



2017 S Ridgewood Ave Daytona

2017 S Ridgewood Avenue
South Daytona, Florida 32119

Contact:

Karen Hong

CCIM, CRRP

Phone : 9049551955

License: BK3325286

Email : karen.hong@foresightcres.com

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PROPERTY INFO:

PURCHASE PRICE:

\$550,000.00

PROPERTY ADDRESS:

*2017 S RIDGEWOOD AVENUE
SOUTH DAYTONA, FLORIDA 32119*

YEAR BUILT:

1955

PROPERTY SIZE

2,519 SQ. FT.

LAND SIZE

0.30 ACRES

2017 S RIDGEWOOD AVE DAYTONA

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PROPERTY OVERVIEW

This property is strategically positioned in a high-traffic area, offering excellent visibility and accessibility. Located in the rapidly expanding Daytona market, this property benefits from strong local demographics and economic growth, enhancing its potential for long-term value appreciation. The versatile space is well-suited to a range of retail ventures, offering investors flexibility and the potential for significant returns—a high-quality asset in one of Florida's thriving retail corridors. The property is a commercial building used as a restaurant/bar/tavern. The building is about 2,519 sq ft and sits on a 0.30 acre. It has approximately 75 feet of frontage on S Ridgewood Avenue and a parking lot with approximately 30 spaces.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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CASH FLOW

For the Year Ending	Year 1 Nov-2026
POTENTIAL RENTAL INCOME (PRI)	\$42,823
- Vacancy / Credit Loss	\$2,141
EFFECTIVE RENTAL INCOME	\$40,682
+ Other Income	\$14,160
GROSS OPERATING INCOME (GOI)	\$54,842
- Operating Expenses	\$14,161
NET OPERATING INCOME (NOI)	\$40,681
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$40,681

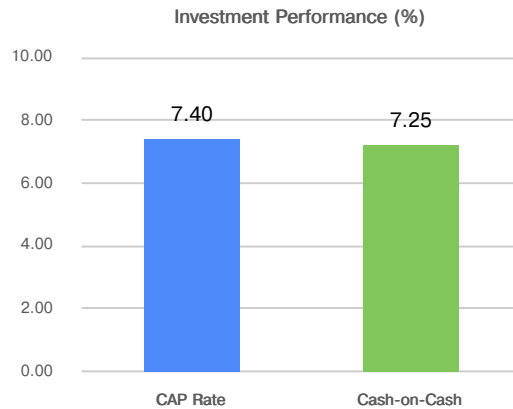
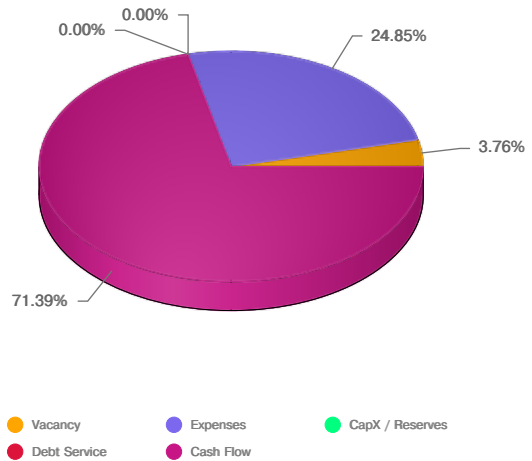
EXPENSE DETAIL

Real Estate Taxes	\$6,761
Property Insurance	\$3,800
Property Management	\$2,400
Utilities : Electric	\$1,200
TOTAL OPERATING EXPENSES	\$14,161
NET OPERATING INCOME (NOI)	\$40,681

INITIAL INVESTMENT

Purchase Price	\$550,000
+ Acquisition Costs	\$11,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$561,000

INVESTMENT PERFORMANCE



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KEY INVESTMENT FACTS

Fiscal Year Beginning December 2025



INITIAL INVESTMENT

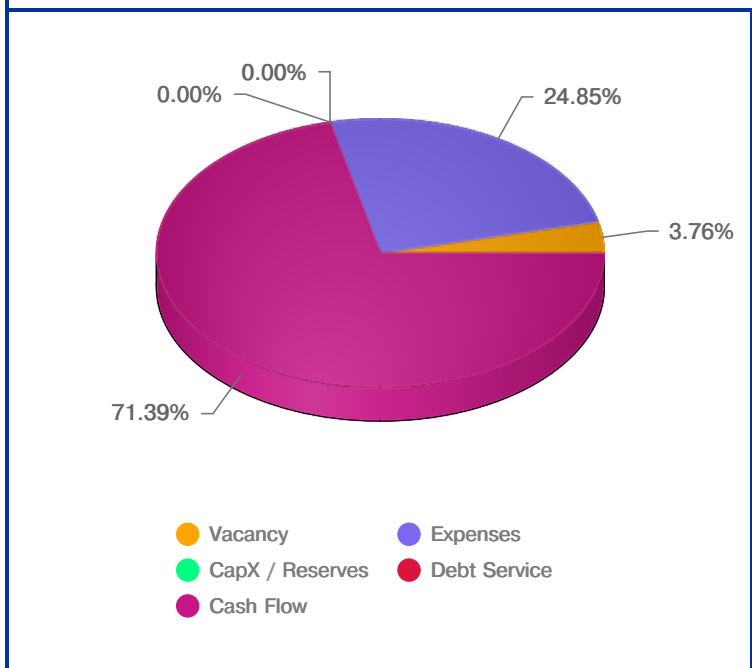
Purchase Price	\$550,000
+ Acquisition Costs	\$11,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$561,000

INVESTMENT PERFORMANCE

Investment Performance (%)

Internal Rate of Return (IRR)	9.03%
Acquisition CAP Rate	7.40%
Year 1 Cash-on-Cash	7.25%
Gross Rent Multiplier	12.84
Price Per Square Foot	\$218.34
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

CASH FLOW



For the Year Ending	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$48,198
- Vacancy / Credit Loss	\$2,410
EFFECTIVE RENTAL INCOME	\$45,788
+ Other Income	\$15,937
GROSS OPERATING INCOME (GOI)	\$61,725
- Operating Expenses	\$14,161
NET OPERATING INCOME (NOI)	\$47,564
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$47,564



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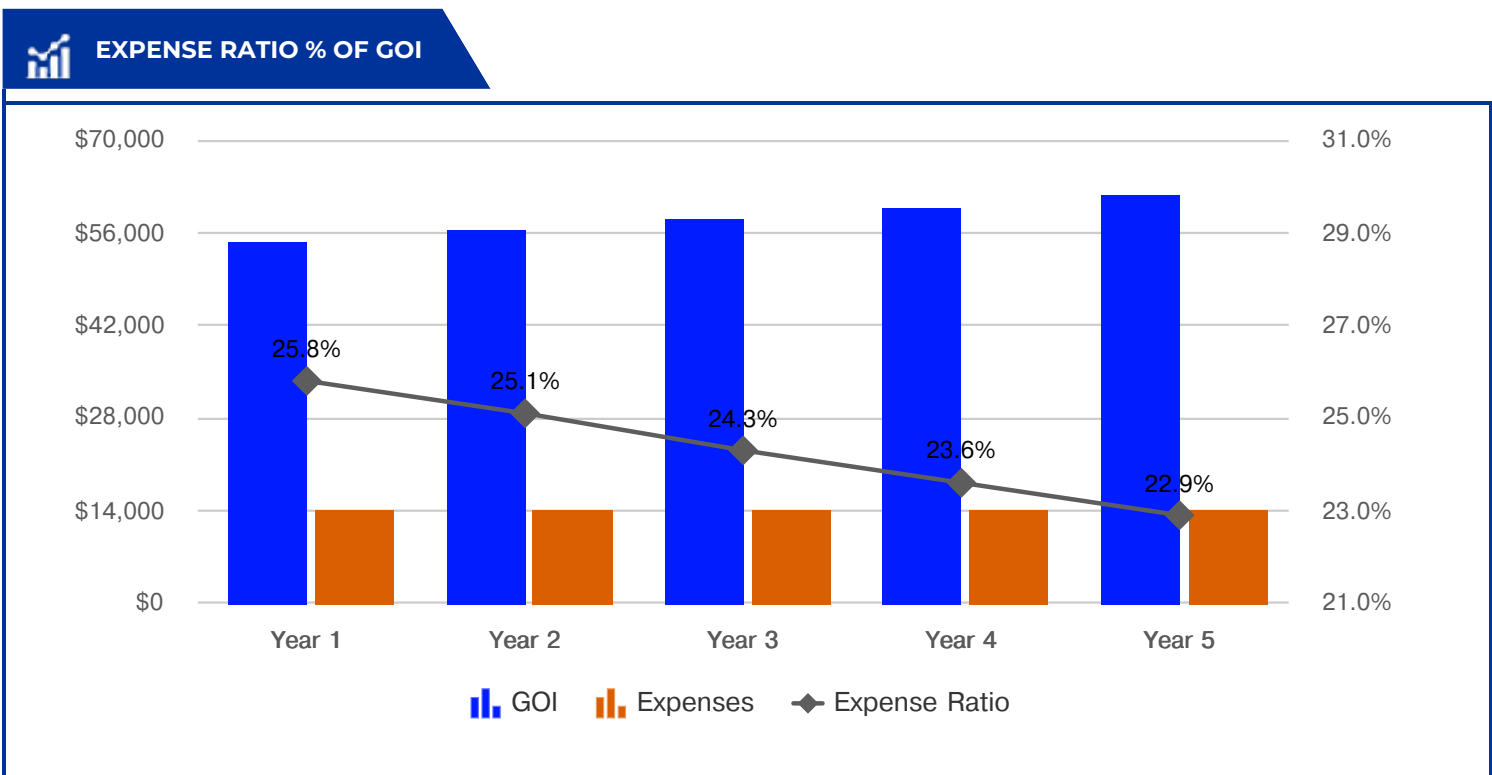
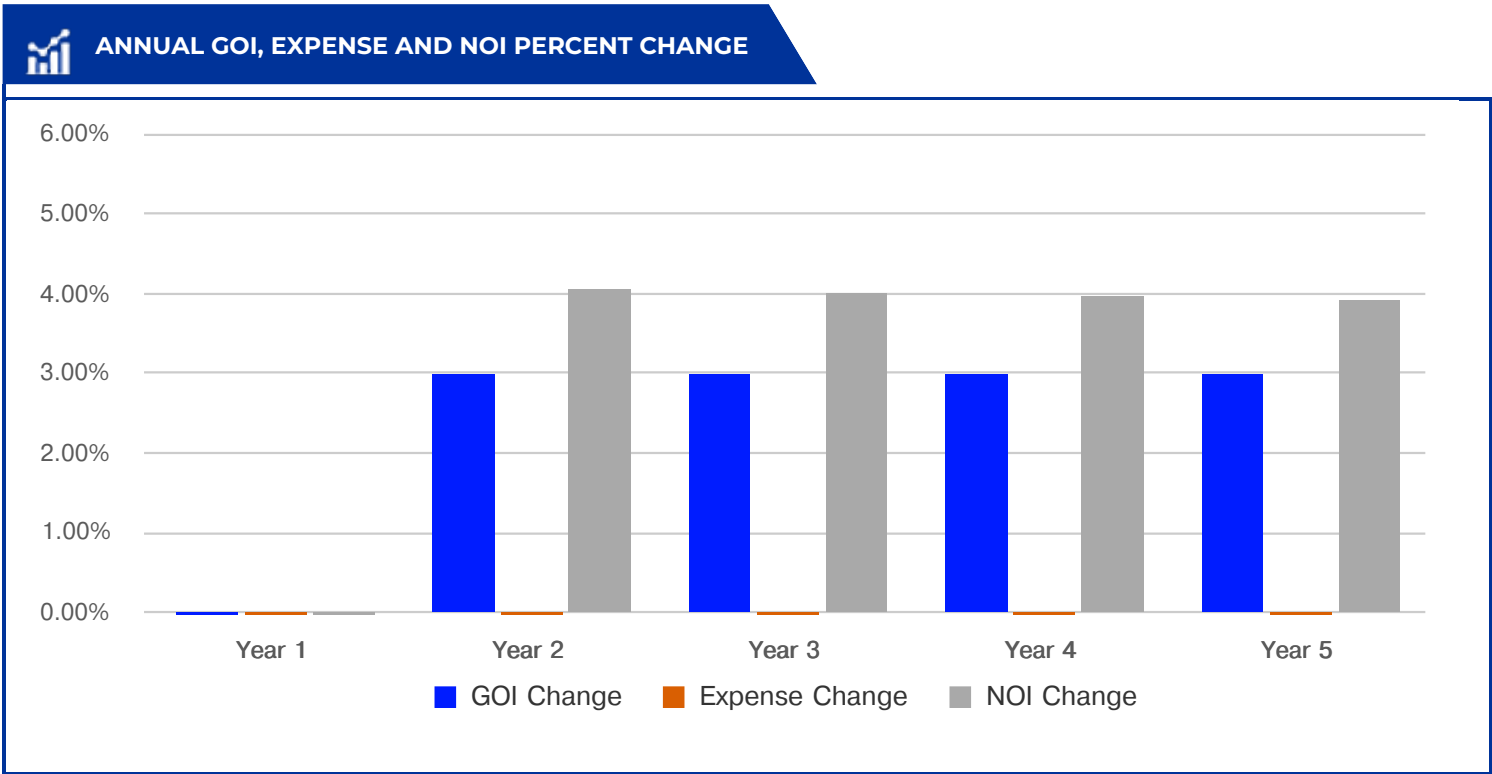


2017 S RIDGEWOOD AVE DAYTONA

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ANNUAL PERCENT CHANGE & EXPENSE RATIO

