Volusia
Half Baths:	0	Community:	Fuquays Daytona Beach
Year Built:	1925	Acres:	0.09
Living Sq Ft:	912	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: BEACHSIDE Walk to Main St for BIKETOBERFEST !!!"HOME SWEET HOME" CLEAN UPDATED 2 BEDRM 2 FULL BATH FURNISHED HOME w small GARAGE ** TURN KEY **-just bring a toothbrush ! ***WALK TO BEACH RAMP, TO RIVER BOAT RAMPS/FISHING, RESTAURANTS , BARS , ENTERTAINMENT,(Tir Na Nog Irish Bar & the New BEACHES TAVERN on SR 92) & MAIN ST, 7-11 & more. **SR92 is being Upscaled w Bike Paths/wider sidewalks, median & more in April 2024 !!! **LIVE THE FLORIDA LIFESTYLE HERE !! ** Owner UPGRADED ELECTRIC & PLUMBING when purchased in 2001---Roof replaced in 2006 by Faircloth . Nice Hardwood Floors & Fireplace add charm. Nice lil fenced backyard out the back door.--Minutes to NASCAR RACEWAY, MALLS, DAYTONA ONE'S ENTERTAINMENT & BIKER ACTIVITIES, HOSPITALS'-All sizes & meas. appx. Cash offers preferre

Driving Directions: BEACHSIDE- OFF INT'L SPEEDWAY BLVD (SR 92) Turn N on Wild Olive -2 Blocksor 3 blocks S of Main

Legal Description: LOT 7 BLK 24 FUQUAYS DAYTONA BEACH PER OR 4664 PG 3394

Private Remarks: pls be careful to lock up & turn off litesUse Showtime to Go Show

Showing Instructions: Use ShowTime to Go ShowSupra

Features

General Info: Pets allowed, Pet restrictions

Location: Eastern exposure

Style: Ranch style, Bungalow style

Lot Size: Lot size is less than 1/2 acre

Fencing: Fenced yard

Parking: 1 car garage

Construction: Stucco exterior

Roof: Shingle roof

Heating/Cooling: Wall or window air conditioner(s), Gas heating

Interior: Ceiling fan(s)

Flooring: Tile flooring, Hardwood floors

Fireplace(s): Fireplace(s)

Rooms: Family room, Utility room

Utilities: Public sewer services, Public water supply

Inclusions: Furnished

Property Information

Lot:	Zoning:	Single Family	Elem School:
Block:	APN:	5309-07-24-0070	Middle School:
Unit:	Lot Dimensions:	50x77	High School:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq: N/A	Possession:
Taxes: \$1,748	Tax Year: 2022	Homestead: N

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Licensee Detail Report + Map

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Property 16 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 3%	Non Rep Comp:	Trans Agent Comp: 3%
Licensee Name: Judi Gentile	Office Name: Adams, Cameron & Co., Realtors	Office Address: 1100 Dunlawton Avenue, Port Orange, FL 32127
Licensee Phone: (386) 299-8601	Office Phone: (386) 761-6100	Broker Name:
Licensee Cell: (386) 299-8601	Office Fax: (386) 761-6771	Broker Email:
Licensee Email: judi.gentile@gmail.com	Office Email: info@adamscameron.com	

Map of Property



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Property 17 Information



509 Harvey Avenue, DAYTONA BEACH, FL 32118

Price:	\$339,995	MLS Listing ID:	1117872
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Single Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	2	City:	Daytona Beach
Full Baths:	2	County:	Volusia
Half Baths:	0	Community:	Rogers Seabreeze
Year Built:	1938	Acres:	0.05
Living Sq Ft:	1,152	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Duplex2 bathrooms2 bathroom
Driving Directions: 509 Harvey Ave Daytona Beach, FL 32118
Legal Description: W 44 FT OF E 1/2 OF LOT 13 BLK 14 ROGERS SEABREEZE PER OR 4665 PG 1274 PER OR 5502 PG 3845 PER OR 5830 PG 3109 PER OR 5868 PG 4919
Private Remarks: Commission: 2%-\$400 . Use ShowingTime to schedule. Buyers pre-approval must be reviewed by The Orlicki Group NMLS#2127427 via offer submission link below. Buyers are not required to use The Orlicki Group for loan. All offers (cash or financing) must be submitted via www.flatfeemsrealty.com/offers on FAR/BAR As-Is. Preferred: Excel Title contracts@exceltitlefl.com

