



433 Walker Street

Holly Hill | Daytona Beach

32,008 SF MULTI-TENANT
INDUSTRIAL INVESTMENT

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$4,150,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Stabilized, Income-Producing Asset

The property is 89% leased across 18 suites, providing immediate in-place income and a diversified tenant base for reduced vacancy risk.

#2

Strategic Central Florida Location

Located in the high-demand Holly Hill submarket, the asset benefits from proximity to major roadways (LPGA Blvd, US-1, I-95) and key landmarks like Daytona International Speedway and Daytona Beach.

#3

Strong Market Fundamentals

The surrounding industrial market boasts a 93% occupancy rate with projected annual rent growth exceeding 6%, indicating a robust and rising demand environment.

#4

Attractive Financial Performance

The asset delivers a compelling initial total return of 10.14% and an 8.08% cap rate, with a projected 13.63% yield based on conservative pro forma estimates as leases transition to market rates.

#5

Long-Term Stability with Minimal CapEx

A new roof installed in 2024 significantly reduces near-term capital expenditure, enhancing operational stability and long-term value.



PROPERTY OVERVIEW

RIPCO Real Estate is pleased to present the opportunity to acquire a fully stabilized industrial investment located at 433 Walker Street in Holly Hill, Florida. This 32,008-square-foot asset is 89% leased with primary national credit tenant executing a new long term lease.

Positioned within a high-demand industrial submarket near LPGA Boulevard, US-1, and I-95—and just minutes from Daytona International Speedway and Daytona Beach—the property benefits from excellent regional connectivity and tenant accessibility. The area maintains a strong industrial occupancy rate of approximately 93%, with projected annual rental growth exceeding 6%.

This investment offers rare income performance in today’s market, with an initial total return of 10.14% and a capitalization rate of 8.08%. Conservative pro forma projections estimate a 13.63% yield, presenting significant upside as leases roll to market rates. A new roof installed in 2024 further enhances the asset’s long-term value and operating stability.

This is a compelling opportunity for investors seeking immediate cash flow, embedded rent growth, and minimal capital expenditure in a thriving Central Florida industrial market.

PROPERTY SUMMARY

THE OFFERING

Property Address	433 Walker St, Daytona Beach, FL 32117
Neighborhood	Holly Hill
County	Volusia County
Buildable SF	32,008 SF
Lot Size	4.48 AC

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Units	18
Building Sq. Ft.	32,008 SF (approx.)
Year Built	2000
Zoning	I-2

PRICING DETAILS

SUMMARY	
Price	\$4,150,000
Down Payment	\$1,452,500
Down Payment %	35%
Number of Suites	18
Price Per SqFt	\$133.01
Rentable Built Area (RBA)	31,200 SF
Lot Size	2.38 Acres
Year Built/Renovated	2000
Occupancy	100.00%

RETURNS	Current	Pro Forma
CAP Rate	8.08%	9.25%
Cash-on-Cash	8.25%	11.61%
Debt Coverage Ratio	1.56	1.78

Financing	1st Loan
Loan Amount	\$2,697,500
Loan Type	New
Interest Rate	7.00%
Amortization	30 Years
Year Due	2032

Loan information is subject to change. Contact your RIPCO representative.

OPERATING DATA				
INCOME		Current	Pro Forma	
Scheduled Base Rental Income		\$380,844		\$398,676
TOTAL REIMBURSEMENT INCOME	100.0%	\$75,183	100.0%	\$92,635
Potential Gross Revenue		\$456,027		\$491,311
General Vacancy	10.0%	(\$45,603)	3.0%	(\$14,739)
Effective Gross Revenue		\$410,424		\$476,572
Less: Operating Expenses	18.3%	(\$75,180)	19.4%	(\$92,636)
Net Operating Income		\$335,244		\$383,936
Cash Flow		\$335,244		\$383,936
Debt Service		(\$215,358)		(\$215,358)
Net Cash Flow After Debt Service	8.25%	\$119,886	11.61%	\$168,578
Principal Reduction		\$27,401		\$29,382
Total Return	10.14%	\$147,287	13.63%	\$197,960
Operating Expenses		Current	Pro Forma	
CAM		\$20,960		\$21,589
Insurance		\$27,230		\$28,047
Real Estate Taxes		\$26,990		\$43,000
Total Expenses		\$75,180		\$92,636
Expenses/Suite		\$4,177		\$5,146
Expenses/SF		\$2.41		\$2.97