Fiscal Year Beginning December 2025



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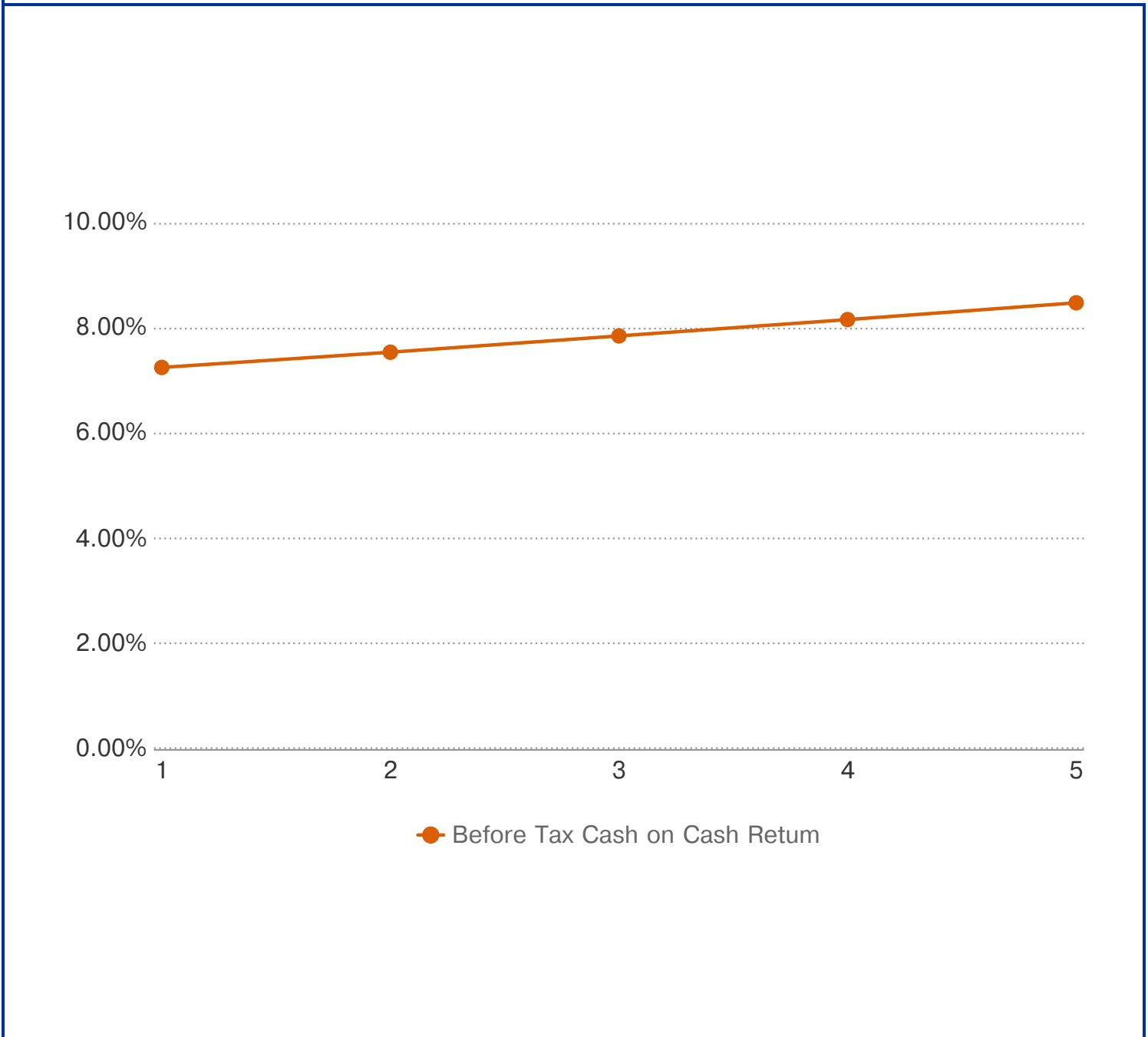
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CASH ON CASH RETURN

Fiscal Year Beginning December 2025



ANNUAL CASH-ON-CASH DIVIDEND RETURN



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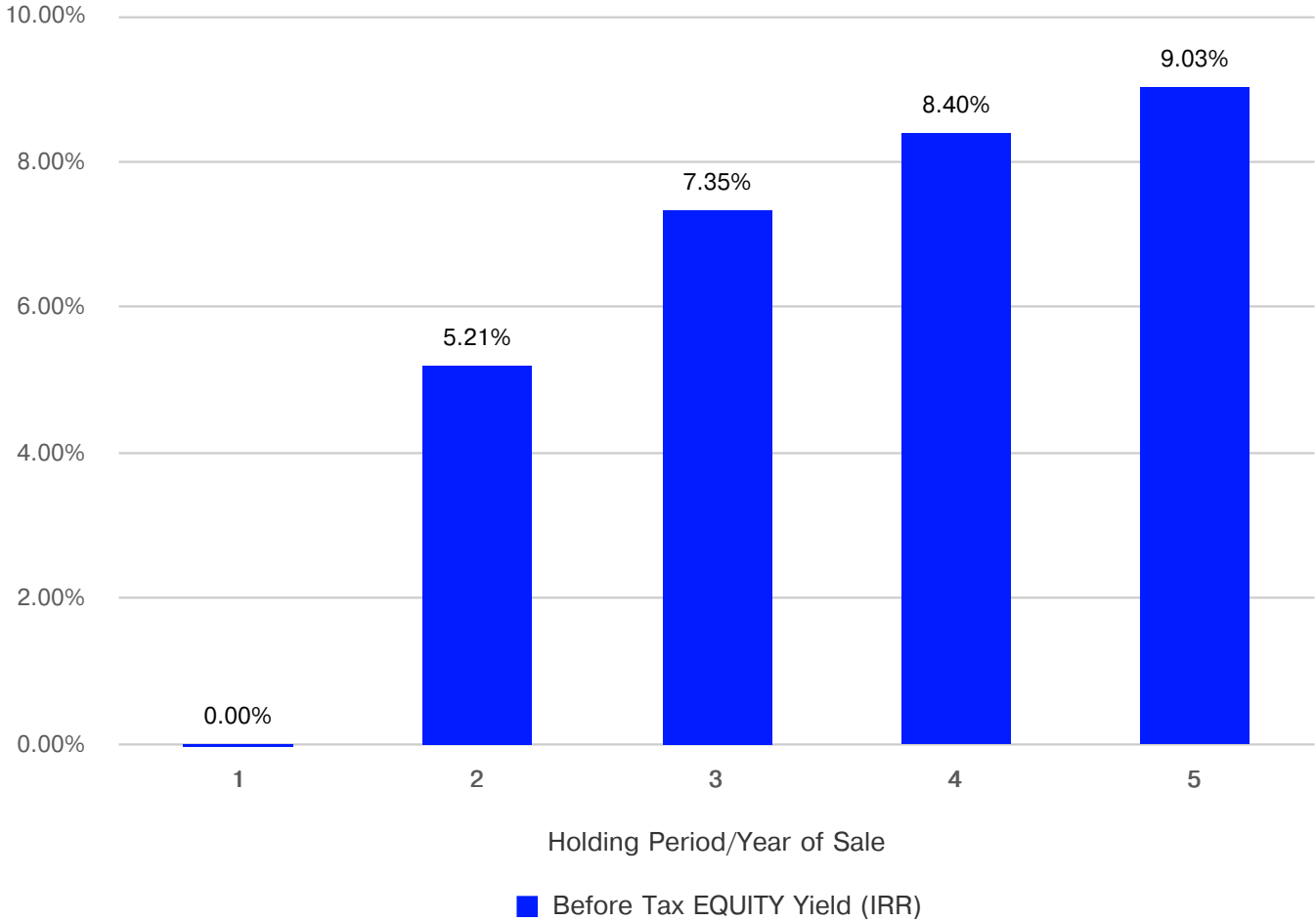
OPTIMAL HOLDING PERIOD

Fiscal Year Beginning December 2025



OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	9.03%



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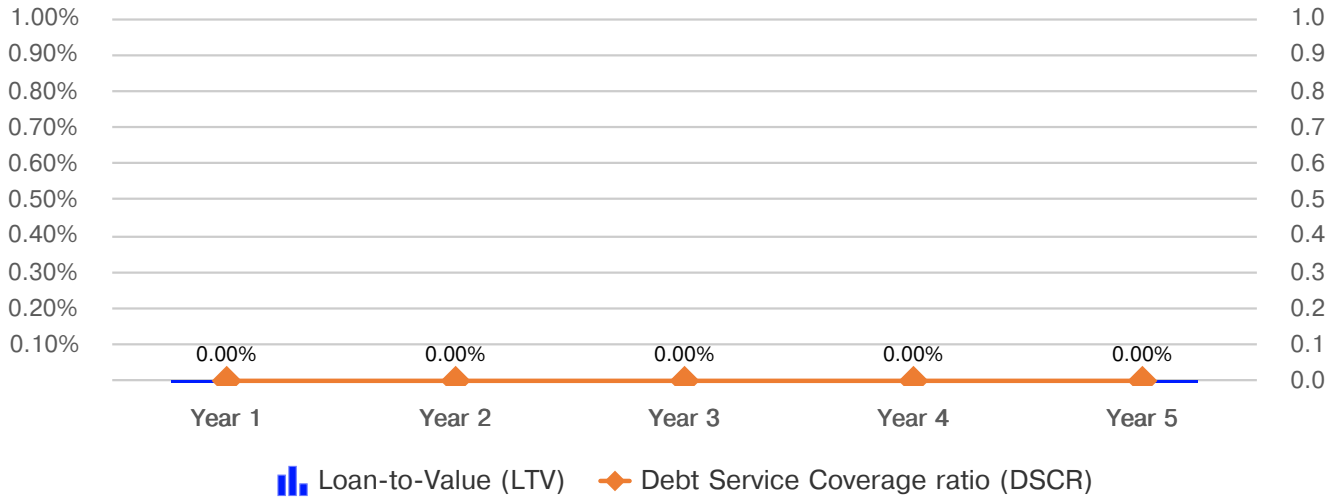
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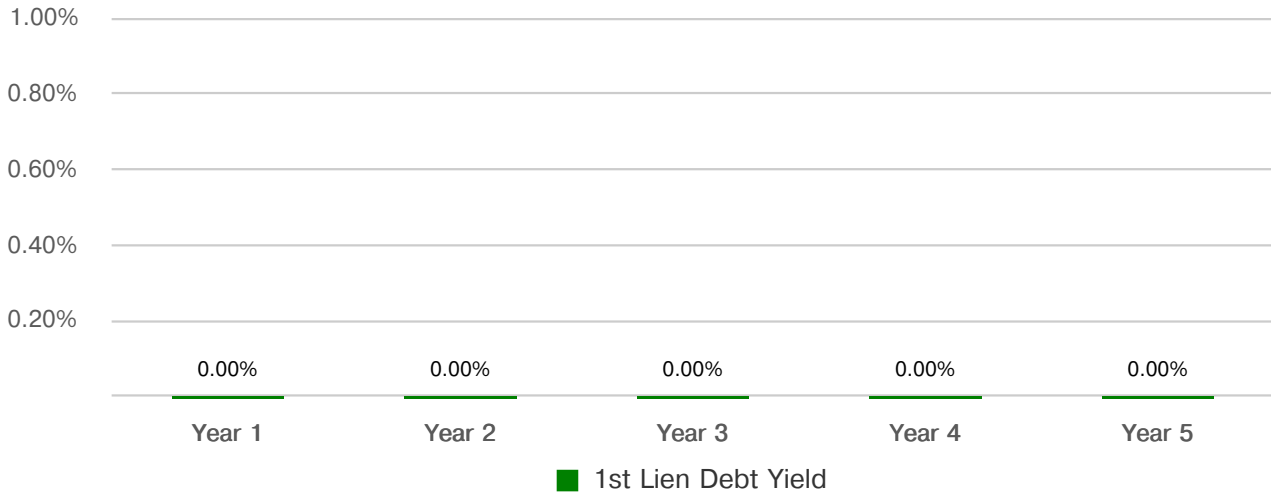


LTV & DEBT SERVICE COVERAGE RATIO (DSCR)

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



Debt Yield Ratio (DYR)



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2017 S RIDGEWOOD AVE DAYTONA

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5-YEAR CASH FLOW ANALYSIS

Fiscal Year Beginning December 2025



INITIAL INVESTMENT

Purchase Price	\$550,000
+ Acquisition Costs	\$11,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$561,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$42,823	\$44,108	\$45,431	\$46,794	\$48,198
- Vacancy / Credit Loss	\$2,141	\$2,205	\$2,272	\$2,340	\$2,410
EFFECTIVE RENTAL INCOME	\$40,682	\$41,903	\$43,159	\$44,454	\$45,788
+ Other Income	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
GROSS OPERATING INCOME (GOI)	\$54,842	\$56,488	\$58,181	\$59,927	\$61,725
- Operating Expenses	\$14,161	\$14,161	\$14,161	\$14,161	\$14,161
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.25%	7.54%	7.85%	8.16%	8.48%
Return on Equity	7.89%	7.90%	7.89%	7.90%	7.90%
Equity Multiple	0.99	1.10	1.22	1.34	1.47

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$634,000
Cost of Sale	\$31,700
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$602,300

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	9.03%
Acquisition CAP Rate	7.40%
Year 1 Cash-on-Cash	7.25%
Gross Rent Multiplier	12.84
Price Per Square Foot	\$218.34
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



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2017 S RIDGEWOOD AVE DAYTONA

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CASH FLOW DETAILS

Fiscal Year Beginning December 2025



INCOME

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$42,823	\$44,108	\$45,431	\$46,794	\$48,198
- Vacancy / Credit Loss	\$2,141	\$2,205	\$2,272	\$2,340	\$2,410
EFFECTIVE RENTAL INCOME (ERI)	\$40,682	\$41,903	\$43,159	\$44,454	\$45,788
+ CAM Reimbursement	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
TOTAL OTHER INCOME	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
GROSS OPERATING INCOME (GOI)	\$54,842	\$56,488	\$58,181	\$59,927	\$61,725

EXPENSE DETAIL

Real Estate Taxes	\$6,761	\$6,761	\$6,761	\$6,761	\$6,761
Property Insurance	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
Property Management	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Utilities : Electric	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
TOTAL OPERATING EXPENSES	\$14,161	\$14,161	\$14,161	\$14,161	\$14,161
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564



