

# Southwind

5499 South Atlantic Avenue | New Smyrna Beach, FL 32169

## BEACH PROPERTY ASSESSMENT SHEET

The Southwind, known as “one of the best buildings on the beach,” has recently undergone a \$1 Million renovation. A state-of-the-art entry gate system has just been installed, making this one of only a few facilities on New Smyrna Beach with restricted, gated access. The oceanfront pool is seasonally heated and you’ll find plenty of lounge chairs, both inside the gated pool deck and out on the beachfront sun deck as well. In addition, high speed wireless internet access is now available for all guests so you can stay connected to the outside world while listening to the soothing sounds of the ocean waves. Follow the sidewalk to the beach access stairs and take in the panoramic Atlantic Ocean view.



The Southwind is located on the non-driving portion of New Smyrna Beach and is an 11 story oceanfront condo equipped with tennis/basketball courts, shuffleboard courts, a beautiful grass lawn, and a gated oceanfront pool. The complex, built in 1980, has 55 individual two- and three- bedroom condos. Each condo is equipped with a washer and dryer.

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](http://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	1/28/2017	7	2/4/2017	12/3/2016	\$1,676.00
Owner Reservation	Owner Occupied	2/10/2017	3	2/13/2017	5/5/2017	\$0.00
Guest Reservation	Paid In Full	2/18/2017	7	2/25/2017	9/17/2016	\$2,842.00
Guest Reservation	Paid In Full	3/11/2017	7	3/18/2017	2/1/2017	\$2,233.00
Guest Reservation	Paid In Full	3/18/2017	7	3/25/2017	2/15/2017	\$2,414.00
Guest Reservation	Paid In Full	3/25/2017	5	3/30/2017	1/14/2017	\$2,594.00
Guest Reservation	Paid In Full	4/1/2017	7	4/8/2017	1/24/2017	\$2,240.00
Guest Reservation	Paid In Full	4/8/2017	7	4/15/2017	2/24/2017	\$2,155.00
Guest Reservation	Paid In Full	4/15/2017	7	4/22/2017	1/8/2017	\$2,615.00
Guest Reservation	Paid In Full	4/22/2017	10	5/2/2017	1/17/2017	\$1,941.00
Guest Reservation	Paid In Full	5/3/2017	7	5/10/2017	2/6/2017	\$1,326.00
Guest Reservation	Paid In Full	5/13/2017	7	5/20/2017	1/10/2017	\$1,470.00
Guest Reservation	Paid In Full	5/20/2017	14	6/3/2017	1/9/2017	\$3,194.00
Guest Reservation	Paid In Full	6/3/2017	7	6/10/2017	1/14/2017	\$1,922.00
Guest Reservation	Paid In Full	6/10/2017	7	6/17/2017	10/24/2016	\$0.00
Guest Reservation	Paid In Full	6/17/2017	7	6/24/2017	7/12/2016	\$2,048.00
Guest Reservation	Paid In Full	6/24/2017	7	7/1/2017	1/17/2017	\$2,069.00
Owner Reservation	Owner Occupied	7/1/2017	7	7/8/2017	5/15/2017	\$0.00
Guest Reservation	Paid In Full	7/8/2017	7	7/15/2017	9/5/2016	\$2,069.00
Guest Reservation	Paid In Full	7/15/2017	7	7/22/2017	12/28/2016	\$2,037.00
Guest Reservation	Paid In Full	7/22/2017	7	7/29/2017	7/13/2017	\$1,805.04
Guest Reservation	Paid In Full	7/29/2017	7	8/5/2017	12/5/2016	\$1,985.00
Guest Reservation	Paid In Full	8/5/2017	14	8/19/2017	11/25/2017	\$2,948.00
Guest Reservation	Paid In Full	8/19/2017	7	8/26/2017	3/1/2017	\$1,470.00
Guest Reservation	Paid In Full	8/31/2017	8	9/8/2017	8/3/2017	\$1,890.00
Maintenance Day	Maintenance Days	9/10/2017	4	9/14/2017	9/10/2017	\$0.00
Guest Reservation	Paid In Full	9/16/2017	7	9/23/2017	2/27/2017	\$1,175.00
Guest Reservation	Paid In Full	9/23/2017	7	9/30/2017	5/7/2017	\$1,125.00
Guest Reservation	Paid In Full	9/30/2017	4	10/4/2017	9/24/2017	\$1,102.50
Guest Reservation	Paid In Full	10/28/2017	7	11/4/2017	5/2/2017	\$1,225.00
Owner Reservation	Owner Occupied	11/4/2017	49	12/23/2017	11/3/2017	\$0.00
Guest Reservation	Paid In Full	12/23/2017	11	1/3/2018	10/18/2017	\$3,263.00
						<b>\$54,833.54</b>



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