OPERATING STATEMENT

INCOME		Current		Per SF	Pro Forma		Per SF	Notes
RENTAL INCOME								
Base Rental Revenue		380,844			398,676		12.78	
Absorption & Turnover Vacancy	0.0%	0	0.0%		0	0.0%	0.00	
Scheduled Base Rental Income		380,844		12.21	398,676		12.78	
Expense Reimbursement Income								
Expense Reimbursement Income								
CAM		20,960		0.67	21,589		0.69	
Insurance		27,231		0.87	28,046		0.90	
Real estate Taxes		26,992		0.87	43,000		1.38	
Misc. Expenses		0		0.00	0		0.00	
TOTAL REIMBURSEMENT INCOME		\$75,183	100.0%	\$2.41	\$92,635	100.0%	\$2.97	
				0.00			0.00	
Potential Gross Revenue		456,027		14.62	491,311		15.75	
General Vacancy		(45,603)	10.0%	(1.46)	(14,739)	3.0%	(0.47)	
				0.00			0.00	
EFFECTIVE GROSS REVENUE		\$410,424		\$13.15	\$476,572		\$15.27	
OPERATING EXPENSES								
Water		5,760		0.18	5,933		0.19	
Trash Removal		4,500		0.14	4,635		0.15	
Landscaping		1,200		0.04	1,236		0.04	
Operating Expenses - Agent Defined		9,500		0.30	9,785		0.31	
Insurance		27,230		0.87	28,047		0.90	
Real Estate Taxes		26,990		0.87	43,000		1.38	
TOTAL EXPENSES		\$75,180		\$2.41	\$92,636		\$2.97	
Expenses as % of EGR		18.3%			19.4%			
NET OPERATING INCOME		\$335,244		\$10.75	\$383,936		\$12.31	

Notes and assumptions to the above analysis are on the following page.

