



**vista collective**  
REAL ESTATE

**89 CEDAR STREET**

**At Journey's End Bed & Breakfast**

**Average Utilities - Electric - Florida Power & Light (FPL):** \$247.40 per month

**Average Utilities - Water - City of St. Augustine:** \$295.50 per month

**Total Insurance 2023:** \$8,091.51

**Real Estate Property Taxes 2023:** \$32,217.88

**Rooms/Keys:** 4 rooms in main house; 2 suites in detached carriage house (6 total)

**Parking:** 6 designated off-street/on-site parking spots

**Approximate 2023 NOI:** \$129,400.61

**Approximate Cap Rate:** 6.2%

**Awards & Reviews:** Rated #2 Inn in St. Augustine on TripAdvisor

- 2018 TripAdvisor Winner Certificate of Excellence
- 2019 TripAdvisor Hall of Fame Certificate of Excellence (2015-2019)
- 2020 Travelers' Choice Award
- 2021 Travelers' Choice Award - Best of the Best
- Reviews from millions of TripAdvisor travelers place this hotel in the top 1% worldwide
- 1,306 5.0 "Excellent" reviews on TripAdvisor website

For more info, please contact:

K. Jennifer Cook  
Broker/Owner  
Vista Collective Real Estate  
Jennifer@VistaCollectiveFL.com  
904.874.4480