

# Sunset Palm Hotel

---

44199 US HWY 27.  
Davenport, FL 33897

---

Gabriela Caceres, P.A.  
954-773-3725  
mgacaceres@yahoo.com





# Table of Contents

- 01 | Executive Summary
- 02 | Property Description
- 03 | Financial Analysis
- 04 | Rent Comparables
- 05 | Sales Comparables
- 06 | Market Overview

**This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.**

# 01

## Section 1 Executive Summary

- | Offering Summary
- | Summary of Terms
- | Investment Overview
- | Investment Highlights

# OFFERING SUMMARY

## SUNSET PALM HOTEL



Total Price  
Call For Offers



152 Total Units

Address	44199 US HWY 27, Davenport, FL 33897
Corridors	Exterior
Year Built/Effective Year	1973/1996
Year Renovated	2021
Lot Size	2.3 Acres



# SUMMARY OF TERMS

## INTEREST OFFERED

We are pleased to exclusively represent the seller on the sale of the Sunset Palm Hotel in Davenport, FL. The property is offered unencumbered by Management and/or Franchise agreement. Please refer to the survey and legal description for the information on the property's land and boundaries.

## TERMS OF SALE

Please call for offers.

## PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers.

However, all property tours must be arranged with Gabriela Caceres, P.A.

**At no time shall the tenants, on-site management or staff be contacted without prior approval.**







# SUNSET PALM HOTEL

---

**44199 US HWY 27. DAVENPORT, FL 33897**

Sunset Palm Hotel, located in Davenport, FL, is a 2.3-acre property with a two-story, 152-room independent hotel located directly off the intersection of Hwy 27 and Interstate 95.

Newly renovated in 2021, the property is strategically located close to one of the strongest hotel markets in the country. Major interest generators like World Disney World, Sea World, Universal Studios, Orange County Convention Center, and the Orlando Premium outlets, are all located less than 30 minutes away from the Sunset Palm Hotel

The Sunset Palm Hotel offers investors the opportunity to acquire an recently renovated, amenity-rich property, in Central Florida.

---

Strategically located less than 30 minutes away from all the major interest generators in the Orlando Market