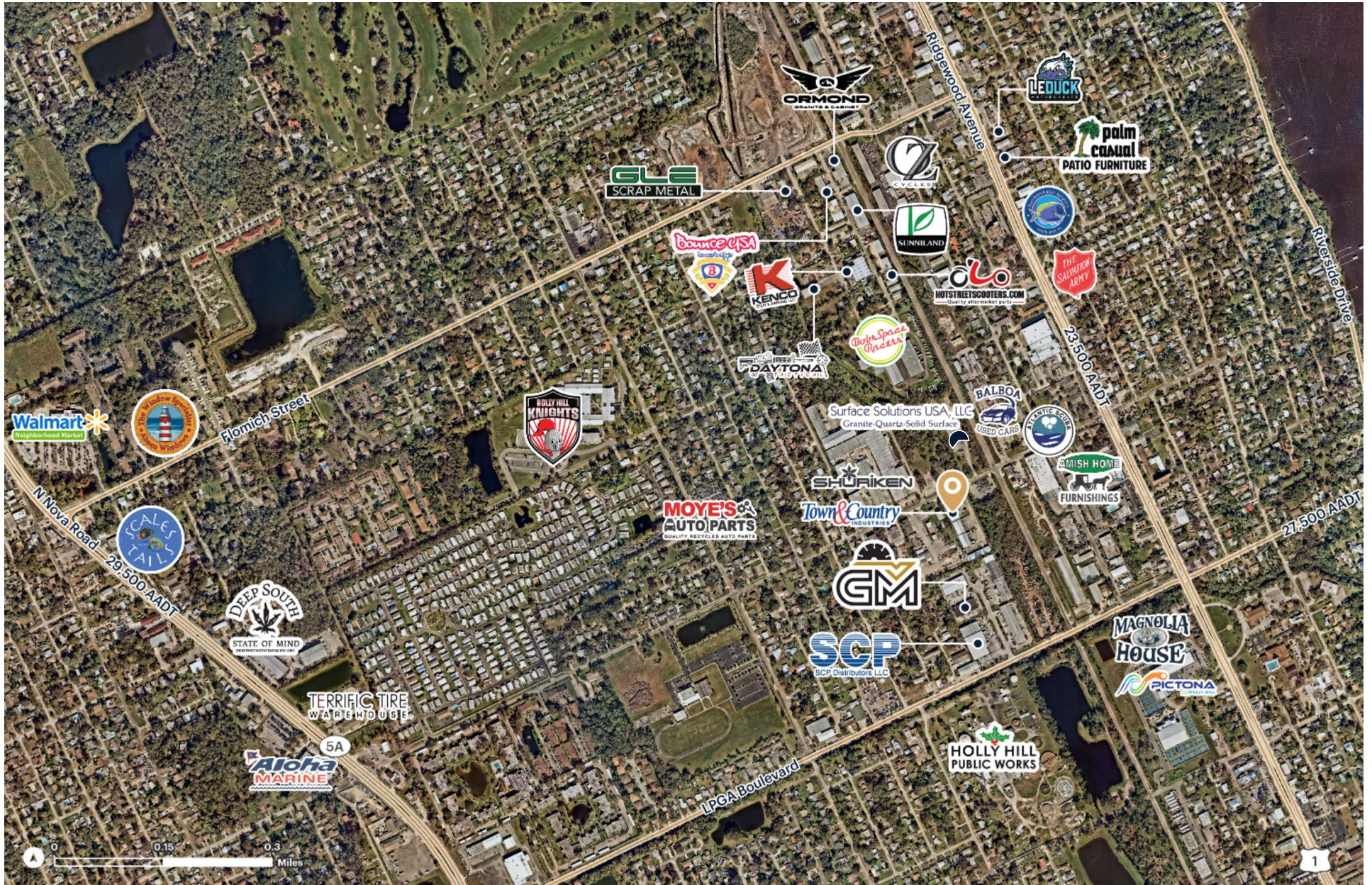
TENANT SUMMARY

TENANT NAME	SUITE	SF	% BLDG. SHARE	LEASE DATES		ANNUAL RENT/SF	TOTAL RENT / MONTH	TOTAL RENT / YEAR	PF RENT PER YEAR	CHANGES ON	RENT INCREASE	LEASE TYPE	RENEWAL OPTIONS AND OPTION YEAR
				COMM.	EXP.								
Unit 1	1-AB	1,500	4.8%	5/10/24		\$14.30	\$1,787	\$21,444	\$22,512	May-2026	\$1,876	NNN	
Unit 2	1-C	700	2.2%	6/1/24		\$17.14	\$1,000	\$12,000	\$12,600	Jun-2025	\$1,050	NNN	
Unit 3	1-D	700	2.2%	5/26/25		\$17.14	\$1,000	\$12,000	\$12,600	May-2026	\$1,050	NNN	
Unit 4	1-E	700	2.2%	10/1/24		\$17.14	\$1,000	\$12,000	\$12,600	May-2026	\$1,050	NNN	
Unit 5	1-F	700	2.2%	3/1/25		\$17.14	\$1,000	\$12,000	\$12,600		\$1,050	NNN	
Unit 6	1-G	1,800	5.8%	2/1/25		\$13.33	\$2,000	\$24,000	\$25,200	Feb-2026	\$2,100	NNN	
Unit 7	2-A	3,000	9.6%	6/1/25		\$10.00	\$2,500	\$30,000	\$31,500	May-2026	\$2,625	NNN	
Unit 8	2-B	3,000	9.6%	4/17/25		\$10.00	\$2,500	\$30,000	\$31,500		\$2,625	NNN	
Unit 9	3-AB	6,000	19.2%	1/1/26		\$10.00	\$5,000	\$60,000	\$61,800	Jan-2027	\$5,150	NNN	
Unit 10	4-A	4,500	14.4%	1/0/00		\$10.00	\$3,750	\$45,000	\$47,256		\$3,938	NNN	
Unit 11	4-B	1,500	4.8%	6/1/24		\$11.20	\$1,400	\$16,800	\$17,640	Jun-2025	\$1,470	NNN	
Unit 12	5-A	1,000	3.2%	5/1/25		\$15.00	\$1,250	\$15,000	\$15,744	May-2026	\$1,312	NNN	
Unit 13	5-B	1,000	3.2%	5/1/25		\$15.00	\$1,250	\$15,000	\$15,744		\$1,312	NNN	
Unit 14	5-C	1,000	3.2%	6/1/25		\$15.00	\$1,250	\$15,000	\$15,744	May-2026	\$1,312	NNN	
Unit 15	5-D	1,000	3.2%	9/1/24		\$16.20	\$1,350	\$16,200	\$17,016	Sep-2025	\$1,418	NNN	
Unit 16	5-E	1,000	3.2%	9/1/25		\$13.20	\$1,100	\$13,200	\$13,860	Sep-2026	\$1,312	NNN	
Unit 17	5-F	1,000	3.2%	6/24/24		\$15.00	\$1,250	\$15,000	\$15,744		\$1,312	NNN	
Unit 18	5-G	1,100	3.5%	6/10/24		\$14.73	\$1,350	\$16,200	\$17,016		\$1,418	NNN	
Total		31,200				\$12.21	\$31,737	\$380,844	\$398,676				
Occupied Tenants: 18 Unoccupied Tenants: 0 Occupied Rentable SF: 100.00% Unoccupied Rentable SF: 0.00%													
Total Current Rents: \$380,844 Occupied Current Rents: \$380,8 Unoccupied Current Rents: \$0													

