



Offering Memorandum

The Holiday House | 320 North Federal Highway

30 KEY MOTEL | LAKE WORTH BEACH, FLORIDA

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from The Kislak Company, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Kislak Company, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Kislak Company, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

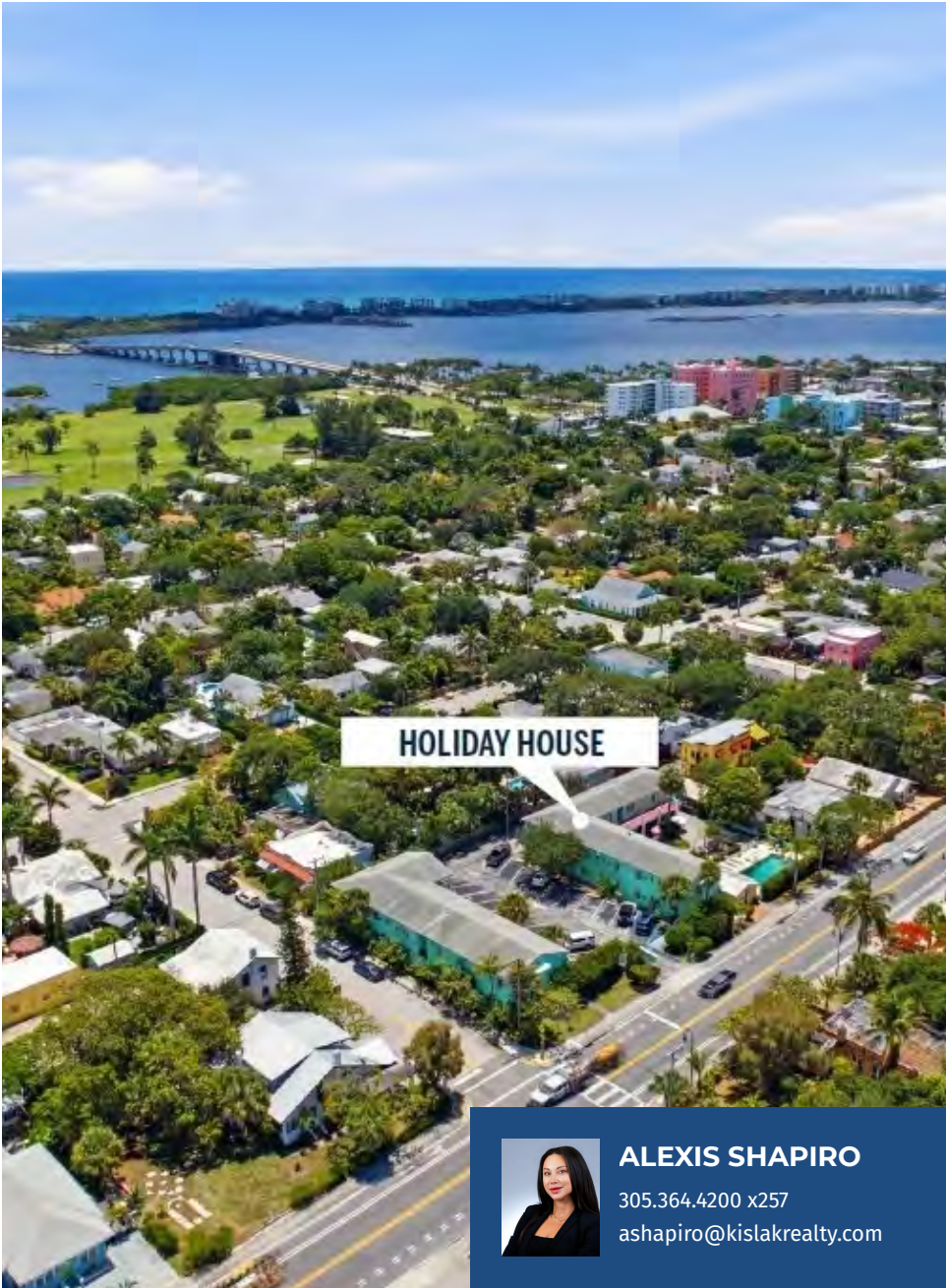
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified

by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Kislak Company, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Kislak Company, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Kislak Company, Inc. in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS	
PROPERTY INFORMATION	4
FINANCIAL ANALYSIS	7
ADDITIONAL PHOTOS	10
LOCATION INFORMATION	25
ADVISOR BIOS	32



