



BEACH CLUB

OCEAN VIEW

# INVESTMENT OPPORTUNITY

Villas at Ocean View Beach



# TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
COMMUNITY BACKGROUND	4
VILLA INFORMATION	5
INVESTMENT OVERVIEW	8
WEEKLY RENTAL ASSUMPTIONS	9
YEAR-ROUND RENTAL ASSUMPTIONS	11
LEARN MORE	12



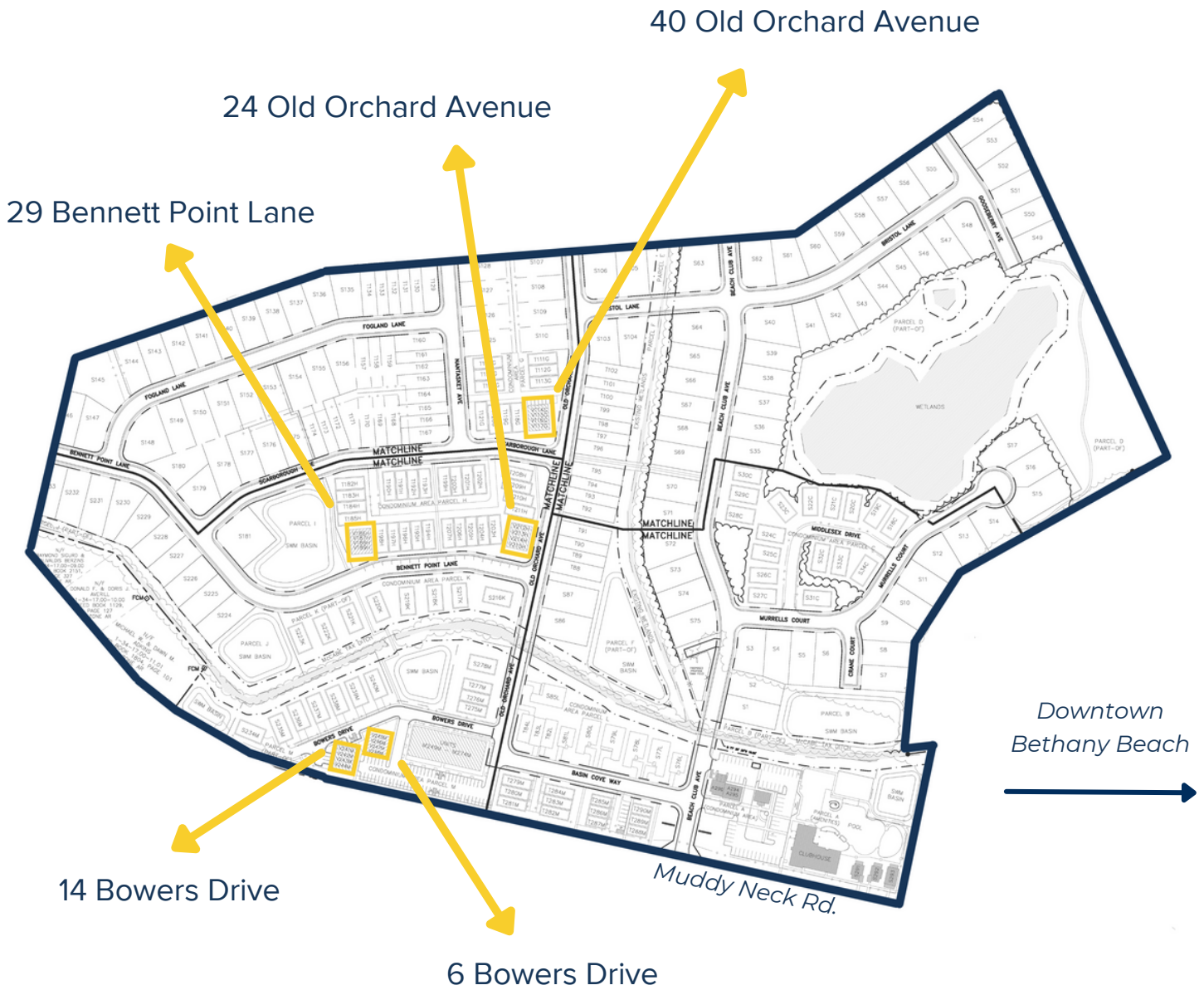
# EXECUTIVE SUMMARY

Investors looking for new opportunities at the Delaware Beaches should look no further than the new construction at Ocean View Beach Club. Become a part of a proven market that has continued to grow year over year and benefit from purchasing new construction in an established amenity-rich community that is minutes from the beach. Opportunities like this are few and far between as new construction pushes further away from the beach. Buy your piece of the Delaware Beaches before it's too late!



# COMMUNITY BACKGROUND

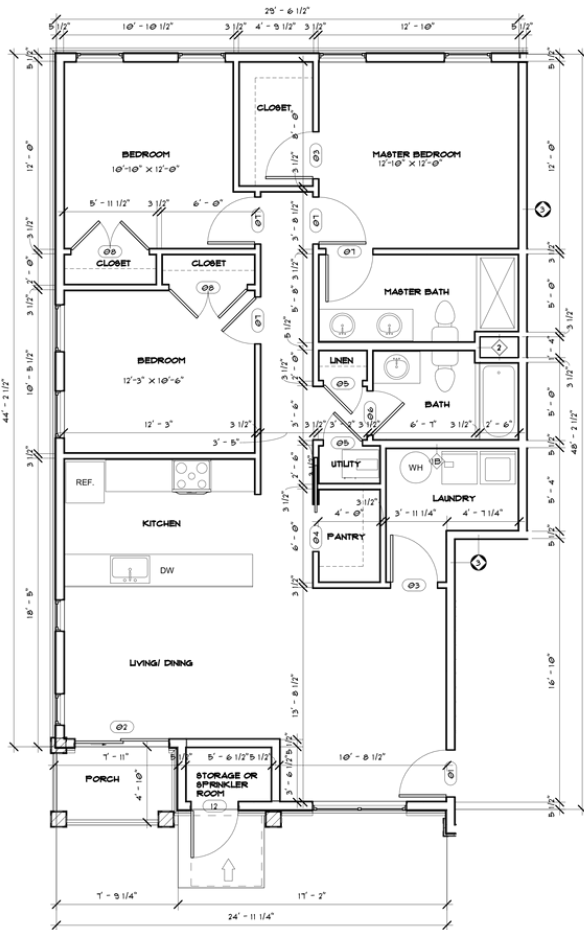