Notes:

**433 WALKER STREET
FOR SALE**

RETAIL MAP



MARKET OVERVIEW

Daytona Beach has seen significant population growth, reaching over 700,000 residents by the end of 2023. Oxford Economics projects an average annual growth rate of 1.2% from 2025 to 2029, with net in-migration of about 61,000 people. In 2024, the local economy grew by 3.5%, generating \$32.5 billion in GDP. Future GDP growth is expected to slightly lag the national average (2.0% vs. 2.3%), though employment growth should remain in line.

Key GDP drivers include finance, real estate, and retail, while job creation will be led by hospitality, education, and healthcare. Factors attracting companies and residents include quality of life, affordable land and labor, and strong transport links. Daytona Beach is home to NASCAR, LPGA, Halifax Health, and Brown & Brown Insurance. Targeted industries include advanced manufacturing, aerospace, logistics, life sciences, and professional services.

Located about 50 miles from Orlando, Daytona Beach benefits from robust population growth and more affordable housing than its regional neighbor. Although homeownership is relatively affordable, housing inventory is tight. A strong student population, particularly from Embry-Riddle Aeronautical University, adds to rental demand. While large-scale developments are limited, Volusia County's land availability attracts developers. Recent industrial activity includes three Amazon centers and a Trader Joe's distribution hub, collectively adding around 1,000 jobs.



