



COLONY BEACH CLUB

4225 S Atlantic Ave | New Smyrna Beach, FL 32169

Colony Beach Club is a laid-back oceanfront condominium complex located on New Smyrna Beach's no-drive shore. This 102-unit complex offers lovely 2-bedroom/2-bathroom and 1-bedroom/1-bathroom condos with oceanfront and ocean views. All condos have balconies/patios, assigned covered parking, access to the pool, oceanfront sundeck, shuffleboard courts, community laundry room and more.

KEY FEATURES



Oceanfront



2 Pools



Covered Parking



On-site Laundry

COLONY BEACH CLUB

2021 PROVEN INCOME RESULTS

Reservation Type	Arrival Date	Departure Date	Rental Rate
Guest Reservation	2/5/2021	2/14/2021	\$1,283.00
Guest Reservation	2/25/2021	2/28/2021	\$864.38
Guest Reservation	3/5/2021	3/13/2021	\$1,492.57
Guest Reservation	3/13/2021	3/20/2021	\$2,229.00
Guest Reservation	3/20/2021	3/27/2021	\$1,218.00
Guest Reservation	3/27/2021	4/24/2021	\$5,085.00
Guest Reservation	4/24/2021	5/1/2021	\$836.00
Owner Reservation	5/5/2021	5/25/2021	\$0.00
Guest Reservation	5/28/2021	5/31/2021	\$906.00
Owner Reservation	6/1/2021	6/7/2021	\$0.00
Guest Reservation	6/7/2021	6/11/2021	\$1,110.76
Guest Reservation	6/11/2021	6/13/2021	\$719.37
Guest Reservation	6/13/2021	6/16/2021	\$1,108.34
Guest Reservation	6/16/2021	6/19/2021	\$1,108.00
Guest Reservation	6/19/2021	6/26/2021	\$1,282.00
Guest Reservation	7/3/2021	7/10/2021	\$1,535.59
Guest Reservation	7/10/2021	7/17/2021	\$1,396.00
Guest Reservation	7/17/2021	7/24/2021	\$1,127.00
Owner Reservation	7/24/2021	7/31/2021	\$0.00
Guest Reservation	8/1/2021	8/6/2021	\$1,208.15
Guest Reservation	8/7/2021	8/14/2021	\$1,071.00
Owner Reservation	8/14/2021	8/20/2021	\$0.00
Owner Reservation	8/20/2021	9/7/2021	\$0.00
Owner Reservation	9/12/2021	9/18/2021	\$0.00
Owner Reservation	11/5/2021	11/12/2021	\$0.00
Guest Reservation	11/12/2021	11/15/2021	\$704.16
Guest Reservation	12/27/2021	1/2/2022	\$1,450.15
			\$27,734.47

OCEANFRONT COMPARABLE COMPLEXES

FEATURES

	Castle Reef	Colony Beach Club	Golden Arms	Oceania Plaza	Sea Coast Gardens	Ponce de Leon Towers
ASSIGNED PARKING		✓	✓	✓	✓	✓
COVERED PARKING		✓	✓			
PET FRIENDLY COMPLEX					✓	
SHUFFLEBOARD COURTS	✓	✓	✓		✓	✓
TENNIS COURTS						
POOL (S)	✓	✓	✓	✓	✓	✓
HOT TUB (S)						
CLUBHOUSE	✓			✓	✓	✓
ON-SITE LAUNDRY	✓	✓	✓	✓	✓	✓
NEAR FLAGLER AVE			✓	✓		