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5-YEAR CASH FLOW ANALYSIS

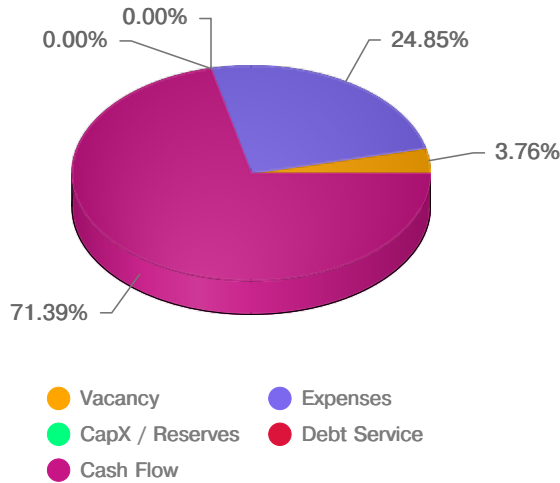
Fiscal Year Beginning December 2025



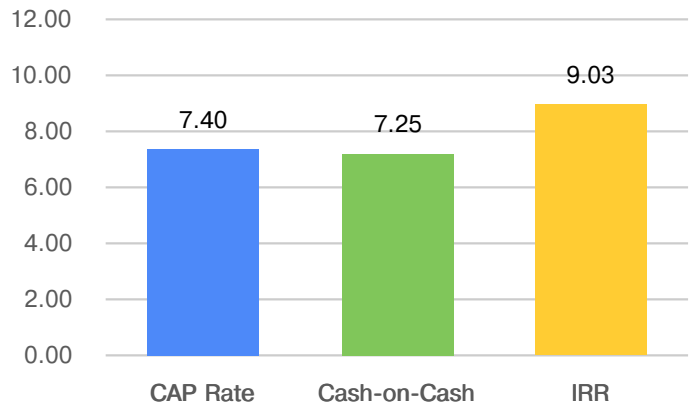
ASSUMPTION / INPUTS

Purchase Price	\$550,000
Year 1 Potential Income	\$42,823
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$14,161
Acquisition CAP Rate	7.40%
Sale Price - CAP Rate	7.80%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$561,000)		0	\$0		0	(\$561,000)
1	\$40,681		1	\$0		1	\$40,681
2	\$42,327		2	\$0		2	\$42,327
3	\$44,020		3	\$0		3	\$44,020
4	\$45,766		4	\$0		4	\$45,766
5	\$649,864		5	\$0		5	\$649,864

Property IRR/Yield = 9.03% Effective Loan Rate = N/A Equity IRR / Yield = 9.03%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



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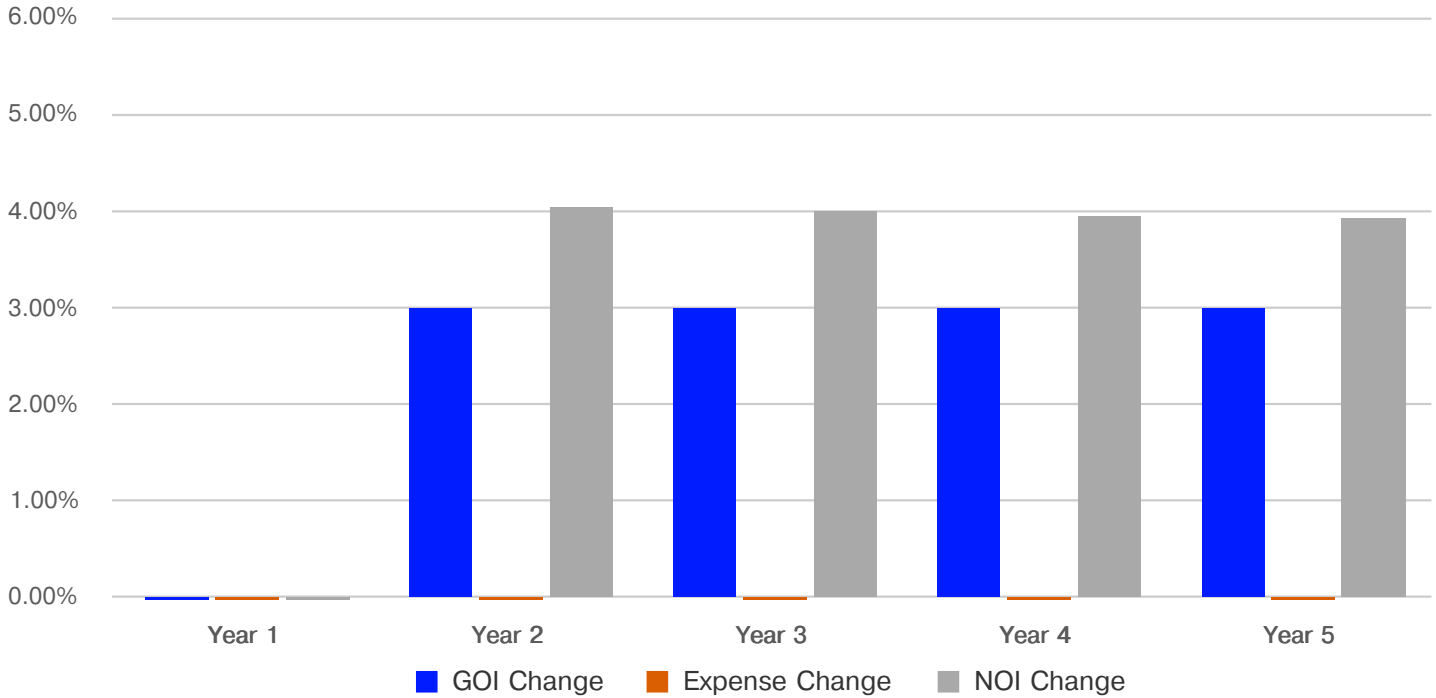
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

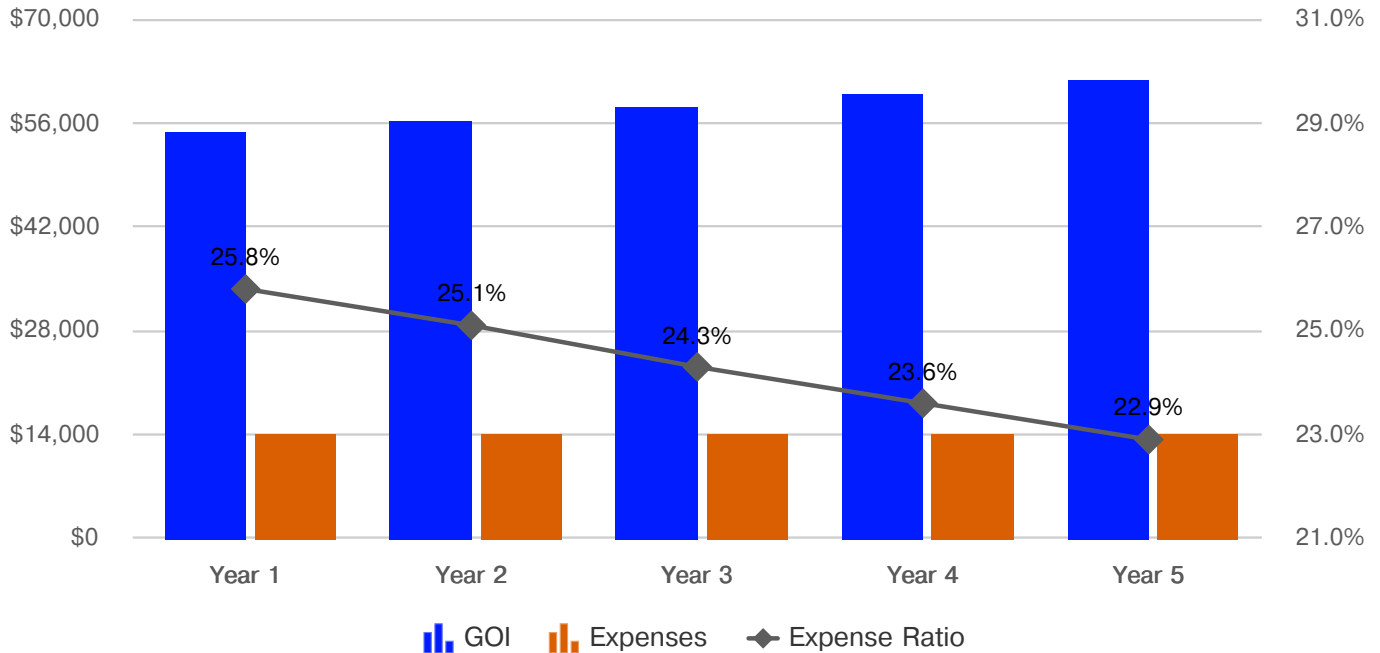
Fiscal Year Beginning December 2025



Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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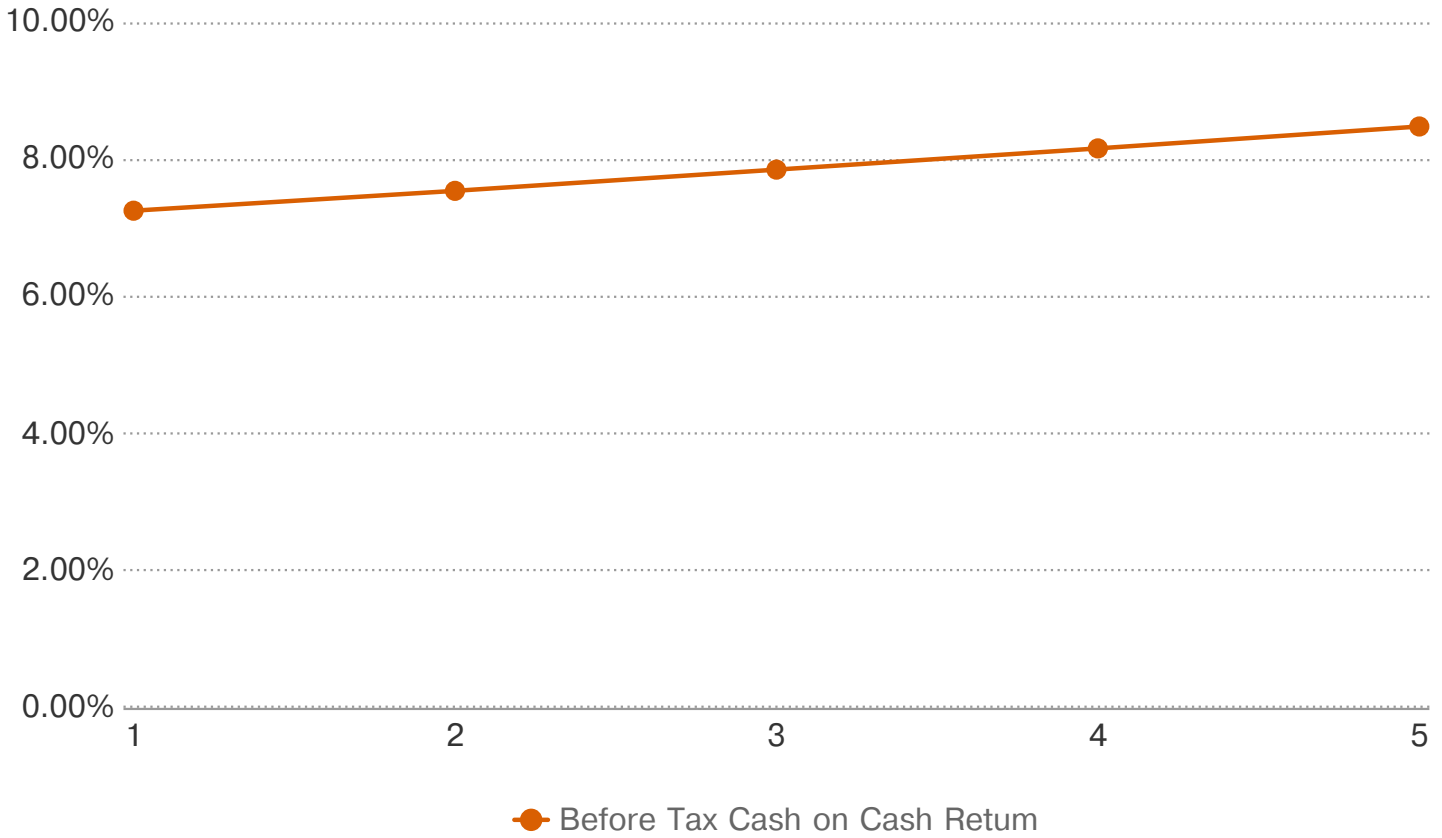
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CASH-ON-CASH ANALYSIS

Fiscal Year Beginning December 2025



Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	7.25%	7.54%	7.85%	8.16%	8.48%