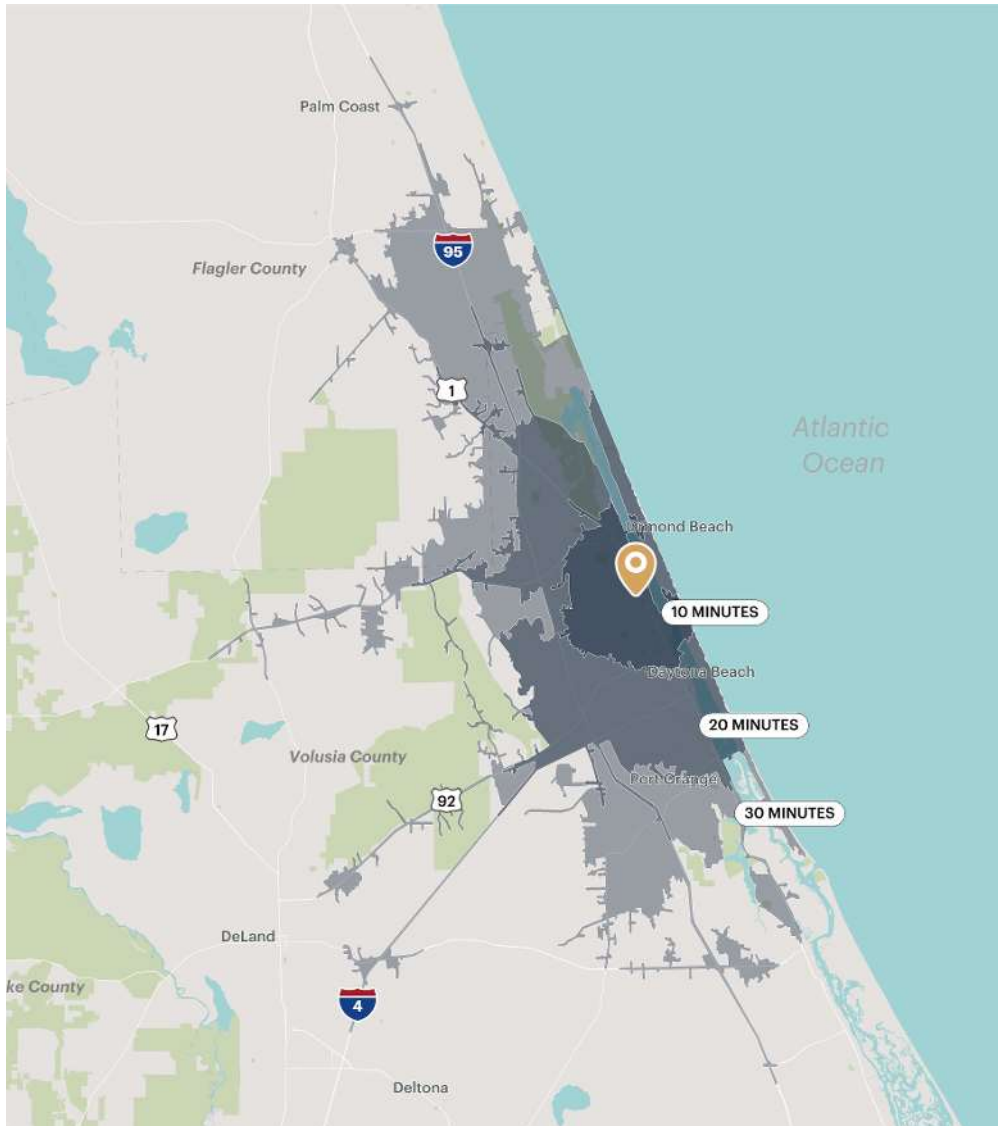
SUBMARKET OVERVIEW

The North Daytona Beach industrial submarket has a vacancy rate of 3.4% as of the second quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.5%, a result of 47,000 SF of net delivered space and -28,000 SF of net absorption. North Daytona Beach's vacancy rate of 3.4% compares to the submarket's five-year average of 4.1% and the 10-year average of 3.3%. The North Daytona Beach industrial submarket has roughly 200,000 SF of space listed as available, for an availability rate of 4.1%. As of the second quarter of 2025, there is no industrial space under construction in North Daytona Beach. In comparison, the submarket has averaged 38,000 SF of under construction inventory over the past 10 years.

The North Daytona Beach industrial submarket contains roughly 4.9 million SF of inventory. The submarket has approximately 2.9 million SF of logistics inventory, 520,000 SF of flex inventory, and 1.4 million SF of specialized inventory. Market rents in North Daytona Beach are \$11.90/SF. Rents average around \$11.80/SF for logistics buildings, \$15.90/SF for flex properties, and \$10.70/SF for specialized assets. Rents have changed by 4.0% year over year in North Daytona Beach, compared to a change of 3.6% market wide. Market rents have changed by 4.2% in logistics buildings year over year, 3.5% in flex buildings, and 3.7% in specialized buildings. In North Daytona Beach, five-year average annual rent growth is 8.0% and 10 year average annual rent growth is 6.9%.



AREA DEMOGRAPHICS



	10 MINUTES	20 MINUTES	30 MINUTES
Population	68,079	190,341	294,778
Households	29,697	87,130	133,656
Daytime Population	88,094	223,857	315,379
Average HH Income	\$65,633	\$82,480	\$89,275
Per Capita Income	\$29,011	\$38,087	\$40,625
Median HH Income	\$44,517	\$54,526	\$62,126
Median Age	45.4	49.2	50.8
Businesses	5,021	10,610	14,175

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES

Kenneth Hobson
321.378.3828
khobson@ripcofl.com

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FOR FINANCING INQUIRIES

Adam Hakim
ahakim@ripcony.com
646.290.2011

James Murad
jmurad@ripcony.com
646.290.2012