

Bellamy Daytona

 TRANSWESTERN

376-BED/96-UNIT STUDENT HOUSING COMMUNITY | DAYTONA BEACH, FL



CONFIDENTIAL OFFERING MEMORANDUM

Bellamy Daytona

DAYTONA BEACH, FL



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01 EXECUTIVE
SUMMARY

02 PROPERTY
OVERVIEW

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03 FINANCIAL
ANALYSIS

04 MARKET
OVERVIEW

01.

EXECUTIVE SUMMARY







Bellamy Daytona

DAYTONA BEACH, FLORIDA

Transwestern's National Student Housing Team is pleased to exclusively present Bellamy Daytona, a premier student housing community in Daytona Beach, Florida. This 96-unit, 376-bed property offers fully furnished apartments with 100% bed-to-bath parity and modern amenities designed specifically for today's student renters.

Its prime location provides easy access to four nearby colleges and universities, including Embry-Riddle Aeronautical University, Daytona State College, and Bethune-Cookman University, making it an ideal choice for student renters.

Bellamy Daytona is also strategically situated near top-tier retail, entertainment, and transportation options, including Tanger Outlets, Volusia Mall, Daytona International Speedway, and Daytona International Airport.

Financially, the property has demonstrated strong, consistent performance with near-full occupancy and average rental rate growth of 8% over the past three years. Projections for 2025/26 anticipate another sizable rent increase, underscoring continued demand and upward momentum.



PROPERTY DETAILS

ADDRESS	601 Bellamy Court, Daytona Beach, Florida 32114
COUNTY	Volusia
YEAR BUILT	2020
OCCUPANCY	98%
UNIT COUNT	96
BED COUNT	376
AVG MARKET RENT/UNIT	\$3,732
AVG MARKET RENT/BED	\$953
AVG UNIT SIZE	1,398 SF
SITE AREA	±13.247 Acres

UNIT MIX

FLOOR PLAN	UNITS	BEDS	AVG UNIT SIZE	AVG RENT/UNIT	AVG RENT/BED	AVG RENT/SF
3 Bedroom	30	90	1,134	\$3,059	\$1,020	\$2.70
4 Bedroom	44	176	1,302	\$3,787	\$947	\$2.91
5 Bedroom	22	110	1,949	\$4,539	\$908	\$2.33
TOTAL / AVG.	96	376	1,398	\$3,732	\$953	\$2.64

Investment Highlights

2020, INSTITUTIONAL QUALITY BUILT STUDENT HOUSING COMMUNITY

100% bed/bath parity with fully furnished modern units and all utilities submetered

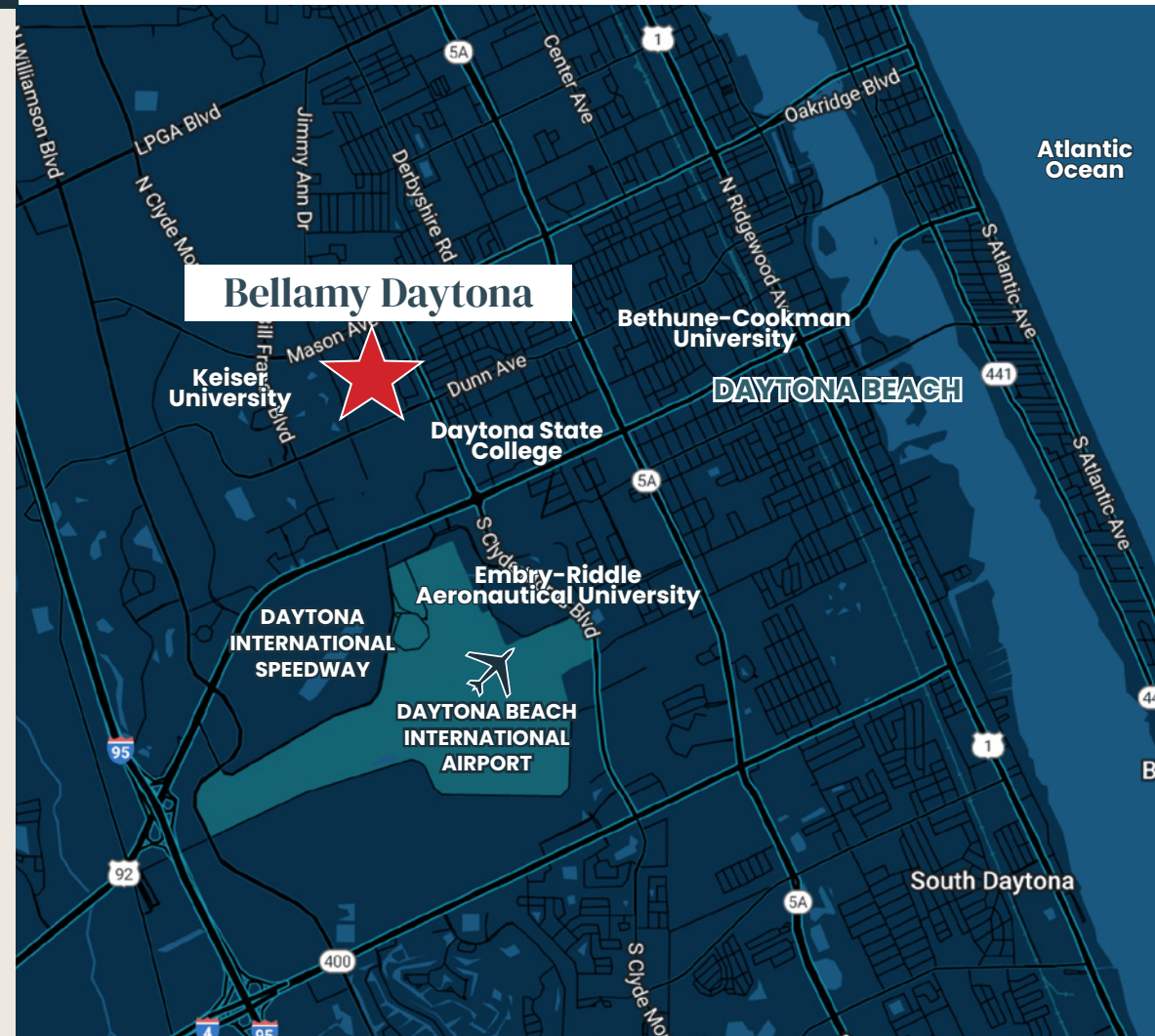
PROXIMITY TO FOUR COLLEGES & UNIVERSITIES