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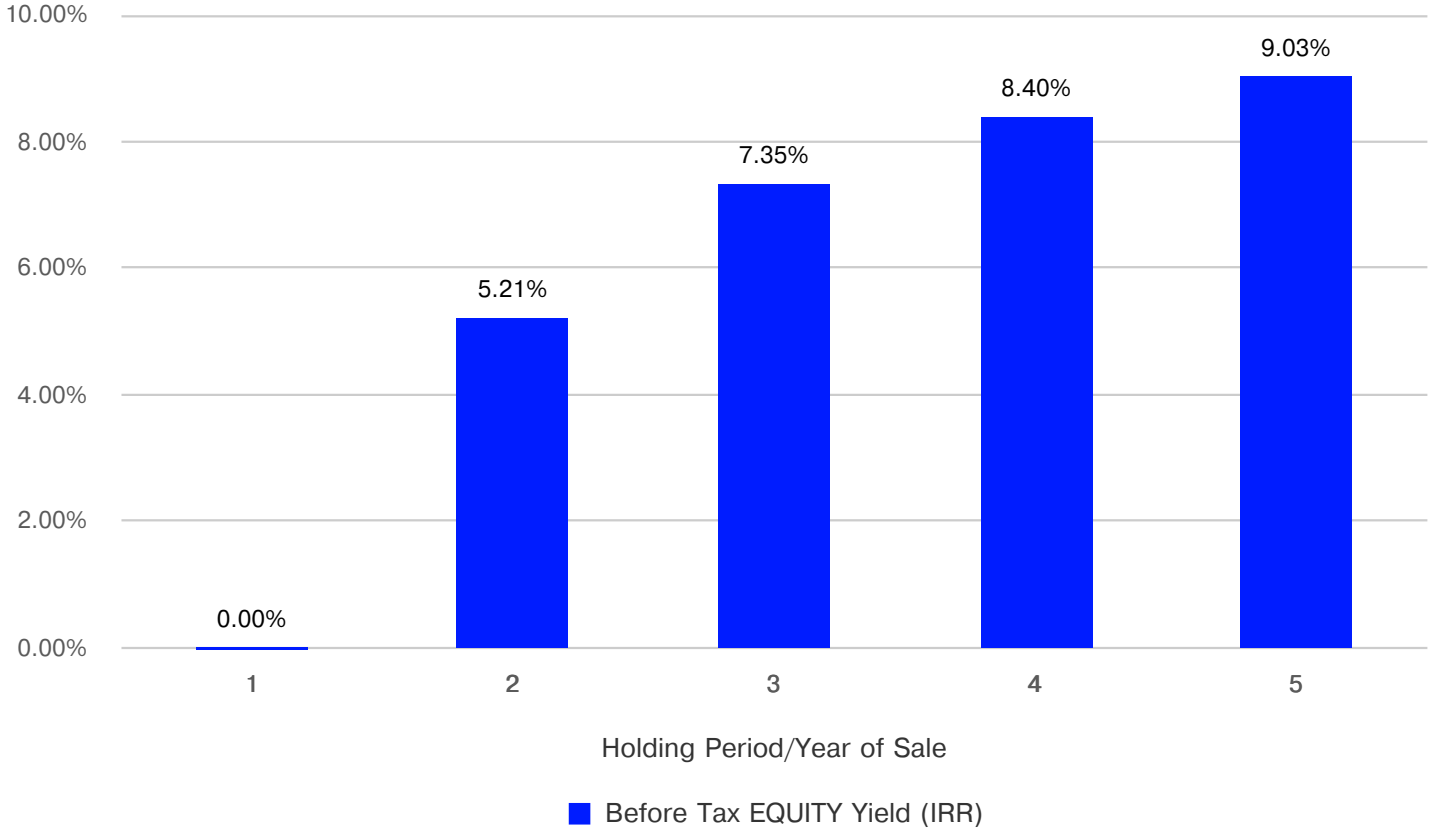
OPTIMAL HOLDING PERIOD ANALYSIS

Fiscal Year Beginning December 2025



Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	9.03%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	5.21%	7.35%	8.40%	9.03%



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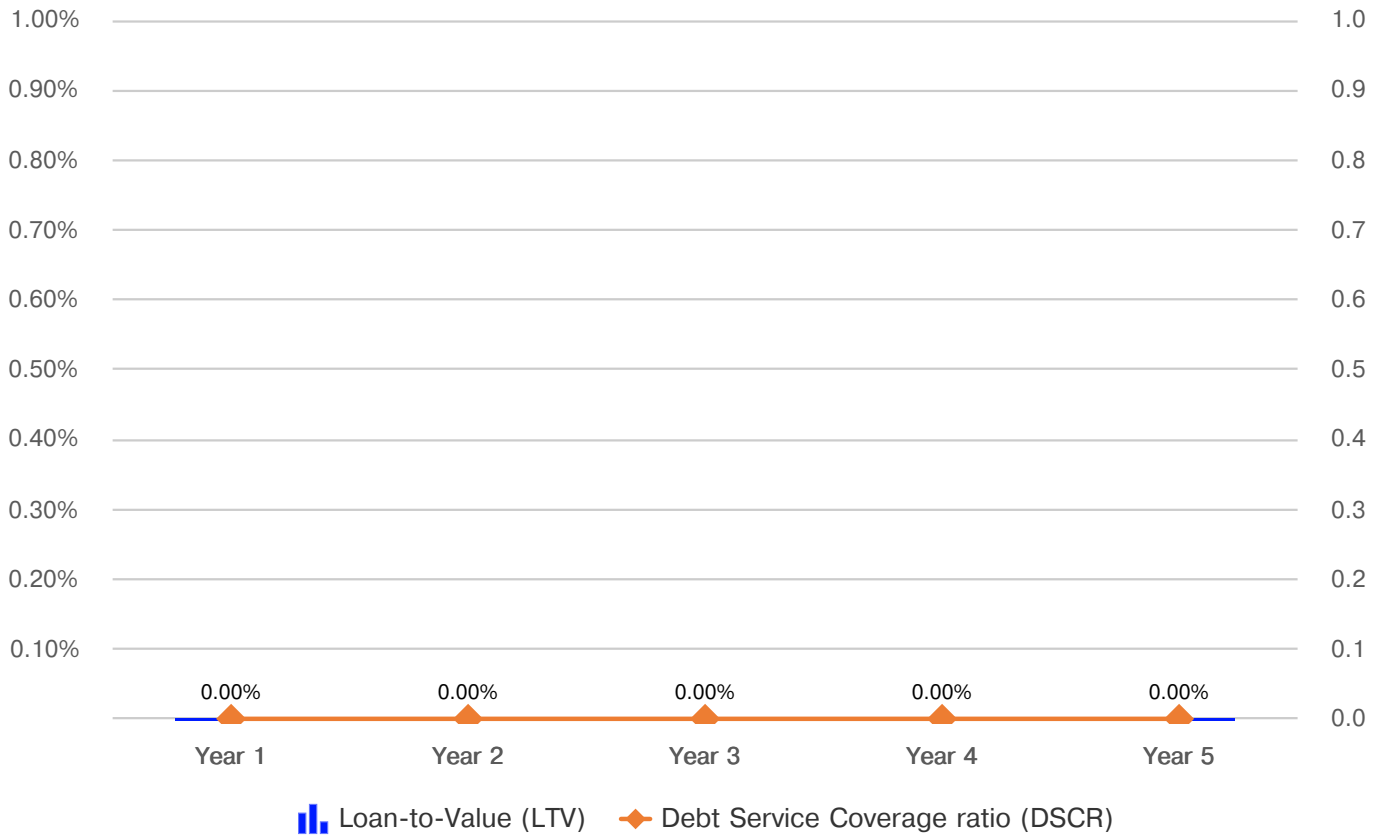
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1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
Loan-to-Value (LTV) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Service Coverage Ratio - 1st Lien	0.00	0.00	0.00	0.00	0.00



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
Phone: 9049551955
License: BK3325286
Email: karen.hong@foresightcres.com
<https://foresightcres.com/>
300 S Orange Avenue suite 1000, Orlando FL 32801

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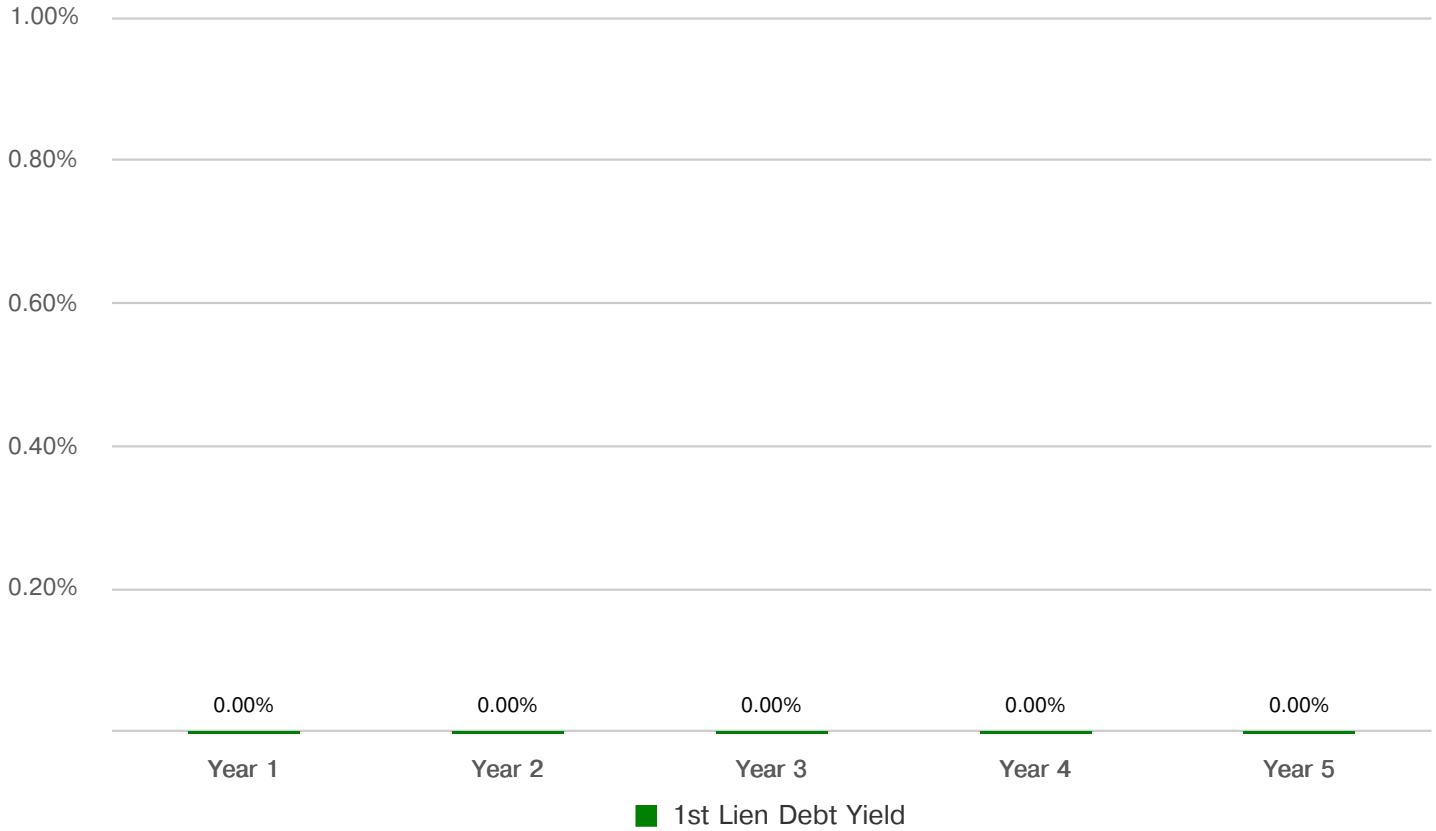
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LTV, DSCR & DEBT YIELD ANALYSIS

Fiscal Year Beginning December 2025



Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
Debt Yield Ratio (DYR) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate

Phone: 9049551955

License: BK3325286

Email: karen.hong@foresightcres.com

<https://foresightcres.com/>

300 S Orange Avenue suite 1000, Orlando FL 32801

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

5-YEAR AFTER TAX CASH FLOW ANALYSIS

Fiscal Year Beginning December 2025



INITIAL INVESTMENT

Purchase Price	\$550,000
+ Acquisition Costs	\$11,000
- 1st Mortgage	\$0
+ Total Loan Fees and Points	\$0
Initial Investment	\$561,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

1ST LIEN

5-YEAR CASH FLOW SUMMARY

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$42,823	\$44,108	\$45,431	\$46,794	\$48,198
- Vacancy / Credit Loss	\$2,141	\$2,205	\$2,272	\$2,340	\$2,410
EFFECTIVE RENTAL INCOME	\$40,682	\$41,903	\$43,159	\$44,454	\$45,788
+ Other Income	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
GROSS OPERATING INCOME (GOI)	\$54,842	\$56,488	\$58,181	\$59,927	\$61,725
- Operating Expenses	\$14,161	\$14,161	\$14,161	\$14,161	\$14,161
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
- Depreciation	\$9,650	\$10,069	\$10,069	\$10,069	\$10,069
- 1st Lien Interest Deduction	\$0	\$0	\$0	\$0	\$0
- Amortized Loan Costs	\$0	\$0	\$0	\$0	\$0
TAXABLE INCOME	\$31,031	\$32,258	\$33,951	\$35,697	\$37,495
x Federal Marginal Tax Rate (39.6%)	\$12,288	\$12,774	\$13,445	\$14,136	\$14,848
x Local Marginal Tax Rate (0%)	\$0	\$0	\$0	\$0	\$0
x Medicare Surtax (3.8%)	\$1,179	\$1,226	\$1,290	\$1,356	\$1,425
TAX LIABILITY (Savings)	\$13,467	\$14,000	\$14,735	\$15,492	\$16,273
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564
- Tax Liability (Savings)	\$13,467	\$14,000	\$14,735	\$15,492	\$16,273
CASH FLOW AFTER TAXES	\$27,214	\$28,327	\$29,285	\$30,274	\$31,291



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
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License: BK3325286
Email: karen.hong@foresightcres.com
https://foresightcres.com/
300 S Orange Avenue suite 1000, Orlando FL 32801

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

CASH FLOW DETAILS

Fiscal Year Beginning December 2025



INCOME

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
POTENTIAL RENTAL INCOME (PRI)	\$42,823	\$44,108	\$45,431	\$46,794	\$48,198
- Vacancy / Credit Loss	\$2,141	\$2,205	\$2,272	\$2,340	\$2,410
EFFECTIVE RENTAL INCOME (ERI)	\$40,682	\$41,903	\$43,159	\$44,454	\$45,788
+ CAM Reimbursement	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
TOTAL OTHER INCOME	\$14,160	\$14,585	\$15,022	\$15,473	\$15,937
GROSS OPERATING INCOME (GOI)	\$54,842	\$56,488	\$58,181	\$59,927	\$61,725

EXPENSE DETAIL

Real Estate Taxes	\$6,761	\$6,761	\$6,761	\$6,761	\$6,761
Property Insurance	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
Property Management	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Utilities : Electric	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
TOTAL OPERATING EXPENSES	\$14,161	\$14,161	\$14,161	\$14,161	\$14,161
NET OPERATING INCOME (NOI)	\$40,681	\$42,327	\$44,020	\$45,766	\$47,564



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Foresight Commercial Real Estate

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License: BK3325286

Email: karen.hong@foresightcres.com

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

SALES PROCEEDS ANALYSIS

Fiscal Year Beginning December 2025



Improvement Allocation (70%)	\$392,700	Interest Deduction	Yes
Depreciation Life	39 Years	Loan Cost Deduction	Yes
		U.S. Mid-Month Convention	Yes

