

FLORIDA
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 expanse of sandy beach with several lifeguard stands and beach equipment. 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 frame, with waves breaking near the shore. A small red and white striped lighthouse is visible in the bottom right corner. The text 'DAYTONA BEACH' is overlaid in large, yellow, serif capital letters across the center of the image. There are decorative flourishes above and below the text.

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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