

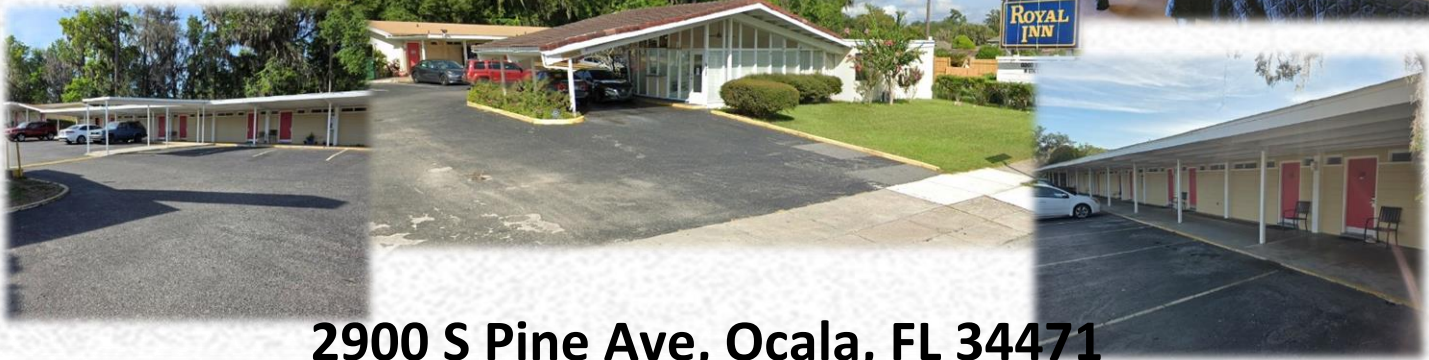
**CRES CORP**

CRES CORP INTERNATIONAL, LLC  
COMMERCIAL REAL ESTATE AND FINANCIAL SERVICES

# **Ocala, FL**

## **50-RM MOTEL FOR SALE!**

### **EXTENDED STAY OPTION**



**2900 S Pine Ave, Ocala, FL 34471**

**Benny Spensieri, Managing Partner**

**CRES Corp International, LLC**

***Commercial Development-Finance-Real Estate Services***

**1600 E 8<sup>th</sup> Avenue, A200. Tampa, FL 33605**

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**[www.CRESCorpINTL.com](http://www.CRESCorpINTL.com)**

**CRES CORP**

**INTERNATIONAL™**

CRES Corp International, LLC (CCI) has agreed to assist , PPJ, LLC, the Owner of the Property located 2900 S Pine Ave, Ocala, FL, with the promotion 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.

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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 # \_\_\_\_\_

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**Location:** 2900 S Pine Ave, Ocala, FL 34471 (Marion County)

**PID#:** 30302-000-00

This offering is a 50-Rm motel that is currently operating with 40 rooms and is still producing a high annual revenue and NOI. The new owner may consider completing the 10 remaining rooms, which is estimated to be between \$50,000-\$100,000 to complete. The new owner may also consider adding Kitchenettes to each room, offering Extended Stay suites for patrons.

**This offering include:**

- .2.47-acres
- 50-Unit Motel - 30,379 SF (40-rooms currently in operation)
- Built/Renovated: 1957
- New Roof
  
- Current Occupancy: 100% (40-rooms)
- Current Gross Revenue: \$537,962 (2024)
- Current NOI: \$263,918 (2024)

**Asking Price:** \$3.3M OBO



# Financial Projections

## 10-Year Loan

This projection is based on a purchase price of \$3.3M. Year-1 includes actual figures. Projections \$100,000 Capital Expenditures in Yr-2 for the cost of improving the 10 rooms not in use. Yr-3 includes all 50 rooms, 80% occupancy and a 65% expense ratio. 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	\$ 537,962	\$ 554,101	\$ 876,000	\$ 902,280	\$ 929,348	\$ 957,229	\$ 985,946	\$ 1,015,524	\$ 1,045,990	\$ 1,077,370
Less: Vacancy & Credit Losses										
Effective Gross Income	\$ 537,962	\$ 554,101	\$ 876,000	\$ 902,280	\$ 929,348	\$ 957,229	\$ 985,946	\$ 1,015,524	\$ 1,045,990	\$ 1,077,370
Less: Funded Reserves and/or Improvements		(100,000)								
Less: Operating Expenses	(274,039)	(282,260)	(569,400)	(586,482)	(604,076)	(622,199)	(640,865)	(660,091)	(679,893)	(700,290)
Net Operating Income (NOI)	\$ 263,923	\$ 171,841	\$ 306,600	\$ 315,798	\$ 325,272	\$ 335,030	\$ 345,081	\$ 355,433	\$ 366,096	\$ 377,079
Less: Annual Debt Service										
CASH FLOW Before Taxes	\$ 263,923	\$ 171,841	\$ 306,600	\$ 315,798	\$ 325,272	\$ 335,030	\$ 345,081	\$ 355,433	\$ 366,096	\$ 377,079

Property Resale Analysis										
Projected Sales Price	\$ 3,300,000	\$ 3,400,000	\$ 3,500,000	\$ 3,602,000	\$ 3,707,060	\$ 3,815,272	\$ 3,926,730	\$ 4,041,532	\$ 4,159,778	\$ 4,281,571
Less: Selling Expenses	(99,000)	(102,000)	(105,000)	(108,060)	(111,212)	(114,458)	(117,802)	(121,246)	(124,793)	(128,447)
Adjusted Projected Sales Price	\$ 3,201,000	\$ 3,298,000	\$ 3,395,000	\$ 3,493,940	\$ 3,595,848	\$ 3,700,814	\$ 3,808,928	\$ 3,920,286	\$ 4,034,984	\$ 4,153,124
Less: Mortgage(s) Balance Payoff										
SALE PROCEEDS Before Taxes	\$ 3,201,000	\$ 3,298,000	\$ 3,395,000	\$ 3,493,940	\$ 3,595,848	\$ 3,700,814	\$ 3,808,928	\$ 3,920,286	\$ 4,034,984	\$ 4,153,124

Cash Position										
Cash Generated in Current Year	\$ 263,923	\$ 171,841	\$ 306,600	\$ 315,798	\$ 325,272	\$ 335,030	\$ 345,081	\$ 355,433	\$ 366,096	\$ 377,079
Cash Generated in Previous Years	n/a	263,923	435,764	742,364	1,058,162	1,383,434	1,718,464	2,063,545	2,418,978	2,785,075
Cash Generated from Property Sale	3,201,000	3,298,000	3,395,000	3,493,940	3,595,848	3,700,814	3,808,928	3,920,286	4,034,984	4,153,124
Original Initial Investment	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)	(3,300,000)
Total Potential CASH Generated	\$ 164,923	\$ 433,764	\$ 837,364	\$ 1,252,102	\$ 1,679,282	\$ 2,119,277	\$ 2,572,473	\$ 3,039,264	\$ 3,520,059	\$ 4,015,278

Financial Measurements	FMV EOY - Debt EOY									
Capitalization Rate Based on Cost	8.00%	5.21%	9.29%	9.57%	9.86%	10.15%	10.46%	10.77%	11.09%	11.43%
Capitalization Rate Based on Resale Price	8.00%	5.05%	8.76%	8.77%	8.77%	8.78%	8.79%	8.79%	8.80%	8.81%
Break-Even Ratio	50.94%	68.99%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
Operating Expense Ratio	50.94%	50.94%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
Return on Equity (ROE)	5.00%	8.40%	12.24%	12.22%	12.23%	12.24%	12.25%	12.26%	12.26%	12.27%
Cash-on-Cash Return - Before Taxes	8.00%	5.21%	9.29%	9.57%	9.86%	10.15%	10.46%	10.77%	11.09%	11.43%



# 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**



**pharus** funding  
PARTNERS

## 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

David Rivera, Commercial Financing Division – 772-607-2937 or [David.Rivera@CRESCorpINTL.com](mailto:David.Rivera@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](mailto:Benny@CRESCorpLLC.com).***