ALEXIS SHAPIRO
305.364.4200 x257
ashapiro@kislakrealty.com



PROPERTY INFORMATION

The Holiday House | 320 North Federal Highway

30 UNIT MULTIFAMILY | LAKE WORTH BEACH, FLORIDA

Property Summary

PROPERTY DESCRIPTION

The Holiday House Motel a rare boutique hospitality repositioning opportunity located in the heart of Lake Worth Beach with a total of 30 units. Positioned along the highly trafficked Federal Highway corridor, the property benefits from exceptional visibility and accessibility while being just minutes from the beach and neighboring the luxury hospitality market of Palm Beach Island.

The property presents a compelling value-add opportunity to transform a classic South Florida motel into a modern boutique destination in one of the region's most supply-constrained coastal sub-markets. With an existing motel license already in place, investors have the ability to capitalize on growing tourism demand and the continued evolution of Lake Worth Beach as a vibrant coastal destination.

LOCATION DESCRIPTION

Surrounded by sought-after local amenities including beaches, golf courses, marinas, parks, and the acclaimed dining and entertainment scenes along Lucerne Avenue and Lake Avenue, the property is ideally positioned to attract both tourists and seasonal visitors seeking an authentic South Florida experience.

The surrounding market continues to see substantial hospitality investment, anchored by nearby luxury resorts including Four Seasons Resort Palm Beach, Tide-line Palm Beach Ocean Resort and Spa, and Eau Palm Beach Resort & Spa, while the historic Gulfstream Hotel is currently undergoing a major redevelopment and renovation. Despite the boutique hotel boom throughout Palm Beach County's coastal markets, there remains limited boutique hospitality inventory within immediate proximity to downtown Lake Worth Beach and the beachfront corridor. With its expansive courtyard, pool-centric layout, and irreplaceable coastal location, the Holiday House Motel offers investors a unique opportunity to create a curated boutique hospitality concept in one of South Florida's fastest evolving beach-side communities.

PROPERTY HIGHLIGHTS

- Great walkability to the beaches, golf course and restaurants of Lake Ave and Lucerne
- There are no boutique hotels in the immediate area, closest resorts are 4-5 Star such as The Four Seasons, The Gulfstream, The Tideline and Eau Hotel & Spa
- Pool and expansive courtyard for common area
- Motel license in place
- Great visibility on the North Federal Highway corridor just 3 blocks from Downtown
- ProForma 12%+ / Cap rate after renovation based on \$800,000 renovation investment



OFFERING SUMMARY

Sale Price:	\$4,350,000
Number of Units:	30
Lot Size:	11,810 SF
NOI:	\$398,705.00
Cap Rate:	9.17%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,270	33,595	79,607
Total Population	17,506	91,074	223,613
Average HH Income	\$91,559	\$99,193	\$96,327



UNIT MIX

Total Units:	30
North Buildings (2 Buildings):	11 Keys
South Building (1 Building):	19 Keys
Northern Building:	(3) 1/1 Rooms with Kitchenettes (4) Studios with Kitchenettes (4) Hotel Rooms
South Building (Main Building):	(1) 2 BR / 1 BA Owner's Suite with Kitchenette (18) Hotel Rooms
Current ADR Ranges:	\$69-\$110
Occupancy:	75%±

AMENITIES

- Pool and BBQ Area
- On-site laundry
- Office and cabana bath
- Off street parking
- CBS construction



