

Site Description

Location:	The property is located at the northeast corner of Seabreeze Boulevard and N. Halifax Avenue.	
Current Use of the Property:	Vacant Retail	
Site Size:	Total: +/-0.38 acres; +/-16,750 square feet	
	Usable: +/-0.37 acres; +/-15,968 square feet	
Shape:	Rectangular	
Frontage/Access:	The subject property has access with frontage as follows:	
	<ul style="list-style-type: none">• Seabreeze Blvd.: +/-135 feet• N. Halifax Ave.: +/-125 feet	
	The site has an average depth of +/-125 feet. It is a Corner lot.	
Visibility:	Good	
Topography:	Generally Level, Open	
Soil Conditions:	Adequate to support any otherwise probable uses.	
Landscaping:	Minimal - Overgrown	
Utilities:	Electricity:	FPL
	Sewer:	City Sewer
	Water:	City Water
	Natural Gas:	Public Utility
	Underground Utilities:	No
	Adequacy:	All Available
Site Improvements:	Limited paved and grass surface parking; poor landscaping	
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA), identified as flood zone X.	
	The subject is located in a flood plain: No	
	FEMA Map Number: 12127C0357H	
	FEMA Map Date: 02-19-2014	
	According to the appropriate Federal Emergency Management Agency (FEMA) flood map, which is identified below, the subject property is located in a zone 'X' which is not an identified flood plain.	
	Flood Maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination.	
Wetlands/Watershed:	None Noted	
Environmental Issues:	None known; None assumed	
Encumbrance / Easements:	Typical municipal and utility easements assumed – subject to survey	
Site Comments:	The subject site is well-suited to support a variety of land uses, and compares favorably with competing sites.	

Improvements Description

Development/Property Name:	Vacant Retail Property
Property Type:	Retail
Overview:	The subject property consists of a one and two-story, mixed-use building containing a gross building area of approximately +/-9,322 square feet situated on approximately 0.37 acres of land on Seabreeze Boulevard in peninsular Daytona Beach. The property also includes a detached 484 square foot retail building and detached +/-264 square foot one-car garage. The primary building contains an estimated nine units, all of which are vacant and all of which appear to be in need of extensive renovation, though an interior inspection was not made possible.
GENERAL - TWO ATTACHED MIXED-USE BUILDINGS PLUS KIOSK	
Building Description:	The subject improvement consists of a one and two-story, mixed-use building having a gross building area of approximately 9,322 square feet according to Volusia County Property Appraiser Records, and a detached one-story retail structure containing roughly 484 square feet. The primary building is reportedly divided into eight retail and office units on the first floor, and a large apartment on the second floor. Based on a limited interior view through windows, the interior is in need of extensive renovation, and probably needs to be gutted and reapportioned as demand dictates.
Building Class:	C - Masonry
Construction Quality:	Average
Year Built:	1932
Renovations:	1968
Effective Age:	35 years
Remaining Useful Life:	15 years
Condition:	Poor to Fair
Appeal/Appearance:	Poor to Fair
Areas, Ratios & Numbers:	Number of Stories: 1 Gross Building Area: 9,806 Rentable Area: 9,806 Number of Units: 8 Building Efficiency Ratio: 100.00%
FOUNDATION, FRAME & EXTERIOR - TWO ATTACHED MIXED-USE BUILDINGS PLUS KIOSK	
Foundation:	Slab
Basement/Sublevels:	None
Structural Frame:	Masonry
Exterior:	Brick/block – Stucco/Paint
Windows:	Mostly storefront
Roof/Cover:	Flat /Built-up; roof surface not visible.
Other:	Exterior in need of paint, and stucco in areas
INTERIOR - TWO ATTACHED MIXED-USE BUILDINGS PLUS KIOSK	
Percent Finished:	100% assumed
Floor Cover:	Assumed dated

Walls:	Drywall assumed
Ceilings & Ceiling Height:	10' - 14'
Lighting:	Fluorescent
Restrooms:	Assumed adequate
Other:	Interior believed to be in fair to poor condition, and should be gutted and renovated.

MECHANICAL SYSTEMS - TWO ATTACHED MIXED-USE BUILDINGS PLUS KIOSK

Heating:	Unknown
Cooling:	Unknown
Electrical:	Assumed dated
Plumbing Condition:	Assumed dated
Sprinkler:	None
Elevators:	None
Security:	Unknown
Other:	The condition of mechanical systems is unknown as an interior inspection was not made possible.
Comments, Two Attached Mixed-Use Buildings Plus Kiosk:	None