Recently renovated, 152-room, exterior corridor hotel

Opportunity to convert the units to Condos and sell them separately

**This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.**

# 02

## Section 2 Property Description

| The Property

| Local and Regional Maps

| Survey

| Amenities



# PROPERTY DESCRIPTION

## Sunset Palm Hotel

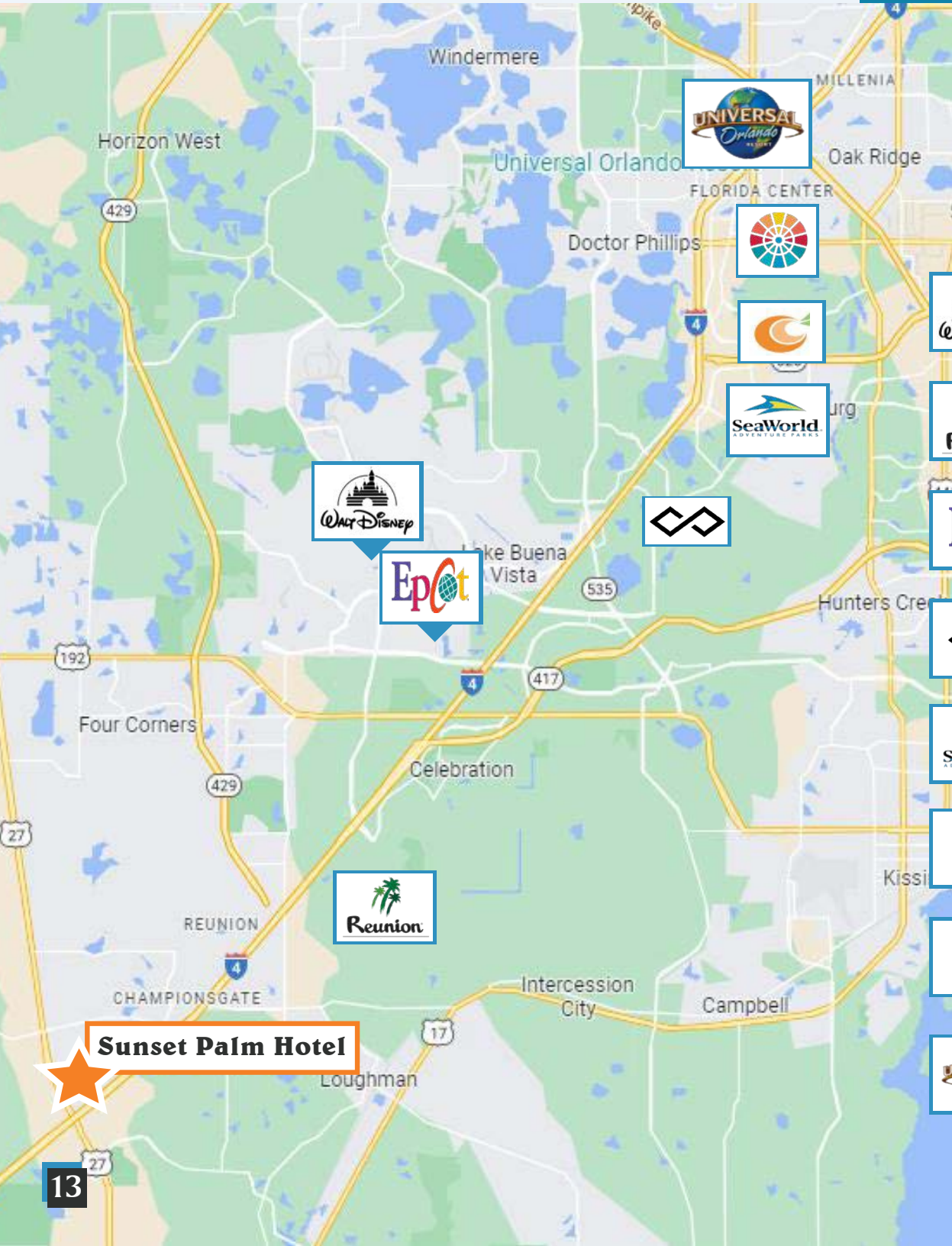
Number of Units	152
Year Built	1973
Effective Year	1996
Year Renovated	2021
Number of Buildings	2
Acreage	2.3 Acres

UNIT TYPE	SQUARE FOOTAGE	# OF UNITS
Double/Double	± 277 SF	55
Queen	± 277 SF	64
King	± 277 SF	32
1-Bed Suite	± 600 SF	6

AMENITIES	SQUARE FOOTAGE	CAPACITY
Gym	± 600 SF	6
BBQ Area	± 1,000 SF	20
Breakfast/Dining Area	± 1,000 SF	20
Pool/Pool Deck	± 4,200 SF	12

