



## SEA COAST GARDENS II

4151 S Atlantic Ave | New Smyrna Beach, FL 32169

Sea Coast Gardens II is a 5-story oceanfront condominium complex located on New Smyrna Beach's no-drive shore. This 85-unit complex offers 2-bedroom/2-bathroom and 1-bedroom/1-bathroom condos with oceanfront and ocean views. All condos have assigned parking, access to the pools, kiddie pools, oceanfront sundeck, shuffleboard courts, community laundry room and more.

### KEY FEATURES



Oceanfront



2 Pools



Assigned Parking



On-site Laundry

# SEA COAST GARDENS II

## 2021 PROVEN INCOME RESULTS

| Reservation Type  | Arrival Date | Departure Date | Rental Rate        |
|-------------------|--------------|----------------|--------------------|
| Guest Reservation | 1/25/2021    | 2/2/2021       | \$1,207.00         |
| Guest Reservation | 2/3/2021     | 2/10/2021      | \$1,272.00         |
| Guest Reservation | 2/13/2021    | 3/13/2021      | \$6,417.00         |
| Guest Reservation | 3/13/2021    | 3/20/2021      | \$2,717.00         |
| Guest Reservation | 3/25/2021    | 3/30/2021      | \$1,804.00         |
| Guest Reservation | 3/31/2021    | 4/5/2021       | \$2,017.00         |
| Guest Reservation | 4/5/2021     | 4/9/2021       | \$2,145.00         |
| Guest Reservation | 4/16/2021    | 5/3/2021       | \$2,616.00         |
| Guest Reservation | 5/5/2021     | 5/9/2021       | \$1,013.00         |
| Guest Reservation | 5/14/2021    | 5/16/2021      | \$788.00           |
| Guest Reservation | 5/21/2021    | 5/24/2021      | \$1,211.25         |
| Guest Reservation | 5/27/2021    | 5/31/2021      | \$1,334.00         |
| Guest Reservation | 6/6/2021     | 6/13/2021      | \$2,041.30         |
| Guest Reservation | 6/13/2021    | 6/19/2021      | \$2,225.00         |
| Guest Reservation | 6/19/2021    | 6/26/2021      | \$1,840.00         |
| Guest Reservation | 6/29/2021    | 7/6/2021       | \$2,387.00         |
| Guest Reservation | 7/10/2021    | 7/17/2021      | \$2,334.57         |
| Guest Reservation | 7/17/2021    | 7/24/2021      | \$1,750.00         |
| Guest Reservation | 7/24/2021    | 7/31/2021      | \$1,662.00         |
| Owner Reservation | 7/31/2021    | 8/18/2021      | \$0.00             |
| Owner Reservation | 8/18/2021    | 8/24/2021      | \$0.00             |
| Owner Reservation | 8/24/2021    | 9/18/2021      | \$0.00             |
| Owner Reservation | 9/30/2021    | 10/4/2021      | \$0.00             |
| Owner Reservation | 10/7/2021    | 11/3/2021      | \$0.00             |
| Guest Reservation | 11/5/2021    | 11/11/2021     | \$1,158.00         |
| Guest Reservation | 11/24/2021   | 11/28/2021     | \$1,100.00         |
| Owner Reservation | 12/8/2021    | 12/26/2021     | \$0.00             |
| Guest Reservation | 12/26/2021   | 12/29/2021     | \$1,254.00         |
| Guest Reservation | 12/29/2021   | 1/6/2022       | \$1,837.00         |
|                   |              |                | <b>\$44,130.12</b> |

# OCEANFRONT COMPARABLE COMPLEXES

## FEATURES

|                      | Castle Reef | Colony Beach Club | Golden Arms | Oceania Plaza | Sea Coast Gardens | Ponce de Leon Towers |
|----------------------|-------------|-------------------|-------------|---------------|-------------------|----------------------|
| ASSIGNED PARKING     |             | ✓                 | ✓           | ✓             | ✓                 | ✓                    |
| COVERED PARKING      |             | ✓                 | ✓           |               |                   |                      |
| PET FRIENDLY COMPLEX |             |                   |             |               |                   |                      |
| SHUFFLEBOARD COURTS  | ✓           | ✓                 | ✓           |               | ✓                 | ✓                    |
| TENNIS COURTS        |             |                   |             |               |                   |                      |
| POOL (S)             | ✓           | ✓                 | ✓           | ✓             | ✓                 | ✓                    |
| HOT TUB (S)          |             |                   |             |               |                   |                      |
| CLUBHOUSE            | ✓           |                   |             | ✓             | ✓                 | ✓                    |
| ON-SITE LAUNDRY      | ✓           | ✓                 | ✓           | ✓             | ✓                 | ✓                    |
| NEAR FLAGLER AVE     |             |                   | ✓           | ✓             |                   |                      |