

The Ocean

6695 Turtlemound Road | New Smyrna Beach, FL 32169

BEACH PROPERTY ASSESSMENT SHEET

The Ocean, located just one mile north of the Canaveral National Seashore, is a private condo complex on the non-driving portion of New Smyrna Beach. This 20 unit New Smyrna Condo complex offers a laid-back beach experience for water lovers with its beach view condos, oceanfront condos, and unmatched sunset views.



The units here are all 3 bedroom/3 bath units with modern, fully equipped kitchens and bathrooms. The complex was built in 1992 and has just 20 individual units. Located at the South end of the 13 mile barrier island that is New Smyrna, the waters directly in front of the complex are the perfect spot for great surfing and fishing. Enjoy this gated community's spectacular amenities, such as private washer and dryers inside every unit, oceanfront pool with a lap swimming lane, and even a single tennis court onsite.

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 |
|-------------------|--------|--------|--------|-----------|--------------------|
| Guest Reservation | 12/27 | 7 | 1/3 | 12/26 | \$1,542.00 |
| Guest Reservation | 1/25 | 18 | 2/12 | 12/6 | \$3,973.00 |
| Guest Reservation | 2/12 | 7 | 2/19 | 1/6 | \$2,012.00 |
| Guest Reservation | 2/20 | 67 | 4/28 | 2/15 | \$16,169.00 |
| Guest Reservation | 6/1 | 8 | 6/8 | 2/25 | \$2,277.00 |
| Guest Reservation | 6/16 | 7 | 6/23 | 2/12 | \$2,116.00 |
| Guest Reservation | 6/23 | 7 | 6/30 | 5/23 | \$1,923.00 |
| Guest Reservation | 7/1 | 2 | 7/3 | 6/28 | \$748.00 |
| Guest Reservation | 7/4 | 2 | 7/6 | 7/4 | \$748.00 |
| Guest Reservation | 7/7 | 7 | 7/14 | 11/19 | \$2,137.00 |
| Guest Reservation | 7/21 | 7 | 7/28 | 7/3 | \$2,072.00 |
| Guest Reservation | 8/2 | 3 | 8/5 | 8/2 | \$600.00 |
| Guest Reservation | 8/16 | 7 | 8/23 | 5/31 | \$1,538.00 |
| Guest Reservation | 8/24 | 10 | 9/3 | 8/7 | \$1,915.00 |
| Guest Reservation | 9/8 | 7 | 9/15 | 8/15 | \$1,176.00 |
| Guest Reservation | 9/27 | 3 | 9/30 | 9/26 | \$984.00 |
| Guest Reservation | 10/1 | 7 | 10/8 | 5/17 | \$1,206.00 |
| Maintenance Day | 11/5 | 45 | 12/20 | 11/5 | \$0.00 |
| | | | | | \$43,136.00 |



Jennifer Frankenstein, Owner and CEO
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