

Offering Memorandum

Capview Brokerage



COASTAL SUNSET MOTEL

1900 N OCEAN DRIVE, HOLLYWOOD, FL, 33019

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It is the buyer's sole responsibility to verify all information related to the physical, financial, operational, and legal status of the hotel. This includes, without limitation:

- Inspection of the physical condition of the property
- Review of operating statements and occupancy history
- Analysis of franchise/license agreements and associated PIPs
- Understanding of third-party management contracts
- Compliance with health, safety, zoning, labor, and ADA regulations

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INVESTMENT OVERVIEW

Street	1900 N Ocean Drive
City, State, Zip	Hollywood, FL, 33019
Property Type	Motel
Year Built / Renovated	1941 / 2024
Lot Size	.19 Acres
Building Sq. Ft.	8,270
Total Units	10
Water Frontage	122 Feet



Investment Summary

Capview Brokerage is pleased to present the opportunity to acquire the Coastal Sunset (the “Property”)— a motel located in Hollywood Beach, Florida. The Property is a 10-unit boutique waterfront motel comprised of 6 one-bedroom units and 4 studios situated along the Stranahan River, an intracoastal channel in Broward County. The units have been recently renovated with upgraded kitchens, dishwasher, and bathrooms. Amenities at the Property include free Wi-Fi, work desks, barbecue facilities, garden, and bike hire. Additionally, Coastal Sunset features a brand new 95’ dock that can be rented on a short- or long-term basis generating additional revenue. The Property is positioned just 5 miles from the Fort Lauderdale International Airport, 8.1 miles from the Seminole Hard Rock Hotel & Casino, 8.7 miles from the Broward Convention Center, and just a 2-minute walk from Hollywood Beach.

LOCATION OVERVIEW

Hollywood Beach, FL

Nestled along the Atlantic coastline in southeastern Broward County, Hollywood, Florida is a vibrant beachfront city ideally situated between Miami and Fort Lauderdale. Spanning approximately 30 square miles, it is the third-largest city in Broward County, with a dynamic and diverse population exceeding 150,000 residents.

As an integral part of the Miami metropolitan area—home to over 6 million people—Hollywood offers both the charm of a coastal community and the convenience of urban connectivity. Its strategic location makes it a gateway to major regional and international destinations.

Exceptional Access & Connectivity

Hollywood boasts seamless access to critical transportation and commercial hubs, including:

- Port Everglades – the second busiest cruise port in the world, just minutes away.
- Fort Lauderdale–Hollywood International Airport (FLL) – a major airport offering extensive domestic and international service.
- Miami International Airport (MIA) – less than 25 miles south, serving as a global air traffic hub.
- Port of Miami – one of the world's leading cruise and cargo ports, also within a short drive.

The city is also served by key transportation corridors such as Interstate 95, the Florida Turnpike, and the Tri-Rail commuter system, providing convenient access throughout South Florida and beyond.

A Coastal Gem with Urban Appeal

Hollywood combines a laid-back coastal lifestyle with proximity to the business, cultural, and recreational opportunities of South Florida's major cities. With a robust infrastructure, growing population, and strategic location, it continues to attract residents, tourists, and businesses alike.



MARKET OVERVIEW

Hollywood Beach Hospitality Market Outlook – 2025

Market Snapshot

- Budget-friendly, high-demand submarket with 2nd-highest metro occupancy in 2024.
- Key drivers: Proximity to airport, Brightline Rail connectivity, and spillover from regional attractions (e.g., Epic Universe in Orlando).
- New metro supply led by 800-key Omni Convention Center Hotel (largest in Fort Lauderdale, opens 2025), raising competitive pressure while boosting group/event demand.
- Benefits from group/event travel via Broward Convention Center expansion (completion Fall 2025).

Performance Metrics

- Occupancy: Stable near 72%, projected to tick up to **72.1%** in 2025.
- ADR: Rebounding to \$188.21 – 5th-fastest growth (**+3.1%**) nationally.
- RevPAR: Rising to \$135.65, 9th-fastest growth (**3.5%**) in U.S. since 2019.

Investment Trends

- Strong interest in sub-50 key assets; favored by value-oriented investors.
- Hollywood Beach benefits from affordable appeal amid travel budget tightening.
- Nearby developments (Pompano casino & \$2B downtown revamp) expected to increase area tourism.

Strategic Positioning

- Ideal for boutique and midscale operators seeking stable returns.
- Poised to absorb overflow from larger metro events and multi-city travel trends.
- Opportunity to capture budget-leisure and extended-stay demand.



