

# Available For Sale

Multi-Property  
Lodging Portfolio  
**OFFER PRICE: \$3,775,000**

For More Information Contact:  
Troy Weintraub  
813-442-0063  
[Troy@BurpeeCommercial.com](mailto:Troy@BurpeeCommercial.com)



## 01 Chaz Hotel

- Property Photos
- Executive Summary
- Property Details

## 02 Seven Sisters Campground

- Property Photos
- Executive Summary

## 03 8547 W Miss Maggie Dr

- Property Details

## 04 Financial Analysis

## 05 Location Overview

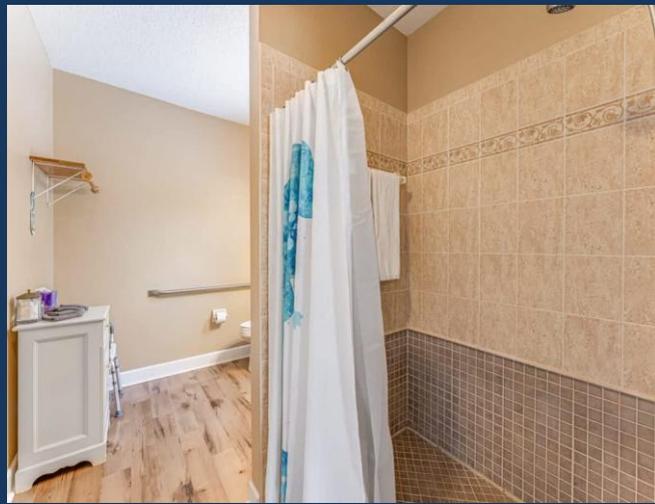
## 06 Portfolio Property Comps



# 01 Chaz Hotel

## Photo Gallery





Visit [HERE](#) for a Virtual Tour!



# 01 Chaz Hotel

## Executive Summary

The Hotel Division Brokerage Team of John Burpee & Troy Weintraub are proud to present the Chaz Hotel located at 8551 W Miss Maggie Dr Homosassa, FL 34448.

This hotel property is a two story, interior corridor, 9,184SF GBA with a typical floor having 4,592 SF. 9 bedrooms, was built in 1910, and renovated in 2001, sitting on a .71-acre parcel. Features a licensed restaurant with 16 seats, Licensed 2-cop beer/wine license, brand new commercial oven, whole house Generac generator.

### Room Breakdown:

Manatee Room- 1-Bedrooms, 1-Bath, 2-Queen Beds

Captains Room- 1-Bedrooms, 1-Bath, 1-Queen Beds,

Chaz River Suite 4-Bedrooms, 1-Large Bath (2-Shower, 2-Toilets), 2-Queen Beds, 3-single beds

Crystal River Suite 3-Bedrooms, 1-Bath, 2-Queen Beds, 4- Single

Step back in time and experience the historic charm of old Florida at the Seven Sisters Spring Campground. Nestled along the Chassahowitzka River, this peaceful retreat invites you to reconnect with nature, unwind, and enjoy quality time with friends and family. From world-class fishing and scalloping to kayaking and boating adventures, the area offers something for every outdoor enthusiast. Surrounded by natural beauty, Seven Sisters Springs strikes the perfect balance between relaxation and adventure — a timeless escape into Florida's wild, untouched heart.

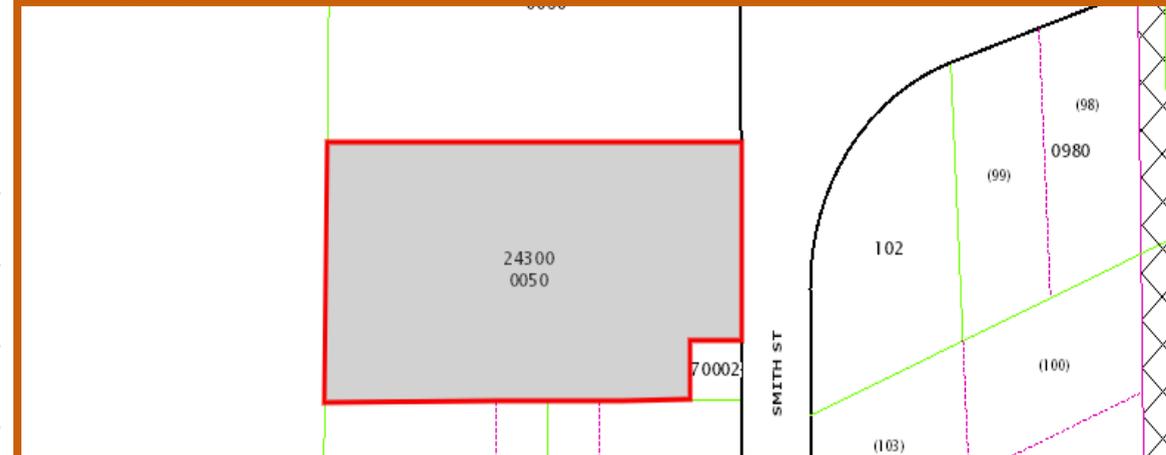
Established in 1910 and extensively renovated in 2001, the hotel has maintained its cozy ambiance, providing a serene place to unwind between explorations and adventures. The Chassahowitzka Hotel's common spaces and outside areas are perfect for socializing and hosting gatherings, including gold outings, family reunions and natural adventure groups. Located just 15 miles south of Crystal River, and 6 miles from the new world class golf outings destination Cabot Citrus Farms. This historical bed and breakfast creates an inviting destination getaway for all travelers. This quaint hotel accommodates up to 18 guests, offering an intimate and secluded experience in century-old Florida, all while providing the comfort of modern amenities.

- Complimentary Wi-Fi
- Whole house A/C
- Ceiling Fans
- Outdoor grill (upon request)
- Outdoor horseshoe pit
- Microwave, mini-fridge and coffee maker on the first floor
- Common areas with sofa, flat screen TV, Roku, DVD player and more



# 01 Chaz Hotel Property Overview

<b>Parcel ID</b>	17E20S26 24300 0050
<b>Address</b>	8551 W Miss Maggie Dr, Homosassa
<b>Legal Description</b>	COM AT SW COR OF NW1/4 OF SE1/4 SEC 26-20-17, TH N 140 FT TOPOB, TH E 241 FT, TH N 140 FT, TH W 241 FT, TH S 140 FT TOPOB ---LESS AND EXC THAT PCL DEEDED TO CITRUS CO FOR A LIFT
<b>Year Built</b>	1910
<b>Total Buildings</b>	1
<b>Stories</b>	2
<b>Lot Size</b>	30,919 SQ FT/ .71 AC
<b>Roof</b>	Gable or Hip
<b>Interior</b>	Drywall/Plaster
<b>HVAC</b>	Central



