

DAYTONA
HOTEL FOR SALE

Reference Code: RHC25188

DESCRIPTION

We are pleased to present an exclusive investment opportunity: an oceanfront hotel strategically located in one of the most established tourist destinations on the East Coast of the United States.

- Rooms: 132 (standard doubles, family units, premium suites)
- Restaurant: Seating for 120+ guests plus lounge bar.
- Pool: Outdoor pool with direct ocean views.
- Land area: 6,000 m² beachfront lot.
- Built area: 8,200 m².
- Year built: 1970.
- Last full renovation: December 2023.
- Category: 3-star (under an international franchise)
- Net Yield: $\approx 9.47\%$

Price: \$ 20,000,000 + fees

The background image shows a contemporary hotel room. On the left, a bathroom with a white tub and glass shower is visible through an open doorway. The main room features a large bed with white linens and a dark blue throw blanket. A matching dark blue upholstered bench sits at the foot of the bed. The walls are clad in vertical light-colored wood slats. A curved wooden nightstand with a lamp is on the right. The floor is made of large, light-colored tiles.

CHARACTERISTICS

Premium facilities within its category:

- Restaurant and bar with seating for over 120 guests.
- Outdoor beachfront swimming pool with direct beach access.
- Event and banquet spaces for up to 200 attendees.
- Fitness center, retail shop, wellness area.

Strategic location:

- Located in the heart of Daytona Beach, one of Florida's leading tourist destinations.
- Direct beachfront access to the area's most iconic beach.

ECONOMIC FINANCIAL ANALYSIS

Key figures:

- ADR (2021–2023): USD 145 / 2024: USD 155
- Average Occupancy (2021–2023): 78% / 2024: 82%
- Projected total gross revenue: USD 7,959,611
- Estimated operating costs: USD 5,173,747
- Total franchise fees: USD 557,172
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GOP (Gross Operating Profit):

Total Revenue – Operating Costs – Franchise Fees = USD 7,959,611
– USD 5,173,747 – USD 557,172 = USD 2,228,692

Projected EBITDA: USD 2,228,692

Estimated net profit: USD 1,894,388

Net Yield: Annual Net Profit / Asking Price = USD 1,894,388 / USD
20,000,000 ≈ 9.47%

An aerial photograph of Daytona Beach, Florida. The image shows a wide sandy beach with several lifeguard stands and beach equipment. To the left is a lush green area with palm trees and a paved walkway where some people are walking. In the background, a dense urban skyline with various high-rise buildings is visible under a cloudy sky. The ocean is on the right side of the image, with waves breaking near the shore. A small red and white striped lighthouse is visible in the bottom right corner. The title 'DAYTONA BEACH' is overlaid in large, bold, yellow capital letters. There are decorative gold-colored scrollwork elements above and below the title.

DAYTONA BEACH

"LOCATED ON THE WORLD-FAMOUS DAYTONA BEACH SHORELINE, THIS PROPERTY OFFERS INVESTORS A RARE OPPORTUNITY TO OWN PRIME OCEANFRONT REAL ESTATE IN ONE OF FLORIDA'S MOST ICONIC AND HIGH-DEMAND TOURIST DESTINATIONS."

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