



**InvestorsAlly Realty, Yachts, Loans & Insurance
(WeCoOwn Inc & InvestorsAlly LLC)**

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100-room Budget Inn Sanford - \$10,500,000

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This wonderful lake-front independent motel with a dock is one of the few nice lodging properties located near the Orlando Sanford International Airport. With the inevitable future growth of Greater Orlando, it is well positioned to accommodate the explosive expansion of the future use of an alternative airport in Central Florida along the I-4 corridor from Orlando to Daytona Beach. It is a precious opportunity to own a major hospitality asset right before that high growth begins. The owner has owned and taken great care of the property for over 30 years, having raised their family in this unbelievable water-front paradise. All rooms, building structures and swimming pool are in good shape. Although the business has been quite profitable there are still many untapped future growth potential. The restaurant, commercial grade kitchen and the conference room have not been operating for a long time and there exists a great opportunity for the new owner to start a restaurant or lease it to a restaurant operator as well as to use the conference room and the huge lake-front open space for many events. This will not only increase direct revenue but also create synergy for many more lodging customers. Ideas are unlimited for a new owner with savvy marketing skills to double or triple the revenue for the property. There is an opportunity to sign on a flag to get plenty of incentives from a major franchise company for the new owner.



Orlando is one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic. It is the third-most visited city in the U.S. after New York City and Miami, with over 2.9 million visitors as of 2022. Orlando International Airport is the 7th-busiest airport in the United States and the 18th-busiest in the world. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort and the Universal Orlando Resort. With the exception of the theme parks, most major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts and world-renowned nightlife, bars and clubs are located in Downtown Orlando. Other attractions like Orlando Eye at ICON Park are located along International Drive. The city is also one of the busiest American cities for conferences and conventions; Orange County Convention Center is the second-largest convention facility in the United States. Sanford is one of Central Florida's oldest cities and is well-known for its brick lined streets, towering oaks, elegant store-fronts and large, 19th-century Victorian homes. (Source: Wikipedia)