Ocean View Beach Club is a community designed around natural, wellness-based amenities featuring walkable neighborhoods, welcoming streetscapes, and a clubhouse full of life and luxuries. Minutes from Bethany Beach, this community is highly desirable for year-round residents and vacationers alike. From breathtaking sunsets to award-winning restaurants, everyone can enjoy all that Bethany Beach has to offer.



# VILLA INFORMATION

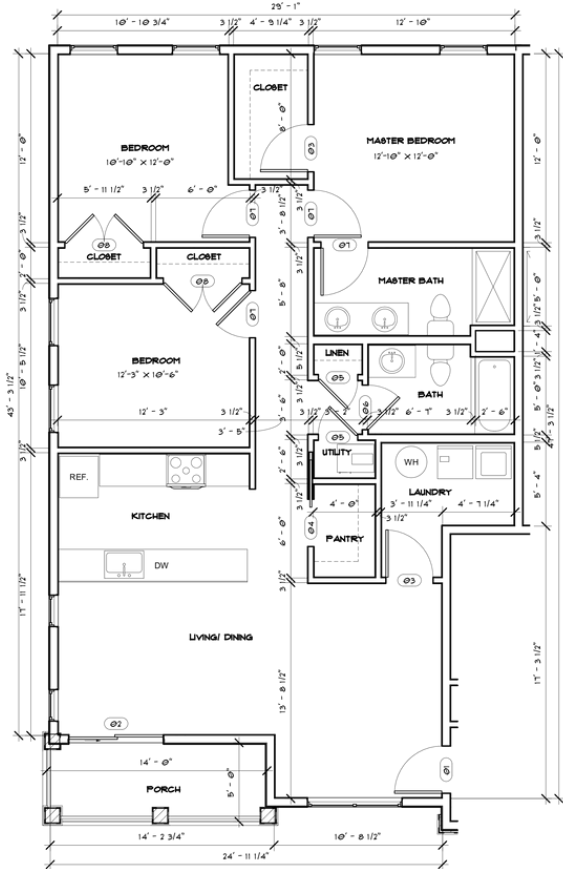
Each villa is similar in layout. The only difference is the second-floor units have slightly larger porches. Each three-bedroom, two-bathroom home features an owner's suite with a private bathroom and walk-in shower, a spacious living area with an open floor concept, and a fully equipped washer and dryer. Kitchens feature quartz or granite countertops and durable LVP flooring. This modern floor plan is designed to fit the beach lifestyle and will be ready for immediate enjoyment when completed.

