



THE
MULTIFAMILY
FIRM™

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**New to
Market!**



GROSS INCOME/YEAR
\$1.3M (T3-YEAR AVG)



ROOMS/UNITS
18



RESTORATION
RENO YEAR: 2018



AMELIA ISLAND
FLORIDA



FULLY TURNKEY
w/ UPSCALE BAR

ACCESS OFFERING MEMORANDUM FOR FINANCIAL DETAILS AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)



PROPERTY HIGHLIGHTS



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- Premium Boutique Hotel in Amelia Island's Historic Core | Fully Renovated, w/ Liquor Licensed Upscale Bar & Rare On-Site Parking
- 18 Total Units Included | 17 Active Guest Rooms in Main Building Plus 1 Additional Unit in Rear Building, Offering Potential for Rental Income, Staff Housing, or Future Guest Use
- Extensive Top-to-Bottom Renovation/Restoration in 2018 | Structure Stripped to its Shell, Fully Replacing All Plumbing, Electrical, & HVAC Systems to Modern Code
- Turnkey Operational Model | Stabilized Operations w/ Zero Deferred Maintenance & On-Site Management
- Liquor Licensed w/ Upscale Lobby Bar | "The Principal's Office", One of the Only Hotel Bars in the Downtown Area, Providing a Strong Competitive Edge
- Significant Revenue Upside | Competing Boutique Hotels in the Area Command \$100-\$200 Higher Nightly Rates
- Additional On-Site Infrastructure | Separate Building Includes Full Housekeeping/Laundry Facility & One-Bedroom Apartment
- Premium Guest Amenities | Heated Swimming Pool, Courtyard w/ Live Music/Event Space, Putting Green, & Brick Paver Hardscaping Throughout
- Rare On-Site Parking | Valuable Amenity in Downtown Core w/ Limited Parking Availability





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Amelia Schoolhouse Inn

Premium Boutique Hotel in Amelia Island's Historic Core

View Offering Memorandum for Financial Details at...
www.MultifamilyFirm.com

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