



FOR SALE: \$2,500,000

Budget Inn East Motel | 307 E Vine St

Kissimmee, FL 34744



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Premium Properties Commercial Division

# INVESTMENT SUMMARY

Presenting a lucrative investment opportunity: a 29-room motel located at 307 E Vine St, Kissimmee, FL 34744. All rooms have undergone renovations within the past two years, ensuring modern amenities and appeal. The property operates with both weekly and daily rentals, maintaining high occupancy rates throughout the year. With a capitalization rate exceeding 10%, this investment promises substantial returns. The motel offers convenient ingress and egress to E Vine St, enhancing accessibility for guests. Motel offers large rooms renting \$385 weekly and 4 large apartment units rented in long term rental for \$450 weekly rate. Separate manager suite with guest check-in office at the entrance designed for on-site managers convenience. Ingress and Egress to E Vine St(192) 49500 AADT traffic offers high occupancy for the Motel in this desired location surrounded by Major retailers, shopping centers and attractions in Orlando MSA.

## OFFERING SUMMARY

ADDRESS	307 E Vine St Kissimmee FL 34744
COUNTY	Osceola
MARKET	Orlando MSA
SUBMARKET	Orlando-Klssimmee-Sanford
BUILDING SF	17,433 SF
LAND ACRES	0.62
TOTAL ROOMS	29
LAND SF	26,833 SF
YEAR BUILT	1985
YEAR RENOVATED	2023
APN	15-25-29-1050-00H8-0050
OWNERSHIP TYPE	Fee Simple

## AREA OVERVIEW

Strategically situated in the heart of Kissimmee, this property offers unparalleled proximity to key attractions and amenities:

Orlando International Airport (MCO): Approximately 16 miles northeast, reachable within a 21-minute drive, facilitating easy travel for guests.

Theme Parks:

Walt Disney World Resort: Around 12 miles northwest, offering world-renowned entertainment options. Universal Studios Orlando: Approximately 17 miles north, providing additional major attractions.

Recreational Areas:

Kissimmee Lakefront Park: Less than 2 miles south, featuring scenic views and outdoor activities.

Osceola Heritage Park: About 3 miles east, hosting various events and exhibitions.

Shopping Centers:

The Loop Shopping Center: Approximately 5 miles northwest, offering a variety of retail and dining options. Orlando Vineland Premium Outlets: Around 11 miles north, providing upscale shopping experiences.

Orlando Convention Center: Approximately 15 miles north, serving as a hub for conventions and business events. Additionally, the property boasts a high visibility location with an Annual Average Daily Traffic (AADT) count of 49,500 vehicles passing directly in front, ensuring significant exposure.

This prime location, combined with the property's strong financial performance and recent renovations, makes it an exceptional investment opportunity in the thriving Kissimmee market.









# PROPERTY FEATURES

## PROPERTY FEATURES

TOTAL ROOMS	29
BUILDING SF	17,433
LAND SF	26,833
LAND ACRES	0.62
YEAR BUILT	1985
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	KB3
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	103' X 261'
NUMBER OF PARKING SPACES	29
PARKING RATIO	1
TRAFFIC COUNTS	49500
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
SUBTERRANEAN PARKING	Asphalt

## FINANCIAL SUMMARY

PRICE	\$2,500,000
PRICE PER KEY	\$86,207
PRICE PSF	\$143.41
OCCUPANCY	85.00%
NOI (CURRENT)	\$239,407
NOI (Pro Forma)	\$329,407
RRM (CURRENT)	6.86
RRM (Pro Forma)	5.50
CAP RATE (CURRENT)	9.58%
CAP RATE (Pro Forma)	13.18%
CASH ON CASH (CURRENT)	13.00%
CASH ON CASH (Pro Forma)	23.29%
ADR (CURRENT)	\$41
ADR (Pro Forma)	\$45
REV PAR (CURRENT)	\$34
REV PAR (Pro Forma)	\$43





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	11,099	90,924	229,009
2024 Median HH Income	\$38,273	\$46,707	\$57,387
2024 Average HH Income	\$56,793	\$67,316	\$79,450

CONSTRUCTION

FOUNDATION	Cont. Footing
EXTERIOR	Block
PARKING SURFACE	Asphalt
ROOF	Built-Up

GLOBAL

Price	\$2,500,000
Millage Rate (not a growth rate)	0.85000%





## EXPENSES - Growth Rates

Real Estate Taxes	2.00%
Insurance	2.00%
Internet	2.00%
Waste Management	2.00%
Salaries	2.00%
Water / Sewer	2.00%
Gas	2.00%
Electric	2.00%
Work Ins	2.00%
FL Sales Tax	2.00%

## PROPOSED FINANCING

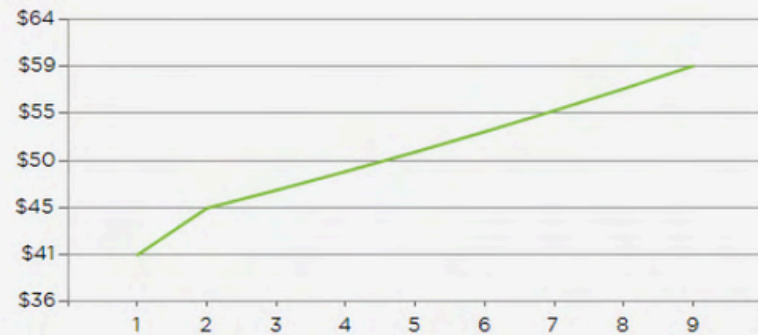
Conventional	
Loan Type	Amortized
Down Payment	\$875,000
Loan Amount	\$1,625,000
Interest Rate	6.00%
Loan Terms	10
Annual Debt Service	\$125,644
Loan to Value	65%
Amortization Period	25 Years