FLOOR PLANS - FIRST FLOOR



1 TYPICAL 1ST FLOOR UNIT PLAN  
1/4" = 1'-0" 1,300 SF + 36 SF PORCH

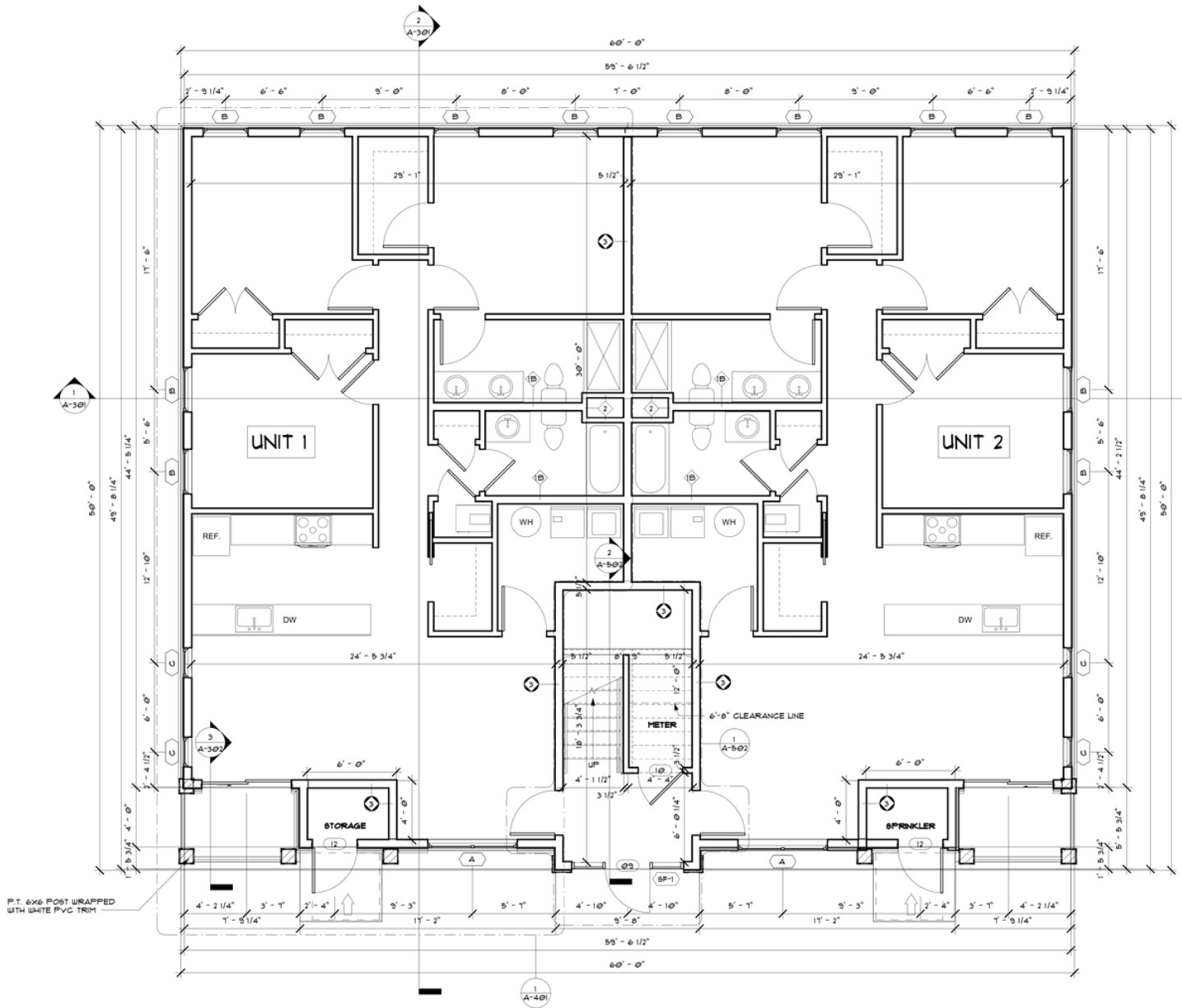
FLOOR PLANS - SECOND FLOOR



2 TYPICAL 2ND FLOOR UNIT PLAN  
1/4" = 1'-0" 1,300 SF + 10 SF PORCH

FLOOR PLANS ARE  
SUBJECT TO CHANGE

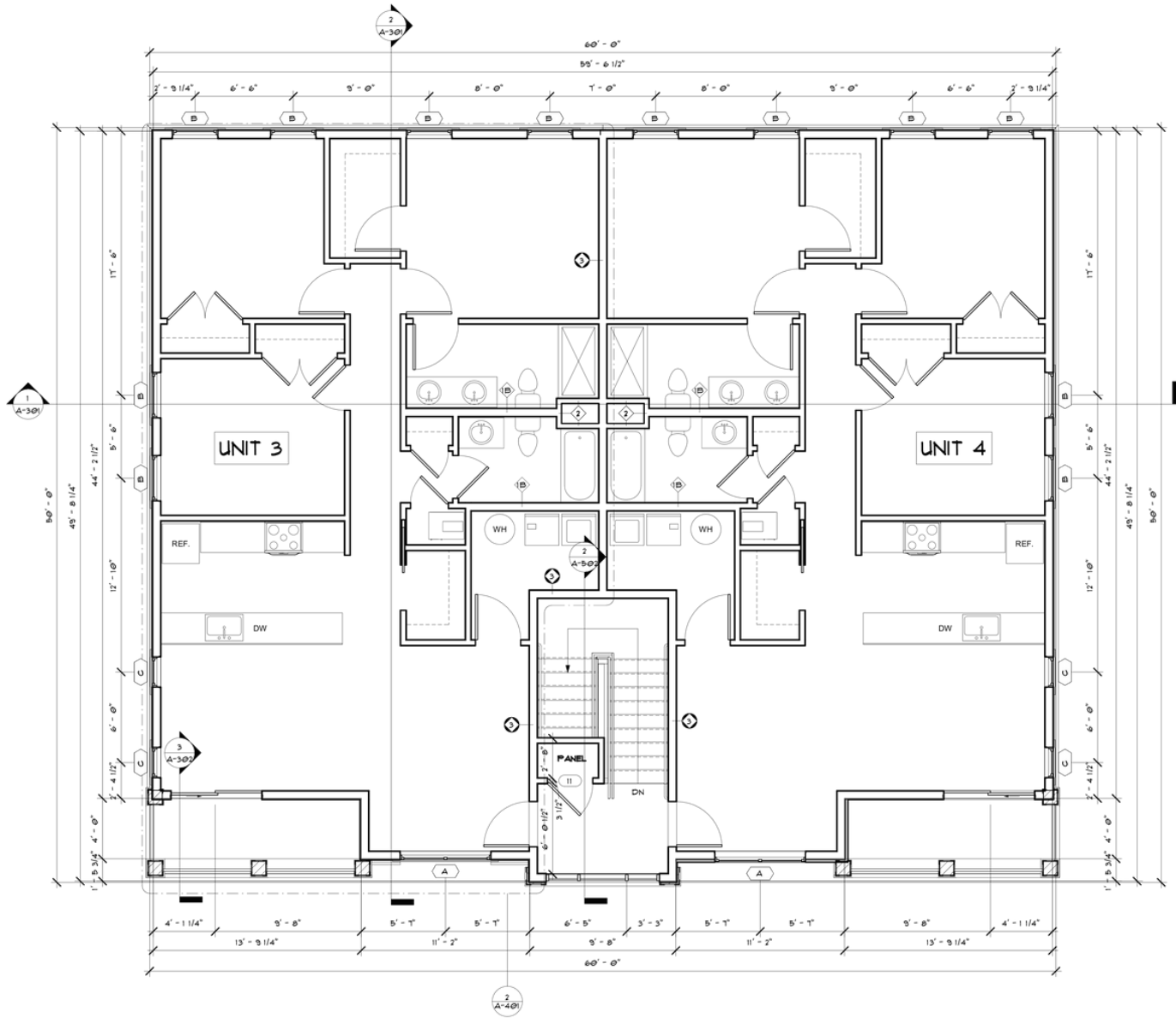
### BUILDING FLOOR PLAN - FIRST FLOOR



1 FIRST FLOOR  
 1/4" = 1'-0"

FLOOR PLANS ARE  
 SUBJECT TO CHANGE

### BUILDING FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR  
 1/4" = 1'-0"

FLOOR PLANS ARE  
 SUBJECT TO CHANGE