Strong Enrollment Growth at Embry-Riddle & Bethune-Cookman University with over 29,000 students in the market

STRONG FINANCIAL PERFORMANCE

Maintained near-full occupancy and average rental rate growth of 8% over the past three years

PRIME LOCATION NEAR DAYTONA'S TOP RETAIL, MAJOR ROADWAYS, AND LEADING ATTRACTIONS



2020, INSTITUTIONAL QUALITY BUILT STUDENT HOUSING COMMUNITY

Built in 2020, Bellamy Daytona is a Class A property featuring a diverse mix of spacious floor plans. The unit mix includes three-bedroom (24%), four-bedroom (47%), and five-bedroom (29%) layouts, ranging in size from 1,134 to 1,949 square feet, with an average unit size of 1,398 square feet—the largest among its competitive set.

ATTRACTIVE UNIT INTERIOR FINISHES

The units boast high ceilings, stylish kitchens with designer finishes, modern hardware, stainless steel appliances, and granite countertops, along with spacious in-unit storage. Each fully furnished apartment also includes smart-home technology, chef-inspired kitchens, in-unit laundry, and personal bathrooms.

TOP OF MARKET AMENITY PACKAGE

The community features a resort-style pool, fitness center, clubhouse, business center, tanning salon, controlled access gates, along with property-wide surveillance for added security. Residents also enjoy 24-hour study rooms, a hammock garden, a bark park for pets, and resident appreciation events.





UNIT FEATURES

- Contemporary Kitchen
- Granite Countertops
- Stainless Steel Appliances
- Microwave/Vent Hood
- Double-Basin Sinks with Disposal
- 4-Inch Plank Flooring Throughout
- Full-Size Washer/Dryer
- Ensuite Bathrooms
- Tub/Shower
- Ceiling Fans in All Bedrooms
- 9 ft Ceilings
- Fully-Furnished Units
- Individually Metered Utilities
- Fire Suppression Systems
- Smoke Detectors
- Programmable Smart Thermostats
- Smart Keyless Door Lock

COMMUNITY AMENITIES

- Resort Style Pool
- Pool Deck with Tanning Ledges
- 24-Hr Fitness Center
- Outdoor Grills
- Planned Social Activities
- Bark Park
- 24-Hr Study Rooms
- Clubhouse with Coffee Bar
- Stand Up Tanning Bed
- Hammock Garden
- 24-Hr Computer Lab
- Controlled Gated Access

SHORT DRIVE TO FOUR COLLEGE CAMPUSES

Embry-Riddle Aeronautical University remains the global leader in aerospace education, with 8,755 students enrolled at the Daytona Beach campus in Fall 2024. Its Aerospace Engineering program has been ranked No. 1 among non-doctoral institutions by U.S. News & World Report for 23 consecutive years.