FINANCIAL ANALYSIS

The Holiday House | 320 North Federal Highway

30 UNIT MULTIFAMILY | LAKE WORTH BEACH, FLORIDA

Financials | Motel / Short Term Rental Investment

CURRENT PRO FORMA

ROOMS	30
DAYS	365
AVAILABLE ROOMS	10,950
OCCUPANCY	75%
OCCUPIED ROOMS	8,213
AVERAGE DAILY RATE	\$75.00
REVPAR	\$56.25

	YEAR 0	YEAR 1
Acquisition Price	(4,350,000)	-
Total Acquisition Costs	(4,350,000)	-
Rental Income		615,938
Vacancy/Credit Loss		-
Effective Gross Revenue		615,938
Operating Expenses		
Property Tax		(33,613)
Insurance		(54,000)
Internet		(4,620)
Supplies & Material		(6,000)
Landscaping/Pool		(4,000)
Salaries(Cleaning,Management,Maintenance)		(55,000)
Utilities Budget		(60,000)
Total Operating Expenses		(217,233)
OpEx Ratio		35%
NET OPERATING INCOME		398,705
Unleveraged Cap Rate		9.17%

Financials | Motel / Short Term Rental Investment

STABILIZED RETURN MODEL | 5-YEAR HOLDING PERIOD.

ROOMS		30	30	30
DAYS		365	366	365
AVAILABLE ROOMS		10,950	10,980	10,950
OCCUPANCY		70%	72%	73%
OCCUPIED ROOMS		7,665	7,906	7,994
AVERAGE DAILY RATE		\$135.00	\$139.00	\$143.00
REVPAR		\$94.50	\$100.08	\$104.39



ADDITIONAL PHOTOS

The Holiday House | 320 North Federal Highway

30 UNIT MULTIFAMILY | LAKE WORTH BEACH, FLORIDA









Additional Photos | Main Entrance



Additional Photos | Main Entrance









Additional Photos



Additional Photos | Office



Additional Photos | Common Areas



Additional Photos | Common Areas



Additional Photos | Common Areas





LOCATION INFORMATION

The Holiday House | 320 North Federal Highway

30 UNIT MULTIFAMILY | LAKE WORTH BEACH, FLORIDA

A HOSPITALITY RENAISSANCE

Lake Worth Beach is undergoing a vibrant resurgence, sparked by the long-awaited renovation and rebrand of the historic Gulfstream Hotel. With world class resorts like The Four Seasons and Eau Palm Beach just minutes away, the Lake and Lucerne Avenue corridors are seeing a wave of new restaurant and retail openings. Led by renowned restaurateurs such as Rodney Mayo of the Subculture Group and James Beard–nominated chefs Jeremy and Cindy Bearman of Oceano; this influx of talent is drawing visitors and residents from Boca Raton to Palm Beach and fueling demand for quality hospitality and mixed-use development.



Oceano 512 Lucerne Avenue

Oceano 512 Lucerne Avenue

Considered one of the best restaurants in South Florida, Oceano is a laid-back coastal American restaurant nestled in Lake Worth Beach, FL. Our vibrant dishes are thoughtfully sourced and beautifully presented. Helmed by Chefs Jeremy and Cindy Bearman, we are known for our meticulous attention to detail, commitment to local ingredients, and welcoming, friendly service.



Vanilla Ice Brewery

Vanilla Ice Brewery | 1000 Lake Avenue

Vanilla Ice's brewery is a planned project in Lake Worth Beach, Florida, located in a historic, nearly 100-year-old building at 1000 Lake Avenue. The venue is under construction and will feature a brewery, rooftop bar, speakeasy, and a pop-culture museum and has been a passion project of the artists for years.



Pomona 717 Lake Avenue

Pomona 717 Lake Avenue

From the team behind the wildly-popular Ravish in Lantana, the new restaurant Pomona has debuted in downtown Lake Worth Beach. Taking its name from the Roman goddess associated with agriculture and abundance, Pomona is located in the heart of the city in a historic 1926 building at the corner of Lake Avenue and J Street.