## INVESTMENT OVERVIEW

Vacation rentals in Bethany Beach have proven year after year to be a reliable source of income for investors. Ocean View Beach Club is no exception. Renters flock to the community to enjoy its exceptional amenities, relaxing environment, and proximity to the beautiful Delaware Beaches. Below are examples of weekly rentals based on Summer 2023 rates and assumptions for a year-round lease. The following pages include the assumptions for these projections and a 5-year pro forma for each unit type.

Weekly Rental Income		Year-Round Rental Income	
Rental Revenue	\$42,875	Rental Revenue	\$25,200
<u>Expenses</u>		<u>Expenses</u>	
Capital Reserve	\$3,600	Repairs and Maintenance	\$3,600
Property Taxes	\$2,500	Property Taxes	\$2,500
Utilities	\$3,600	HOA Fees	\$5,520
HOA Fees	\$5,520	Insurance	\$500
Insurance	\$500		
<u>Gross Revenue</u>	\$27,155	<u>Gross Revenue</u>	\$13,080

### ESTIMATED ASSUMPTIONS



## WEEKLY RENTAL ASSUMPTIONS

- 147 occupied nights (21 weeks) for the entire year.
- \$295 per night for peak summertime rentals.
- No cleaning fee is included.
- \$300 per month for repairs and maintenance for each unit. This is a high estimate that incorporates best practices for capital planning.
- \$300 per month for utilities.
- \$500 annually for additional property insurance to cover rentals.