## Location

# HIGHLIGHTS



**15 Minutes from  
Walt Disney World Orlando**



**15 Minutes from  
Reunion Resort/Golf Club**



**20 minutes from Epcot Center**



**20 minutes from  
Orlando Premium Outlets**



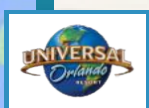
**25 minutes from Sea World**



**25 Minutes from  
International Drive**



**27 minutes from  
Orange County Convention**



**30 minutes from  
Universal Studios**

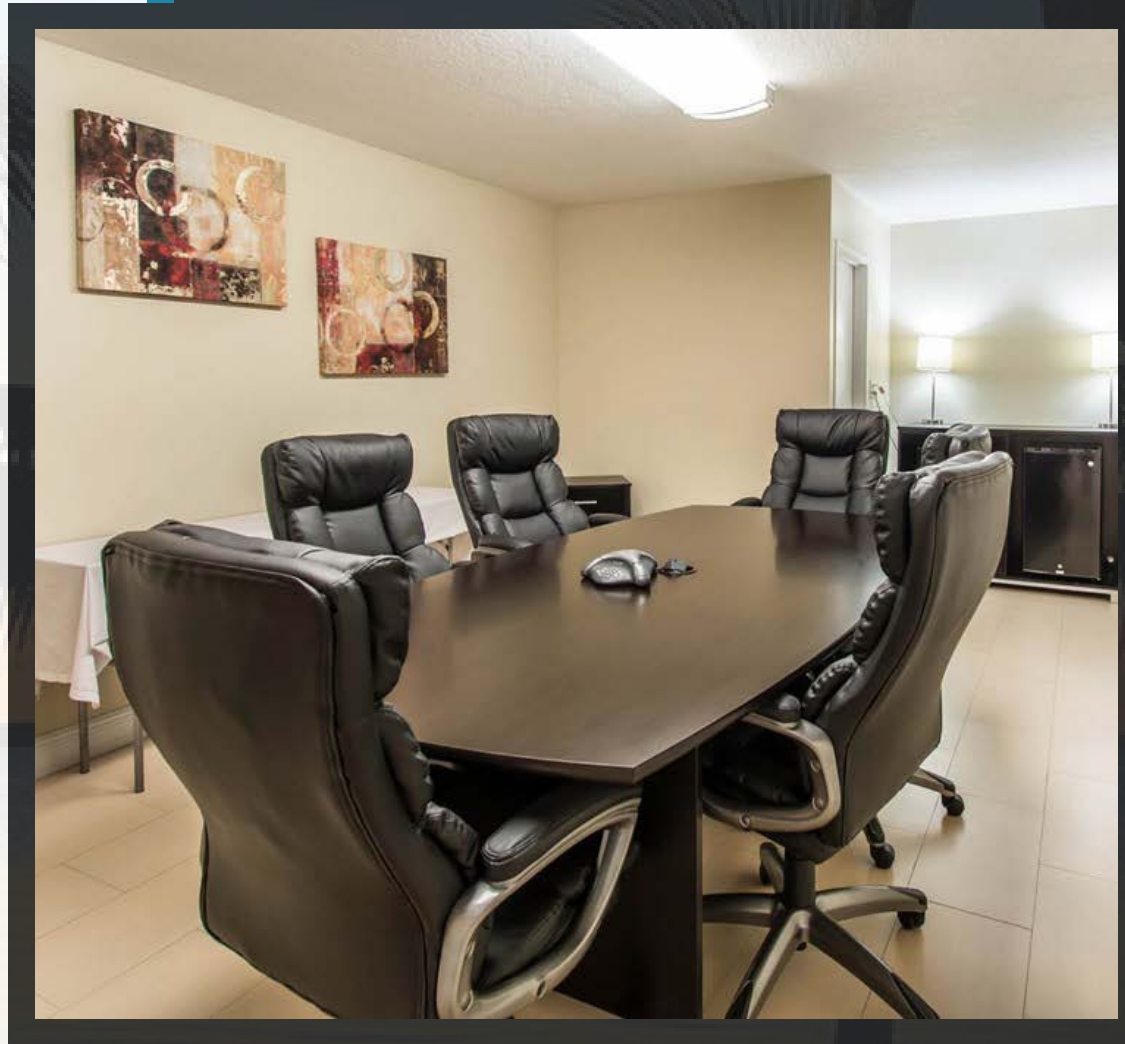
**Sunset Palm Hotel**

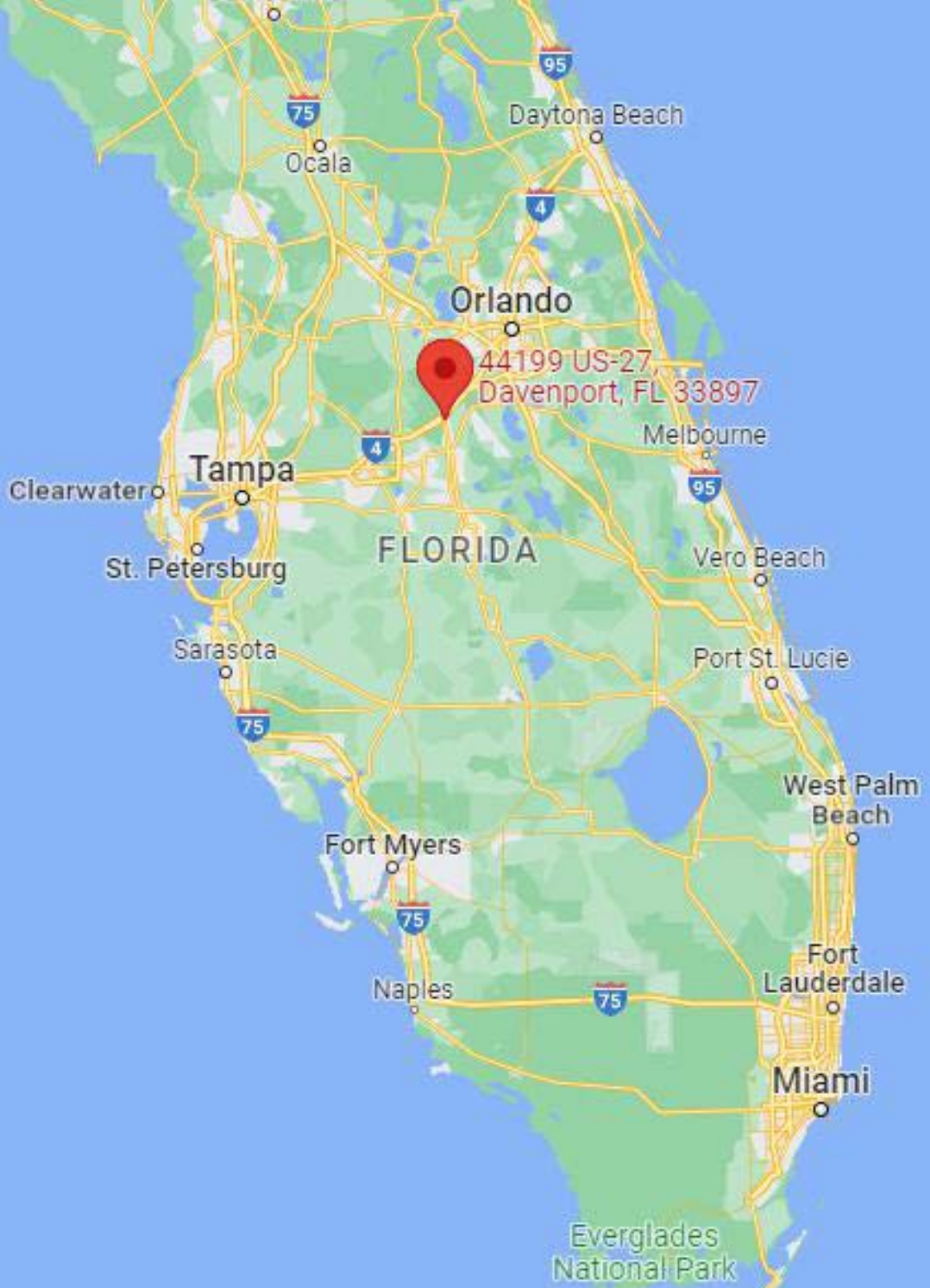


# RECENT CAPITAL IMPROVEMENTS

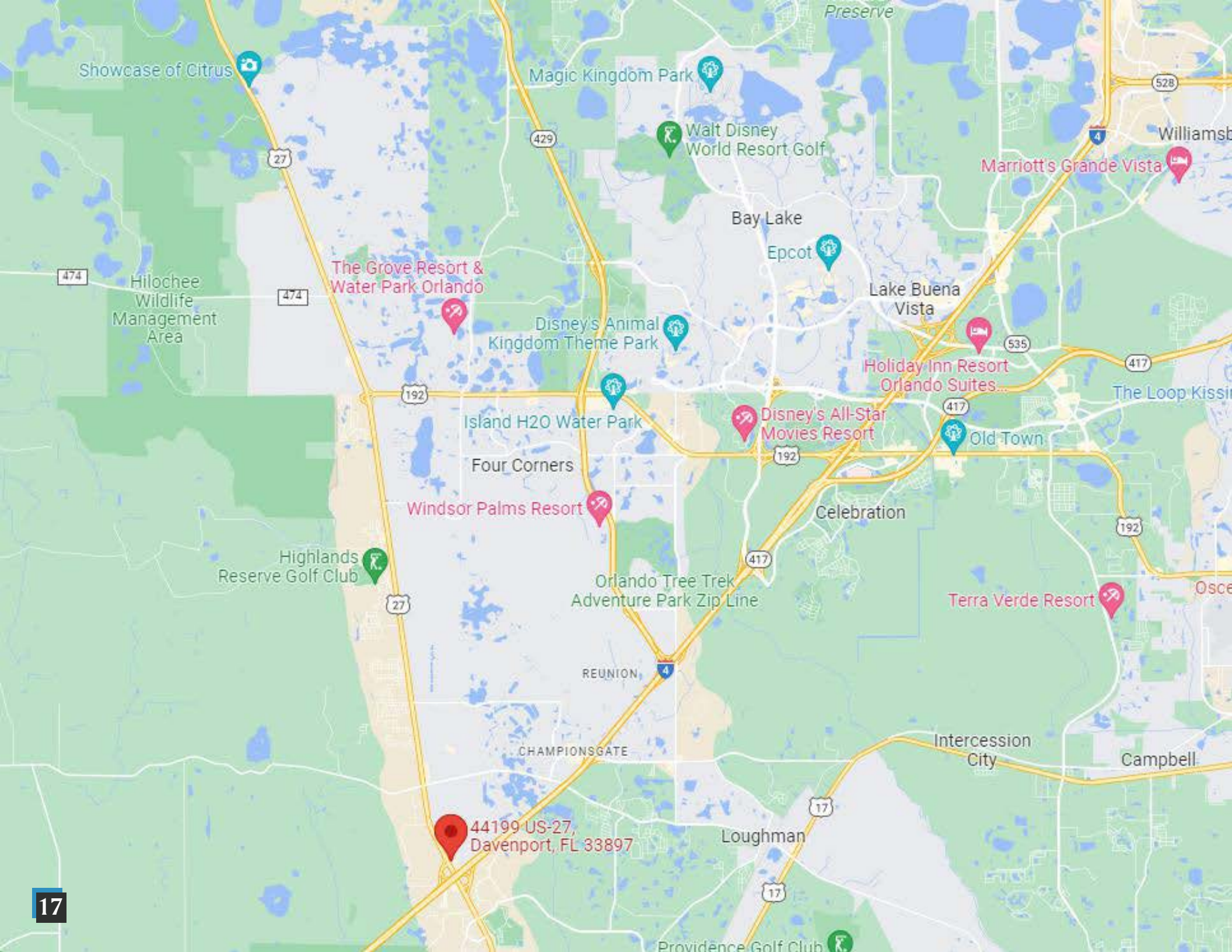
## Sunset Palm Hotel

- Exchanged all Electric Panels
- Replaced HVAC for 102 rooms
- Plumbing for HVAC condensed water
- Renovated Lobby and Breakfast area
- Replaced toilets, sink, TV and other
- Replaced Hotel Rooms FF&E
- Painted Buildings
- Rewired Internet for Fiber
- New Fire Alarm System
- Installed Washer & Dryer facility
- Converted conference room to Gym
- Office Renovation
- 2nd Garbage station incl. ground work
- Improve Swimming Pool area & safety
- Installation of video surveillance system
- Landscape and Garden









