



## OFFERING MEMORANDUM

# Historic Bed & Breakfast Inn Portfolio

### *Two Properties - Four Buildings*

- Located in a prime historic district
- Boutique hospitality investment
- Currently operating as an STR since April 2025
- Easily repurposed for other commercial uses

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# Executive Summary

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## OFFERING

Two historic properties with four total buildings (not four historic properties)

## PORTFOLIO INCLUDES

- **Property 1**
  - Camellia Rose Inn (Queen Anne Victorian, built 1885)
  - Hodges House (2-story, 4-1 bed, 1 bath apartments, built 1887)
  - Spats Cottage (1 bed/1 bath, built 1938, RV hookup)
- **Property 2**
  - Laurel Oak Inn (Victorian, built 1885)

## LIST PRICE

- **Camellia Rose Inn + Hodges House + Spats Cottage:** \$2,100,000
- **Laurel Oak Inn:** \$1,250,000
- **Portfolio Total:** \$3,350,000
- **Combined portfolio offered at \$3,200,000**



## CAMELLIA ROSE INN



- **Built:** 1903 | **Style:** Queen Anne Victorian
- 7 guest rooms with en-suite baths
- Wraparound porch, gardens, parlors, dining rooms

## HODGES HOUSE



- **Built:** 1887 | 2-story historic home
- 4 - 1 bedroom, 1 bath apartments
- Period architecture with modern updates

## SPATS COTTAGE



- **Built:** 1938 | 1 bed, 1 bath cottage
- Includes RV hookup for added flexibility

## LAUREL OAK INN



- **Built:** 1885 | Victorian charm
- 7 guest rooms with en-suite baths
- Event capacity up to 70 guests
- Expansive porches and landscaped grounds

# Financial Summary

- Combined asking price: \$3,200,000
- Camellia Rose Inn, Hodges House and Spates Cottage – offered at \$2,100,000
- Laurel Oak Inn – offered at \$1,250,000
- Revenue potential: lodging + events + extended stay units
- Historic property improvement grants available (up to \$150,000)
- Financials available upon request

# Investment Highlights

- Historic designation (eligible for grants & liquor license options)
- Multiple income streams: lodging, extended stays and event hosting
- Strong demand during UF events, alumni weekend and local festivals
- Potential partnership with UF Hospitality Program
- Can also be utilized for other permitted uses per zoning (office, restaurant, daycare and more)



# Retail Map



## LOCATION HIGHLIGHTS

- Gainesville Bed & Breakfast District
- Walking distance to downtown and University of Florida
- Historic neighborhood with strong tourism appeal
- Close proximity to University of Florida



# Photo Gallery – Camellia Rose Inn



[VIEW WEBSITE](#)



# Photo Gallery – Camellia Rose Inn



[VIEW WEBSITE](#)





# Photo Gallery – Laurel Oak Inn



[VIEW WEBSITE](#)





# Photo Gallery – Laurel Oak Inn



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# Photo Gallery - Hodges House

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# Photo Gallery – Spats Cottage

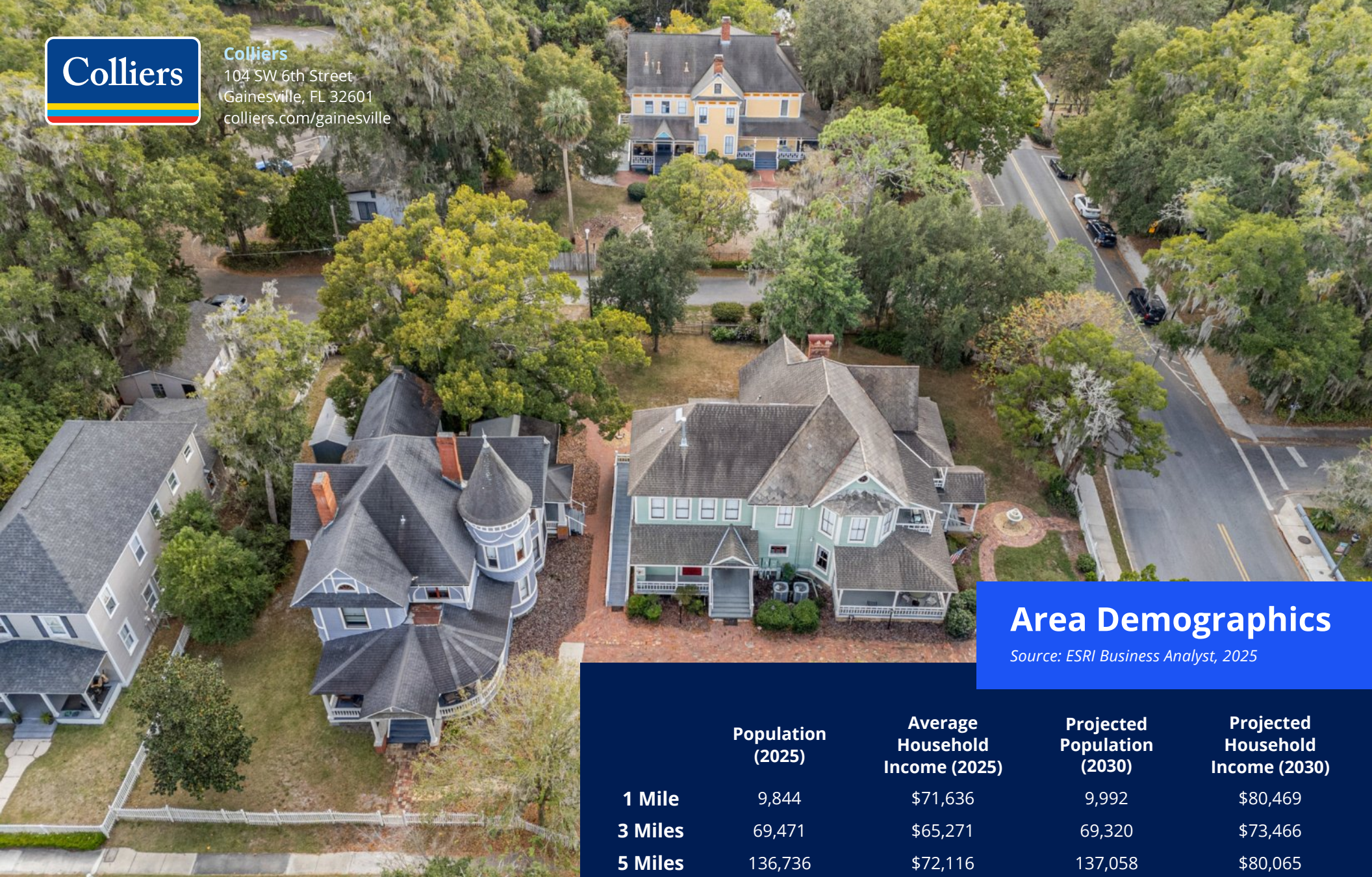
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## Area Demographics

Source: ESRI Business Analyst, 2025

	Population (2025)	Average Household Income (2025)	Projected Population (2030)	Projected Household Income (2030)
1 Mile	9,844	\$71,636	9,992	\$80,469
3 Miles	69,471	\$65,271	69,320	\$73,466
5 Miles	136,736	\$72,116	137,058	\$80,065

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