## PRO FORMA - WEEKLY RENTAL

OVBC - Weekly Rental															
Rental Revenue	Year 1			Year 2			Year 3			Year 4			Year 5		
	Total	Occupany Nights	Rate	Total	Occupany Nights	Rate	Total	Occupany Nights	Rate	Total	Occupany Nights	Rate	Total	Occupany Nights	Rate
January	\$0	-	190	\$0	-	195.70	\$0	-	201.57	\$0	-	207.62	\$0	-	213.85
February	\$0	-	190	\$0	-	195.70	\$0	-	201.57	\$0	-	207.62	\$0	-	213.85
March	\$0	-	200	\$0	-	206.00	\$0	-	212.18	\$0	-	218.55	\$0	-	225.10
April	\$1,820	7.00	260	\$1,875	7.00	267.80	\$1,931	7.00	275.83	\$1,989	7.00	284.11	\$2,048	7.00	292.63
May	\$8,260	28.00	295	\$8,508	28.00	303.85	\$8,763	28.00	312.97	\$9,026	28.00	322.35	\$9,297	28.00	332.03
June	\$8,260	28.00	295	\$8,508	28.00	303.85	\$8,763	28.00	312.97	\$9,026	28.00	322.35	\$9,297	28.00	332.03
July	\$8,260	28.00	295	\$8,508	28.00	303.85	\$8,763	28.00	312.97	\$9,026	28.00	322.35	\$9,297	28.00	332.03
August	\$8,260	28.00	295	\$8,508	28.00	303.85	\$8,763	28.00	312.97	\$9,026	28.00	322.35	\$9,297	28.00	332.03
September	\$6,195	21.00	295	\$6,381	21.00	303.85	\$6,572	21.00	312.97	\$6,769	21.00	322.35	\$6,973	21.00	332.03
October	\$1,820	7.00	260	\$1,875	7.00	267.80	\$1,931	7.00	275.83	\$1,989	7.00	284.11	\$2,048	7.00	292.63
November	\$0	-	200	\$0	-	206.00	\$0	-	212.18	\$0	-	218.55	\$0	-	225.10
December	\$0	-	190	\$0	-	195.70	\$0	-	201.57	\$0	-	207.62	\$0	-	213.85
<b>Total Revenue</b>	<b>\$42,875</b>			<b>\$44,161</b>			<b>\$45,486</b>			<b>\$46,851</b>			<b>\$48,256</b>		
<b>Operating Expenses</b>															
Capital Reserve	\$3,600			\$3,708			\$3,819			\$3,934			\$4,052		
Property Taxes	\$2,500			\$2,575			\$2,652			\$2,732			\$2,814		
Utilities	\$3,600			\$3,708			\$3,819			\$3,934			\$4,052		
HOA Fees & Condo Fees	\$5,520			\$5,686			\$5,856			\$6,032			\$6,213		
Insurance	\$500			\$515			\$530			\$546			\$563		
<b>Total Expenses</b>	<b>\$15,720</b>			<b>\$16,192</b>			<b>\$16,677</b>			<b>\$17,178</b>			<b>\$17,693</b>		
<b>Gross Revenue</b>	<b>\$27,155</b>			<b>\$27,970</b>			<b>\$28,809</b>			<b>\$29,673</b>			<b>\$30,563</b>		

## YEAR-ROUND RENTAL ASSUMPTIONS

- \$2,100 per month.
- Assumes full occupancy for each year.
- Utilities covered by renter.
- \$300 per month for repairs and maintenance for each unit. This would also cover annual capital improvements to the units.
- No HOA fee reimbursement.
- \$500 annually for additional property insurance to cover rentals.

### PRO FORMA - YEAR-ROUND RENTAL

<b>OVBC - Annual Rental</b>					
	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Rental Revenue</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
January	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
February	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
March	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
April	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
May	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
June	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
July	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
August	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
September	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
October	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
November	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
December	\$2,100	\$2,142	\$2,185	\$2,229	\$2,273
Vacancy					
<b>Total Revenue</b>	<b>\$25,200</b>	<b>\$25,704</b>	<b>\$26,218</b>	<b>\$26,742</b>	<b>\$27,277</b>
<b>Operating Expenses</b>					
Repairs and Maintenance	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052
Property Taxes	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
HOA Fees	\$5,520	\$5,686	\$5,856	\$6,032	\$6,213
Insurance	\$500	\$515	\$530	\$546	\$563
<b>Total Expenses</b>	<b>\$12,120</b>	<b>\$12,484</b>	<b>\$12,858</b>	<b>\$13,244</b>	<b>\$13,641</b>
<b>Gross Revenue</b>	<b>\$13,080</b>	<b>\$13,220</b>	<b>\$13,360</b>	<b>\$13,499</b>	<b>\$13,636</b>

# LEARN MORE



### COMMUNITY ADDRESS

25 Beach Club Ave.  
Ocean View, DE 19970

 @oceanviewbeachclub\_de

 @oceanviewbeachclub



### LISTING AGENT

Conor Nally  
Nally Group at Keller Williams Realty  
Conor.Nally@KW.com  
Cell: 302-841-8331  
Office: 302-360-0300



### SALES CENTER

livewelloceanview.com  
beachclub@nallyventures.com  
302-316-4956