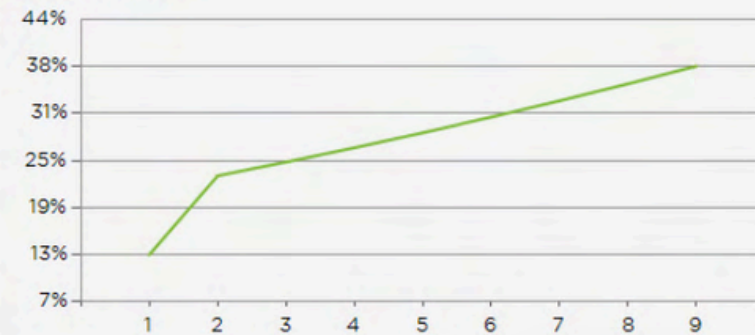
# FINANCIAL METRICS

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	13.00%	23.29%	25.08%	26.95%	28.90%	30.93%	33.05%	35.26%	37.57%	39.98%
CAP Rate	9.58%	13.18%	13.80%	14.46%	15.14%	15.85%	16.59%	17.37%	18.18%	19.02%
Debt Coverage Ratio	1.91	2.62	2.75	2.88	3.01	3.15	3.30	3.46	3.62	3.78
Operating Expense Ratio	34.31%	27.52%	26.99%	26.47%	25.96%	25.46%	24.97%	24.49%	24.02%	23.56%
RRM	6.86	5.50	5.29	5.09	4.89	4.70	4.52	4.35	4.18	4.02
Loan to Value	65.03%	63.86%	62.60%	61.32%	59.93%	58.45%	56.88%	55.24%	53.49%	51.62%
Breakeven Ratio	68.79%	55.17%	53.57%	52.03%	50.54%	49.10%	47.70%	46.34%	45.03%	43.76%
Price / SF	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41	\$143.41
Income / SF	\$20.90	\$26.07	\$27.11	\$28.19	\$29.32	\$30.49	\$31.71	\$32.98	\$34.30	\$35.67
Expense / SF	\$7.17	\$7.17	\$7.31	\$7.46	\$7.61	\$7.76	\$7.92	\$8.08	\$8.24	\$8.40
ADR	\$40.51	\$45.20	\$47.00	\$48.88	\$50.84	\$52.87	\$54.99	\$57.19	\$59.48	\$61.85
Rev Par	\$34.43	\$42.94	\$44.65	\$46.44	\$48.30	\$50.23	\$52.24	\$54.33	\$56.50	\$58.76

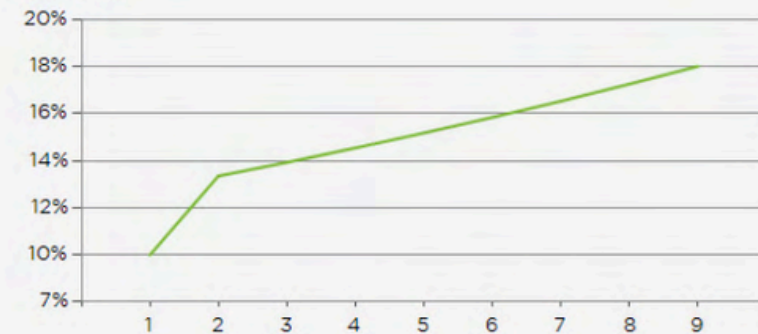
ADR



Cash on Cash



Cap Rate



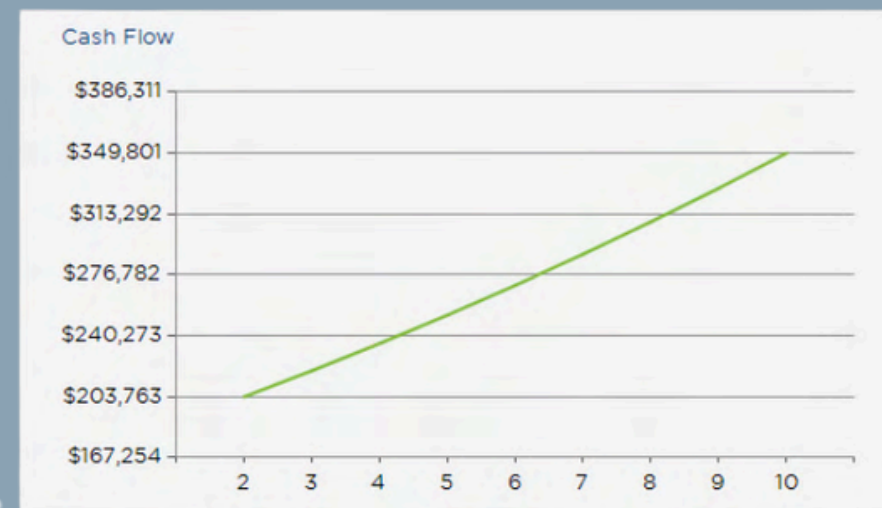
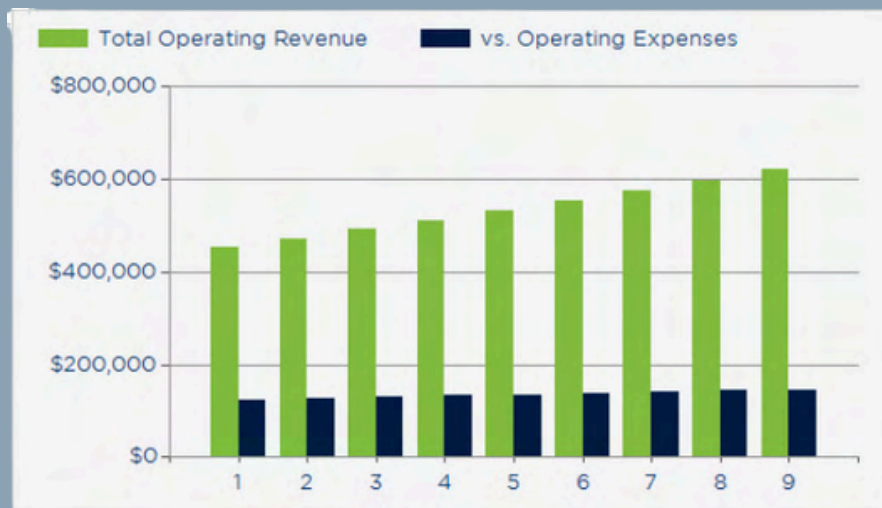
Operating Expense Ratio