# 01 Chaz Hotel Property Overview - Taxes

JANICE A. WARREN C.F.C.  
CITRUS COUNTY TAX COLLECTOR

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNTNUMBER	ESCROWCD	MILLAGECODE
3157832		0000

SKC CHAZ HOTEL LLC  
6307 JULIE ST  
TAMPA, FL 33610

8551 W MISS MAGGIE DR

COM AT SW COR OF NW1/4 OF SE1/4 SEC 26-20-17, TH N 140

Scan to pay



See Additional Legal on Tax Roll

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	453,830	0	453,830	6.9898	3,172.18
Transportation Trust	453,830	0	453,830	0.9860	447.48
Health Department	453,830	0	453,830	0.0564	25.60
Library	453,830	0	453,830	0.3147	142.82
Fire District	453,830	0	453,830	0.0000	0.00
Stormwater	453,830	0	453,830	0.0000	0.00
Fire Rescue EMS	453,830	0	453,830	0.5780	262.31
Law Enforcement	453,830	0	453,830	0.0000	0.00
Schools Local Req'd Effort	453,830	0	453,830	3.1030	1,408.23
Schools Capital Outlay	453,830	0	453,830	1.5000	680.75
Schools Discretionary	453,830	0	453,830	0.7480	339.46
SWFWMD General	453,830	0	453,830	0.1831	83.10
Mosquito Control	453,830	0	453,830	0.3708	168.28
<b>TOTAL</b>				14.8298	\$6,730.21

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
115 Chassahowitzka Water Phase 1		532.12
116 Chassahowitzka Wastewater		65.44
131 Fire Services		481.20
154 Stormwater		40.01
<b>NON-AD VALOREM ASSESSMENTS</b>		\$1,118.77

**COMBINED TAXES AND ASSESSMENTS** \$7,848.98 See reverse side for important information.

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$7,535.02	\$7,613.51	\$7,692.00	\$7,770.49	\$7,848.98

JANICE A. WARREN C.F.C.  
CITRUS COUNTY TAX COLLECTOR

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNTNUMBER	ESCROWCD	MILLAGECODE
3157832		0000

SKC CHAZ HOTEL LLC  
6307 JULIE ST  
TAMPA, FL 33610

8551 W MISS MAGGIE DR

COM AT SW COR OF NW1/4 OF  
SE1/4 SEC 26-20-17, TH N 140

See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$7,535.02	\$7,613.51	\$7,692.00	\$7,770.49	\$7,848.98

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT.

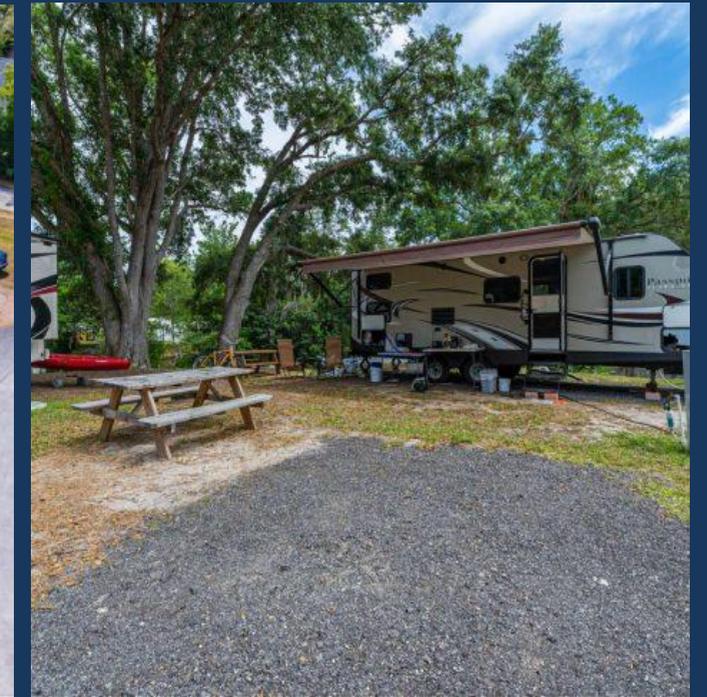
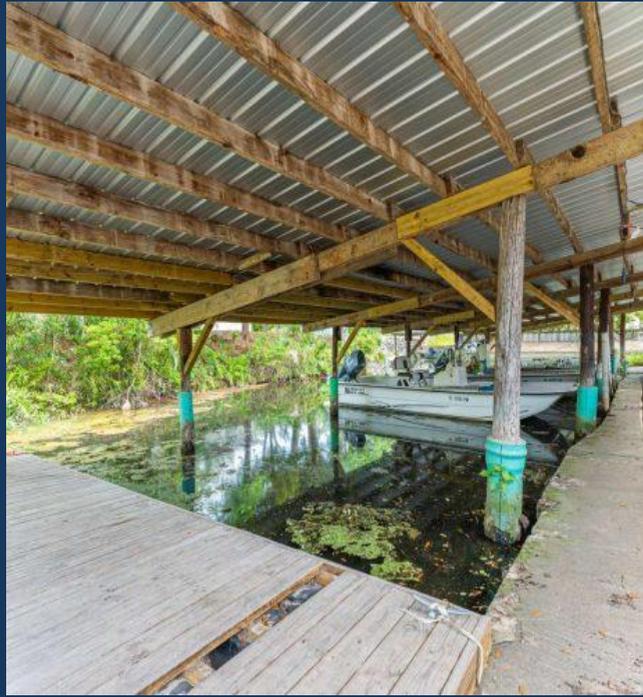


# 02 Seven Sisters Campground

## Photo Gallery



# Campground



Visit [HERE](#) for a Virtual Tour!

# Cozy Non-Waterfront Cottage



Visit [HERE](#) for a Virtual Tour!



# Waterfront Cottage





# 02 Seven Sisters Campground

## Executive Summary



The Hotel Division Brokerage Team of John Burpee & Troy Weintraub are proud to present the Seven Sisters Campground, located at 8544 W Miss Maggie Dr Homosassa, FL 34448.

The property is a 2.76-acre parcel comprised of multiple Cabins, RV, a Mobile Home Park, Kayak rentals, covered John Boat Slips, small retail store that also serves as a front desk, and a currently vacant restaurant.

