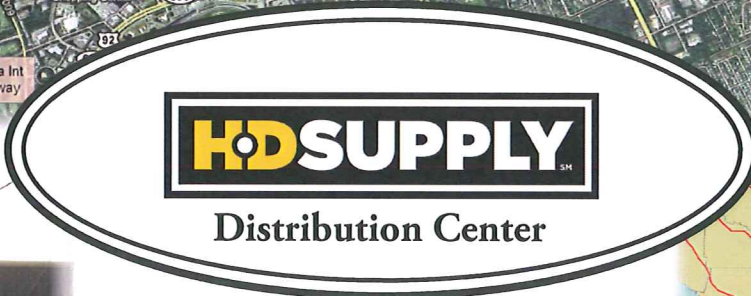
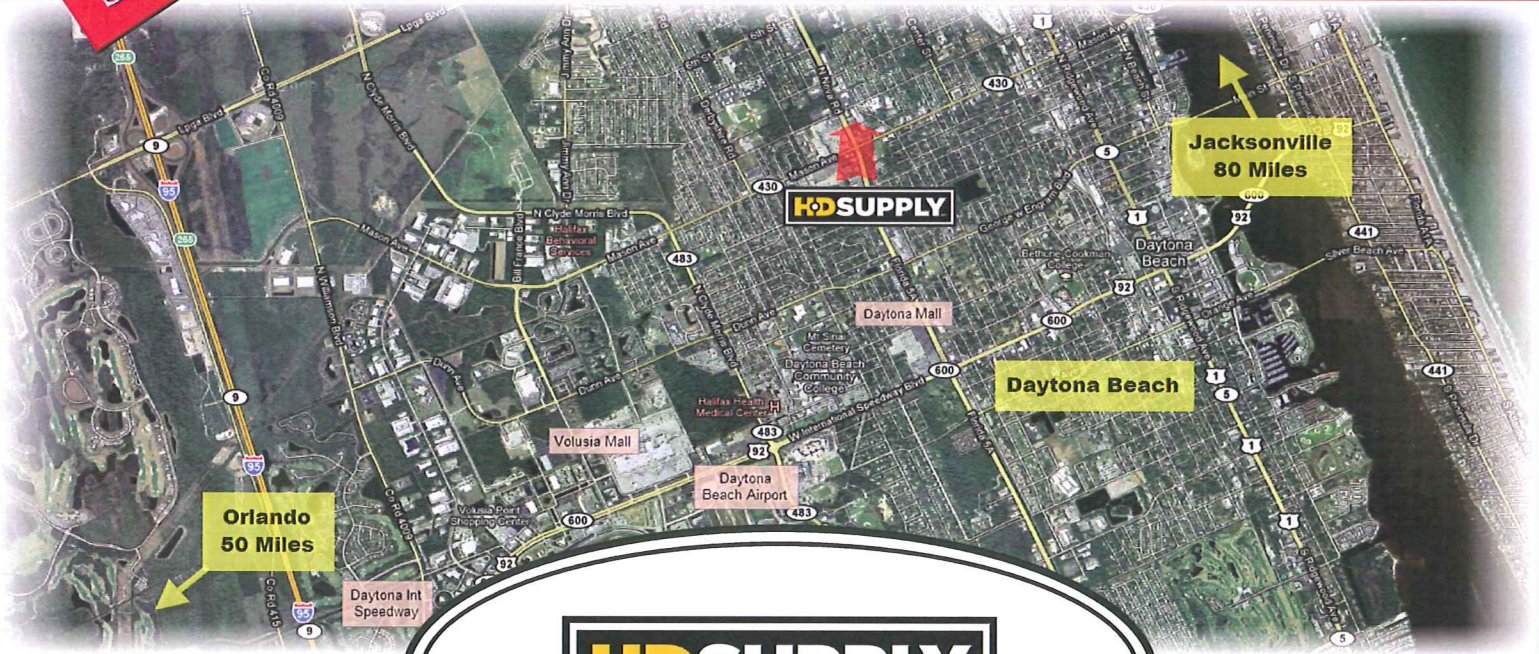


**For Sale**

# Daytona Beach NNN Investment Property



Price:	\$1,200,000
Cap Rate:	8.60%
Gross Building Area:	23,270 SF
Land:	2.65 Acres
Number of Buildings:	1
Utilities:	All Available
Year Built:	1968
Flood Zone:	FEMA Zone X-areas determined outside the 500 year flood plane
Basic Construction:	Steel frame, metal and concrete masonry
Roof:	Sloped roofing system consisting of metal and fiberglass (skylights) cover
Column Spacing:	Steel I beams 25'x25'
Clear Ceiling Height:	18'-24'
Percentage of Improved Office Space:	19%
Zoning:	Business Warehouse

## 903 Brentwood Drive Daytona Beach, FL



SINCE 1986

Mary Hurley, CCIM, Licensed Real Estate Broker  
Jim Caruso  
(407) 859-3550  
Mary@PineLoch.com

**Tenant Overview:**



The subject property is a single-tenant site occupied by HD Supply/Plumbing. HD Supply/Plumbing, with locations in 17 states, holds the number 3 national position in plumbing distribution with the focus on providing customers with the industry's most recognized and reliable brands. HD Supply/Plumbing maintains a diverse and substantial inventory for serving residential, commercial, light industrial, institution and government customers.

**Market Analysis:**

The physical boundaries of the subject are described as US Highway 92 to the South, US Highway 1 to the East, LPGA Boulevard to the North and Nova Road to the West.

The subject's neighborhood is physically and economically stable despite the economy. It is located within the City of Daytona Beach and enjoys city utilities and services, as well as the social economic, governmental and environmental forces that exist throughout the Greater Daytona Beach area. Transportation facilities within the area are good with access to both I-95 and I-4 within 5 miles to the west.

The subject's neighborhood is almost 100% built with little vacant land for industrial development. Therefore, room for industrial growth in the area is limited thereby presenting an advantage for the existing industrial properties in the neighborhood. The lack of smaller vacant industrial sites in the area will help keep demand high for existing light industrial warehouse space, and the lack of similar buildable sites should also help assure a recovery in property values and corresponding rental rates.



**Demographic Summary:**

Radius	Population	Average Income	Median Income
1 mile	11,313	\$53,225	\$44,945
3 mile	100,298	\$62,289	\$48,157
5 mile	238,564	\$69,008	\$42,825
US Average		\$71,437	\$54,719



**Financial Overview:**

	2007	2008	2009
<b>Rent</b>	\$110,499	\$114,706	\$117,228
<b>Mgmt fees</b>	-\$4,420	-\$4,588	-\$4,689
<b>Ins/other</b>	-\$8,013	-\$8,940	-\$8,999
<b>NOI</b>	\$98,066	\$101,178	\$103,540

**Offered By: Center Lake Properties, LLLP and  
Pineloch Management Corporation**  
[www.pineloch.com](http://www.pineloch.com)



This property is being offered to the market subject to the possibility of a change of price, rental or other conditions, prior sale, financing or withdrawal without notice. The Financial Overview includes projections for year-end 2009 and are offered for estimates or by way of example only and not as a guaranty for the current or future performance of the property. Any potential purchaser should use tax and legal advisors to conduct an independent investigation of the property and negotiate a proposed transaction. Mary Hurley, CCIM, Licensed Real Estate Broker.