Off The Clock Listening Bar and Restaurant

Off The Clock Listening Bar and Restaurant

Off the Clock is a unique "listening bar" and restaurant offering a curated experience blending Caribbean-influenced small plates (petits plats), craft cocktails, and high-fidelity vinyl music in an intimate, upscale atmosphere. Owned by Horace and Elizabeth Henry, it focuses on quality sound, intentional design, and an elevated vibe with a dress code, creating a destination for culture, music, and elevated dining.



Oceanwalk By Benny's on the Beach

Oceanwalk By Benny's on the Beach

Oceanwalk in Lake Worth, FL, is a stylish, coastal-chic restaurant by Benny's on the Beach, known for elevated seafood, steaks, and cocktails at the Lake Worth Beach Casino. It offers stunning oceanfront views, a fresh menu with a raw bar, and a lively atmosphere.

The Gulfstream Hotel

\$100 MILLION FACE-LIFT



The Gulfstream Hotel

1 Lake Avenue

The Gulfstream Hotel was built in 1923 and was added to the National Register of Historic Places in 1983. Once the place for Palm Beach's rich and famous to gather, the hotel has sat vacant since 2005. That is until a husband and wife team of developers, called Restoration St. Louis, pitched their vision for a \$100 million restoration and construction project.

Their vision: 140 rooms divided between the existing hotel and a planned addition to go along with a ballroom, meeting rooms and a rooftop bar.

The subsequent increase in tourists that the restored hotel will bring, and the positive impact on the downtown economy, has left Lake Worth Beach's residents and business owners alike excited for the project to begin.

Completion: 2025

LAST TRUE “OLD FLORIDA CITY”



Lake Worth Beach

Lake Worth Beach is known as the artsiest of Florida's Palm Beaches. There, you'll find art galleries, recording studios, and dance theaters galore. It is home to the stunning Lake Worth Beach Park, where visitors enjoy swimming, suntanning, and sandcastle building.

The Lucerne benefits from being located in the heart of downtown Lake Worth Beach, with the majority of annual events, festivals, culinary and entertainment experiences enjoyed right on Lake Avenue. The neighborhood's growth over the years has contributed to an increase in tourism & travel. The access to crystal clear waters, golf courses, parks and entertainment make this neighborhood great for tourists and residents alike.

The future of Lake Worth Beach continues to be shaped by efforts to promote cultural activity while embracing economic development and growth. Events and festivals are calendared year-round, promoting activities that charm residents and visitors.



LAST TRUE “OLD FLORIDA CITY”



Lake Worth Playhouse
713 LAKE AVENUE

Lake Worth Beach is best known as the artistic hub of Palm Beach County, as the Cultural Council of Palm Beach County is centered downtown. Also located downtown, is the Lake Worth Playhouse, a staple in the arts community, and the home of the famous Lake Worth Street Painting Festival.



Lake Worth Casino
10 SOUTH OCEAN BOULEVARD

On the shores of the Atlantic Ocean, The Lake Worth Beach Casino Building and renovated Beach Complex officially opened to the public in 2013. The new casino building remains true to the original 1920's architecture.