### Cabins:

Qty:2 Waterfront Cabin having 1-Bedroom with 2-Queen beds, 1-Queen size sofa beds, 1-bath, Full Kitchen with cookware

Qty:4 Cozy River Cabin having 1-Queen bed, 1-Queen size sofa beds, 1-bath, Small Kitchenette with electric stove top and mini fridge

### RV Site Breakdown: 25 Sites

Premium Waterfront- 6 Sites (1- being used as office)

Standard Waterfront- 4 Sites

Non-Waterfront- 11 Sites

Cozy non-waterfront- 4 Sites

Vacant Restaurant: 2,451SF +/-

Covered John Boats spaces: 12 spaces

Credit Card Operated Laundry Facilities conveniently located onsite

Step back in time and experience the historic charm of old Florida at the Seven Sisters Spring Campground. Nestled along the Chassahowitzka River, this peaceful retreat invites you to reconnect with nature, unwind, and enjoy quality time with friends and family. From world-class fishing and scalloping to kayaking and boating adventures, the area offers something for every outdoor enthusiast. Surrounded by natural beauty, Seven Sisters Springs strikes the perfect balance between relaxation and adventure — a timeless escape into Florida's wild, untouched heart.

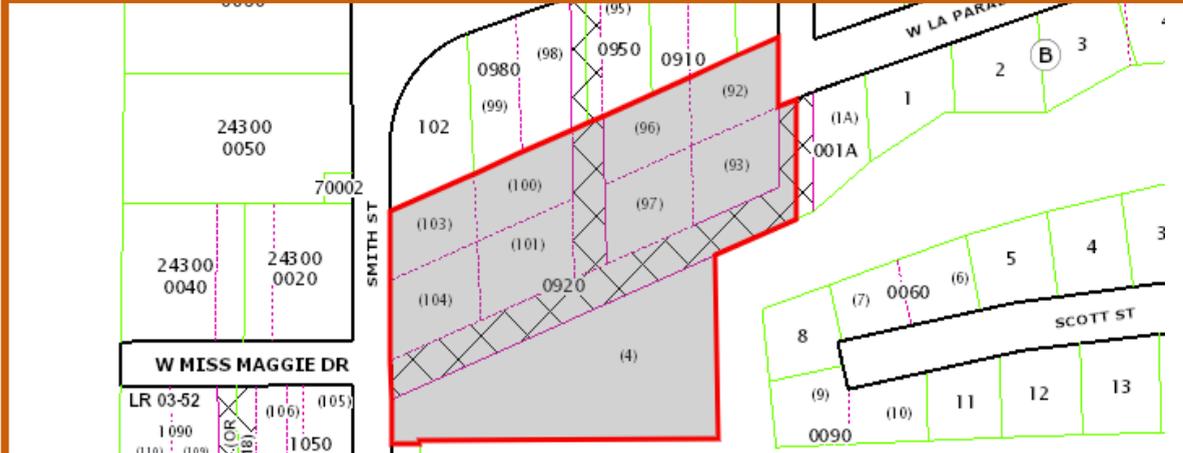
Property is also located just 15 miles south of Crystal River, and 6 miles from the new world class gold destination Cabot Citrus Farms, this campground creates an inviting destination getaway for all travelers.

[Seven Sisters Campground | RV Sites & Cabins Homosassa, FL](#)



# 02 Seven Sisters Campground Property Overview

<b>Parcel ID</b>	17E20S260040 0920
<b>Address</b>	8544 W Miss Maggie Dr, Homosassa
<b>Legal Description</b>	LOTS 92,93, 96, 97 100 101 103 AND 104, OF CHASSHOWITZKA HEIGHTS UNIT 2, PB 2 PG 75 AND LOT 4, BLK C, CHASSHOWITZKA VILLAGE, PB 6 PGS 134 – 135 LESS: BEGIN AT THE SW CORNER
<b>Year Built</b>	1972
<b>Total Buildings</b>	10
<b>Stories</b>	1
<b>Lot Size</b>	120,346 SQ FT/ 2.76 AC
<b>Roof</b>	Gable or Hip
<b>Interior</b>	Drywall/Plaster
<b>HVAC</b>	N/A



02  
 Seven Sisters  
 Campground  
 Property  
 Overview - Taxes



JANICE A. WARREN C.F.C.  
 CITRUS COUNTY TAX COLLECTOR

2025 Real Estate  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNTNUMBER	ESCROWCD	MILLAGECODE	
2958138		0000	Prior Year(s) Taxes Due please contact our office

SKC HOMOSASSA CAMPGROUND LLC  
 11356 AMERICAN HOLLY DR  
 RIVERVIEW, FL 33578

8544 W MISS MAGGIE DR  
 LOTS 92,93,96,97,100,101,103 AND 104, OF  
 CHASSAHOWITZK



See Additional Legal on Tax Roll  
**Exemptions:**

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	591,062	0	591,062	6.9898	4,131.41
Transportation Trust	591,062	0	591,062	0.9860	582.79
Health Department	591,062	0	591,062	0.0564	33.34
Library	591,062	0	591,062	0.3147	186.01
Fire District	591,062	0	591,062	0.0000	0.00
Stormwater	591,062	0	591,062	0.0000	0.00
Fire Rescue EMS	591,062	0	591,062	0.5780	341.63
Law Enforcement	591,062	0	591,062	0.0000	0.00
Schools Local Req'd Effort	610,240	0	610,240	3.1030	1,893.57
Schools Capital Outlay	610,240	0	610,240	1.5000	915.36
Schools Discretionary	610,240	0	610,240	0.7480	456.46
SWFWMD General	591,062	0	591,062	0.1831	108.22
Mosquito Control	591,062	0	591,062	0.3708	219.17
<b>TOTAL</b>				14.8298	\$8,867.96

LEVYING AUTHORITY	RATE	AMOUNT
115 Chassahowitzka Water Phase 1		2,618.97
116 Chassahowitzka Wastewater		322.07
131 Fire Services		1,321.20
154 Stormwater		400.70
<b>NON-AD VALOREM ASSESSMENTS</b>		\$4,662.94

**COMBINED TAXES AND ASSESSMENTS** \$13,530.90 See reverse side for important information.

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$12,989.66	\$13,124.97	\$13,260.28	\$13,395.59	\$13,530.90

JANICE A. WARREN C.F.C.  
 CITRUS COUNTY TAX COLLECTOR

2025 Real Estate  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNTNUMBER	ESCROWCD	MILLAGECODE	
2958138		0000	Prior Year(s) Taxes Due please contact our office

SKC HOMOSASSA CAMPGROUND LLC  
 11356 AMERICAN HOLLY DR  
 RIVERVIEW, FL 33578

8544 W MISS MAGGIE DR  
 LOTS 92,93,96,97,100,101,103 AND  
 104, OF CHASSAHOWITZK  
 See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$12,989.66	\$13,124.97	\$13,260.28	\$13,395.59	\$13,530.90

