DEAL ALERT — 315 LIVE OAK AVE, 404 & 408 S RIDGEWOOD AVE, DOWNTOWN DAYTONA BEACH

List Price: $1,650,000 — All Cash

Fully Furnished & Turnkey *($100,000 in furnishings included at no additional cost*)

In-Place (T-12-Month) NOI ≈ $145,000 — ≈ 8.8% cap at the ask, trending toward 10%

A stabilized, professionally managed, cash-flowing portfolio — priced on its actual, verifiable numbers.

Three fully renovated buildings. Thirty income-producing bedrooms across a historic Victorian, a co-living house, and a single-family home. 1.5 acres with 164 feet of US-1 (Ridgewood) frontage in the heart of Downtown Daytona Beach — operated on PadSplit, the largest co-living platform in the country, under professional third-party management, and producing real cash flow today.

This is not a lease-up you must finish or a turnaround you must execute. Stabilization is already done, and it is in the actual trailing-twelve-month revenue of $243,000 +/- and in-place NOI of $145,000 +/-, with the first half of 2026 running at a $165,000+/- annualized NOI pace. You are buying proven income, fully furnished, hands-off from day one.

TERMS — READ BEFORE YOU OFFER

All-cash, or conventional bank financing with proof of funds submitted alongside your offer.

This is a performing asset sold on its numbers. To keep the process fast and clean, the seller is not considering:

- Seller financing or seller-held notes of any kind
- Second-position or subordinate-lien structures
- Joint-venture, partnership, or shared-entity ("we both own the LLC") proposals
- Subject-to, assumption, wraparound, or master-lease-to-own arrangements

Funded, qualified buyers only. Proof of funds required to receive the financials.

FINANCIAL SUMMARY (*ACTUAL PERFORMANCE — NOT PROJECTIONS*)

- Calendar Year 2025 (actual): Revenue $203,941 · Operating Expenses $79,906 · NOI $124,034 · 7.5% cap
- **Trailing 12 Months (actual): Revenue $243,000 · Operating Expenses $98,000 · NOI $144,800 · 8.8% cap**
- First-Half 2026 Run-Rate (annualized): Revenue $254,000 · Operating Expenses $89,000 · NOI $165,000 · 10.0% cap

Cap rates are shown at the $1,650,000 list price. ***Revenue up 29% and NOI up 23% year-over-year (first half 2025 vs first half 2026), at a 60% operating margin.*** *A full, normalized, month-by-month P&L (January 2025 to present) is available to qualified buyers on request.*

THREE ASSETS

1. The Blodgett House — 404 S. Ridgewood Ave · 8,646 SF

The centerpiece: a three-story Queen Anne Victorian on the U.S. National Register of Historic Places. This was a ground-up 2023 restoration, not a cosmetic refresh — new roof, new water heaters, new washer/dryers, renovated kitchens and baths, restored electrical and plumbing, and refinished original 1-inch hardwood floors throughout. Professional interior designers crafted ten individually decorated guest rooms (queen beds, bespoke furnishings, period décor), complemented by a wrap-around porch, stained-glass accents, soaring ceilings, and original millwork. Two basement apartments (a 2BR/1BA and a 1BR/1BA) are leased monthly and can be used as on-site manager housing. Includes a residential elevator and full fire-sprinkler system. Operated as a PadSplit room rental.

2. The Co-Living House — 408 S. Ridgewood Ave · 7,491 SF

A fully renovated 13-bedroom / 4-bath co-living building, operated on PadSplit and professionally managed. The 2026 income run rate reflects strong, consistent occupancy. The comprehensive 2023 renovation updated electrical and plumbing, a new commercial water heater, new interior doors, updated granite kitchen, new queen beds in every room, new fixtures, new flooring, and fresh paint; the roof is recent. PadSplit lease is assignable — or terminable at the buyer's option for a clean takeover.

3. Single-Family Home — 315 Live Oak St · 1,073 SF

A renovated 4-bedroom / 1-bath home, also operated as a PadSplit room rental: newer roof, new central HVAC, upgraded electrical and plumbing, renovated bath, fresh paint, and new bed frames and mattresses throughout.

WHAT YOU'RE ACQUIRING

- Three renovated, income-producing buildings (2023 renovations), including a National-Register historic Victorian
- 30+/- income-producing bedrooms operated on PadSplit, the largest U.S. co-living platform
- Five contiguous T-2 zoned parcels · 1.5 acres · 164 ft of prime US-1 frontage
- $100,000 in furnishings and equipment — included and fully operational
- Professional third-party management in place — a passive, stabilized operation (requires independent agreement with current manager)
- A verifiable, trending-up P&L — trailing actuals, not projections

UPSIDE YOU'RE NOT PAYING FOR

You are buying the in-place cash flow. *Everything below is free optionality on top of a basis that already pencils:*

- Three additional buildable T-2 lots (0.51 acres) included in the sale at no additional cost
- Potential density under Florida's Live Local Act — up to 40 units/acre where residential is permitted in Daytona Beach (buyer to verify all zoning, density, and permitting with the applicable authorities)
- T-2 downtown zoning across five contiguous parcels — flexible use (multifamily, STR, ALF, office, retail, single-family)

Grow the rent roll, add units, or reposition on your own timeline. None of this is priced in… this is all upsides.

LOCATION

- 164 feet of high-visibility US-1 (Ridgewood) frontage — prime downtown commercial corridor
- Two blocks from the Halifax River / Intracoastal Waterway
- 2 miles (5 minutes) to world-famous Daytona Beach
- Minutes to the Daytona International Speedway, Daytona Beach International Airport, Bethune-Cookman University and Embry-Riddle Aeronautical University

THE OPPORTUNITY

A fully renovated, professionally managed, stabilized income portfolio in Downtown Daytona Beach — three buildings, 30+/- PadSplit bedrooms, 1.5 acres, 164 ft of US-1 frontage, three buildable lots included, fully furnished — throwing off $145,000 in trailing NOI at a 60% margin and trending higher.

Close in 45 days and walk away owning a furnished, operational real estate business that is already producing.

Proof of funds required to receive the financials. Qualified, all-cash buyers.