# PROJECTED CASH FLOW

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Occupancy	85.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
ADR	\$40.51	\$45.20	\$47.00	\$48.88	\$50.84	\$52.87	\$54.99	\$57.19	\$59.48	\$61.85
RevPar	\$34.43	\$42.94	\$44.65	\$46.44	\$48.30	\$50.23	\$52.24	\$54.33	\$56.50	\$58.76
<b>Operating Revenue</b>										
Room Revenue	\$364,486	\$454,486	\$472,665	\$491,572	\$511,235	\$531,684	\$552,952	\$575,070	\$598,073	\$621,995
<b>Total Operating Revenue</b>	<b>\$364,486</b>	<b>\$454,486</b>	<b>\$472,665</b>	<b>\$491,572</b>	<b>\$511,235</b>	<b>\$531,684</b>	<b>\$552,952</b>	<b>\$575,070</b>	<b>\$598,073</b>	<b>\$621,995</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$21,338	\$21,338	\$21,765	\$22,200	\$22,644	\$23,097	\$23,559	\$24,030	\$24,511	\$25,001
Insurance	\$13,636	\$13,636	\$13,909	\$14,187	\$14,471	\$14,760	\$15,055	\$15,356	\$15,663	\$15,977
Internet	\$12,480	\$12,480	\$12,730	\$12,984	\$13,244	\$13,509	\$13,779	\$14,055	\$14,336	\$14,622
Waste Management	\$3,112	\$3,112	\$3,174	\$3,238	\$3,302	\$3,369	\$3,436	\$3,505	\$3,575	\$3,646
Salaries	\$20,800	\$20,800	\$21,216	\$21,640	\$22,073	\$22,515	\$22,965	\$23,424	\$23,893	\$24,371
Water / Sewer	\$8,389	\$8,389	\$8,557	\$8,728	\$8,902	\$9,081	\$9,262	\$9,447	\$9,636	\$9,829
Gas	\$5,258	\$5,258	\$5,363	\$5,470	\$5,580	\$5,691	\$5,805	\$5,921	\$6,040	\$6,161
Electric	\$19,601	\$19,601	\$19,993	\$20,393	\$20,801	\$21,217	\$21,641	\$22,074	\$22,515	\$22,966
Work Ins	\$1,548	\$1,548	\$1,579	\$1,611	\$1,643	\$1,676	\$1,709	\$1,743	\$1,778	\$1,814
FL Sales Tax	\$18,917	\$18,917	\$19,295	\$19,681	\$20,075	\$20,476	\$20,886	\$21,304	\$21,730	\$22,164
<b>Total Operating Expense</b>	<b>\$125,079</b>	<b>\$125,079</b>	<b>\$127,581</b>	<b>\$130,132</b>	<b>\$132,735</b>	<b>\$135,390</b>	<b>\$138,097</b>	<b>\$140,859</b>	<b>\$143,676</b>	<b>\$146,550</b>
<b>Net Operating Income</b>	<b>\$239,407</b>	<b>\$329,407</b>	<b>\$345,085</b>	<b>\$361,440</b>	<b>\$378,500</b>	<b>\$396,295</b>	<b>\$414,854</b>	<b>\$434,211</b>	<b>\$454,396</b>	<b>\$475,445</b>
Annual Debt Service	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644	\$125,644
<b>Cash Flow</b>	<b>\$113,763</b>	<b>\$203,763</b>	<b>\$219,441</b>	<b>\$235,796</b>	<b>\$252,856</b>	<b>\$270,650</b>	<b>\$289,210</b>	<b>\$308,566</b>	<b>\$328,752</b>	<b>\$349,801</b>