FINANCIAL SUMMARY



PRICE

\$4,350,000



PRO FORMA CAP RATE

6.76%



PRICE PER LOT

\$1,450,000



FINANCIAL SUMMARY

Rent Roll / Unit Mix Summary

Unit Type	# of Units	Avg Sq Feet	Average Daily Rate	Hotel			Apartment Furnished Monthly			Pro Forma		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1 Bdr / 1 Bath	6	525	\$ 225	\$ 225	\$ 2.33	\$ 40,500	\$ 2,450	4.67	\$ 14,700	\$ 2,450	4.67	\$ 14,700
Studio	4	452	\$ 140	\$ 140	\$ 3.23	\$ 16,800	\$ 2,000	4.42	\$ 8,000	\$ 2,000	4.42	\$ 8,000
Totals/Weighted Averages	10	496		\$5,730	\$11.56	\$57,300	\$2,270	\$4.58	\$22,700	\$2,270	\$4.58	\$22,700
Gross Annualized Rents				\$687,600			\$272,400			\$272,400		

FINANCIAL SUMMARY

Operating Statement

Income	Apartment				Hotel				Notes
	Current	Pro Forma	Per Unit	Per SF	Pro Forma Hotel	Per Unit	Per SF		
Gross Potential Rent	272,400	272,400	27,240	54.94	687,600	68,760	138.68		
Loss / Gain to Lease	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%		
Gross Scheduled Rent	272,400	272,400	27,240	54.94	687,600	68,760	138.68		
Physical Vacancy	(13,620) 5.0%	(13,620) 5.0%	(1,362) (2.75)		(206,280) 30.0%	(20,628) (41.61)		[1]	
Total Vacancy	(\$13,620) 5.0%	(\$13,620) 5.0%	(\$1,362) (\$3)		(\$206,280) 30.0%	(\$20,628) (\$42)			
Economic Occupancy	95.00%	95.00%			70.00%				
Effective Rental Income	258,780	258,780	25,878	52.19	481,320	48,132	97.08		
Other Income							0		
Cleaning Fees	1,050	1,050	105	0.21	1,050	105	0.21		
Parking Income	15,470	15,470	1,547	3.12	15,470	1,547	3.12		
Dock Income	36,720	36,720	3,672	7.41	36,720	3,672	7.41	[2]	
Total Other Income	\$53,240	\$53,240	\$5,324	\$10.74	\$53,240	\$5,324	\$10.74		
Effective Gross Income	\$312,020	\$312,020	\$31,202	\$62.93	\$534,560	\$53,456	\$107.82		
Expenses	Current	Pro Forma	Per Unit	Per SF	Pro Forma Hotel	Per Unit	Per SF		
Real Estate Taxes	67,609	67,609	6,761	13.64	67,609	6,761	13.64	[3]	
Insurance	30,000	30,000	3,000	6.05	30,000	3,000	6.05		
Utilities	18,760	18,760	1,876	3.78	18,760	1,876	3.78		
Trash Removal	6,000	6,000	600	1.21	6,000	600	1.21		
Repairs & Maintenance	5,000	5,000	500	1.01	5,000	500	1.01	[4]	
Landscaping	1,200	1,200	120	0.24	1,200	120	0.24		
On-Site Payroll	0	0	0	0.00	20,000	2,000	4.03		
Booking Commissions	0	0	0	0.00	30,000	3,000	6.05		
Cleaning	0	0	0	0.00	16,234	1,623	3.27		
Linens	0	0	0	0.00	8,963	896	1.81		
Check-In	0	0	0	0.00	5,430	543	1.10		
Contract Services	0	0	0	0.00	2,000	200	0.40		
Operating Reserves	2,500	2,500	250	0.50	2,500	250	0.50	[5]	
Management Fee	15,601 5.0%	15,601 5.0%	1,560 3.15		26,728 5.0%	2,673 5.39		[6]	
Total Expenses	\$146,670	\$146,670	\$14,667	\$29.58	\$240,424	\$24,042	\$48.49		
Expenses as % of EGI	47.0%	47.0%			45.0%				
Net Operating Income	\$165,350	\$165,350	\$16,535	\$33.35	\$294,136	\$29,414	\$59.33		

Underwriting Notes:

- Physical Vacancy** assumes 5% for apartment rentals and 30% for seasonal rentals.
- Dock income** is based on three, 30' slips rented for \$1,200 each with 15% vacancy.
- RE Taxes** based on an 80% assessment ratio x the millage rate and less a 4% discount for early November payment.
- Operating Reserves** are based on \$250/unit.
- Management Fee** assumes 5% of EGI.

