

Chadham by the Sea

6713 Turtlemound Road | New Smyrna Beach, FL 32169

BEACH PROPERTY ASSESSMENT SHEET

Chadham by the Sea is cherished by owners and visitors alike for its quiet, secluded setting on the south end of New Smyrna's non-driving beach. This New Smyrna Condo complex is unique in that it provides incredible direct Atlantic Ocean and Indian River views. The property is direct oceanfront but also located adjacent to the Indian River Lagoon, so you can experience both beautiful sunrises and sunsets from this out-of-the-way location.



Built in 1989, Chadham by the Sea is one of the area's newer properties. The complex has 52 units offering 2 and 3 bedroom floor plans, each with breathtaking views of the ocean and the river from the floor to ceiling windows and/or private large balconies. The complex has free WIFI and each unit has a washer and dryer inside. The complex offers unassigned parking with both covered and uncovered spots available. Pets are not permitted on the property.

Vacation home ownership is a dream come true. You have worked hard and you are investing your money in a property where you can make memories with your family and friends. Through GREAT marketing and management we bring you the revenue you need to help pay the taxes and association maintenance fees while also growing your investment. Place your trust and confidence in New Smyrna Beach's number one Vacation Rental Management Company, Great Ocean Condos and Homes.



386.478.7863

www.GreatOceanCondos.com

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RESERVATION OVERVIEW - PROVEN INCOME RESULTS

Guest	Arrive	Nights	Depart	Resv Date	Rental Rate
Owner Occupied	1/17	4	1/21	1/16	\$0.00
Guest Reservation	1/29	14	2/12	2/12	\$3,273.00
Guest Reservation	2/14	9	2/23	1/5	\$1,682.00
Guest Reservation	2/23	8	3/3	2/23	\$1,743.00
Guest Reservation	3/10	7	3/17	2/2	\$2,264.00
Guest Reservation	3/17	7	3/24	12/4	\$2,557.00
Guest Reservation	3/24	7	3/31	2/18	\$2,002.00
Guest Reservation	3/31	7	4/7	1/25	\$2,212.00
Guest Reservation	4/23	7	4/30	2/14	\$1,223.00
Guest Reservation	5/5	7	5/12	1/16	\$1,131.00
Owner Occupied	5/12	2	5/14	5/9	\$0.00
Guest Reservation	5/23	7	5/30	3/13	\$1,582.00
Guest Reservation	6/2	7	6/9	2/28	\$1,729.00
Guest Reservation	6/9	7	6/16	2/16	\$1,764.00
Guest Reservation	6/16	7	6/23	3/8	\$1,743.00
Guest Reservation	6/23	7	6/30	1/22	\$1,812.00
Guest Reservation	6/30	7	7/7	1/20	\$2,533.00
Guest Reservation	7/7	7	7/14	1/21	\$1,862.00
Guest Reservation	7/14	7	7/21	2/14	\$1,833.00
Guest Reservation	7/21	7	7/28	1/14	\$1,805.00
Guest Reservation	7/28	7	8/4	3/20	\$1,736.00
Guest Reservation	8/4	7	8/11	12/30	\$1,519.00
Guest Reservation	8/18	7	8/25	5/14	\$1,323.00
Guest Reservation	8/26	7	9/2	3/9	\$1,323.00
Owner Occupied	9/6	4	9/10	8/1	\$0.00
Guest Reservation	9/15	7	9/22	4/15	\$1,058.00
Guest Reservation	9/22	7	9/29	5/5	\$1,049.00
Guest Reservation	9/29	7	10/6	7/6	\$1,058.00
Guest Reservation	10/6	7	10/13	9/1	\$1,181.00
Maintenance	10/13	2	10/15	10/11	\$0.00
Guest Reservation	10/20	7	10/27	7/3	\$1,370.00
Guest Reservation	11/1	4	11/5	3/8	\$936.00
Owner Occupied	11/17	8	11/25	10/17	\$0.00
Guest Reservation	12/7	8	12/15	12/5	\$1,048.00
Maintenance	12/18	0	12/18	12/11	\$0.00
Guest Reservation	12/18	10	12/28	1/9	\$1,997.00
					\$50,348.00



Jennifer Frankenstein, Owner and CEO
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