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
CAP Rate at Sale (subsequent year NOI)	7.80%	7.80%	7.80%	7.80%	7.79%

Sale Price Per Square Foot	\$215.56	\$223.90	\$233.03	\$242.16	\$251.69
Sale Price	\$543,000	\$564,000	\$587,000	\$610,000	\$634,000
- Cost of Sale	\$27,150	\$28,200	\$29,350	\$30,500	\$31,700
- 1st Lien Balance	\$0	\$0	\$0	\$0	\$0
SALES PROCEEDS BEFORE TAX	\$515,850	\$535,800	\$557,650	\$579,500	\$602,300

Original Purchase & Costs (Basis)	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000
- Depreciation Taken	\$9,650	\$19,719	\$29,788	\$39,857	\$49,926
Net Adjusted Basis	\$551,350	\$541,281	\$531,212	\$521,143	\$511,074

Sale Price	\$543,000	\$564,000	\$587,000	\$610,000	\$634,000
- Cost of Sale	\$27,150	\$28,200	\$29,350	\$30,500	\$31,700
- Original Purchase & Costs (Basis)	\$561,000	\$561,000	\$561,000	\$561,000	\$561,000
Capital Gain (Loss)	(\$45,150)	(\$25,200)	(\$3,350)	\$18,500	\$41,300

Loan Fees & Points Paid	\$0	\$0	\$0	\$0	\$0
- Loan Fees & Points Amortized	\$0	\$0	\$0	\$0	\$0
Loan Fees & Points Remaining	\$0	\$0	\$0	\$0	\$0
x Marginal Income Tax Rate	43.40%	43.40%	43.40%	43.40%	43.40%
Loan Fees & Points Tax Savings	\$0	\$0	\$0	\$0	\$0

Sales Proceeds Before Tax	\$515,850	\$535,800	\$557,650	\$579,500	\$602,300
- Federal Capital Gain Tax (20%)	(\$9,030)	(\$5,040)	(\$670)	\$3,700	\$8,260
- Local Capital Gain Tax (0%)	\$0	\$0	\$0	\$0	\$0
- Tax on Recaptured Depreciation (25%)	\$2,413	\$4,930	\$7,447	\$9,964	\$12,482
- Medicare Capital Gain Tax (3.8%)	(\$1,716)	(\$958)	(\$127)	\$703	\$1,569
+ Loan Fees & Points Tax Savings	\$0	\$0	\$0	\$0	\$0
SALES PROCEEDS AFTER TAX	\$524,183	\$536,868	\$551,000	\$565,133	\$579,989



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
Phone: 9049551955
License: BK3325286
Email: karen.hong@foresightcres.com
https://foresightcres.com/
300 S Orange Avenue suite 1000, Orlando FL 32801

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Fiscal Year Beginning December 2025



Acquisition CAP Rate	7.40%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$218.34

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

SUMMARY OF INVESTMENT MEASURES

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00
Return on Equity Before Tax	7.89%	7.90%	7.89%	7.90%	7.90%
Return on Equity After Tax	5.19%	5.28%	5.31%	5.36%	5.40%
Before Tax Cash on Cash	7.25%	7.54%	7.85%	8.16%	8.48%
After Tax Cash on Cash	4.85%	5.05%	5.22%	5.40%	5.58%

Year Property Sold	1	2	3	4	5
Before Tax Unleveraged Property Yield (IRR)	0.00%	5.21%	7.35%	8.40%	9.03%
After Tax Unleveraged Property Yield (IRR)	0.00%	2.83%	4.47%	5.29%	5.80%

Effective Unleveraged Tax Rate	0.00%	45.68%	39.18%	37.02%	35.77%
Effective Tax Rate (Includes Leverage)	0.00%	45.68%	39.18%	37.02%	35.77%

Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A
After Tax Effective Cost of Funds	0.00%	0.00%	0.00%	0.00%	0.00%
After Tax Impact of Leverage	N/A	0.00%	0.00%	0.00%	0.00%

Before Tax Equity Multiple	0.99	1.10	1.22	1.34	1.47
After Tax Equity Multiple	0.98	1.06	1.13	1.21	1.29

Before Tax EQUITY Yield (IRR)	0.00%	5.21%	7.35%	8.40%	9.03%
After Tax EQUITY Yield (IRR)	0.00%	2.83%	4.47%	5.29%	5.80%



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate

Phone: 9049551955

License: BK3325286

Email: karen.hong@foresightcres.com

<https://foresightcres.com/>

300 S Orange Avenue suite 1000, Orlando FL 32801

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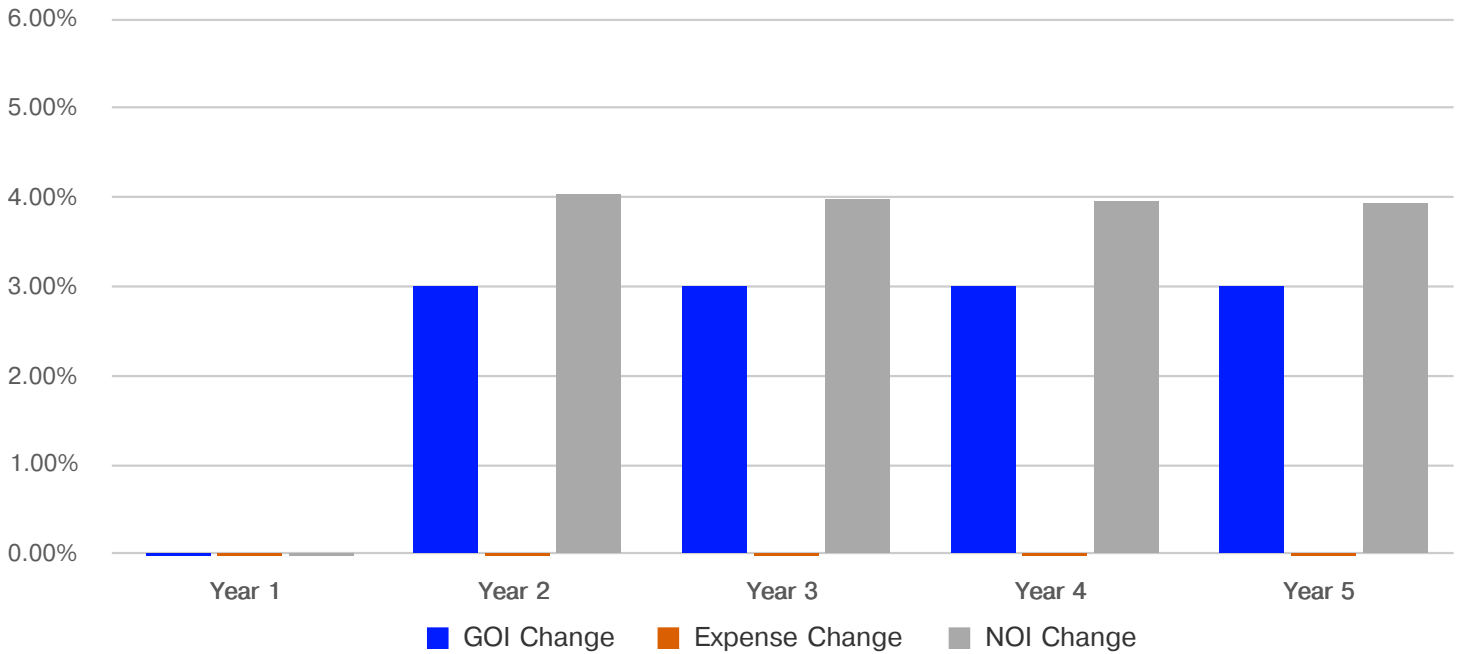
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

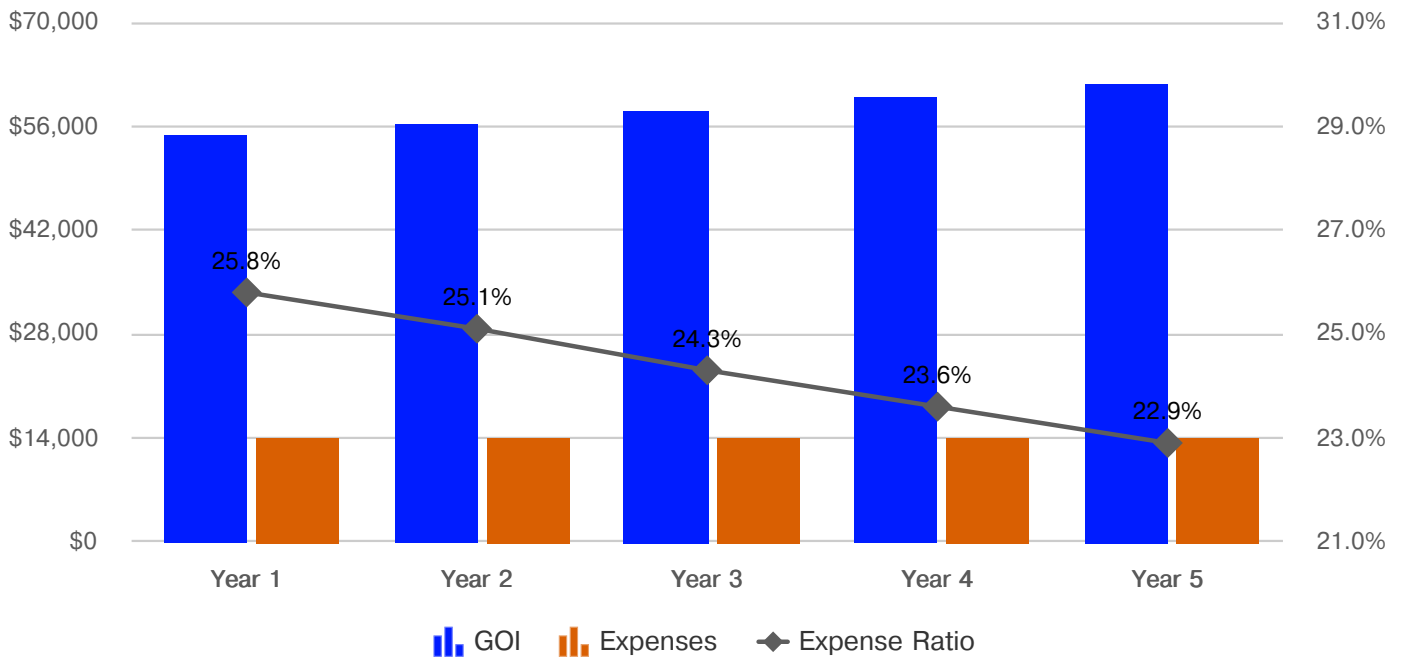
Fiscal Year Beginning December 2025



Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
Phone: 9049551955
License: BK3325286
Email: karen.hong@foresightcres.com
<https://foresightcres.com/>
300 S Orange Avenue suite 1000, Orlando FL 32801

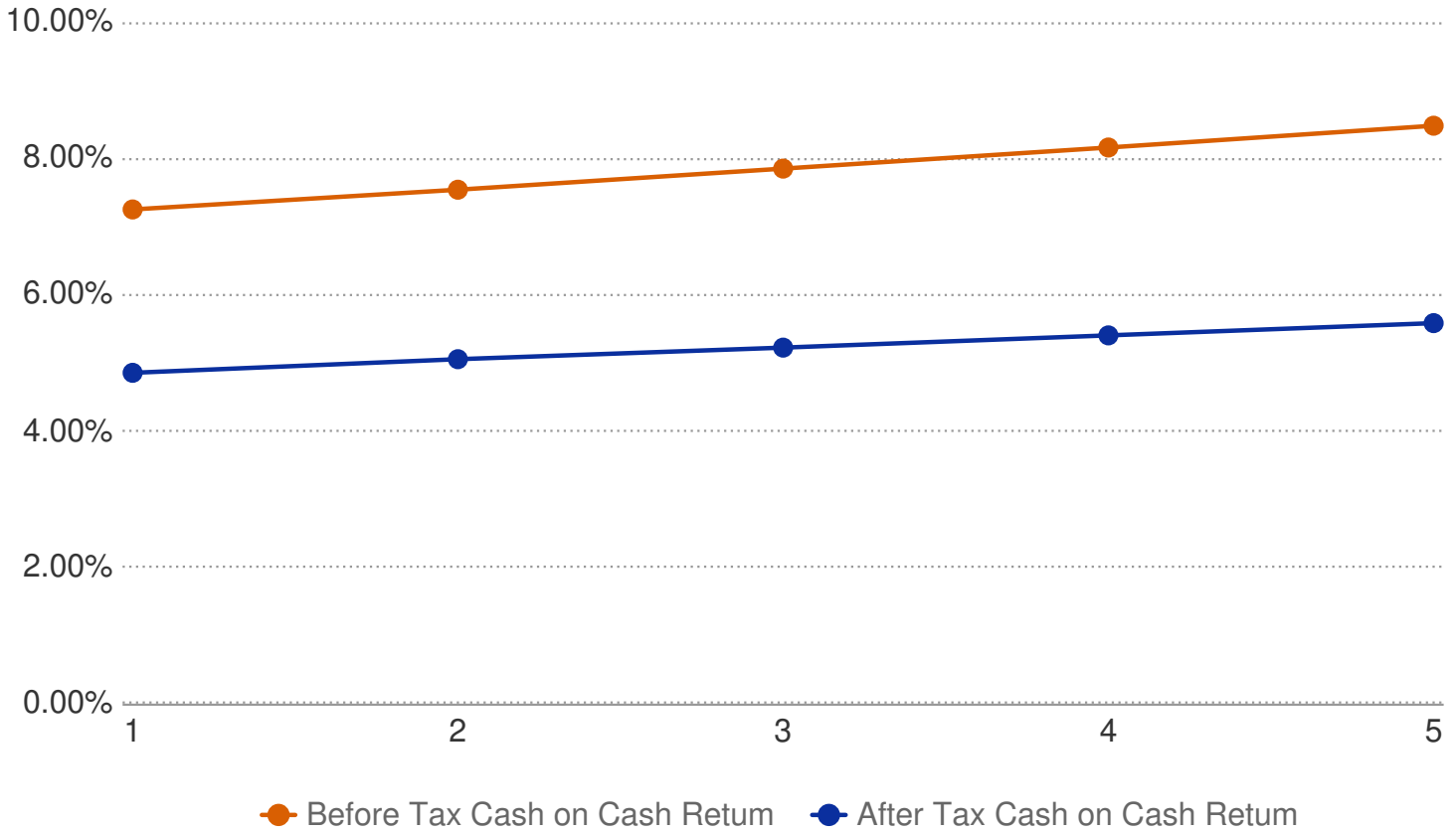
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	7.25%	7.54%	7.85%	8.16%	8.48%
After Tax Cash on Cash Return	4.85%	5.05%	5.22%	5.40%	5.58%



Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
 Phone: 9049551955
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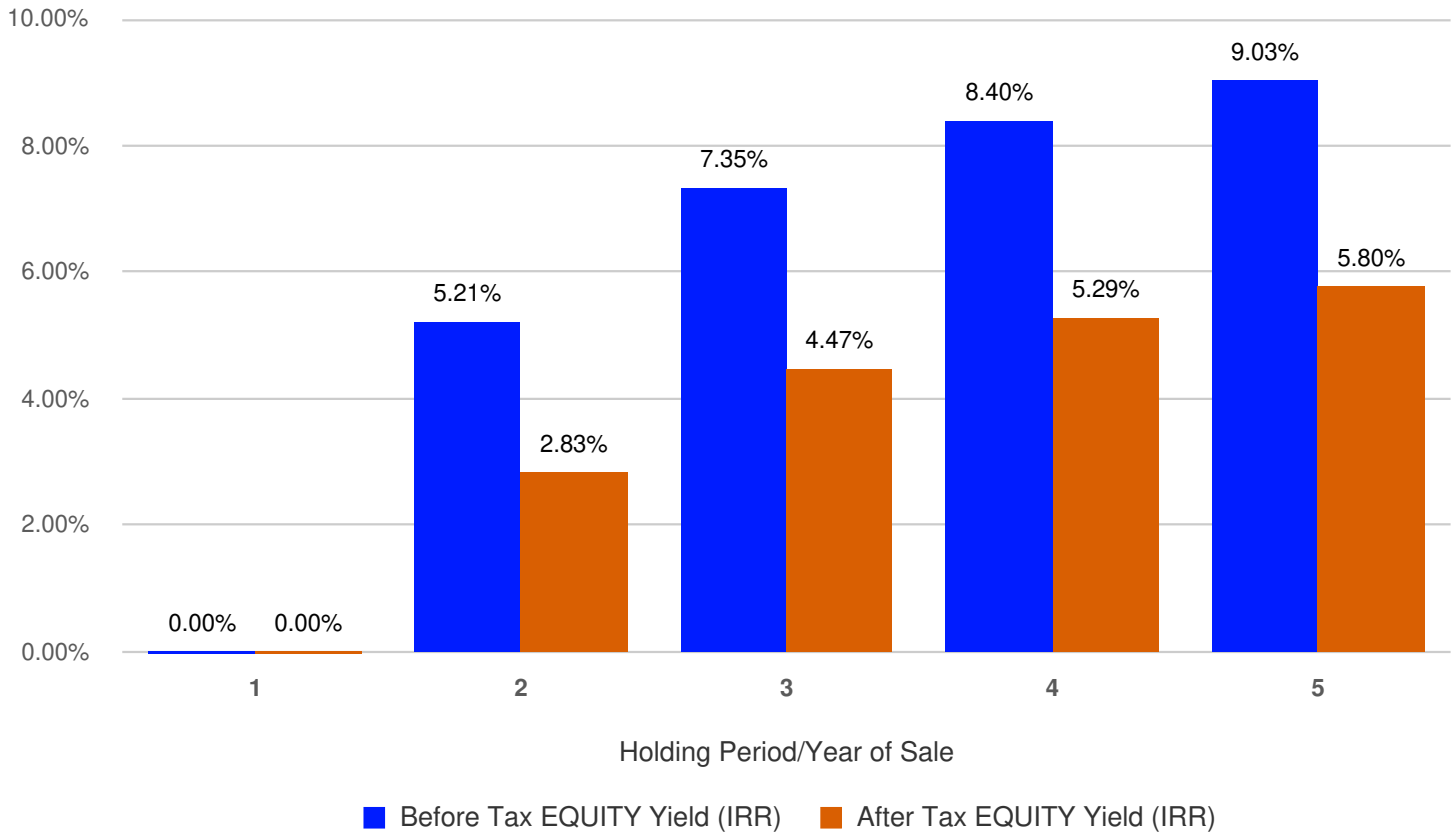
OPTIMAL HOLDING PERIOD ANALYSIS

Fiscal Year Beginning December 2025



Before Tax Optimal Holding Period	5 Years	After Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	9.03%	After Tax Optimal Hold Annual Yield	5.8%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	5.21%	7.35%	8.40%	9.03%
After Tax EQUITY Yield (IRR)	0.00%	2.83%	4.47%	5.29%	5.80%



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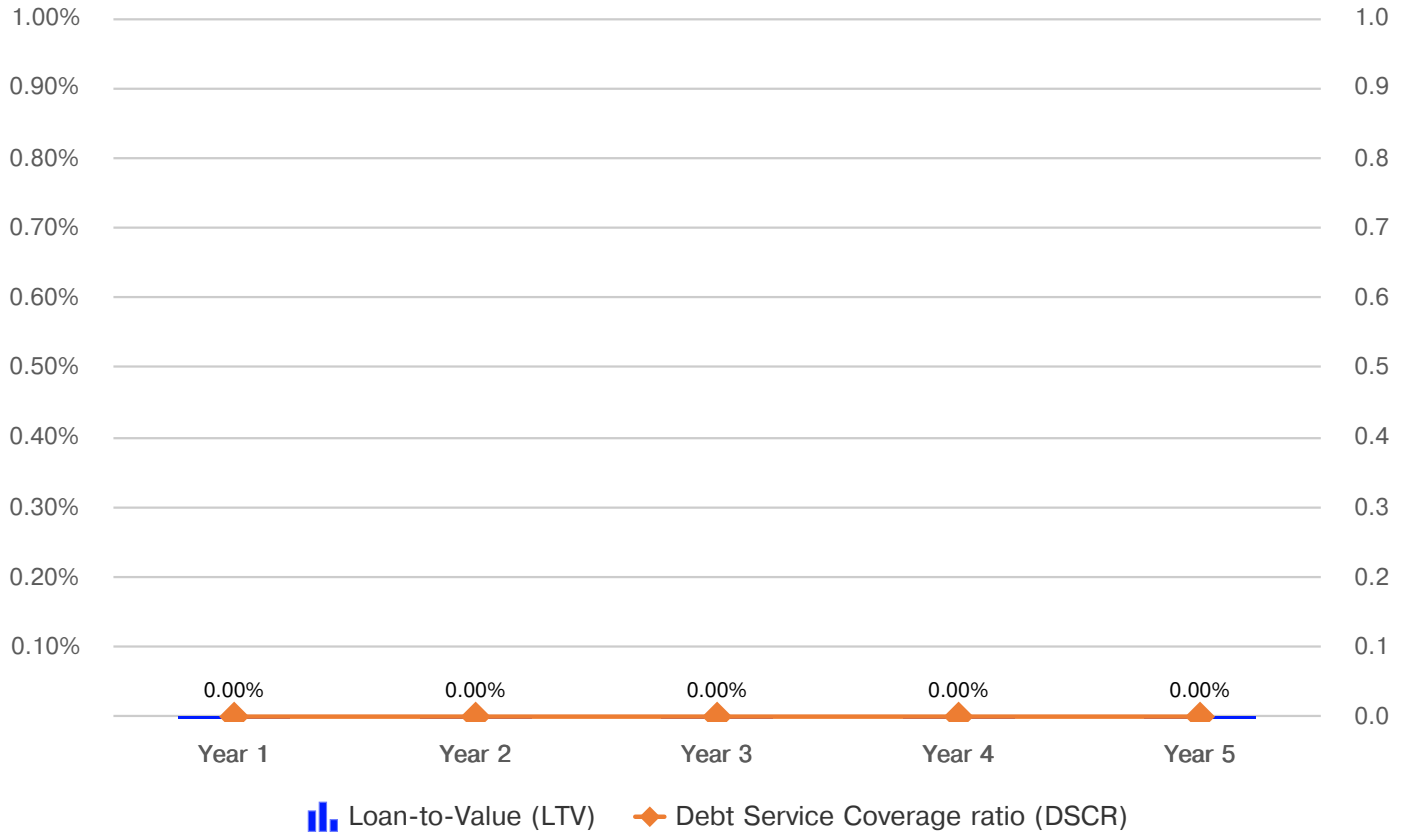
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LTV, DSCR & DEBT YIELD ANALYSIS

Fiscal Year Beginning December 2025



1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
Loan-to-Value (LTV) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00



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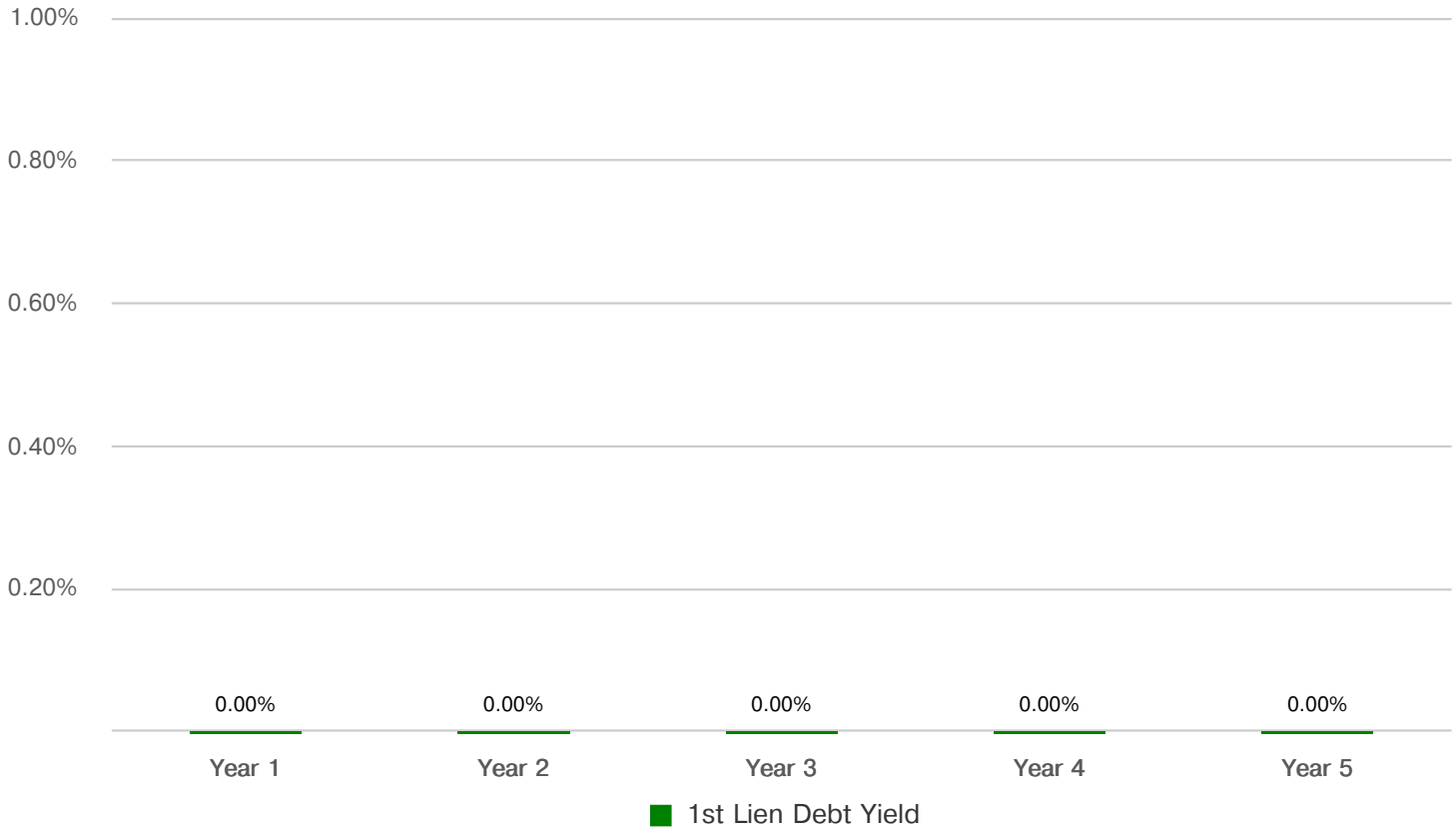
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LTV, DSCR & DEBT YIELD ANALYSIS

Fiscal Year Beginning December 2025



Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030
Debt Yield Ratio (DYR) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%