RETAIN THIS PORTION FOR YOUR RECORDS.  
 WALK-IN CUSTOMERS,  
 PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION

# 03 8547 W Miss Maggie Dr – Property Overview

<b>Parcel ID</b>	17E20S26 24300 0060
<b>Address</b>	8547 W Miss Maggie Dr, Homosassa, FL
<b>Legal Description</b>	COM AT SW COR OF NW1/4 OF SE1/4, TH N 280 FT TO POB, TH E241 FT, TH N 140 FT, TH W 241 FT, TH S 140 FT TOPOB—AND— COM AT SW COR OF LT 89 CHASSAHOWITZKA HEIGHTS
<b>Lot Size</b>	36,746 SQ FT/ .84 AC



03  
8547 W Miss  
Maggie Dr –  
Property  
Overview –  
Taxes

JANICE A. WARREN C.F.C.  
CITRUS COUNTY TAX COLLECTOR

2025 Paid Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1183871	0036	0000

SKC CHAZ MHP LLC  
6307 JULIE ST  
TAMPA, FL 33610

8547 W MISS MAGGIE DR  
COM AT SW COR OF NW1/4 OF SE1/4, TH N 280 FT TO  
POB, T  
See Additional Legal on Tax Roll  
Exemptions:

Scan to pay



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	48,450	0	48,450	6.9898	338.66
Transportation Trust	48,450	0	48,450	0.9860	47.77
Health Department	48,450	0	48,450	0.0564	2.73
Library	48,450	0	48,450	0.3147	15.25
Fire District	48,450	0	48,450	0.0000	0.00
Stormwater	48,450	0	48,450	0.0000	0.00
Fire Rescue EMS	48,450	0	48,450	0.5780	28.00
Law Enforcement	48,450	0	48,450	0.0000	0.00
Schools Local Req'd Effort	48,450	0	48,450	3.1030	150.34
Schools Capital Outlay	48,450	0	48,450	1.5000	72.68
Schools Discretionary	48,450	0	48,450	0.7480	36.24
SWFWMD General	48,450	0	48,450	0.1831	8.87
Mosquito Control	48,450	0	48,450	0.3708	17.97
<b>TOTAL</b>				14.8298	\$718.51

LEVYING AUTHORITY	RATE	AMOUNT
115 Chassahowitzka Water Phase 1		207.86
131 Fire Services		26.33
147 Water Utility Avail Assmt		21.77
148 Wastewater Utility Avail Assmt		29.51
<b>NON-AD VALOREM ASSESSMENTS</b>		\$285.47

COMBINED TAXES AND ASSESSMENTS \$1,003.98 See reverse side for important information.

If Postmarked By	Nov 30, 2025				
Please Pay	\$0.00				

JANICE A. WARREN C.F.C.  
CITRUS COUNTY TAX COLLECTOR

2025 Paid Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1183871	0036	0000

SKC CHAZ MHP LLC  
6307 JULIE ST  
TAMPA, FL 33610

8547 W MISS MAGGIE DR  
COM AT SW COR OF NW1/4 OF  
SE1/4, TH N 280 FT TO POB, T  
See Additional Legal on Tax Roll

RETURN WITH PAYMENT.

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2025				
Please Pay	\$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION



# 04 Seven Sisters Portfolio

## Financial Analysis – Proforma – Chaz Hotel



Property Name/Address: Chaz Hotel 8551 West Miss Maggie Drive, Homosassa FL 34448	Actuals	Year 1 Proforma	Year 2 Proforma	Year 3 Proforma	Year 4 Proforma	Year 5 Proforma
Total Rooms: 9						
List Price: \$825,000						
<b>Whole hotel bookings</b>						
<b>Average Daily Rate</b>	\$ 1,645.00	\$ 1,694.35	\$ 1,745.18	\$ 1,797.54	\$ 1,851.46	\$ 1,907.01
<b>Individual Room Bookings</b>						
<b>Average Daily Rate</b>	\$ 154.00	\$ 158.62	\$ 163.38	\$ 168.28	\$ 173.33	\$ 178.53
<b>Gross Potential Rental Income:</b>	\$ 505,890.00	\$ 521,066.70	\$ 536,698.70	\$ 552,799.66	\$ 569,383.65	\$ 586,465.16
<b>Vacancy Loss Assume:</b>	\$ 355,650.00	\$ 260,533.35	\$ 241,514.42	\$ 221,119.86	\$ 227,753.46	\$ 234,586.06
<b>Effective Rental Income</b>	\$ 150,240.00	\$ 260,533.35	\$ 295,184.29	\$ 331,679.80	\$ 341,630.19	\$ 351,879.10
<b>Credits/Refunds</b>	\$ (7,821.06)	\$ (13,000.00)	\$ (14,750.00)	\$ (16,583.00)	\$ (17,081.00)	\$ (17,593.00)
<b>Total Combined Income:</b>	\$ 142,418.94	\$ 247,533.35	\$ 280,434.29	\$ 315,096.80	\$ 324,549.19	\$ 334,286.10
<b>Operating Expenses:</b>						
Property Management 6%		\$ 14,852.00	\$ 16,826.06	\$ 18,905.81	\$ 19,472.95	\$ 20,057.17
Teal Door Property Management	\$ 6,545.06					
3rd Party Comp Inspections	\$ 2,624.38	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Website Domain	\$ 157.38					
Food Cost	\$ 3,969.47	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Chef	\$ 6,327.72					
Lawn Care	\$ 3,410.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Management Fees/ Labor	\$ 26,265.80					
OTA Commissions	\$ 7,818.39	\$ 7,818.39	\$ 8,227.00	\$ 8,227.00	\$ 8,227.00	\$ 8,227.00
Ice Machine Lease	\$ 1,415.61	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Pest Control	\$ 915.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Repairs & Maintenance	\$ 4,700.32	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Electrical Repairs	\$ 1,223.06					
Laundry	\$ 6,460.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Supplies	\$ 778.74	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Cleaning Fees/ Labor		\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Electric	\$ 4,473.99	\$ 4,563.47	\$ 4,654.74	\$ 4,747.83	\$ 4,842.79	\$ 4,939.65
Gas	\$ 812.72	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Water/Sewer	\$ 2,038.28	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00
Trash	\$ 2,914.80	\$ 2,973.10	\$ 3,032.56	\$ 3,093.21	\$ 3,155.07	\$ 3,218.17
Internet	\$ 756.94	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
Advertising		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<b>Property Insurance</b>	\$ 18,700.00	\$ 18,700.00	\$ 19,261.00	\$ 19,838.83	\$ 20,433.99	\$ 21,047.01
<b>Property Taxes</b>	\$ 7,770.00	\$ 7,770.00	\$ 9,787.67	\$ 9,787.67	\$ 9,787.67	\$ 9,787.67
<b>Total Expenses:</b>	\$ 110,077.66	\$ 152,724.96	\$ 155,862.97	\$ 156,594.54	\$ 157,346.53	\$ 158,119.50
<b>Net Operating Income:</b>	\$ 32,341.28	\$ 94,808.39	\$ 124,571.32	\$ 158,502.26	\$ 167,202.66	\$ 176,166.59
<b>Sale Value @ 3.92% CAP</b>	\$ 825,000.00	\$ 1,185,104.93				
<b>.84AC Vacant Land Parcel in front of hotel</b>	\$ 100,000.00	\$ 150,000.00				
<b>Total Hotel Value</b>	\$ 925,000.00	\$ 1,335,104.93				