44199 US-27,  
Davenport, FL 33897

# Legal Description

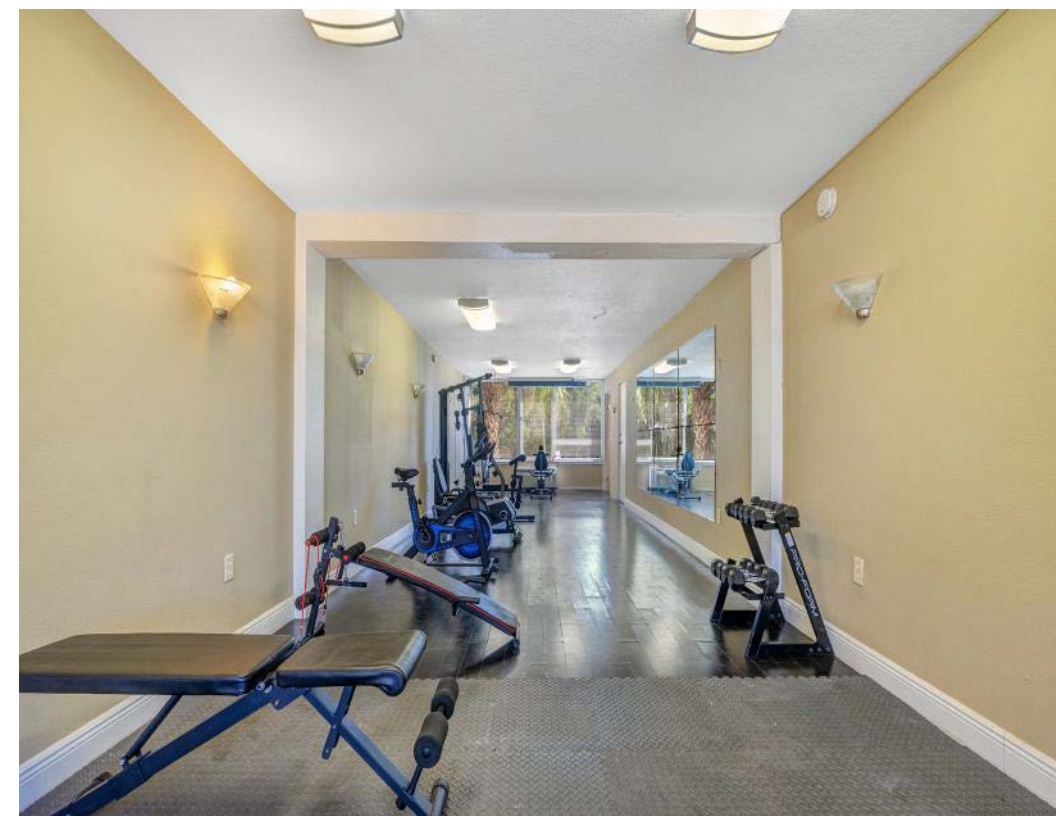
---

## PARCEL "A"

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 27 EAST, COUNTY OF POLK, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 7, THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4, SOUTH 00°30'30" EAST, 242.95 FEET; THENCE SOUTH 62°06'00" WEST, 87.63 FEET; THENCE NORTH 27°54'00" WEST, 262.18 FEET; THENCE PARALLEL TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4, SOUTH 89°21'10" WEST, 60.00 FEET; THENCE SOUTH 62°06'00" WEST, 309.57 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 62°06'00" WEST, 433.57 FEET; THENCE NORTH 27°54'00" WEST, 166.41 FEET; THENCE SOUTH 62°06'00" WEST, 200.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 27°54'00" WEST, 30.00 FEET; THENCE NORTH 62°06'00" EAST, 250.00 FEET; THENCE NORTH 27°54'00" WEST, 216.87 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°21'10" EAST, 184.24 FEET; THENCE SOUTH 27°28'45" EAST, 127.36 FEET; THENCE NORTH 63°21'08" EAST, 26.38 FEET; THENCE SOUTH 27°22'55" EAST, 14.54 FEET; THENCE NORTH 62°07'55" EAST, 7.72 FEET; THENCE SOUTH 27°52'05" EAST, 59.28 FEET; THENCE NORTH 62°07'33" EAST, 187.09 FEET; THENCE SOUTH 27°45'58" EAST, 127.07 FEET TO THE POINT OF BEGINNING.







**This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.**

# 03

## Section 3 Financial Analysis

- | Property Details
- | Pricing Details
- | Rent Roll Summary
- | Operating Statement
- | Cash Flow





# PROJECTIONS

	2022		2023		2024		2025		2026	
<b>Operating Expenses</b>										
Accounting Fees	3,000	0.18%	3,000	0.17%	3,000	0.17%	3,000	0.15%	3,000	0.14%
GM Salary	42,000	2.57%	43,500	2.52%	45,000	2.48%	48,363	2.48%	54,416	2.48%
Management Fees (4%)	65,405	4.00%	67,624	3.92%	71,175	3.92%	76,494	3.92%	86,068	3.92%
Bank/CC Fees (3.5)	57,229	3.50%	59,171	3.43%	62,278	3.43%	66,933	3.43%	75,309	3.43%
Cable, Internet, Phone	22,800	1.39%	23,000	1.33%	23,000	1.27%	24,719	1.27%	27,812	1.27%
Electricity	96,000	5.87%	96,000	5.56%	97,000	5.34%	104,250	5.34%	117,296	5.34%
OTA Commissions	130,810	8.00%	135,247	7.83%	142,350	7.84%	152,989	7.84%	172,135	7.84%
Insurance	42,000	2.57%	43,000	2.49%	44,000	2.42%	47,288	2.42%	53,206	2.42%
Breakfast Expense	30,000	1.83%	33,000	1.91%	35,000	1.93%	37,616	1.93%	42,323	1.93%
Licensing & Permits	1,800	0.11%	1,800	0.10%	2,000	0.11%	2,149	0.11%	2,418	0.11%
Maintenance and Lawn Care	24,000	1.47%	24,500	1.42%	24,500	1.35%	26,331	1.35%	29,626	1.35%
Misc Marketing	26,000	1.59%	36,000	2.09%	36,000	1.98%	38,691	1.98%	43,533	1.98%
Office Supplies	21,000	1.28%	21,000	1.22%	21,500	1.18%	23,107	1.18%	25,999	1.18%
Franchise Fees	127,930	7.82%	131,128	7.59%	134,407	7.40%	144,452	7.40%	162,530	7.40%
Payroll	246,488	15.07%	250,000	14.48%	255,000	14.05%	274,058	14.05%	308,356	14.05%
Payroll Taxes	24,649	1.51%	25,000	1.45%	25,500	1.40%	27,406	1.40%	30,836	1.40%
Property Taxes	51,000	3.12%	52,000	3.01%	53,000	2.92%	56,961.11	2.92%	64,090	2.92%
Pest	1,800	0.11%	1,800	0.10%	1,800	0.10%	1,935	0.10%	2,177	0.10%
<b>Total Operating Expense</b>	<b>1,013,911</b>	<b>62.01%</b>	<b>1,046,770</b>	<b>60.63%</b>	<b>1,076,510</b>	<b>59.30%</b>	<b>1,156,742</b>	<b>59.29%</b>	<b>1,301,130</b>	<b>59.27%</b>
<b>Net Operating Income (Loss)</b>	<b>621,217</b>	<b>37.99%</b>	<b>679,822</b>	<b>39.37%</b>	<b>738,865</b>	<b>40.70%</b>	<b>794,310</b>	<b>40.71%</b>	<b>894,092</b>	<b>40.73%</b>