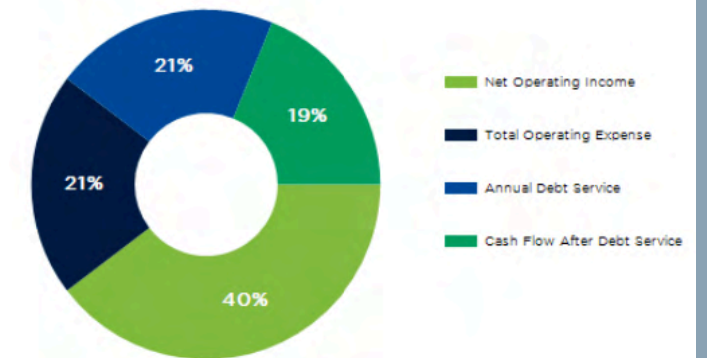


# INCOME & EXPENSE ANALYSIS

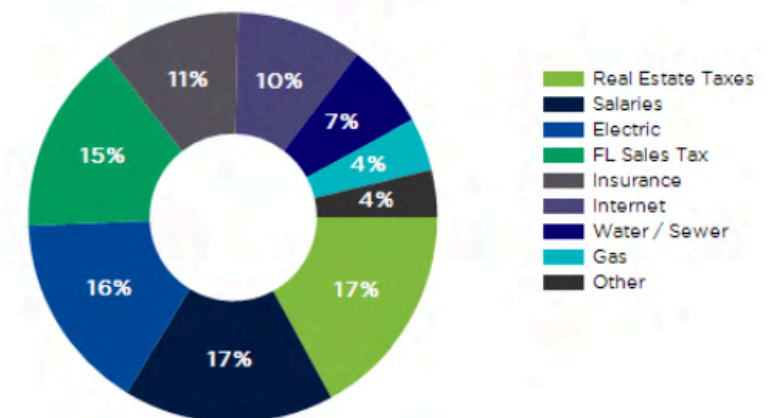
INCOME	CURRENT	PRO FORMA
Occupancy	85.00%	95.00%
Room Revenue	\$ 364,486	\$ 454,486
<b>Total Operating Revenue</b>	<b>\$364,486</b>	<b>\$ 454,486</b>
Less Expenses	\$125,079 34.31%	\$125,079 27.52%
<b>Net Operating Income</b>	<b>\$239,407</b>	<b>\$329,407</b>
Annual Debt Service	\$125,644	\$125,644
<b>Cash flow</b>	<b>\$113,763</b>	<b>\$203,763</b>
Debt Coverage Ratio	1.91	2.62

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$ 21,338	\$ 21,338
Insurance	\$13,636	\$13,636
Internet	\$12,480	\$12,480
Waste Management	\$ 3,112	\$ 3,112
Salaries	\$20,800	\$20,800
Water / Sewer	\$ 8,389	\$ 8,389
Gas	\$ 5,258	\$ 5,258
Electric	\$19,601	\$19,601
Work Ins	\$1,548	\$1,548
FL Sales Tax	\$18,917	\$18,917
<b>Total Operating Expense</b>	<b>\$125,079</b>	<b>\$125,079</b>
Annual Debt Service	\$ 57,990	\$ 57,990
Expense / SF	\$ 7.17	\$ 7.17
% of EGI	34.31%	27.52%

REVENUE ALLOCATION  
CURRENT



DISTRIBUTION OF EXPENSES  
CURRENT





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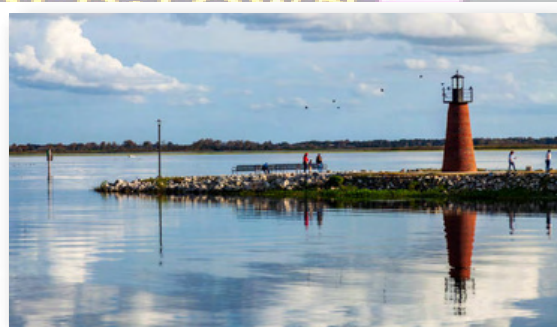
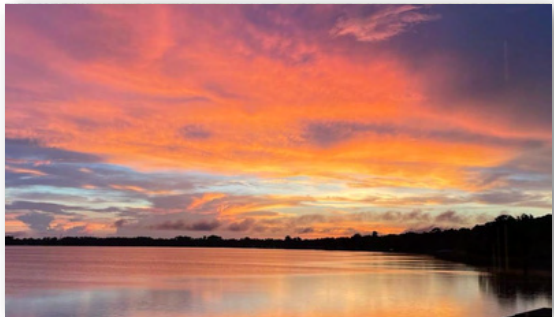


