

CRES CORP

CRES CORP INTERNATIONAL, LLC
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

OCALA, FL

20-RM MOTEL FOR SALE!

19-RENTAL UNITS PLUS 1-2/1-BDRM APARTMENT

10% CAP RATE AT ASKING PRICE – SELLER FINANCING!



2210 S Pine Ave, Ocala, FL 34471

Benny Spensieri, Managing Partner

CRES Corp International, LLC

Commercial Development-Finance-Real Estate Services

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CRES CORP

INTERNATIONAL™

CRES Corp International, LLC (CCI) has agreed to represent , G5 Property Group, LLLP, the Owner of the Property located 2210 S Pine Ave, Ocala, FL, with the sale of said Property. No contact shall be made directly with the Owner, or any associate with the Owner, by any prospective purchaser or agent of purchaser regarding said Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed purchase agreement on terms acceptable to the Owner, at Owners sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither IRPT, CCI nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness from the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. This brochure may include certain statements and estimates by IRPT and/or CCI Agents/Associates with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct and there can be no assurance that such estimates will be achieved. Further, IRPT and/or CCI disclaims any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered, Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or IRPT and/or CCI, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Prospective Purchaser understands and agrees that all dealings concerning the above opportunity will be handled through IRPT and/or CCI.

Prospective Purchaser _____ Date _____

Print Name _____

Address _____ Phone # _____

Contents

1. Property Introduction.....4
 A. Financial Projections.....5
 B. Property Photos.....6

Commercial Real Estate Media Services.....7

CCI Financing Options8

CRES Corp International, LLC.....9



Location: 2210 S Pine Ave, Ocala, FL 34471 (www.OcalaCoveMotel.com)

PID#: 30924 000 00

This offering includes the Ocala Cove 20-RM Extended Stay. There are 19 rental units and on 2-bedroom apartment for an owner occupant or another room that can be rented. Each unit includes a kitchenette making it convenient for patrons needing a comfortable long-term stay. Currently the rent includes monthly collections from tenants averaging \$1600. The new owner has an option to collect the Average Daily Rent, possibly earning more revenue.

This offering include:

- .61-acres
- 20-Unit Motel 7,798 SF (19 Rental Units Plus 1- 2/1 Apartment)
- Built/Renovated: 1958/2013 (Structural includes newer roof)
- Kitchenettes installed in each room (Refrigerator, Sink, Microwave)
- Billboard (\$1,351/mo)

- Current Occupancy: 100%
- Current Gross Revenue: \$299,546 (Annualized 2024)
- Current NOI: \$157,502 (Annualized 2024)

Asking Price: \$1,590,000 OBO

Seller Financing: Offered to qualified purchasers. Rate and terms TBD but may include:

- 50% +/- Down Payment
- 5%-6% Interest Only or Amortization Schedule
- 5-10 Year Balloon



Financial Projections

10-Year Loan

This projection is based on a purchase price of \$1,590,000. Year-1 includes actual figures. Projections include a 10-year loan with 50% down payment (\$795,000 Balance) with a 5% interest rate amortized over 30-years.

Projection includes a 3% annual increase in Gross Revenue and 3% increase in annual expenses.

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	\$ 299,546	\$ 308,532	\$ 317,788	\$ 327,322	\$ 337,142	\$ 347,256	\$ 357,674	\$ 368,404	\$ 379,456	\$ 390,840
Less: Vacancy & Credit Losses	(11,982)	(12,341)	(12,712)	(13,093)	(13,486)	(13,890)	(14,307)	(14,736)	(15,178)	(15,634)
Effective Gross Income	\$ 287,564	\$ 296,191	\$ 305,077	\$ 314,229	\$ 323,656	\$ 333,366	\$ 343,367	\$ 353,668	\$ 364,278	\$ 375,206
Less: Operating Expenses	(129,062)	(132,934)	(136,922)	(141,030)	(145,260)	(149,618)	(154,107)	(158,730)	(163,492)	(168,397)
Net Operating Income (NOI)	\$ 158,502	\$ 163,257	\$ 168,155	\$ 173,200	\$ 178,396	\$ 183,747	\$ 189,260	\$ 194,938	\$ 200,786	\$ 206,809
Less: Annual Debt Service	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)	(51,213)
CASH FLOW Before Taxes	\$ 107,289	\$ 112,044	\$ 116,942	\$ 121,987	\$ 127,183	\$ 132,535	\$ 138,047	\$ 143,725	\$ 149,573	\$ 155,597

