

Sea Coast Gardens II and III

4151 and 4153 South Atlantic Avenue | New Smyrna Beach, FL 32169

BEACH PROPERTY ASSESSMENT SHEET

Located in New Smyrna on the non-driving portion of New Smyrna Beach, Sea Coast Gardens is prized for its “getaway” appeal. Inside you’ll find beautiful one and two bedroom oceanview and oceanfront direct condos. At only five stories, every condo is easily accessed. On the outside, you’ll enjoy a heated pool, clubhouse with free Wi-Fi, shuffleboard, expansive beach deck, a unit assigned parking space, and private access to the one of the most peaceful areas in New Smyrna Beach. The complex was built in 1973 and has 85 units in Sea Coast Gardens II and 85 units in Sea Coast Gardens III.



Over \$6 million in renovations were completed just a few seasons ago. The on-site management company is continually focused on upgrades and immaculate maintenance that make Sea Coast Gardens one of the premier New Smyrna beachfront rental communities. Plus, New Smyrna Beach has a calendar-filled list of activities that range from music festivals to seafood celebrations. There is always something new to do just outside your condo entrance. Because of their location, cleanliness, unrestricted parking and amenities, these beachfront condos book up quickly.

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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2017 RESERVATION OVERVIEW - PROVEN INCOME RESULTS

Guest	Description	Arrive	Nights	Depart	Resv Date	Rental Rate
Guest Reservation	Paid In Full	1/7/2017	28	2/4/2017	4/4/2017	\$3,542.00
Owner Occupied	Owner Occupied	2/4/2017	7	2/11/2017	2/4/2017	\$0.00
Guest Reservation	Paid In Full	2/11/2017	7	2/18/2017	10/13/2016	\$2,075.00
Guest Reservation	Paid In Full	2/18/2017	7	2/25/2017	1/19/2017	\$1,680.00
Guest Reservation	Paid In Full	2/25/2017	7	3/4/2017	1/29/2017	\$1,820.00
Guest Reservation	Paid In Full	3/4/2017	7	3/11/2017	2/18/2017	\$1,470.00
Guest Reservation	Paid In Full	3/11/2017	7	3/18/2017	12/12/2016	\$2,528.00
Guest Reservation	Paid In Full	3/18/2017	7	3/25/2017	2/15/2017	\$2,464.00
Guest Reservation	Paid In Full	3/25/2017	14	4/8/2017	1/13/2017	\$4,529.00
Owner Guest	Owner's Guest	4/8/2017	7	4/15/2017	3/19/2017	\$0.00
Guest Reservation	Paid In Full	4/15/2017	7	4/22/2017	8/10/2016	\$2,702.00
Guest Reservation	Paid In Full	4/22/2017	7	4/29/2017	2/26/2017	\$1,300.00
Guest Reservation	Paid In Full	4/29/2017	4	5/3/2017	1/13/2017	\$1,190.00
Owner Occupied	Owner Occupied	5/3/2017	9	5/12/2017	2/25/2017	\$0.00
Guest Reservation	Paid In Full	5/12/2017	3	5/15/2017	2/26/2017	\$1,193.00
Owner Guest	Owner's Guest	5/15/2017	19	6/3/2017	8/18/2016	\$0.00
Guest Reservation	Paid In Full	6/3/2017	7	6/10/2017	8/24/2016	\$1,986.00
Guest Reservation	Paid In Full	6/10/2017	7	6/17/2017	5/17/2017	\$1,800.00
Guest Reservation	Paid In Full	6/17/2017	7	6/24/2017	9/21/2016	\$2,116.00
Guest Reservation	Paid In Full	6/24/2017	7	7/1/2017	4/11/2017	\$2,087.00
Guest Reservation	Paid In Full	7/1/2017	7	7/8/2017	10/24/2016	\$2,908.00
Guest Reservation	Paid In Full	7/8/2017	7	7/15/2017	2/20/2017	\$2,137.00
Guest Reservation	Paid In Full	7/15/2017	7	7/22/2017	4/26/2017	\$2,005.00
Guest Reservation	Paid In Full	7/22/2017	7	7/29/2017	6/29/2017	\$2,022.00
Guest Reservation	Paid In Full	7/29/2017	7	8/5/2017	8/6/2016	\$2,001.00
Guest Reservation	Paid In Full	8/12/2017	7	8/19/2017	2/8/2017	\$1,484.00
Owner Occupied	Owner Occupied	8/19/2017	2	8/21/2017	7/24/2017	\$0.00
Guest Reservation	Paid In Full	8/23/2017	4	8/27/2017	8/13/2017	\$1,283.00
Owner Reservation	Owner Occupied	8/27/2017	4	8/31/2017	8/27/2017	\$0.00
Guest Reservation	Paid In Full	9/1/2017	4	9/5/2017	3/13/2017	\$1,618.00
Owner Reservation	Owner Occupied	9/5/2017	13	9/18/2017	8/27/2017	\$0.00
Owner Occupied	Owner Occupied	9/20/2017	4	9/24/2017	4/22/2017	\$0.00
Owner Occupied	Owner Occupied	9/24/2017	4	9/28/2017	9/24/2017	\$0.00
Guest Reservation	Paid In Full	9/28/2017	3	10/1/2017	9/23/2017	\$525.00
Guest Reservation	Paid In Full	10/1/2017	7	10/8/2017	8/4/2017	\$1,156.00
Guest Reservation	Paid In Full	10/20/2017	3	10/23/2017	10/18/2017	\$1,352.00
Owner Occupied	Owner Occupied	11/11/2017	2	11/13/2017	11/11/2017	\$0.00
Guest Reservation	Paid In Full	11/18/2017	7	11/25/2017	7/25/2017	\$1,888.00
Owner Occupied	Owner Occupied	11/30/2017	16	12/16/2017	11/30/2017	\$0.00
Guest Reservation	Paid In Full	12/16/2017	7	12/23/2017	7/31/2017	\$1,248.00
Guest Reservation	Paid In Full	12/23/2017	7	12/30/2017	7/23/2017	\$1,910.00
Guest Reservation	Paid In Full	12/30/2017	4	1/3/2018	12/9/2017	\$941.00
						\$58,960.00



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