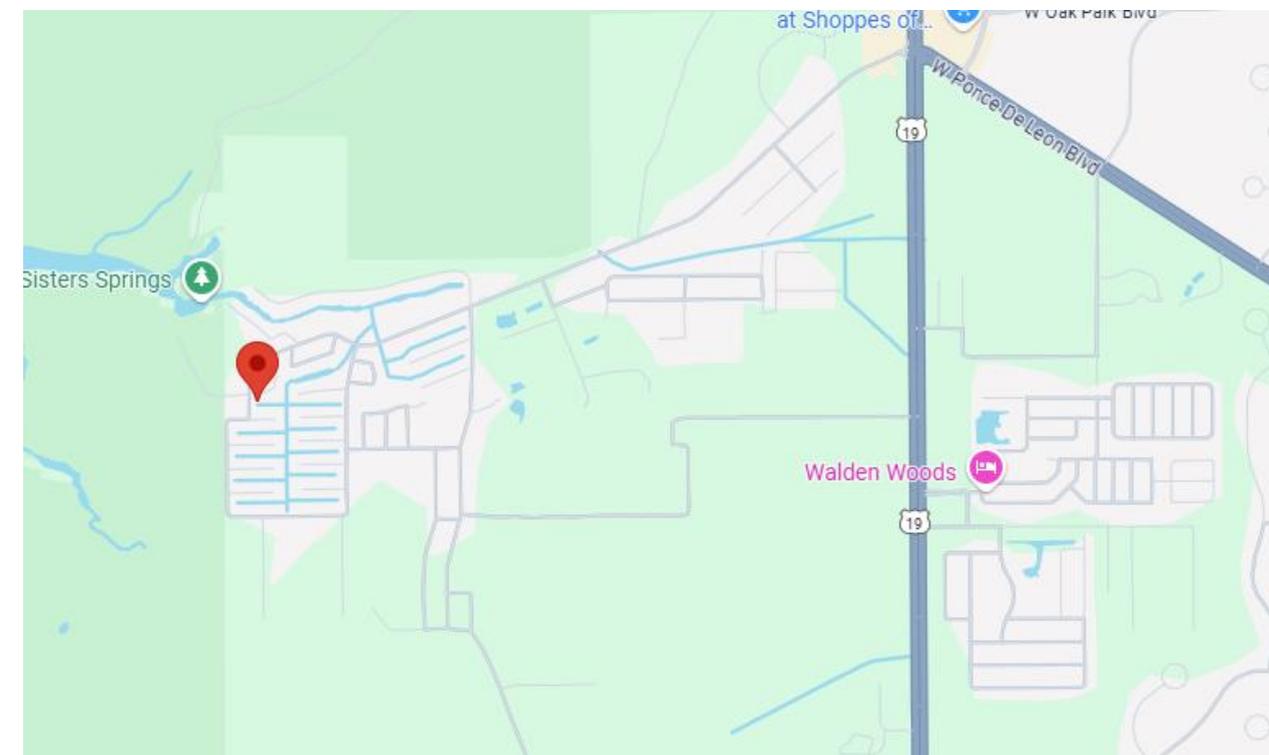
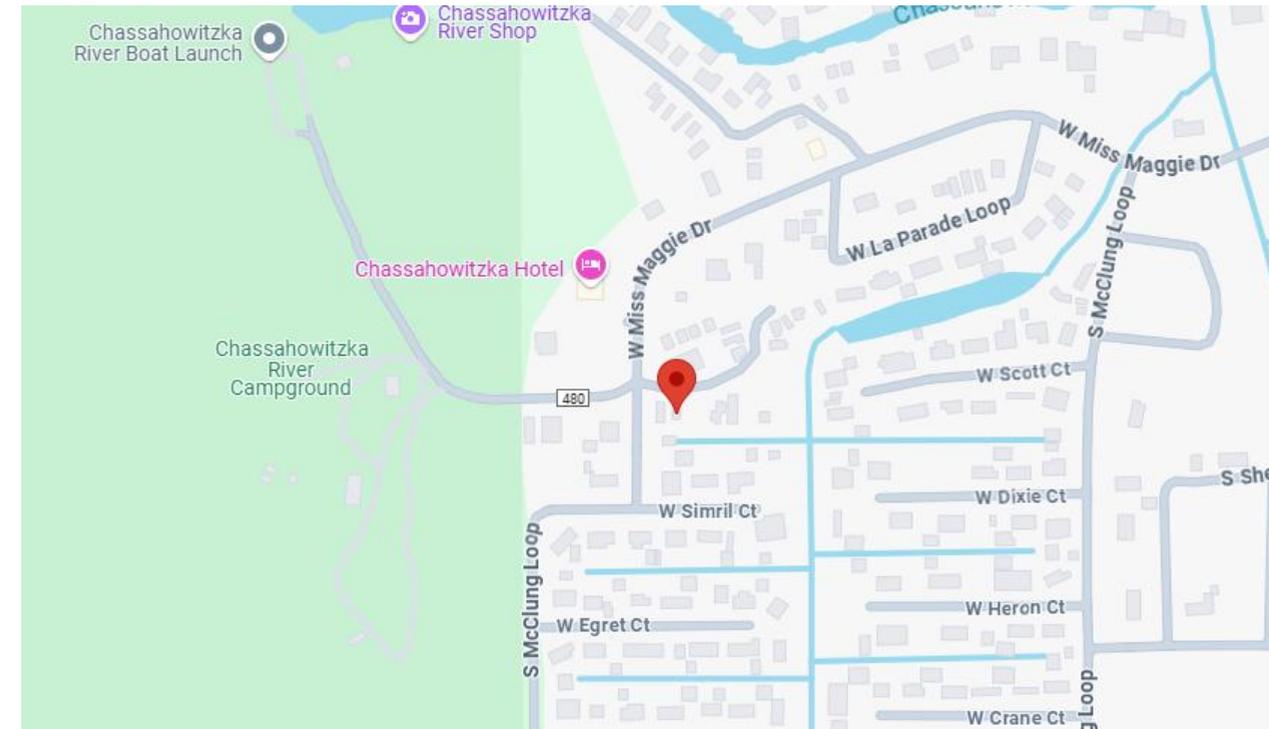
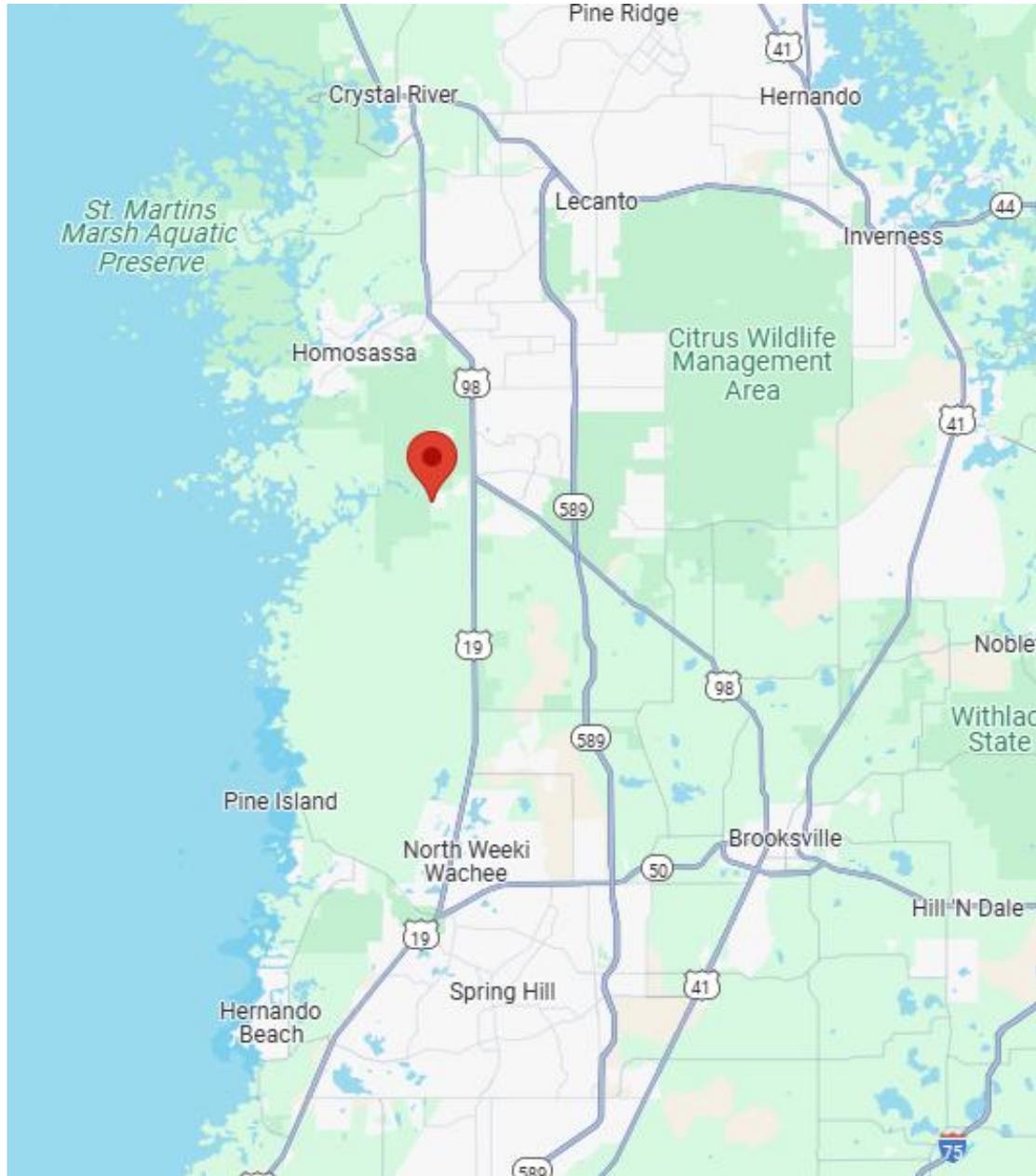
# 04 Seven Sisters Portfolio Financial Analysis – Proforma – Campground