Property Resale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Sales Price	\$ 1,585,022	\$ 1,632,572	\$ 1,681,549	\$ 1,731,996	\$ 1,783,956	\$ 1,837,474	\$ 1,892,599	\$ 1,949,377	\$ 2,007,858	\$ 2,068,094
Less: Selling Expenses	(47,551)	(48,977)	(50,446)	(51,960)	(53,519)	(55,124)	(56,778)	(58,481)	(60,236)	(62,043)
Adjusted Projected Sales Price	\$ 1,537,471	\$ 1,583,595	\$ 1,631,103	\$ 1,680,036	\$ 1,730,437	\$ 1,782,350	\$ 1,835,821	\$ 1,890,895	\$ 1,947,622	\$ 2,006,051
Less: Mortgage(s) Balance Payoff	(783,271)	(770,942)	(757,982)	(744,359)	(730,039)	(714,986)	(699,163)	(682,531)	(665,047)	(646,670)
SALE PROCEEDS Before Taxes	\$ 754,200	\$ 812,653	\$ 873,121	\$ 935,677	\$ 1,000,399	\$ 1,067,364	\$ 1,136,658	\$ 1,208,365	\$ 1,282,575	\$ 1,359,381

Cash Position	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Generated in Current Year	\$ 107,289	\$ 112,044	\$ 116,942	\$ 121,987	\$ 127,183	\$ 132,535	\$ 138,047	\$ 143,725	\$ 149,573	\$ 155,597
Cash Generated in Previous Years	n/a	107,289	219,334	336,276	458,263	585,446	717,980	856,027	999,752	1,149,325
Cash Generated from Property Sale	754,200	812,653	873,121	935,677	1,000,399	1,067,364	1,136,658	1,208,365	1,282,575	1,359,381
Original Initial Investment	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)	(795,000)
Total Potential CASH Generated	\$ 66,489	\$ 236,987	\$ 414,397	\$ 598,940	\$ 790,844	\$ 990,345	\$ 1,197,685	\$ 1,413,117	\$ 1,636,900	\$ 1,869,303

Financial Measurements	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Coverage Ratio (DCR)	3.09	3.19	3.28	3.38	3.48	3.59	3.70	3.81	3.92	4.04
Loan-to-Value Ratio (LVR)	49.4%	47.2%	45.1%	43.0%	40.9%	38.9%	36.9%	35.0%	33.1%	31.3%
Capitalization Rate Based on Cost	9.97%	10.27%	10.58%	10.89%	11.22%	11.56%	11.90%	12.26%	12.63%	13.01%
Capitalization Rate Based on Resale Price	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Break-Even Ratio	60.18%	59.68%	59.20%	58.73%	58.28%	57.83%	57.40%	56.99%	56.58%	56.19%
Operating Expense Ratio	44.88%	44.88%	44.88%	44.88%	44.88%	44.88%	44.88%	44.88%	44.88%	44.88%
Return on Equity (ROE)	8.36%	22.61%	21.83%	21.14%	20.51%	19.94%	19.43%	18.95%	18.52%	18.12%
Cash-on-Cash Return - Before Taxes	13.50%	14.09%	14.71%	15.34%	16.00%	16.67%	17.36%	18.08%	18.81%	19.57%



COMMERCIAL REAL ESTATE



MEDIA SERVICES

TURN YOUR PROPERTY INTO A
COMMERCIAL REAL ESTATE SHOW!

- TOP OF THE LINE VIDEO/PHOTOGRAPHY
- DYNAMIC AERIAL DISPLAYS
- 3-D MODELING/VIRTUAL TOURS
- VIRTUAL ENHANCEMENTS/STAGING
- PROPERTY CONVERSIONS
- PROFESSIONAL & EXCITING NARRATION

We're a media company partnered with a commercial real estate firm.

We understand what it takes to promote commercial property!

Check us out on our YouTube Channel:

COMMERCIAL INC

COMMERCIAL INC - CRES CORP INTERNATIONAL

Then give us a call to see what we can do with your property!

Jerome Rivas: 786-312-6576 Benny Spensieri: 813-391-1545



Commercial Financing Arrangement

CRES Corp International assists our clients with the provision of project funding:

- Acquisition Funding
 - Multi-Family
 - Hotels
 - Retail
 - Healthcare
 - Medical
- Development Funding

Our Company strives to beat the current loan products offered by financial institutions, private capital and other lending resources. We bring the best loan scenarios to our clients:

- Lower Interest Rates
- Higher Leverage
- Longer Terms
- Non-Recourse
- No Prepayment

For further information on financing contact

Brian Hartman, Director, Financing Division – 561-633-8971 or Brian.Hartman@CRESCorpINTL.com



Commercial Real Estate & Financial Services

CRES Corp International, LLC (CCI) is a Commercial Real Estate firm offering brokerage, finance and management services.

Our unique business model brings to our property owners and investors the means to get transactions completed where all parties are satisfied.

CRES Corp International offers the **Preferred Investor Program (PIP)**, where our clients receive the following benefits:

Property Owners

- No Exclusive Listing Agreement
- Property introduced only to Pre-Qualified Investors who:
 - Have Sufficient Funds for RE Purchases
 - Have Experience in Investing
 - Make Reasonable Offers

Investors

- Receive Information on "Off-Market" Property
- Receive information on "Pre-Listed" Property
- Minimal Competition
- Great Price on their RE Purchases

CRES Corp International specializes in the following commercial property:

- Apartments
- Hotels
- MHP/RV
- Office Buildings/Complexes
- Medical Offices & Centers
- Vacant Land (Development)

For further information contact Benny Spensieri – 813-391-1545 or Benny@CRESCorpLLC.com.