

OFFERING MEMORANDUM

Historic Bed & Breakfast Inn Portfolio | 205 SE 7th Street | Gainesville, FL 32601

TWO PROPERTIES | FOUR BUILDINGS



BRIAN OEN

Senior Vice President

☎ 352.420.9889

☎ 352.494.2100

boen@lee-associates.com

KEN MEARS

Associate

☎ 352.420.9889

☎ 321.299.6983

kmears@lee-associates.com

EXECUTIVE SUMMARY

Historic Bed & Breakfast Inn Portfolio

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:
\$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

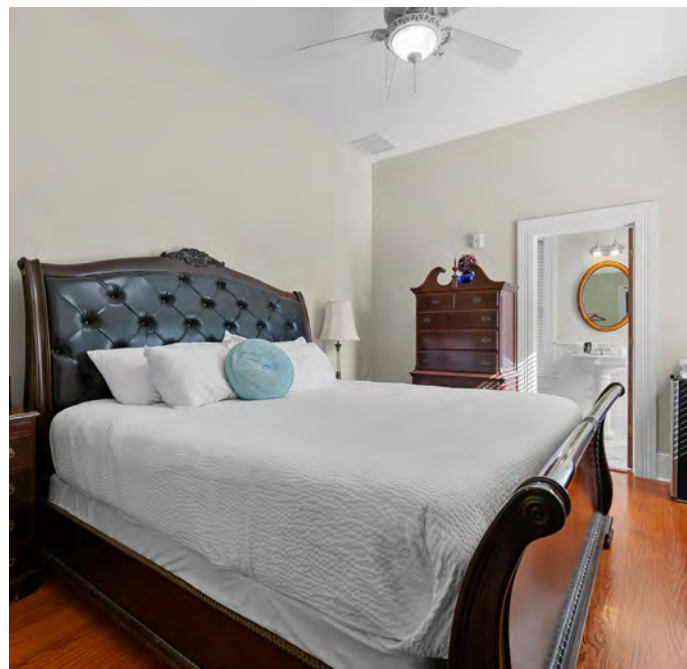
INVESTMENT HIGHLIGHTS

- 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)

CAMELLIA ROSE INN | PHOTO GALLERY

Historic Bed & Breakfast Inn Portfolio

[VIEW WEBSITE](#)



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LAUREL OAK INN | PHOTO GALLERY

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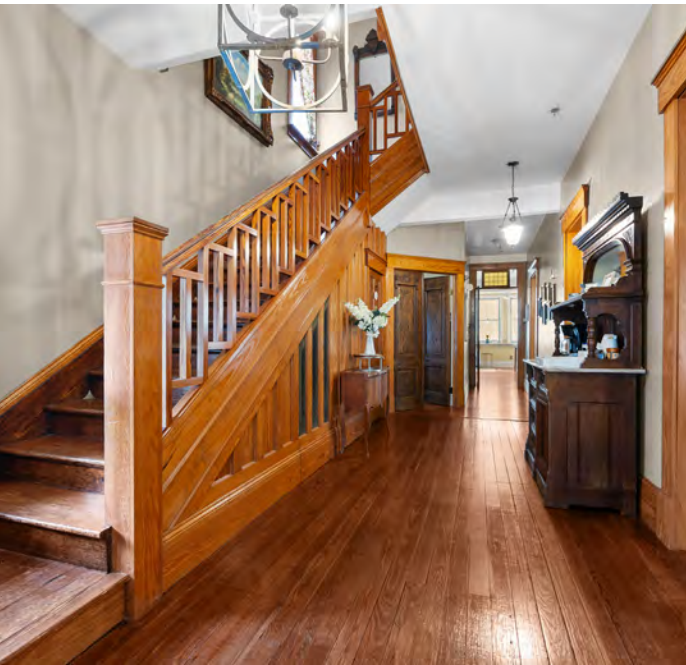


LAUREL OAK INN | PHOTO GALLERY

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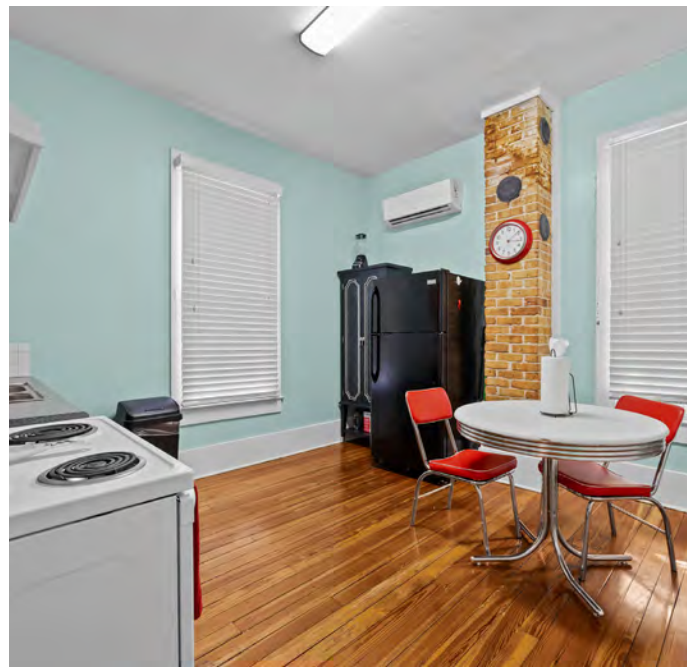
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

VIEW WEBSITE



HODGES HOUSE | PHOTO GALLERY

Historic Bed & Breakfast Inn Portfolio



SPATS COTTAGE | PHOTO GALLERY

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LOCATION DETAILS

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



Logos for JJ's, the spot, Dunkin', AC Hotels, CAVA, Sushi Sake, just salad, Chick-fil-A, Cane's, Wawa, Chase, City Food-Hall, and The Standard.

Logos for Bank of America, Checkers, Holiday Inn, McDonald's, Starbucks, Publix, Piesanos Stone Fired Pizza, and Chevron.

Logos for McDonald's, Waffle House, Shell, Wawa, and Walgreens.

UF UNIVERSITY of FLORIDA
 Total Enrollment: 55,862
 Employee Count: 15,035
 Ben Hill Griffin Stadium: 92,000 seats

INNOVATION DISTRICT
home to 80+ companies

Logos for Hampton by Hilton, PIZZA, Dragonfly Sushi, and Harry's Seafood Bar & Grille.

Logos for BR bakery, This Swamp Restaurant, Midpoint Park, LA, Subway, and UFINNOVATE.

LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



Population (2025)



Population Projection (2030)



Average Household Income (2025)



Projected Average Household Income (2030)

1 MILE

9,844

9,992

\$71,636

\$80,469

3 MILES

69,471

69,320

\$65,271

\$73,466

5 MILES

136,736

137,058

\$72,116

\$80,065

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