Property Name/ Address: Seven Sisters Campground 8544 West Miss Maggie Drive, Homosassa, FL 34448						
RV Sites	Actuals	Year 1 Proforma	Year 2 Proforma	Year 3 Proforma	Year 4 Proforma	Year 5 Proforma
<b>Premium Waterfront</b>						
Qty:4 Sites						
ADR	\$ 70.94	\$ 73.07	\$ 75.26	\$ 77.52	\$ 79.84	\$ 82.24
Gross Potential Rental Income:	\$ 103,572.40	\$ 108,751.02	\$ 114,188.57	\$ 119,898.00	\$ 125,892.90	\$ 132,187.54
Vacancy Loss Assume: 57% Y1 51%	\$ 58,560.30	\$ 55,463.02	\$ 59,378.06	\$ 62,346.96	\$ 65,464.31	\$ 68,737.52
Effective Rental Income	\$ 45,012.10	\$ 53,288.00	\$ 54,810.51	\$ 57,551.04	\$ 60,428.59	\$ 63,450.02
<b>Standard Non-Waterfront</b>						
Qty:11 Sites						
ADR	\$ 34.47	\$ 35.50	\$ 36.57	\$ 37.67	\$ 38.80	\$ 39.96
Gross Potential Rental Income:	\$ 138,397.05	\$ 142,548.96	\$ 146,825.43	\$ 151,230.19	\$ 155,767.10	\$ 160,440.11
Vacancy Loss Assume: 50% Y1 35%	\$ 69,297.91	\$ 49,892.14	\$ 51,388.90	\$ 52,930.57	\$ 54,518.48	\$ 56,154.04
Effective Rental Income	\$ 69,099.14	\$ 92,656.82	\$ 95,436.53	\$ 98,299.63	\$ 101,248.61	\$ 104,286.07
<b>Standard Waterfront</b>						
Qty:4 Sites						
ADR	\$ 48.32	\$ 49.77	\$ 51.26	\$ 52.80	\$ 54.38	\$ 56.02
Gross Potential Rental Income:	\$ 70,547.20	\$ 72,663.62	\$ 74,843.52	\$ 77,088.83	\$ 79,401.50	\$ 81,783.54
Vacancy Loss Assume: 50% Y1 35%	\$ 35,069.09	\$ 25,432.27	\$ 26,195.23	\$ 26,981.09	\$ 27,790.52	\$ 28,624.24
Effective Rental Income	\$ 35,478.11	\$ 47,231.35	\$ 48,648.29	\$ 50,107.74	\$ 51,610.97	\$ 53,159.30
<b>Cozy Non-Waterfront</b>						
Qty:6 Sites						
ADR	\$ 33.93	\$ 34.95	\$ 36.00	\$ 37.08	\$ 38.19	\$ 39.33
Gross Potential Rental Income:	\$ 74,306.70	\$ 76,535.90	\$ 78,831.98	\$ 81,196.94	\$ 83,632.85	\$ 86,141.83
Vacancy Loss Assume: 79%Y1 55%	\$ 58,411.77	\$ 42,094.75	\$ 43,357.59	\$ 44,658.32	\$ 45,998.07	\$ 47,378.01
Effective Rental Income	\$ 15,894.93	\$ 34,441.16	\$ 35,474.39	\$ 36,538.62	\$ 37,634.78	\$ 38,763.82
<b>Cabins</b>						
Qty: 6						
ADR	\$ 135.00	\$ 139.05	\$ 143.22	\$ 147.52	\$ 151.94	\$ 156.50
Gross Potential Rental Income:	\$ 295,650.00	\$ 304,519.50	\$ 313,655.09	\$ 323,064.74	\$ 332,756.68	\$ 342,739.38
Vacancy Loss Assume: 45% Y1 31%	\$ 133,904.00	\$ 94,401.05	\$ 125,462.03	\$ 129,225.90	\$ 133,102.67	\$ 137,095.75
Effective Rental Income	\$ 161,746.00	\$ 210,118.46	\$ 188,193.05	\$ 193,838.84	\$ 199,654.01	\$ 205,643.63
<b>Other Income:</b>						
Kayaks	\$ 112,647.08	\$ 116,026.49	\$ 119,507.29	\$ 123,092.51	\$ 126,785.28	\$ 130,588.84
Boat Slips \$30Perday/\$100Permo	\$ 4,212.68	\$ 4,339.06	\$ 4,469.23	\$ 4,603.31	\$ 4,741.41	\$ 4,883.65
Cancellation Fees	\$ 7,657.28	\$ 7,887.00	\$ 8,123.61	\$ 8,367.32	\$ 8,618.34	\$ 8,876.89
Clear Kayak Trailer	\$ 7,249.59	\$ 7,467.08	\$ 7,691.09	\$ 7,921.82	\$ 8,159.48	\$ 8,404.26
Locksite Fees	\$ 2,955.00	\$ 3,043.65	\$ 3,134.96	\$ 3,229.01	\$ 3,325.88	\$ 3,425.65
Occupancy Fee	\$ 2,950.00	\$ 3,038.50	\$ 3,129.66	\$ 3,223.54	\$ 3,320.25	\$ 3,419.86
Parking Income	\$ 20,595.92	\$ 21,213.80	\$ 21,850.21	\$ 22,505.72	\$ 23,180.89	\$ 23,876.32
Retail	\$ 11,100.00	\$ 11,433.00	\$ 11,775.99	\$ 12,129.27	\$ 12,493.15	\$ 12,867.94
Surcharges	\$ 4,425.71	\$ 4,558.48	\$ 4,695.24	\$ 4,836.09	\$ 4,981.18	\$ 5,130.61