## Kissimmee | Osceola County | FL

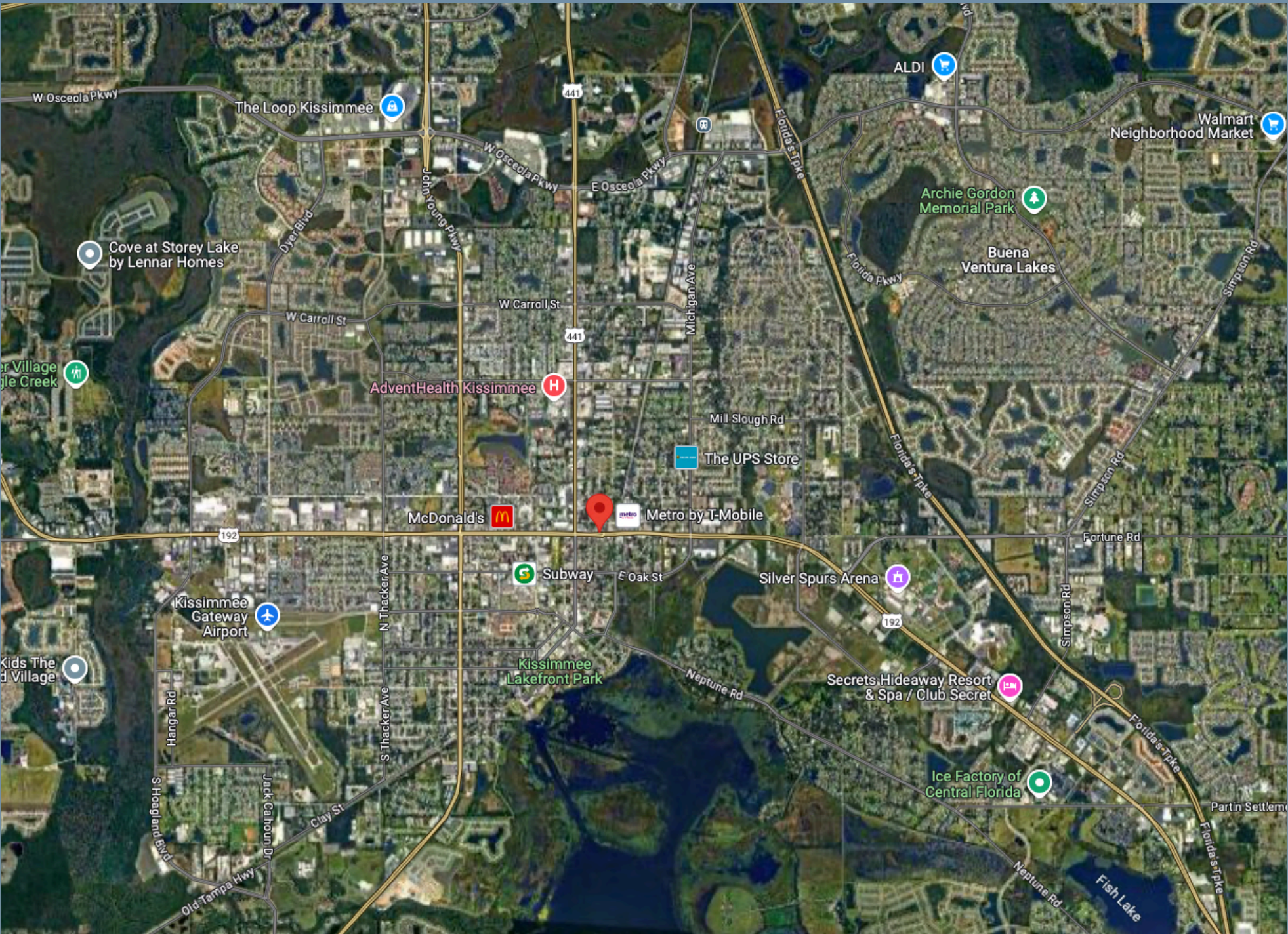
Kissimmee is a city in central Florida's Osceola County, just south of Orlando. It's defined by its proximity to the region's multitude of amusement parks, including the massive Walt Disney World Resort complex. The city lies along the northwest shore of Lake Tohopekaliga (nicknamed Lake Toho), and its verdant Kissimmee Waterfront Park encompasses walking paths, playgrounds and a fishing piers. A trip to Kissimmee, just 25 minutes southwest of Orlando International Airport, means never running out of things to do, from theme parks to outdoor adventures to top-notch dining and shopping experiences.

A top family-friendly vacation destination, the Kissimmee area is home to many of the world's most famous theme parks, including Walt Disney World, Universal Orlando Resort, SeaWorld, and LEGOLAND. In addition, the area offers many forms of outdoor recreation, from world-class freshwater fishing in Kissimmee's many lakes to hiking and biking at local parks and trails. Thrill-seekers will enjoy zip-lining over alligators at Gatorland, hot-air balloon rides, and other airborne adventures. When it comes to deciding where to eat and shop, the Kissimmee area's dining districts and retail hubs won't disappoint. Catch a dinner show, wind down at a date-night restaurant, grab some of the best pizza in town, or sit down to a Southern-style meal at a celebrity chef restaurant. For some retail therapy, check out the nearly 200 places to eat and shop at Disney Springs, find all kinds of antiques at Lanier's Historic Downtown Marketplace, browse the fun boutiques of Celebration Town Center, and shop the luxury stores at The Mall at Millenia. Finding the perfect place to stay is easy in the "Vacation Home Capital of the World." In addition to more than 30,000 vacation homes, the Kissimmee area offers hotels and resortsto suit any budget or travel style. Plan your trip at Experience Kissimmee.