Bethune-Cookman University has seen remarkable momentum, reporting a 24% increase in enrollment for Fall 2024 and welcoming one of its largest freshman classes in history. The university now enrolls over 3,100 students, a surge driven by record-breaking applications and a 74% increase in freshmen commitments compared to the previous year. This growth reflects Bethune-Cookman's rising reputation, strong academic offerings, and effective recruitment strategies, solidifying its role as a leading institution in the region.

Daytona State College enrolled approximately 17,260 students at its Daytona Beach campus for Fall 2024, reflecting 28% growth since 2020. The campus continues its 20-Year Plan, enhancing its presence along International Speedway Boulevard and promoting more in-person learning.

Keiser University has campuses in 21 of Florida's major and mid-sized metro communities. The Daytona campus serves several hundred students. Keiser University serves approximately 20,000 students across the state.

EMBRY-RIDDLE
Aeronautical University
8,755 STUDENTS

 **Bethune-Cookman University**
3,100 STUDENTS
A 24% INCREASE FROM
THE PREVIOUS YEAR

 **DAYTONA**
STATE COLLEGE
17,260 STUDENTS

KEISER
UNIVERSITY





PRIME LOCATION NEAR DAYTONA'S TOP RETAIL, MAJOR ROADWAYS, AND LEADING ATTRACTIONS

PROXIMATE TO RETAIL

Bellamy Daytona is conveniently located near top retail and dining options, including Publix, Gordon Food, Costco, Target, Home Depot, and Best Buy among others.

Residents also have easy access to major shopping destinations like Volusia Mall (2.93M Visits), the most visited regional mall within 30 miles, and Tanger Outlets (2.8M visits), both attracting millions of shoppers annually.

GREAT ACCESS OFF MAIN THOROUGHFARE TO REGION

Bellamy Daytona provides easy access to major roadways like I-95 and I-4, ensuring seamless connectivity for residents commuting across the region.

SURROUNDED BY OUTSTANDING DEMAND DRIVERS

Bellamy Daytona is ideally located near several of the area's top demand drivers. Residents are just minutes from the Daytona International Speedway, home of the Daytona 500, and close to Daytona Beach International Airport for convenient travel. The property also offers quick access to 35 miles of Atlantic coastline, providing easy opportunities for beach outings and recreation.