Bait Shop Lease		\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Tax Collected	\$ 17,357.52	\$ 17,791.46	\$ 18,325.20	\$ 18,874.96	\$ 19,441.21	\$ 20,024.44
Utility Income	\$ 925.90	\$ 1,157.38	\$ 1,192.10	\$ 1,227.86	\$ 1,264.69	\$ 1,302.64
Bar Restaurant			\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
<b>Total Other Income:</b>	\$ 192,076.68	\$ 209,955.89	\$ 715,894.57	\$ 722,011.40	\$ 728,311.75	\$ 734,801.10
<b>Credits/ Refunds</b>	\$ (20,639.08)	\$ (25,000.00)	\$ (45,000.00)	\$ (45,000.00)	\$ (45,000.00)	\$ (45,000.00)
<b>Total Combined Income:</b>	\$ 498,667.88	\$ 622,691.68	\$ 1,093,457.34	\$ 1,113,347.27	\$ 1,133,888.71	\$ 1,155,103.95
<b>Operating Expenses:</b>						
3rd Party Management Fee 6%		\$ 37,361.50	\$ 65,607.44	\$ 66,800.84	\$ 68,033.32	\$ 69,306.24
Advertising	\$ 3,517.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Internet	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Management Fees/ Labor	\$ 79,423.87	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
Teal Door ( Property Management )	\$ 10,346.89					
3rd Party Compliance Inspection	\$ 994.30	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Office Expense	\$ 1,257.13					
Software-Guesty	\$ 5,513.46	\$ 5,513.46	\$ 5,513.46	\$ 5,513.46	\$ 5,513.46	\$ 5,513.46
Software-Clover	\$ 839.00	\$ 839.00	\$ 839.00	\$ 839.00	\$ 839.00	\$ 839.00
Software-Campspot	\$ 4,991.51	\$ 4,991.51	\$ 4,991.51	\$ 4,991.51	\$ 4,991.51	\$ 4,991.51
Software-Quickbooks	\$ 362.00	\$ 362.00	\$ 362.00	\$ 362.00	\$ 362.00	\$ 362.00
Software-FareHarbor	\$ 596.37	\$ 596.37	\$ 596.37	\$ 596.37	\$ 596.37	\$ 596.37
Software-Wherewolf	\$ 1,341.00	\$ 1,341.00	\$ 1,341.00	\$ 1,341.00	\$ 1,341.00	\$ 1,341.00
ReKey	\$ 530.00					
Repairs & Maintenance	\$ 6,625.82	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Electric Repair	\$ 1,000.00					
Laundry Expense	\$ 11,056.56	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Lawncare	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00
Pest Control	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00
Electric	\$ 19,160.61	\$ 19,735.43	\$ 20,327.49	\$ 20,937.32	\$ 21,565.44	\$ 22,212.40
Trash	\$ 9,056.16	\$ 9,327.84	\$ 9,607.68	\$ 9,895.91	\$ 10,192.79	\$ 10,498.57
Water/Sewer	\$ 6,382.19	\$ 6,573.66	\$ 6,770.87	\$ 6,973.99	\$ 7,183.21	\$ 7,398.71
Restaurant Labor, Supplies			\$ 440,000.00	\$ 440,000.00	\$ 440,000.00	\$ 440,000.00
88% of Revenue			\$ 440,000.00	\$ 440,000.00	\$ 440,000.00	\$ 440,000.00
<b>Property Insurance</b>	\$ 47,143.00	\$ 47,143.00	\$ 47,143.00	\$ 47,143.00	\$ 47,143.00	\$ 47,143.00
<b>Property Taxes</b>	\$ 13,530.90	\$ 13,530.90	\$ 33,811.94	\$ 33,811.94	\$ 33,811.94	\$ 33,811.94
<b>Total Expenses:</b>	\$ 238,477.77	\$ 268,125.67	\$ 757,721.76	\$ 760,016.34	\$ 762,383.04	\$ 764,824.20
<b>Net Operating Income:</b>	\$ 260,190.11	\$ 354,566.01	\$ 335,735.58	\$ 353,330.94	\$ 371,505.67	\$ 390,279.75
<b>Sale Value @ 9.13% CAP</b>	\$ 2,850,000.00	\$ 4,089,573.32				
<b>Purchase Price of Asset</b>	\$ 2,850,000.00					
<b>35% DownPayment</b>	\$ 997,500.00					
<b>Balance of Mortgage</b>	\$ 1,852,500.00					
<b>Annual Interest Only Debt @ 6.5%</b>	\$ 120,412.50					
<b>Net Cash flow After Interest Only Debt</b>	\$ 139,777.61	\$ 234,153.51				