 **PREMIUM  
PROPERTIES**  
COMMERCIAL DIVISION







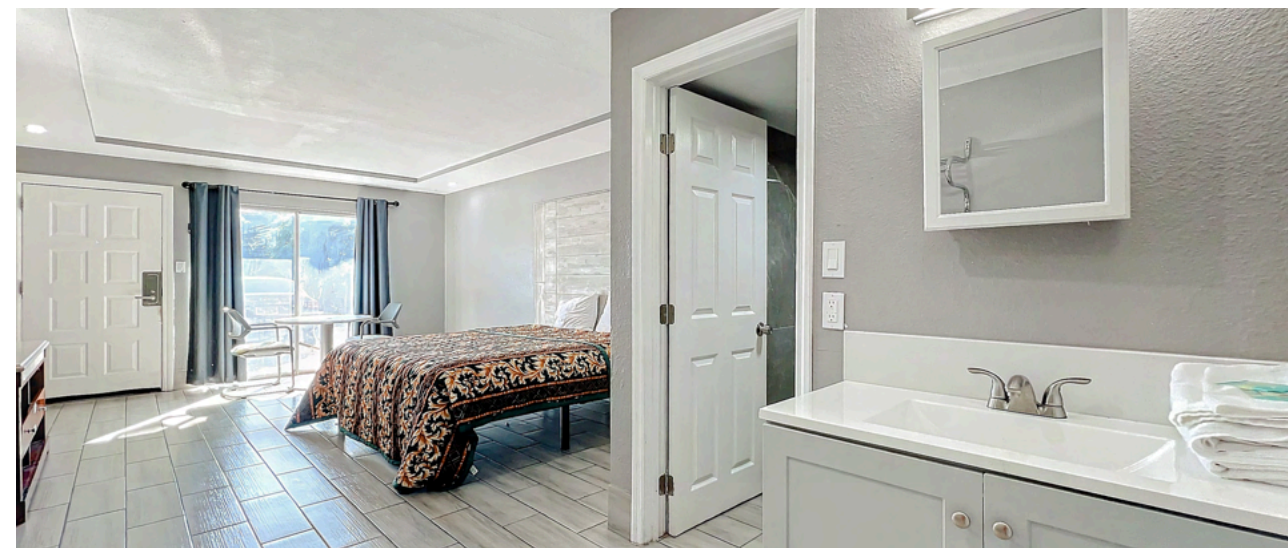
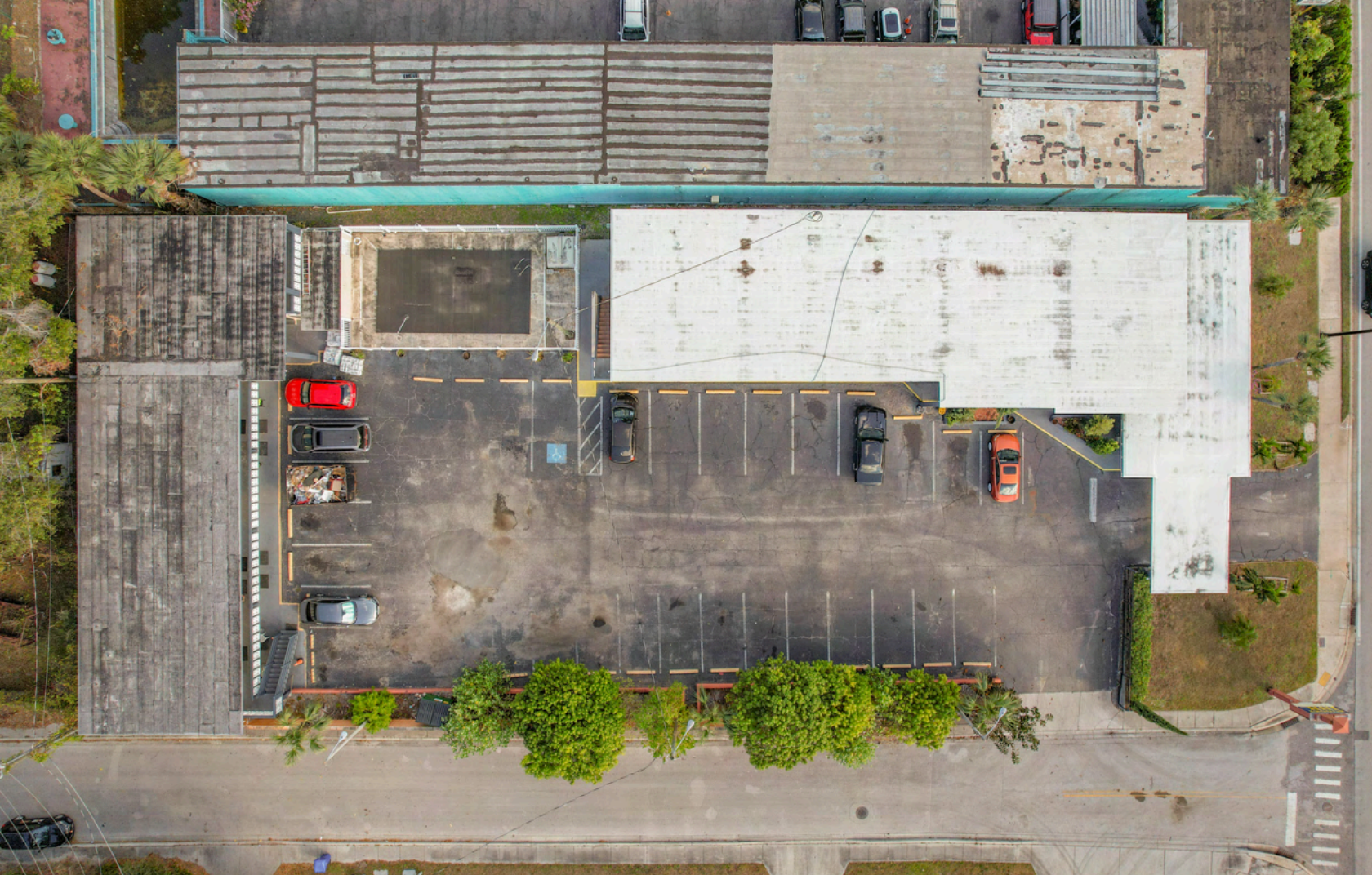


# ROOM RATES



Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
25		Standard	\$ 375	\$ 375	Weekly Rentals
4		Suite	\$ 450	\$ 450	Weekly Rates











# COMPARABLES

3



**Golden Crystal Inn**  
1620 W Vine St  
Kissimmee, FL 34741

# OF KEYS	50
YEAR BUILT	1972
SALE PRICE	\$ 3,000,000
SALE PSF	\$169.28
PRICE/KEY	\$ 60,000
CLOSING DATE	9/1/2022
BUILDING SF	17,722
DISTANCE	1.4 miles



