404 S RIDGEWOOD AVE

Downtown Daytona Beach, FL · Stabilized PadSplit Income Portfolio · 3 Buildings on 1.5 Acres

$1,650,000

ALL CASH · FURNISHED

~8.8%	~$145K	~$165K	~60%	+29%
IN-PLACE CAP (TTM)	TRAILING-12-MO NOI	RUN-RATE NOI	OPERATING MARGIN	REVENUE YOY

Stabilized, professionally managed, and cash-flowing today — priced on actual numbers, not a projection. Thirty income-producing bedrooms across a National-Register historic Victorian, a co-living house, and a single-family home, operated on PadSplit — the largest co-living platform in the U.S. The 2026 stabilization is already in the trailing actuals. You buy proven income, fully furnished, hands-off from day one.

- ~16,700 SF
- 3 Renovated Buildings
- ~30 Bedrooms
- 5 Contiguous T-2 Parcels
- 1.5 Acres
- 164 ft US-1 Frontage
- ~$100K Furnishings Included
- 3 Buildable Lots Included

THE THREE ASSETS

The Blodgett House

404 S. Ridgewood Ave · 8,646 SF

Three-story Queen Anne Victorian on the U.S. National Register of Historic Places. Ground-up 2023 restoration; 10 designer guest rooms + two basement apartments; elevator and fire sprinklers. PadSplit.

The Co-Living House

408 S. Ridgewood Ave · 7,491 SF

Fully renovated 13-bedroom / 4-bath co-living building, professionally managed on PadSplit with strong, consistent occupancy. Comprehensive 2023 renovation; recent roof. Management assignable or terminable.

Single-Family Home

315 Live Oak St · 1,073 SF

Renovated 4-bed / 1-bath home operated as a PadSplit room rental: newer roof, new central HVAC, upgraded electrical and plumbing, renovated bath, new beds throughout.

FINANCIALS — ACTUALS, NOT PRO FORMA

Basis	Revenue	Operating Exp.	Net Op. Income	Cap @ $1.65M
Calendar 2025 (actual)	$203,941	$79,906	$124,034	7.5%
Trailing 12 Months (actual)	**~$243,000**	**~$98,000**	**~$144,800**	**~8.8%**
First-Half 2026 Run-Rate (annualized)	~$254,000	~$89,000	~$165,000	~10.0%

Revenue +~29% and NOI +~23% year-over-year (H1-2025 vs H1-2026). Trailing revenue has surpassed, and NOI has met, the property's prior stabilized target. Full month-by-month P&L available to qualified buyers.

WHY IT TRADES

- **Already stabilized** — in-place trailing cash flow, not a lease-up you must execute.
- **Diversified income** across ~30 PadSplit rooms — vacancy spread across many tenants, not one lease.
- **Professionally managed** — third-party management and monthly-accrued costs; smooth, predictable NOI.
- **Free optionality** — 3 buildable T-2 lots and Live Local Act density upside, none of it priced in.

TERMS

- ✓ **All-cash**, or conventional financing with proof of funds. Close in 45 days.
- ✕ No seller financing / seller-held notes
- ✕ No second-position or subordinate liens
- ✕ No JV, partnership, or shared-entity structures
- ✕ No subject-to / master-lease-to-own
- ✓ **The price is the number.** No "bottom line," no counter.

Full financials & private tour available to qualified, funded buyers.

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LISTING AGENT