Features

General Info: Pets allowed, Pets on approval
Location: Eastern exposure
Lot Size: Lot size is less than 1/2 acre
Roof: Shingle roof
Heating/Cooling: Central air conditioning, Heat pump
Flooring: Hardwood floors
Rooms: Family room
Utilities: Public sewer services, Public water supply
Inclusions: Refrigerator, Range and Oven

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5304-01-14-0130	Middle School:
Unit:	Lot Dimensions: 44x50	High School:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq: N/A	Possession:
Taxes: \$1,909	Tax Year: 2023	Homestead: N

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2%	Non Rep Comp:	Trans Agent Comp: 2%
Licensee Name: Stephen Hachey	Office Name:	Office Address:
Licensee Phone: (813) 642-6030	Office Phone:	
Licensee Cell:	Office Fax:	Broker Name:
Licensee Email:	Office Email:	Broker Email:

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Property 17 Information Continued

Map of Property



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Property 18 Information



301 5th Avenue, DAYTONA BEACH, FL 32118

Price:	\$372,500	MLS Listing ID:	1103984
Status:	Sold (04/11/2023)	MLS Association:	Daytona Beach Area
Type:	Multi-Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	4	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:		Community:	Wetherby
Year Built:	1954	Acres:	0.15
Living Sq Ft:	1,716	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks:	READY, SET, GO! Don't miss out on this Concrete Block Duplex perched up on a high and dry corner lot in a prime location right between the ICW (Halifax River) and the Atlantic Ocean for year round fun and opportunities! There are a ton of new development projects coming to Daytona Beach! Not only does this well maintained duplex feature 2 Bedrooms/1 Full Bathroom Per Unit; this incredible property also features: hardwood floors in both units; New Roof; a New A/C Unit; New Fencing; New Paint inside and out; as well as a new solid concrete block retaining wall around the perimeter of the property. Start making money immediately as both spacious units are rented out and bringing in \$1600 Per Unit Per Month for a total of \$3200 Per Month! Unit 301 features refinished hardwood CON'T
Driving Directions:	From I-95 & ISB (I-92) head East approx 5.5 miles; Turn Left on S Peninsula Dr; Located on the corner of 5th (Fifth Ave)
Legal Description:	LOT 13 EXC E 20 FT WETHERBY SUB DAYTONA BEACH MB 5 PG 170PER OR 5228 PG 3731 & OR 5490 PG 102-103
Private Remarks:	Tenant Occupied. 24 Hour Notice Preferred. Text or Call Mike Bretzel at 386-631-5757 to schedule a showing and/or more info
Showing Instructions:	Tenant Occupied. 24 Hour Notice Preferred. Text or Call Mike Bretzel at 386-631-5757 to schedule a showing and/or more info

Features

Fencing:	Fenced yard
Parking:	RV parking
Construction:	Concrete block\stucco
Roof:	Composition roof
Heating/Cooling:	Central air conditioning
Interior:	Ceiling fan(s)
Utilities:	Public sewer services, Public water supply
Inclusions:	Refrigerator, Range and Oven

Sold Information

Sold Date:	04/11/2023	Original Price:	\$405,000	Selling Agent:	Amy Potter
Sold Price:	\$372,500	Sales Team:		Selling Office:	Aloha Realty of Florida LLC

Property Information

Lot:	Zoning:	Elem School:
Block:	APN: 5309-11-00-0130	Middle School:
Unit:	Lot Dimensions:	High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash
HOA Freq:	Maintenance Freq: N/A	Possession:	
Taxes:	Tax Year: 2021	Homestead:	N

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Licensee Detail Report + Map

Bradley Freeman

Bank On It Realty
Office: (954) 515-0030
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 18 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.75%	Non Rep Comp:	Trans Agent Comp: 2.75%
Licensee Name: Mike Bretzel	Office Name: Keller Williams Realty Florida Partners	Office Address: 3510 S Nova Rd Suite 112, Port Orange, FL 32129
Licensee Phone: (386) 631-5757	Office Phone: (386) 944-2800	Broker Name: Steve Tufts
Licensee Cell:	Office Fax: (386) 944-2808	Broker Email: klrw248@kw.com
Licensee Email: mikebretzelkw@gmail.com	Office Email: vincent.cataldo@kw.com	