S



**Budget Inn East**  
307 E Vine St  
Kissimmee, FL 34744

# OF KEYS	29
YEAR BUILT	1985
SALE PRICE	\$ 2,500,000
CAP RATE	9.78%
RRM	6.86
PRICE/KEY	\$ 86,207
ADR	\$ 41
REV PAR	\$ 34
OCCUPANCY	85%
BUILDING SF	17,433
LAND ACRES	0.62





# COMPARABLES

1



**Monte Carlo Motel**  
4733 W Irlo Bronson Memorial  
Hwy East  
Kissimmee , FL 34746

# OF KEYS	24
YEAR BUILT	1983
SALE PRICE	\$1,500,000
SALE PSF	\$140.08
PRICE/KEY	\$62,500
CLOSING DATE	11/30/2023
BUILDING SF	10,708
LAND ACRES	0.76
DISTANCE	5.2 miles



2



**Knights Inn Kissimmee**  
4651 US-192  
Kissimmee , FL 34746

# OF KEYS	53
YEAR BUILT	1980
SALE PRICE	\$ 4,450,000
SALE PSF	\$ 415.58
CAP RATE	11.48%
PRICE/KEY	\$ 83,962
CLOSING DATE	12/29/2023
BUILDING SF	10,708
DAYS ON MARKET	296
DISTANCE	4.5 miles



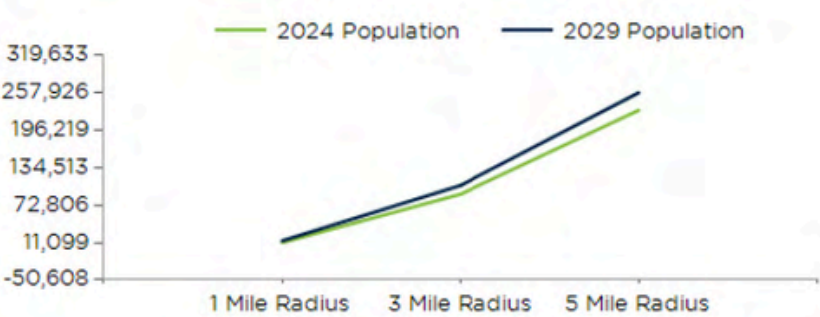


# DEMOGRAPHIC REPORT

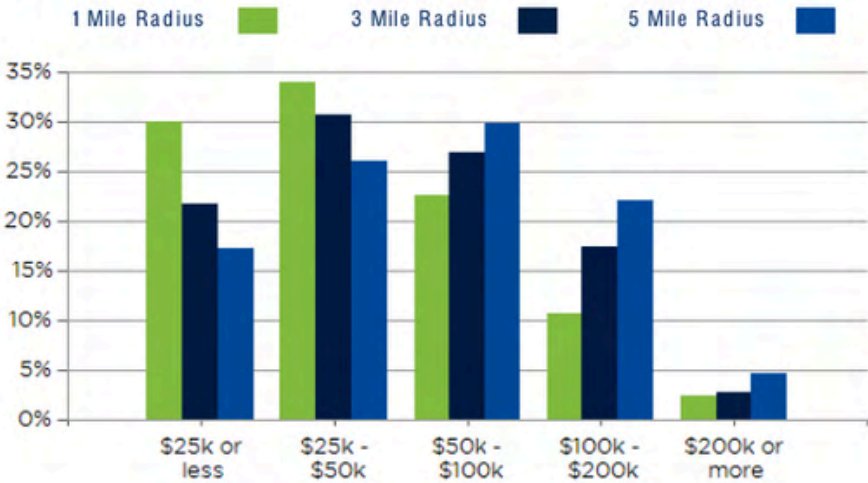
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,207	58,074	113,704
2010 Population	9,309	65,127	162,407
2024 Population	11,099	90,924	229,009
2029 Population	14,078	105,429	257,926
2024-2029: Population: Growth Rate	24.35%	15.00%	12.05%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	715	3,841	7,181
\$15,000-\$24,999	469	2,930	5,890
\$25,000-\$34,999	559	4,747	8,968
\$35,000-\$49,999	787	4,787	10,860
\$50,000-\$74,999	472	4,550	13,143
\$75,000-\$99,999	424	3,796	9,493
\$100,000-\$149,999	311	4,223	12,303
\$150,000-\$199,999	116	1,216	4,416
\$200,000 or greater	95	894	3,573
Median HH Income	\$38,273	\$46,707	\$57,387
Average HH Income	\$56,793	\$67,316	\$79,450

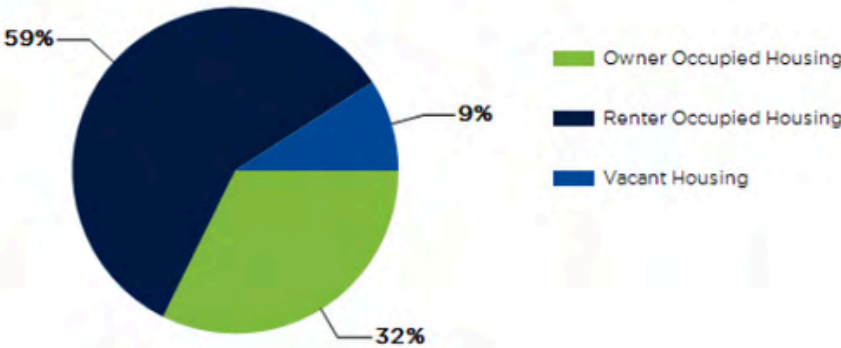
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,676	23,190	46,522
2010 Total Households	3,310	22,568	54,804
2024 Total Households	3,948	30,983	75,827
2029 Total Households	5,088	35,781	84,614
2024 Average Household Size	2.70	2.90	2.99
2024-2029: Households: Growth Rate	26.00%	14.60%	11.10%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

