

Offering Memorandum

Capview Brokerage



COASTAL SUNSET MOTEL

1900 N OCEAN DRIVE, HOLLYWOOD, FL, 33019

TABLE OF CONTENTS

Capview Brokerage Advisors



Eileen Sakolsky

Sales Manager

Eileen.Sakolsky@CapFreeXchange.com

305-807-1293



Alec Bashein

Vice President

Alec.Bashein@CapFreeXchange.com

305-299-0775

Disclosures	3
Investment Overview	4
Location Overview	5
Market Overview	6
Financial Summary	7 - 10
Overview	7
Rent Roll	8
Operating Statement	9
Pricing Detail	10
Sales Comparables	11
Investment Highlights	12
Property Photos	13 - 14
Exterior Photos	13
Interior Photos	14

DISCLOSURES

Capview Brokerage, LLC (“Capview”), a licensed real estate brokerage and wholly owned subsidiary of CapFree Xchange, provides the following notice to all prospective purchasers of hotel properties.

Information Disclaimer

The information contained in this marketing brochure has been compiled from sources believed to be reliable. However, Capview makes no guarantee, representation, or warranty, express or implied, regarding the accuracy, completeness, or reliability of the information provided. Capview has not independently verified any of the information contained herein and strongly advises prospective purchasers to conduct their own independent investigation of all material aspects of the property.

This brochure is for informational purposes only and is not a substitute for a comprehensive due diligence process by the buyer and their professional advisors. All summaries, financial data, and projections included are illustrative and subject to change. No assurance is given as to the future performance of the property or operations.

Investment Risk Advisory (Hotel-Specific)

All hotel real estate investments involve significant risk. Operational performance is subject to numerous variables, including but not limited to occupancy rates, average daily rate (ADR), revenue per available room (RevPAR), labor and operating costs, brand affiliation requirements, third-party management performance, franchise agreements, capital expenditures, and regional economic and tourism trends.

Past operating results, if available, are not guarantees of future performance. Future profitability may be affected by local market competition, macroeconomic factors, regulatory changes, or disruptions in travel and hospitality sectors. Buyers should also assess the stability of any management agreement, flag/franchise relationship, and their ability to rebrand or reposition the asset if needed.

Responsibility of Buyer

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

Buyers must consult legal, financial, tax, and hospitality consultants as appropriate. Capview does not provide legal or tax advice.

Hold Harmless Acknowledgment

By accepting this brochure, the recipient agrees to release and hold harmless Capview Brokerage, CapFree Xchange, their affiliates, principals, agents, and employees from any claim, cost, or liability resulting from reliance upon this material or arising out of any purchase, offer, or investigation related to the property.

Confidentiality Notice

This brochure is confidential and intended solely for qualified investors. It may not be reproduced, redistributed, or disclosed to any other party without the prior written consent of Capview. The contents of this brochure are not guaranteed and do not constitute an offer to sell or the solicitation of an offer to buy any security or interest in the property.

All dimensions, financials, and operational metrics must be independently verified. Capview disclaims all liability for errors, omissions, or misstatements.

Non-Affiliation Disclaimer

Any hotel brand, flag, or operator named in this brochure is identified strictly for descriptive purposes. Capview is not affiliated with, endorsed by, or sponsored by any hotel franchisor, operator, or brand referenced herein.

The use of logos or trademarks does not imply any affiliation or partnership and is for informational use only to describe the subject property.

COVID-19 and Market Volatility

The hospitality industry has been and may continue to be impacted by COVID-19 and related economic conditions. Travel demand, staffing, operations, and capital markets remain volatile. Capview has not been retained to assess such risks and makes no representation regarding the future effects of pandemics, government policy, or public health measures on the asset. Buyers are strongly encouraged to consult specialists in hospitality operations, epidemiology, and risk management before proceeding.

Disclosure of Potential Conflicts

Certain individuals or entities affiliated with Capview Brokerage or CapFree Xchange may own a direct or indirect interest in the property or serve as principals in the transaction. By reviewing this material, the recipient acknowledges this possibility and waives any claim related to conflicts of interest arising from Capview's role as intermediary, owner, or affiliated agent.

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

							Apartment Furnished Monthly					
				Hotel			Current			Pro Forma		
Unit Type	# of Units	Avg Sq Feet	Average Daily Rate	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

	Apartment						Hotel				
Income	Current		Pro Forma		Per Unit	Per SF	Pro Forma Hotel		Per Unit	Per SF	Notes
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	0.00	0	0.0%	0	0.00	
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	Notes
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	0.00	20,000		2,000	4.03	
Booking Commissions			0		0	0.00	30,000		3,000	6.05	
Cleaning			0		0	0.00	16,234		1,623	3.27	
Linens			0		0	0.00	8,963		896	1.81	
Check-In			0		0	0.00	5,430		543	1.10	
Contract Services			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:

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

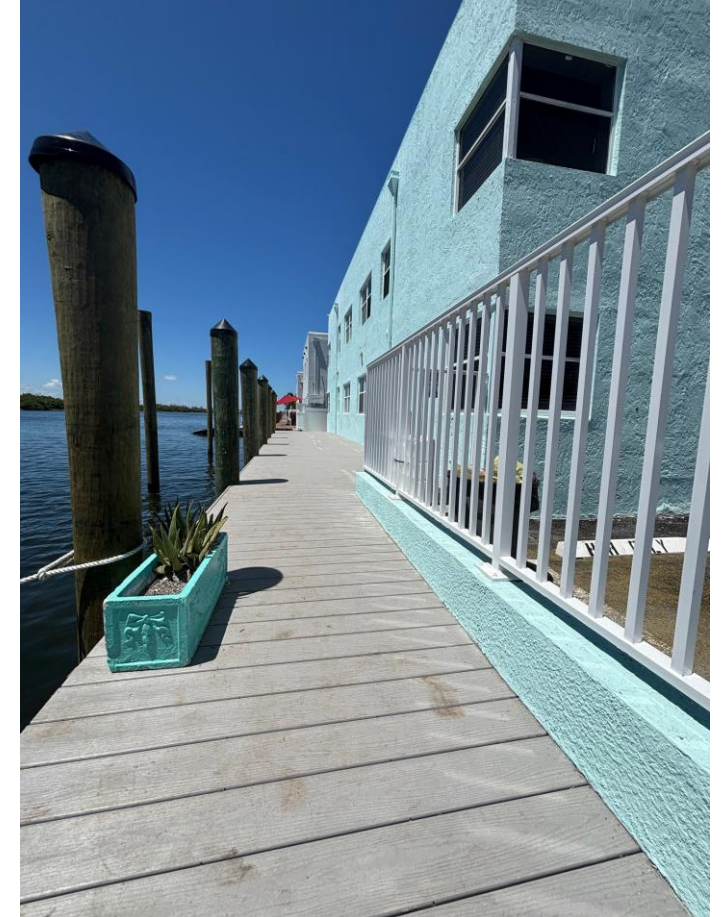
Recent sales comparables suggest an average market valuation of ~\$920 per foot. The subject property aligns with the upper end of the range due to its recently upgraded rooms and renovated dock that will bring in additional revenue.

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