# PROJECTIONS

## Sunset Palm Hotel

### PROJECTIONS

	2022		2023		2024		2025		2026	
Rooms	152		152		152		152		152	
Occupancy	46.30%		48.00%		50.00%		52.50%		57.75%	
ADR	62.33		64.33		65.00		66.63		68.29	
RevPar	29.25		31.94		33.62		34.98		39.44	
Sales										
Revenue	1,599,128	97.80%	1,690,592	97.91%	1,779,375	98.02%	1,915,052	98.15%	2,159,222	98.36%
Other Revenue (Truck Park)	36,000	2.20%	36,000	2.09%	36,000	1.98%	36,000	1.85%	36,000	1.64%
<b>Total Revenue</b>	<b>1,635,128</b>	<b>100.00%</b>	<b>1,726,592</b>	<b>100.00%</b>	<b>1,815,375</b>	<b>100.00%</b>	<b>1,951,052</b>	<b>100.00%</b>	<b>2,195,222</b>	<b>100.00%</b>

\*Gabriela Caceres, P.A. and their respective affiliates, officers, and directors neither warrants nor guarantees the results of these projections and analyses since unanticipated events and/or circumstances may occur. All potential investors must conduct and rely upon their own due diligence as well as underwriting with respect to estimating the future operating performance of the property.

**This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.**

# 04

## Section 4 Market Overview

| Location Overview

| Market Research

| Demographics



# DAVENPORT | Florida

## *City Of* **DAVENPORT**

---

Davenport is a city in Polk County, Florida, United States. The population was 9,040 at the 2020 census. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area. The current mayor is H.B. “Rob” Robinson, who was appointed in February 2018.

## **POLK COUNTY**

---

Polk County is located in the central portion of the U.S. state of Florida. The county population was 725,046, as of the 2020 census. Its county seat is Bartow, and its largest city is Lakeland.

Polk County comprises the Lakeland–Winter Haven Metropolitan Statistical Area. This MSA is the 81st-most populous metropolitan statistical area and the 89th-most populous primary statistical area of the United States as of July 1, 2012.

The center of population of Florida is located in Polk County, near the city of Lake Wales. Polk County is home to one public university, one state college, and four private universities.

## **LAKELAND/WINTER HAVEN SUBMARKET**

The Lakeland/Winter Haven submarket comprises 8,200 hotel rooms spread across 109 properties. Like the market, Lakeland/Winter Haven is characterized by hotels that are smaller than the national norm. The average hotel has 75 rooms, not far from the market average, and somewhat below the national norm of about 90 rooms per building.

The Lakeland/Winter Haven submarket skews towards cost-efficient lodging (more than half of the rooms are Economy or Midscale), but offers numerous options at the high-end of the spectrum as well. In addition to an array of affordable options, the submarket houses 3 Luxury or Upper Upscale hotels which contain around 860 rooms in total. That’s an unusually high proportion of upscale lodging in a submarket with such an otherwise high proportion of economic lodging.

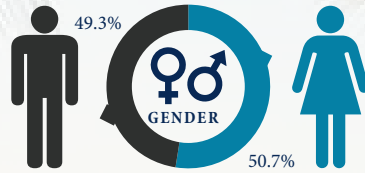
Twelve-month RevPAR was recently climbing at an exceptionally strong rate: As of July, twelve-month average RevPAR in the Lakeland/Winter Haven hotel submarket was up 38.5%, in line with the similarly impressive market-wide average.

# DEMOGRAPHICS



**725,046**

Total Population Within Polk County



**\$51,535**

Average Household Income within Polk County



**\$162,400**

Median Housing Value within Polk County



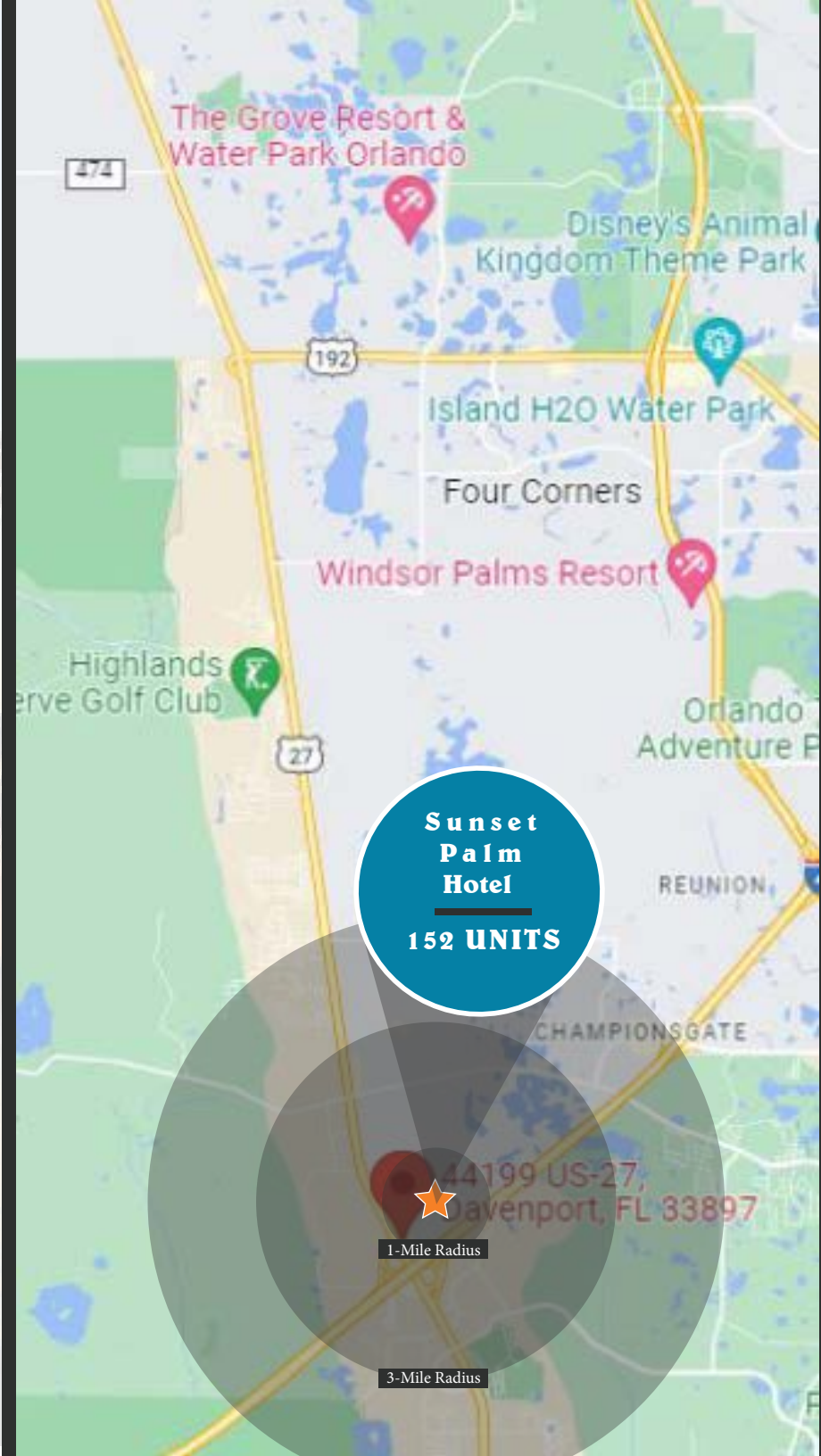
**240,879**

Total Households in Polk County



**5.88%**

From 2010



**Sunset  
Palm  
Hotel**

**152 UNITS**

44199 US-27,  
Davenport, FL 33897

1-Mile Radius

3-Mile Radius

# Sunset Palm Hotel

---

44199 US HWY 27.  
Davenport, FL 33897

---

Gabriela Caceres, P.A.  
954-773-3725  
mgacaceres@yahoo.com

