

SUNSET INN

Offering Memorandum

22968 Bayshore Road • Port Charlotte, Florida

Confidential Investment Opportunity

8-Unit Boutique Motel / Short-Term Rental Asset

Offering Price: \$1,750,000



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1. Executive Summary

- Property: Sunset Inn
- Location: 22968 Bayshore Road, Port Charlotte, FL
- Offering Price: \$1,750,000
- Current NOI: \$100,000
- Stabilized NOI: \$115,000–\$125,000
- Cap Rate at Asking: 5.7% (current), 6.6%–7.1% (stabilized)
- Units: 8
- Building Size: ~3,005 sq ft

2. Investment Highlights

- Strong Financial Performance
- Stabilized Upside
- Attractive Cap Rate Positioning
- Strategic Location
- Redevelopment Potential

3. Property Overview

- Address: 22968 Bayshore Road, Port Charlotte, FL
- Property Type: Boutique Motel / STR Hybrid
- Building Size Breakdown:

Component	Sq Ft
7 Units @ 325 sq ft	2,275
1 Unit @ 430 sq ft	430
Laundry / Support	300
Total	3,005

- Unit Mix: 8 rentable units, studio-style layouts
- Site Features: High-visibility frontage, parking, laundry, waterfront proximity

4. Financial Summary

Metric	Amount
Revenue	\$188,000
Expenses	\$88,000
NOI	\$100,000
Stabilized Revenue	\$210,000–\$225,000
Stabilized NOI	\$115,000–\$125,000

5. Stabilized Pro-Forma

- Revenue Assumptions: ADR \$170, Occupancy 60%, 8 Units
- Projected Revenue: \$298,320
- Projected Expenses (45%): \$134,244
- Projected NOI: \$164,076
- Pro-Forma NOI Range: \$115,000–\$160,000+

6. Valuation Summary

- Income-Based Valuation:

NOI	Cap Rate	Value
\$115,000	7.0%	\$1,643,000
\$120,000	6.8%	\$1,764,000
\$125,000	7.0%	\$1,785,000

- Real Estate Value: \$1.25M – \$1.45M
- Business Value (FF&E + Goodwill): \$150,000 – \$250,000
- Redevelopment Premium: \$75,000 – \$125,000
- Total Going-Concern Value: \$1.70M – \$1.80M
- Offering Price: \$1,750,000

7. Market Overview

- Demand Drivers: Charlotte Harbor tourism, Punta Gorda Airport, seasonal population, boating
- Competitive Positioning: Higher ADR, strong online presence, turnkey operations

8. Location Analysis

- Proximity Highlights: 3 min to park, 5 min to harbor, 7 min to Punta Gorda, 12 min to airport
- Area Growth: Population growth, tourism expansion, infrastructure investment

9. Terms of Offering

- Offering Price: \$1,750,000
- Earnest Money: 3%
- Due Diligence: 30 days
- Closing: 30 days post-DD
- Condition: As-Is, Where-Is

10. Disclaimers

This Offering Memorandum is provided solely for evaluation purposes. All financial information is believed to be accurate but should be independently verified. The seller reserves the right to accept or reject any offer.