Karen Hong
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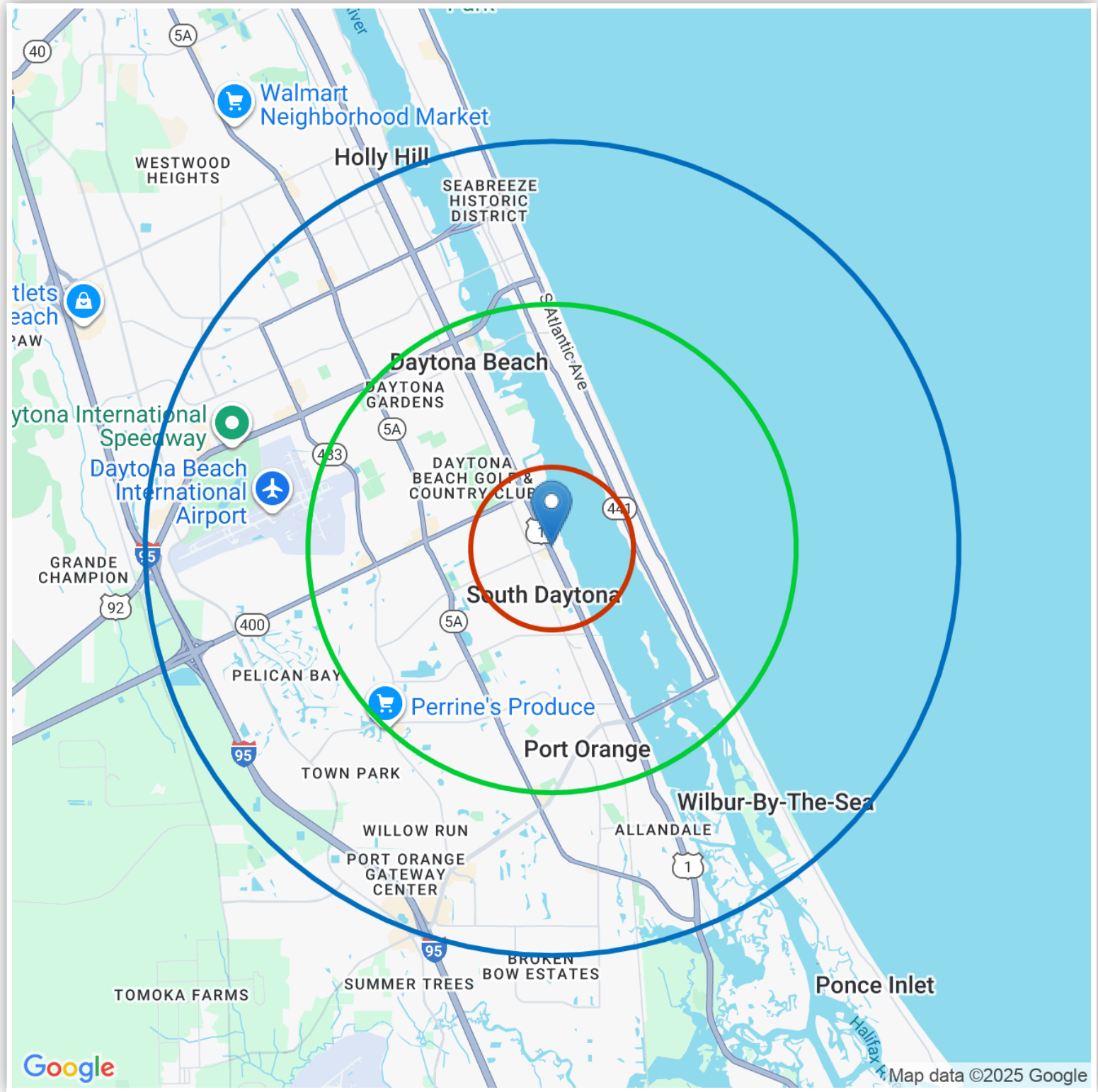
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2017 S RIDGEWOOD AVE DAYTONA

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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



Karen Hong
CCIM, CRPP
Foresight Commercial Real Estate
Phone: 9049551955
License: BK3325286
Email: karen.hong@foresightcres.com
https://foresightcres.com/
300 S Orange Avenue suite 1000, Orlando FL 32801



2017 S RIDGEWOOD AVE DAYTONA

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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



KEY FACTS

9,006
Population

43.6 Median Age

2.06
Average Household Size

4,047
Total Households

EDUCATION

7.24%
No High School Diploma

6.6%
High School Graduate

18.31%
Some College

15.35%
Bachelor's/ Grad

BUSINESS

477
Total Businesses

2,926
Total Employees

EMPLOYMENT

192
Manufacturing Employees

561
Retail Trade Employees

252
Eating & Drinking Employees

161
Finance/Ins/Real Estate Emp

2.8% Unemployment Rate

INCOME

\$49,793
Median Household Income

\$31,545
Per Capita Income

\$68,161
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.3%)

The smallest group : \$150,000 - \$199,999 (2.99%)

Indicator	Value(%)	
< \$15,000	13.1	<div style="width: 13.1%;"></div>
\$15,000 - \$24,999	9.31	<div style="width: 9.31%;"></div>
\$25,000 - \$34,999	11.53	<div style="width: 11.53%;"></div>
\$35,000 - \$49,999	16.21	<div style="width: 16.21%;"></div>
\$50,000 - \$74,999	19.3	<div style="width: 19.3%;"></div>
\$75,000 - \$99,999	13.94	<div style="width: 13.94%;"></div>
\$100,000 - \$149,999	10.32	<div style="width: 10.32%;"></div>
\$150,000 - \$199,999	2.99	<div style="width: 2.99%;"></div>
\$200,000+	3.28	<div style="width: 3.28%;"></div>



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Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
Phone: 9049551855
License: BK3325286
Email: karen.hong@foresightcres.com
<https://foresightcres.com/>
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32801

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



KEY FACTS

58,272
Population

49.9 Median Age

2.01
Average Household Size

26,860
Total Households

EDUCATION

5.64%
No High School Diploma

10.09%
High School Graduate

20.78%
Some College

15.31%
Bachelor's/ Grad

BUSINESS

3,330
Total Businesses

29,735
Total Employees

EMPLOYMENT

1,058
Manufacturing Employees

5,168
Retail Trade Employees

2,097
Eating & Drinking Employees

2,274
Finance/Ins/Real Estate Emp

3.7% Unemployment Rate

INCOME

\$48,279
Median Household Income

\$33,656
Per Capita Income

\$113,696
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.12%) ■

The smallest group : \$200,000+ (3.53%) ■

Indicator	Value(%)	
< \$15,000	11.26	■
\$15,000 - \$24,999	10.68	■
\$25,000 - \$34,999	15.07	■
\$35,000 - \$49,999	14.23	■
\$50,000 - \$74,999	17.12	■
\$75,000 - \$99,999	10.82	■
\$100,000 - \$149,999	12.09	■
\$150,000 - \$199,999	5.2	■
\$200,000+	3.53	■



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Karen Hong
CCIM, CRRP

Foresight Commercial Real Estate
Phone: 9049551855
License: BK3325286
Email: karen.hong@foresightcres.com
<https://foresightcres.com/>
300 S Orange Avenue suite 1000, Orlando FL
32801

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2017 S RIDGEWOOD AVE DAYTONA

2017 S Ridgewood Avenue, South Daytona, Florida, 32119

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



KEY FACTS

123,289

Population

46.3 Median Age

2.08

Average Household Size

53,803

Total Households

EDUCATION

5.66%

No High School Diploma

9.59%

High School Graduate

20.29%

Some College

16.47%

Bachelor's/ Grad

BUSINESS



7,066

Total Businesses



78,057

Total Employees

EMPLOYMENT

16,610

Retail Trade Employees

2,579

Manufacturing Employees

7,370

Eating & Drinking Employees

4,291

Finance/Ins/Real Estate Emp

3.9%

Unemployment Rate



\$49,085

Median Household Income

INCOME



\$32,543

Per Capita Income



\$104,950

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.54%) ■

The smallest group : \$200,000+ (3.34%) ■

Indicator	Value(%)	
< \$15,000	11.93	■
\$15,000 - \$24,999	9.64	■
\$25,000 - \$34,999	14.62	■
\$35,000 - \$49,999	14.47	■
\$50,000 - \$74,999	16.54	■
\$75,000 - \$99,999	11.74	■
\$100,000 - \$149,999	12.74	■
\$150,000 - \$199,999	4.99	■
\$200,000+	3.34	■



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Email: karen.hong@foresightcres.com
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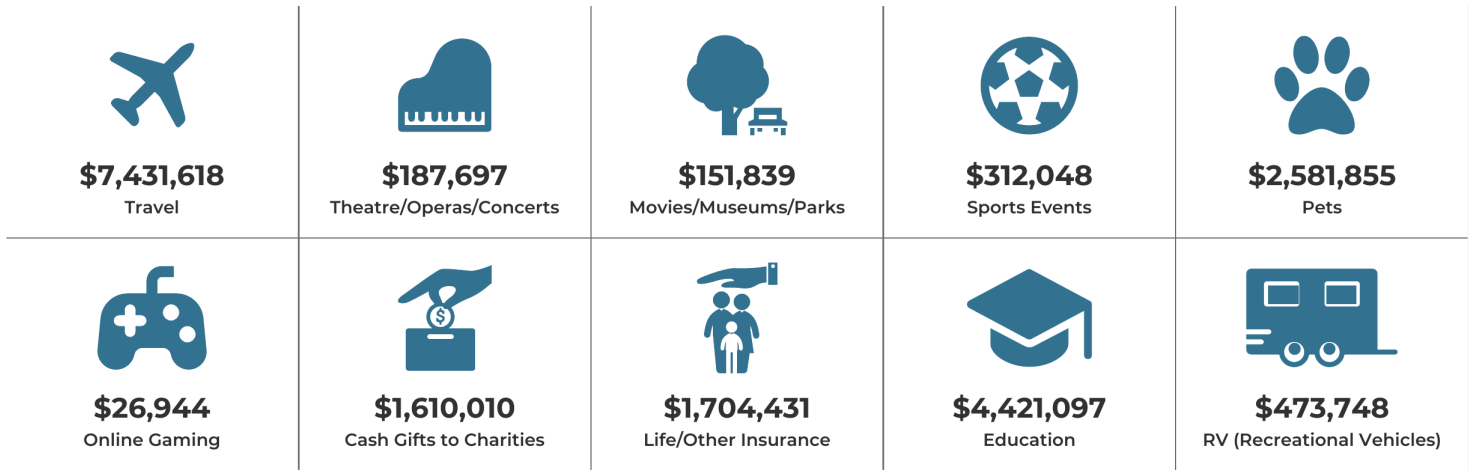
Page 35

Lifestyle and Tapestry Segmentation Infographic

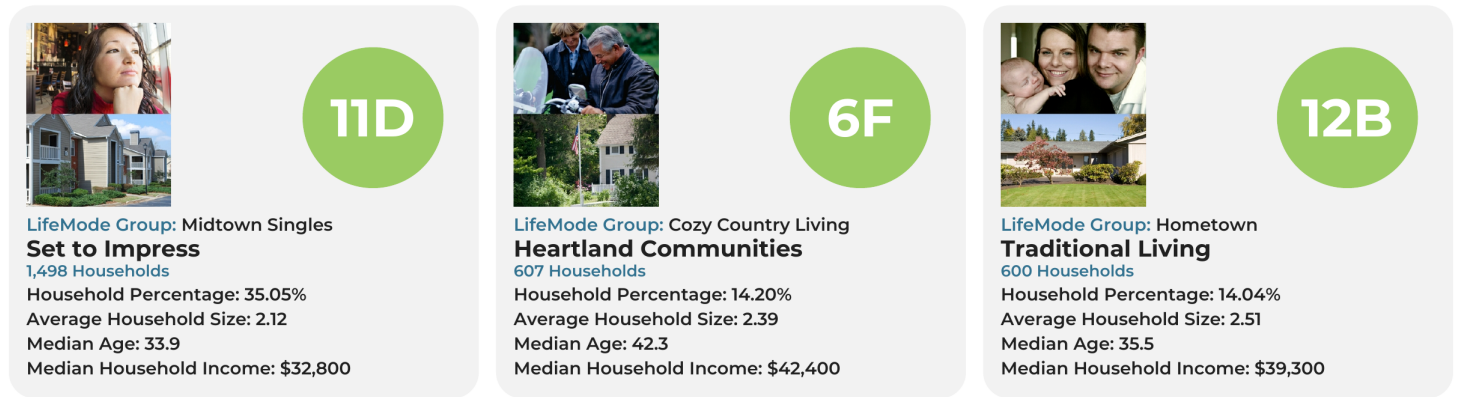
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

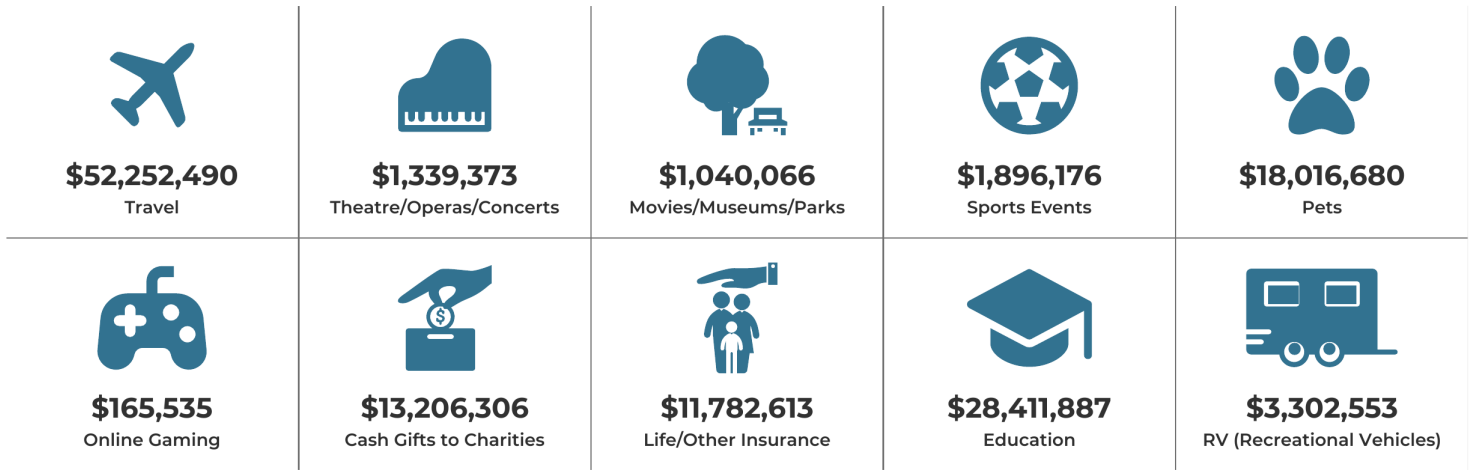


Lifestyle and Tapestry Segmentation Infographic

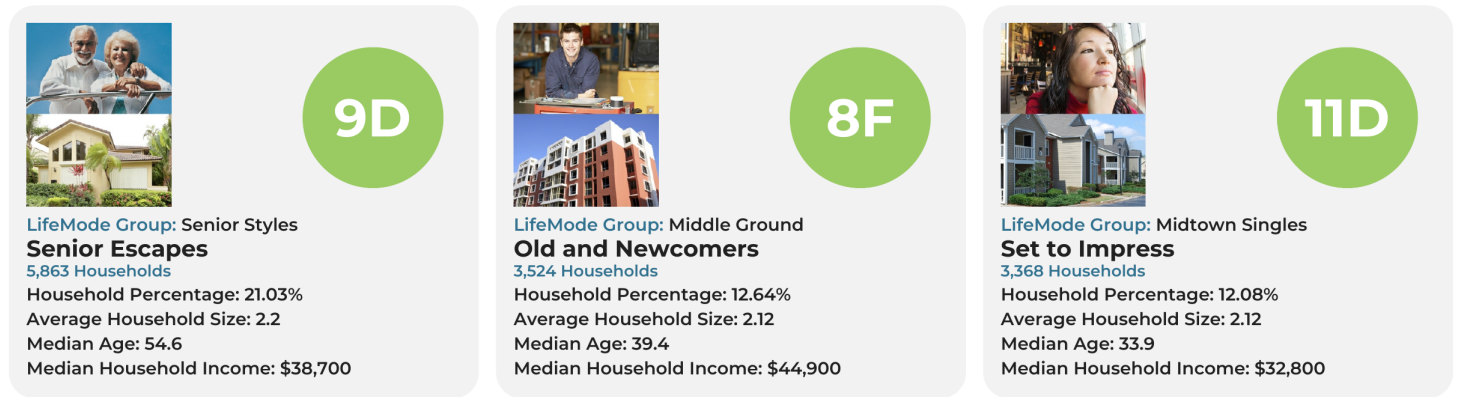
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