Map of Property



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Property 19 Information



124 S Noble Street, DAYTONA BEACH, FL 32118

Price:	\$575,000	MLS Listing ID:	1117999
Status:	Active	MLS Association:	Daytona Beach Area
Type:	Multi-Family	MLS Area:	14 - Daytona Peninsula S of Seabreeze
Beds:	2	City:	Daytona Beach
Full Baths:		County:	Volusia
Half Baths:		Community:	Not On The List
Year Built:	1940	Acres:	0.09
Living Sq Ft:	1,930	Lot Sqft:	
Virtual Tour:	https://iframe.videodelivery.net/7c068d9bf7902bc4d6c3851c6364ca3e		

Property Description

Public Remarks: This Key West style quadruplex in the Surfside Historic District is fully occupied and right in the middle of the action of Florida's East Coast. Excellent location nestled on a quiet street with a short two-block walk to the oceanside and surrounded by restaurants, shops and a nice stroll to all of the entertainment of the Daytona Beach Main Street Pier. Just 10 minutes to the Daytona Speedway and all the bridges to the mainland for easy living. Live your dream beach life in one unit and rent the other three units to cover your expenses. Or rent all four and enjoy an excellent cap rate on your investment. This quadruplex is NOT in a flood zone and offers two 1-bedroom units and two studio units. Units 1-3 were completely renovated with new floors, new paint, new kitchen with granite

Driving Directions: A1A northbound to Harvey Ave Turn L to S Wild Olive Ave Turn L to 6th Ave Turn L to S Noble St to Last house

Legal Description: E 80.5 FT OF LOT C HORN & KITTREDGE SUB DAYTONA BEACH MB 5 PG 198 MB 22 PG 65 PER OR 4630 PGS 4061-4062 PER OR 5480 PG 0027 PER OR 6295 PGS 2220-2222 INC PER OR 6371 PGS 2925-2926 PER OR 7331 PG 2810 PER OR 7371 PG 2922 PER OR 8007 PG 1585 PER OR 8190 PG 3459

Private Remarks: Listing agents Home Shores Collection Shawn Killebrew 727-370-3077 info@homeshorescollection.com with Coastal Properties Group International Allow 24 hour notice as Seller/Listing Agent must accompany. All information including measurements and room sizes are approximate and not guaranteed. Any information contained herein must be verified by Buyers or Buyers agent. Please send As-Is Contract and all attachments to info@homeshorescollection.com. All offers must include disclosures and Proof of Funds, or Pre-Approval details regarding occupancy and leases are available upon request as well as videos of the units. Please do not approach the tenants. Thank you

Showing Instructions: Appointment Required. 24 hour notice appreciated. Fully tenant occupied. Listing agent, owner or Owners representative must accompany

Features

Fencing:	Fenced yard
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Composition roof
Exterior:	Balcony
Interior:	Ceiling fan(s)
Utilities:	Public sewer services, Public water supply
Inclusions:	Dishwasher, Refrigerator, Range and Oven

Property Information

Lot:	Zoning:	Multi-Family	Elem School:
Block:	APN:	5309-10-00-0030	Middle School:
Unit:	Lot Dimensions:		High School:

Unit Information

Unit 1	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 2	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 3	Rent:	Beds:	Baths:	Sqft:	Eff:
Unit 4	Rent:	Beds:	Baths:	Sqft:	Eff:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:
HOA Freq:	Maintenance Freq: N/A	Possession:
Taxes: \$6,364	Tax Year: 2023	Homestead: N

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Licensee Detail Report + Map

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Brad@BankOnIt.com

Property 19 Information Continued

Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 3%	Non Rep Comp:	Trans Agent Comp: 3%
Licensee Name: Listing Reciprocal	Office Name: Nonmember office	Office Address: 1716 Ridgewood Ave., Holly Hill, FL 32117
Licensee Phone:	Office Phone: (386) 677-7131	Broker Name:
Licensee Cell:	Office Fax:	Broker Email:
Licensee Email:	Office Email:	

Map of Property



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