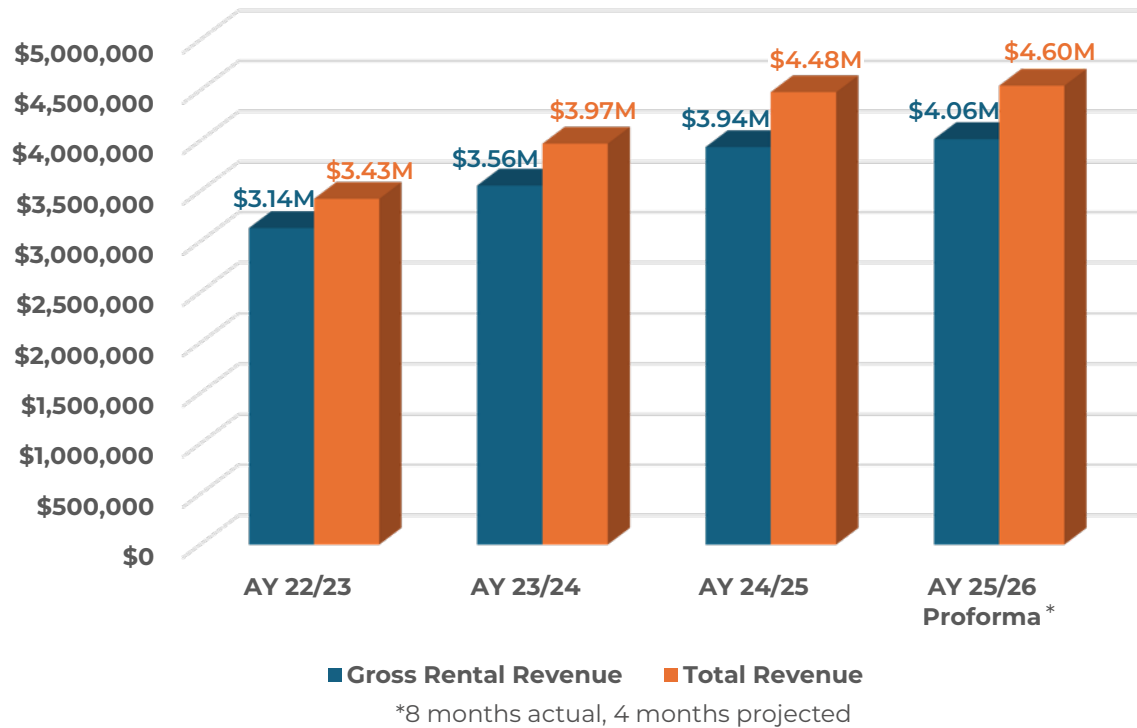
DAYTONA'S STRONG ECONOMY

Daytona Beach's economy is driven by a mix of industries, with tourism being a major contributor due to its beaches and events like the Daytona 500. The area also has significant manufacturing sectors, including aviation and marine industries, with companies like Embry-Riddle Aeronautical University and Boston Whaler contributing to the local job market. Additionally, healthcare and retail trade are prominent, with major employers such as Halifax Health and AdventHealth.

STRONG HISTORICAL FINANCIAL PERFORMANCE

INCREASING RENTAL RATES

Over the past four academic years, Bellamy Daytona has shown steady rental growth, with gross rental revenue rising from \$3.14 million in AY 2022/2023 to a projected \$4.06 million in AY 2025/2026. This trend reflects an average annual increase of approximately 8%. The consistent upward movement underscores the sustained demand for the property and its strong positioning in the student housing market.



QUALITY RENTERS

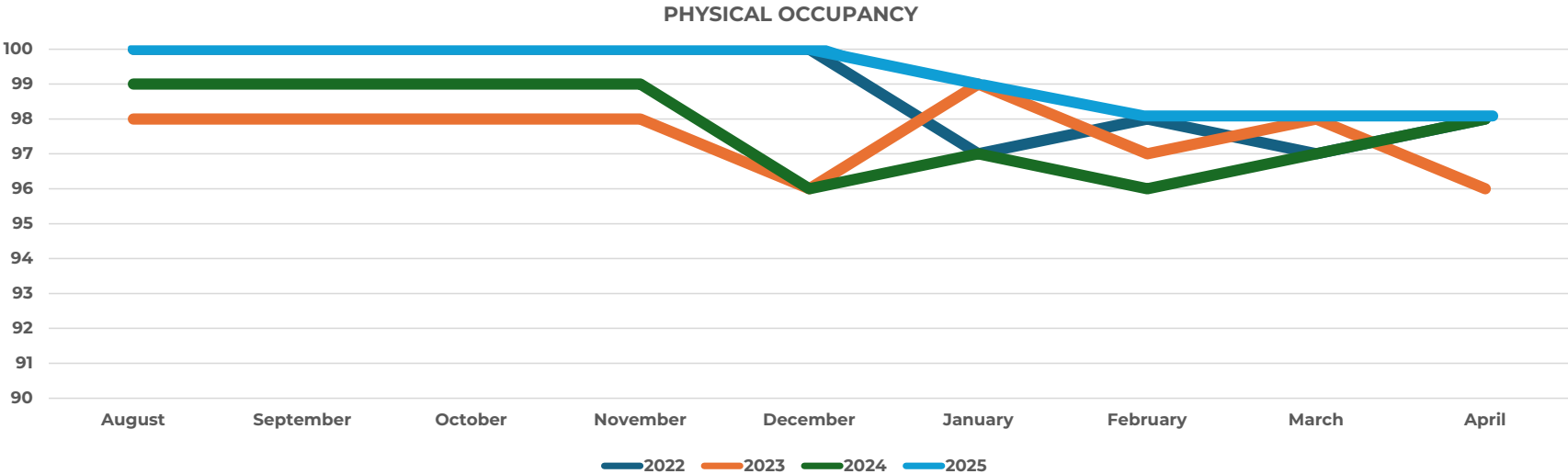
Bellamy Daytona attracts a group of high-quality renters, the majority of whom are students from Embry Riddle Aeronautical University. This exceptional renter profile is reflected in an impressively low collection loss of less than 1% and minimal turnover.





STRONG, CONSISTENT OCCUPANCY

Physical occupancy has remained strong over the past three years, maintaining at or near 100% occupancy during each academic year.



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CONFIDENTIALITY & DISCLAIMER

Transwestern (the "Agent") has been engaged as the exclusive agent for the sale of Bellamy Daytona, 601 Bellamy Court Daytona Beach, Florida 32114, ("Property"), by the Owner of Record (the "Seller"). The Property is being offered for sale in "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations hereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that:

- (a) The enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request;
- (b) The recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and
- (c) No portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.