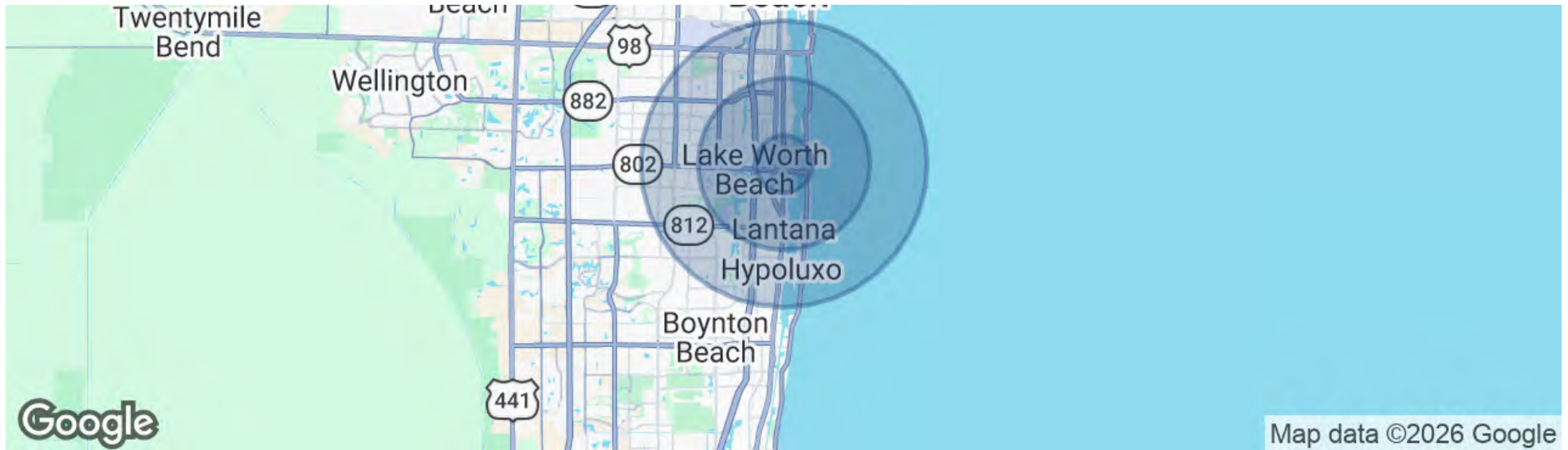
The complex features a new oceanfront park, restrooms and picnic facilities which complement the William O. Lockhart Municipal Pier. Beach chairs, lounges and cabanas are available to rent at the beach.



Bryant Park
100 SOUTH GOLFVIEW ROAD

Though quaint, Lake Worth Beach, located on the ocean, has ample outdoor offerings. It is the home to many parks, including Bryant Park, a large, open park on the Intra coastal. Residents and visitors alike also enjoy public beach access, a public golf course, a boat ramp, and freshwater lakes.

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,506	91,074	223,613
Average Age	40.5	41.2	40.3
Average Age (Male)	39.8	40.5	39.1
Average Age (Female)	39.9	40.8	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,270	33,595	79,607
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$91,559	\$99,193	\$96,327
Average House Value	\$523,149	\$518,948	\$448,413

2023 American Community Survey (ACS)





ADVISOR BIOS

The Holiday House | 320 North Federal Highway

30 UNIT MULTIFAMILY | LAKE WORTH BEACH, FLORIDA

Professional Profile



ALEXIS SHAPIRO
VICE PRESIDENT

ashapiro@kislakrealty.com
305.364.4200 x257

PROFESSIONAL BACKGROUND

Ms. Shapiro joined The Kislak Company of Florida, Inc. in 2026 and specializes in multifamily investment sales throughout South Florida. With over a decade of expertise in the field and South Florida Native, she represents property owners, developers and investors in the acquisition and disposition of multifamily assets.

Ms. Shapiro brings extensive local market knowledge and experience with complex transactions involving LIHTC properties, value-add investments, new construction multifamily, development opportunities, 1031 exchanges and historically significant assets. She has assisted her clients expansion into the South Florida markets by building their portfolios and has achieved record-breaking sales across multiple South Florida markets.

MEMBERSHIPS

Ms. Shapiro has been recognized as Platinum Producer and Broker of the Year prior to joining Kislak as well as being a licensed Florida real estate broker associate and a CCIM candidate.

THE KISLAK COMPANY, INC.
KISLAK COMMERCIAL REAL ESTATE SERVICES, INC.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732 750 3000

661 Reading Avenue
West Reading, PA 19611
215 572 1946

THE KISLAK COMPANY OF FLORIDA, INC.
7920 Miami Lakes Drive West
Miami Lakes, FL 33016
305 364 4100