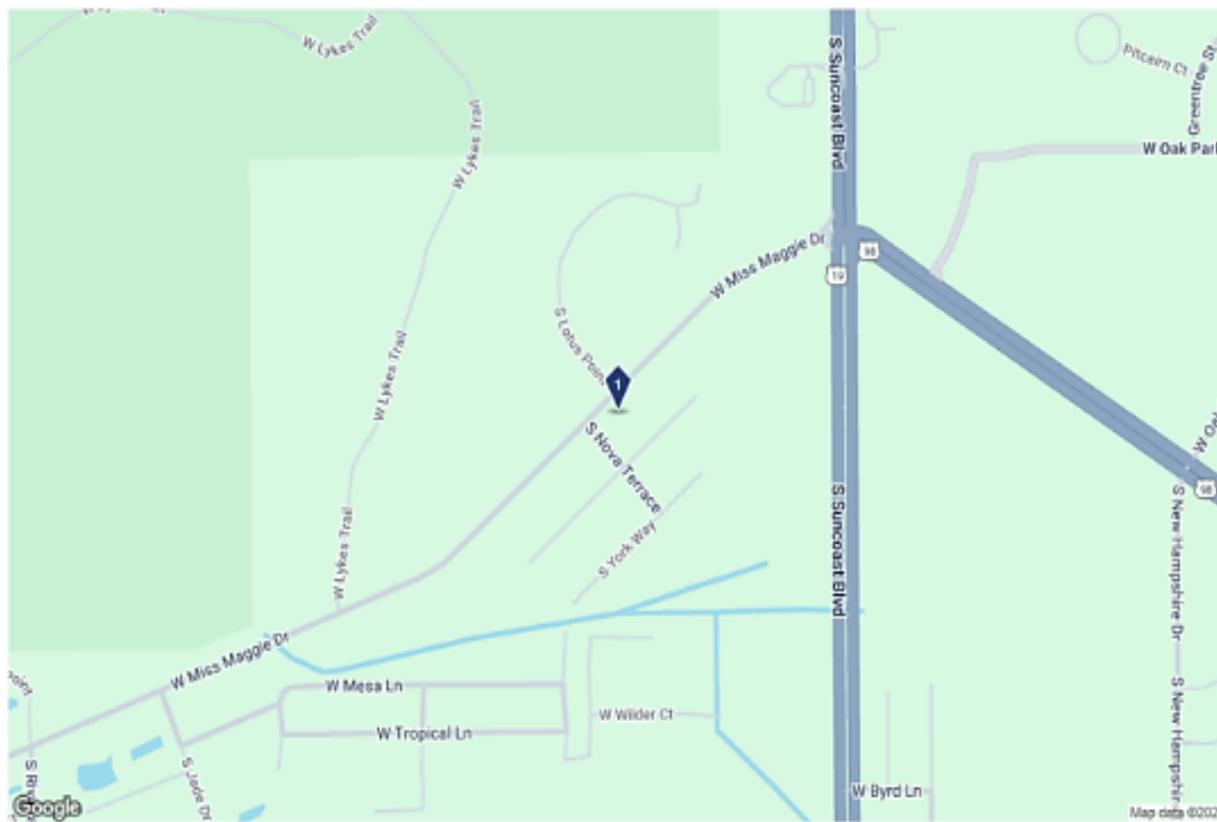


# 05 Location Overview



# 06 Portfolio Property Comps

## Sale Comps Map & List Report



### 1 Chassahowitzka Motel - 7464 W Miss Maggie Dr Homosassa, FL 34448 (Citrus County) - Florida Central North Area Submarket

Hotel

Sold	10/3/2024	Sale Price	\$975,000 (\$97,500/Room)
Rooms	10	Price Status	Confirmed
Built/Converted	1959/January 2019	Land Area	0.34 AC/14,810 SF
Sale Comp Status	Research Complete	Sale Comp ID	6916865
Parcel Numbers	17-E-20S-26-0200-000D0-0040 +1	Sale Conditions	High Vacancy Property +1



Type	Name	Location	Phone
Recorded Buyer	Cherian Sales Services Llc	-	-
True Buyer	Robin Cherian	Winter Park, FL 32792	(610) 630-1846
Recorded Seller	Panacea Land Trust	-	-
Recorded Seller	Kenney Diversified Investments LLC	-	-
True Selier	Jonathan Kenney	South Daytona, FL 32119	(321) 228-6645

#### Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$975,000	\$975,000	\$975,000	\$975,000
Sale Price Per Room	\$97,500	\$97,500	\$97,500	\$97,500
Cap Rate	-	-	-	-
Sale Price Per AC	\$2,867,647	\$2,867,647	\$2,867,647	\$2,867,647

Property Attributes	Low	Average	Median	High
Rooms	10	10	10	10
Year Built	1959	1959	1959	1959
Stories	1	1	1	1
Class	Economy	Economy	Economy	Economy

Summary Statistics exclude For Sale and Under Contract listings

#### Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 Chassahowitzka Motel 7464 W Miss Maggie Dr Homosassa, FL 34448	Hotel ★★★★☆	1959	10 Rooms	10/3/2024	\$975,000 (\$97,500.00/-Room)	-





John Burpee & Associates  
Commercial Real Estate Brokers, Inc.

**John Burpee, Broker**

**Cell: 727-235-1992**

**Office: 727-828-9498**

**John@BurpeeCommercial.com**

---

**Troy Weintraub**

**813-442-0063**

**Troy@BurpeeCommercial.com**

**BurpeeCommercial.com**