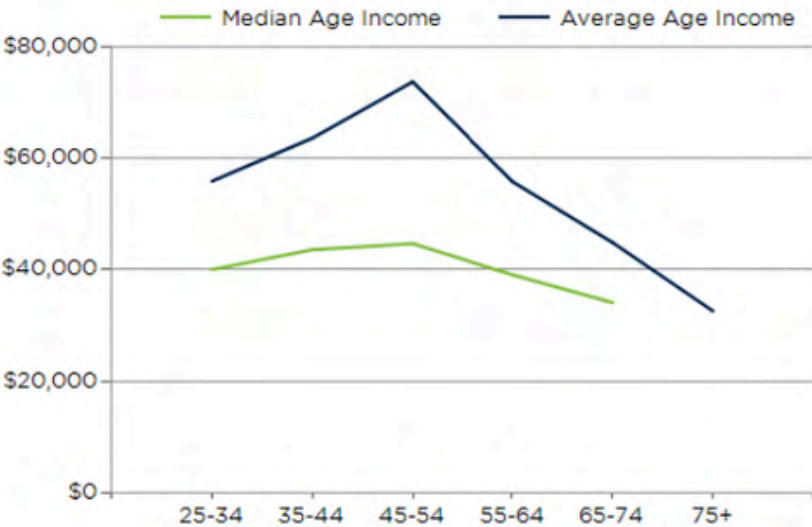
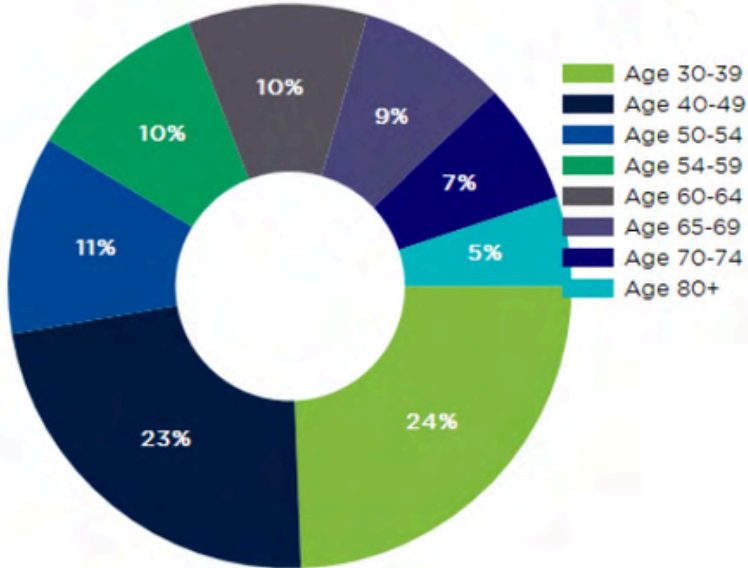




# DEMOGRAPHIC REPORT

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	830	6,925	17,041
2024 Population Age 35-39	759	6,469	16,357
2024 Population Age 40-44	768	6,583	16,730
2024 Population Age 45-49	725	6,047	15,605
2024 Population Age 50-54	742	6,003	15,316
2024 Population Age 55-59	681	5,553	13,961
2024 Population Age 60-64	670	5,261	13,137
2024 Population Age 65-69	557	4,213	10,514
2024 Population Age 70-74	451	3,258	8,326
2024 Population Age 75-79	333	2,424	6,284
2024 Population Age 80-84	211	1,482	3,724
2024 Population Age 85+	237	1,305	3,308
2024 Population Age 18+	8,863	71,285	179,567
2024 Median Age	39	37	38
2029 Median Age	38	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$ 40,071	\$ 46,277	\$ 54,936
Average Household Income 25-34	\$ 55,968	\$ 65,070	\$ 74,584
Median Household Income 35-44	\$ 43,644	\$ 58,054	\$ 73,847
Average Household Income 35-44	\$ 63,716	\$ 78,671	\$ 92,510
Median Household Income 45-54	\$ 44,732	\$ 55,934	\$ 70,934
Average Household Income 45-54	\$ 73,849	\$ 75,762	\$ 90,942
Median Household Income 55-64	\$ 39,139	\$ 50,849	\$ 62,657
Average Household Income 55-64	\$ 55,906	\$ 69,376	\$ 84,144
Median Household Income 65-74	\$ 34,122	\$ 39,277	\$ 45,403
Average Household Income 65-74	\$ 44,924	\$ 58,027	\$ 67,435
Average Household Income 75+	\$ 32,596	\$ 44,741	\$ 49,215





# EXCLUSIVELY MARKETED BY:

## ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



Ozan Cifci

Commercial Agent and Business  
Broker



Ozancommercial@gmail.com



Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319



floridacommerciallisting.com

## PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) Certification Completion of CI 103 User Analysis Class of CCIM (2021) – Certification Completion of CI 104 Investor Analysis Class of CCIM (2021) Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses

7521 West Sand Lake Road, Orlando FL,  
32819

407-782-4866

floridacommerciallisting.com

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