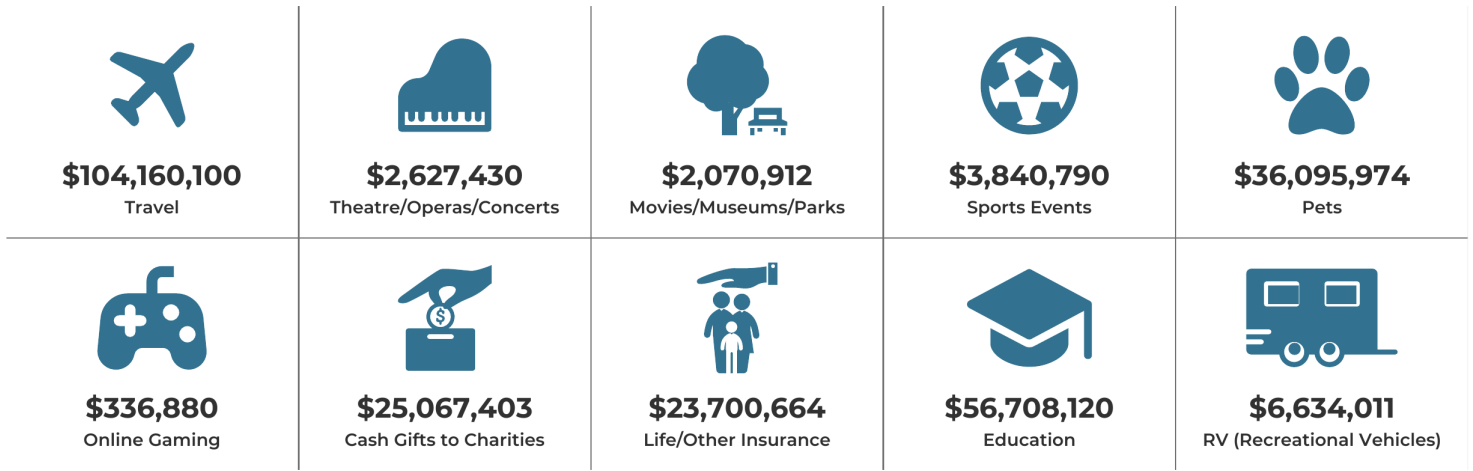


Lifestyle and Tapestry Segmentation Infographic

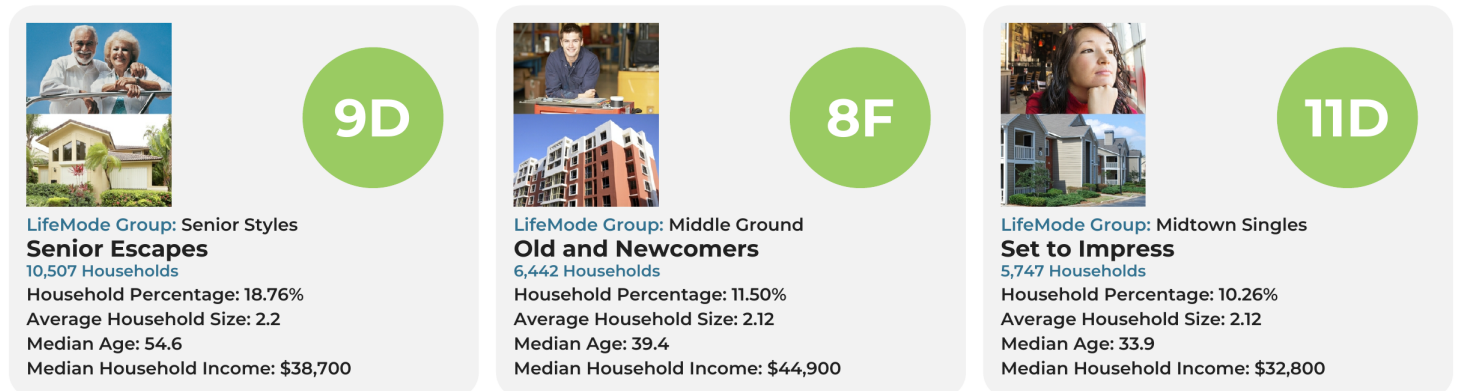
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

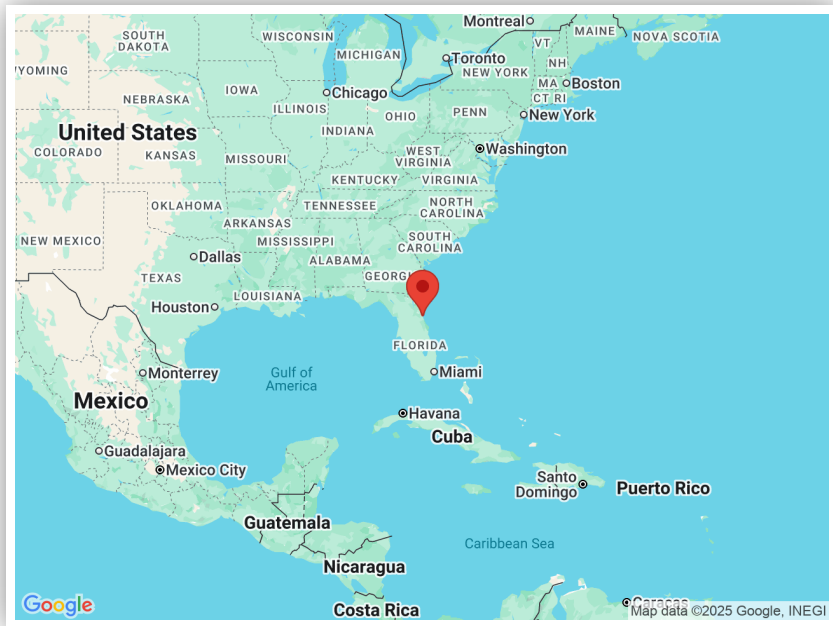
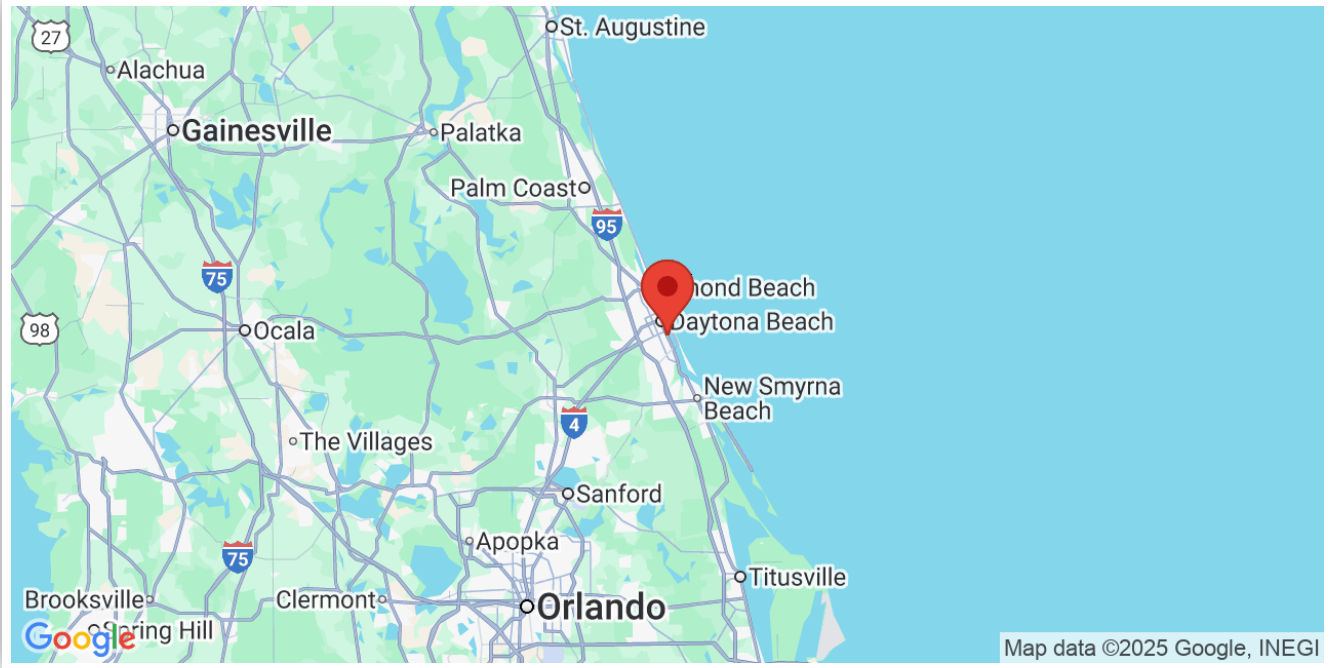


Karen Hong
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300 S Orange Avenue suite 1000, Orlando FL
32801



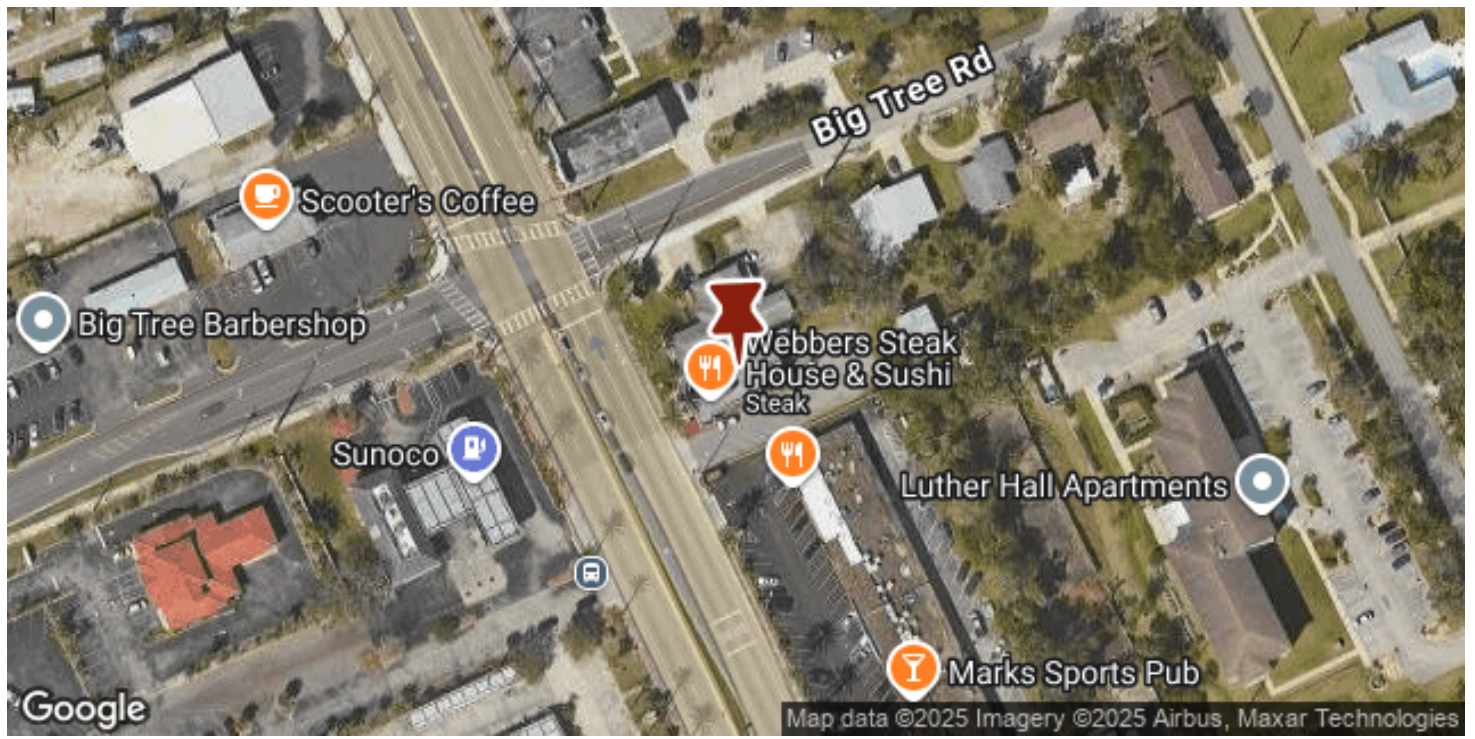
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CCIM,CRRP

Foresight Commercial Real Estate
Phone: 9049551955
License: BK3325286
Email: karen.hong@foresightcre.com
<https://foresightcre.com/>
300 S Orange Avenue suite 1000, Orlando FL 32815



FORESIGHT COMMERCIAL REAL ESTATE

KAREN HONG, CCIM,CRRP



Karen Hong, CCIM,CRRP

Phone: 9049551955

Email: karen.hong@foresightcres.com

License: BK3325286



9049551955



karen.hong@foresightcres.com



300 S Orange Avenue suite 1000
Orlando, FL, 32801, United States

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