FINANCIAL SUMMARY

Pricing Detail

Summary	Apartment	Hotel
All-In Cost	\$4,350,000	\$4,350,000
Down Payment	\$4,350,000	\$4,350,000
Number of Units	10	10
Price Per Unit	\$435,000	\$435,000
Price Per SqFt	\$877.37	\$877.37
Rentable SqFt	4,958	4,958
Lot Size	0.19 Acres	0.19 Acres
Approx. Year Built	1941	1941

SALES COMPARABLES

Motel Sales Comparables						
#	Address	Sq. Ft.	Sale Date	Price	Price/Sq. Ft.	Distance from Subject
1	315 Taylor Street, Hollywood, FL	3,539	12/13/2024	3,000,000	847.70	0.70 miles
2	339 Taylor Street, Hollywood FL	2,844	12/12/2024	2,950,000	1,037.27	0.70 miles
3	334 Grant Street, Hollywood, FL	3,525	7/1/2024	2,700,000	765.96	0.40 miles
4	2118 N Ocean Drive, Hollywood, FL	2,923	7/26/2023	3,000,000	1,026.34	0.10 miles
Average		3,208		2,912,500	919.32	0.48 miles

Sales Comparables Analysis:

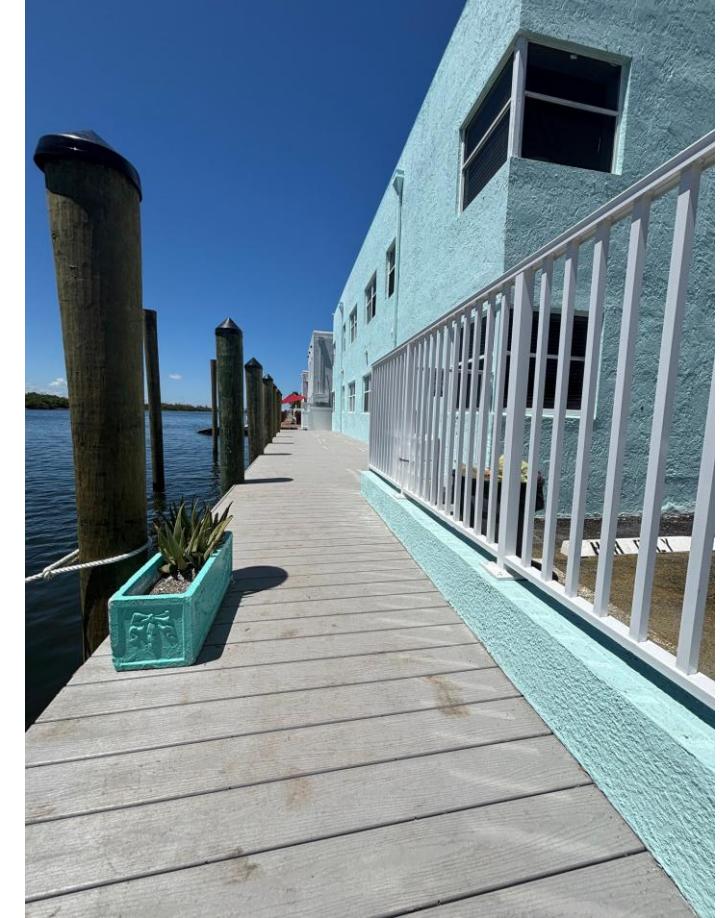
Recent sales comparables suggest an average market valuation of ~\$920 per foot. The subject property aligns with the upper end of the range due to its recently upgraded rooms and renovated dock that will bring in additional revenue.

INVESTMENT HIGHLIGHTS

- 10-unit boutique motel on a triple waterfront lot (8,270 SF) in the BRT-25-A1A-C Zoning District.
- 122 feet of water frontage with a brand-new 95-foot dock, rentable on a short-term or long-term basis.
- Select units feature stunning water views, further justifying higher average daily rates (ADRs).
- Rare opportunity as one of only five individually owned waterfront motels with four or more units in this area.
- Fully licensed motel with immediate operational ability for daily, weekly, or long-term vacation stays.
- 6 One-Bedroom Units and 4 Studio Units, all well-maintained.
- Generous floor plans with ample storage and ceiling fans.
- Select units have remodeled kitchens (including dishwashers) and upgraded bathrooms with elegant tiling and refreshed vanity areas.
- 11 dedicated parking spaces, a rarity for similar properties, ensuring convenience for both short-term and long-term guests.



EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS

