

Available For Sale

Saint Hotel

OFFER PRICE: \$8,600,000

Cap Rate: 7.45%

Land Parcels: \$1,900,000

For More Information Contact:

Troy Weintraub

813-442-0063

Troy@BurpeeCommercial.com



- 01 Executive Summary
- 02 Property Details
- 03 Financial Analysis
- 04 Property Photos
- 05 Location Overview
- 06 Property Comps
- 07 Demographics



01 Executive Summary

The Hotel Division Brokerage Team of John Burpee & Troy Weintraub is proud to present the Saint Hotel located at 7201 Sunset Way St. Pete Beach, Florida, 33706 for your review.

The Saint Hotel & 82 Degrees Restaurant/Bar presents a rare opportunity to acquire a fully renovated, boutique hospitality asset located in the highly desirable beachside submarket of St. Pete Beach, Florida. Positioned just steps from the Gulf of Mexico, this turnkey asset combines a lifestyle-driven hotel concept with a high-performing food and beverage component, creating multiple revenue streams and strong guest appeal.

The property consists of a two-story boutique hotel with a total of 21 keys, of which 19 are currently operational, totaling approximately 13,598 SF of net rentable area, situated on a combined 0.92-acre site (40,075 SF) spanning multiple parcels. The asset underwent a complete renovation in 2021, including full FF&E replacement, modernization of guest rooms, and the addition of a full-service restaurant and outdoor bar.

Property Specifications

- 21 total keys | 19 currently operational
- ±13,598 SF building
- ±0.92 Acres (40,075 SF across five parcels)
- Built 1949 | Fully Renovated 2021
- Two-story construction with pool, lobby, elevator
- On-site restaurant (82 Degrees) with outdoor bar
- Excess land included for future development or parking

Property Highlights

- Turnkey boutique hospitality asset with modern finishes
- Dual revenue streams: hotel + restaurant/bar
- Prime beach area location within walking distance to Gulf
- Recently renovated with strong branding and positioning
- Lifestyle-driven amenities including pool and outdoor seating
- Limited small-key, lifestyle-driven boutique competition in submarket

Development Opportunity

- By-right development potential confirmed with City of St. Pete Beach
- Land use attorneys engaged with written confirmations from city officials
- City supportive of redevelopment and future improvements
- Excess land allows for condo/multifamily development (approx. 13 units)
- Ability to proceed directly into design development phase
- Potential for rooftop activation and expanded mixed-use concept
- Potential to redevelop and expand the hotel to approximately 44 keys



01 Executive Summary

Hurricane Impact & Operational Overview (2024–2025)

The property experienced its most significant impact during Hurricane Helene in September 2024, where storm surge caused substantial damage. As a result, the property was fully and/or partially closed for approximately six months during restoration. Despite this temporary disruption, the asset remains structurally sound and positioned for continued operation and growth.

The business is supported by an experienced management team including a General Manager and dedicated leadership across hotel and food & beverage operations. The operating model benefits from a flexible cost structure with a majority of payroll tied to hourly restaurant staff.

Submarket Highlights – St. Pete Beach / Tampa MSA

- Located in one of Florida’s most desirable beachfront markets
- Strong tourism demand driving occupancy and ADR growth
- High barriers to entry due to limited land and zoning restrictions
- Population growth and above-average household incomes
- Close proximity to Tampa International Airport and major infrastructure
- Continued redevelopment and economic expansion in the region

Investment Thesis

The Saint Hotel represents a unique opportunity to acquire a boutique hospitality asset with immediate income potential and significant upside. Investors can capitalize on post-recovery operational ramp-up while executing a clearly defined development strategy—including potential expansion to approximately 44 hotel keys and development of 13 condo/multifamily units—that has already been vetted at the municipal level. The combination of strong location, diversified revenue streams, and by-right development potential positions this asset as a compelling long-term investment in one of Florida’s most supply-constrained coastal markets.



02 Property Overview

Parcel ID	36-31-15-77994-045-0010
Address	7201 Sunset Way, St Pete Beach, FL 33706
Legal Description	ST PETERSBURG BEACH REPLAT BLK 45, LOTS 1 AND 2
Year Built	1949
Heated SF	13,598
Total SF	15,568
Total Buildings	1
Stories	2
Lot Size	14,205 SQ FT/ 0.32 AC
Exterior	Concrete Block/Stucco
Interior	Drywall/Plaster
HVAC	Heat & Cooling Pkg
Roof	Flat



02 Property Overview - Taxes

Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$85766.30	\$85803.30			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401459		SPB

7201 SUNSET LLC INC
7201 SUNSET WAY
ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0010
SITE ADDRESS: 7201 SUNSET WAY, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOTS 1 AND 2

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	5,200,000	0	5,200,000	23,619.98
HEALTH DEPARTMENT	0.0713	5,200,000	0	5,200,000	370.78
EMS	0.8050	5,200,000	0	5,200,000	4,186.00
SCHOOL-STATE LAW	3.0450	5,200,000	0	5,200,000	15,834.00
SCHOOL-LOCAL BD.	3.2480	5,200,000	0	5,200,000	16,889.60
ST PETE BEACH	3.0913	5,200,000	0	5,200,000	16,074.78
SW FLA WTR MGMT.	0.1831	5,200,000	0	5,200,000	952.12
PINELLAS COUNTY PLN.CNCL.	0.0175	5,200,000	0	5,200,000	91.00
JUVENILE WELFARE BOARD	0.8250	5,200,000	0	5,200,000	4,290.00
TOTAL MILLAGE 15.8285					GROSS AD VALOREM TAXES \$82,308.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	895.73
GROSS NON-AD VALOREM ASSESSMENTS \$960.05	

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS \$83,268.25
--	---

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$85766.30	\$85803.30			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401459		SPB

7201 SUNSET LLC INC
7201 SUNSET WAY
ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0010
SITE ADDRESS: 7201 SUNSET WAY, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOTS 1 AND 2



02 Property Overview - Land Parcel Taxes

Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$3858.50	\$3895.50			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401462		SPB

7203 SUNSET LLC
7203 SUNSET WAY
ST PETE BEACH, FL 33708-3831

PARCEL NO.: 36/31/15/77994/045/0050
SITE ADDRESS: 620 73RD AVE, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOT 5

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	220,338	0	220,338	1,000.84	
HEALTH DEPARTMENT	0.0713	220,338	0	220,338	15.71	
EMS	0.8050	220,338	0	220,338	177.37	
SCHOOL-STATE LAW	3.0450	220,338	0	220,338	670.93	
SCHOOL-LOCAL BD.	3.2480	220,338	0	220,338	715.66	
ST PETE BEACH	3.0913	220,338	0	220,338	681.13	
SW FLA WTR MGMT.	0.1831	220,338	0	220,338	40.34	
PINELLAS COUNTY PLN.CNCL.	0.0175	220,338	0	220,338	3.88	
JUVENILE WELFARE BOARD	0.8250	220,338	0	220,338	181.78	
TOTAL MILLAGE 15.8285					GROSS AD VALOREM TAXES	\$3,487.62

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
GROSS NON-AD VALOREM ASSESSMENTS \$64.32	

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$3,551.94
-----------------------------------	--------------------------------------	------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$3858.50	\$3895.50			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401462		SPB

7203 SUNSET LLC
7203 SUNSET WAY
ST PETE BEACH, FL 33708-3831

PARCEL NO.: 36/31/15/77994/045/0050
SITE ADDRESS: 620 73RD AVE, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOT 5



02 Property Overview - Land Parcel Taxes

Adam Ross, Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$3299.76	\$3336.76			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401463		SPB

7201 SUNSET LLC INC
 7201 SUNSET WAY
 ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0060
 SITE ADDRESS: 72ND AVE, ST PETE BEACH
 PLAT: 5 PAGE: 28
 LEGAL:
 ST PETERSBURG BEACH REPLAT
 BLK 45, LOT 6

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED		
GENERAL FUND	4.5423	198,334	0	198,334	900.89		
HEALTH DEPARTMENT	0.0713	198,334	0	198,334	14.14		
EMS	0.8050	198,334	0	198,334	159.66		
SCHOOL-STATE LAW	3.0450	198,334	0	198,334	603.93		
SCHOOL-LOCAL BD.	3.2480	198,334	0	198,334	644.19		
ST PETE BEACH	3.0913	198,334	0	198,334	613.11		
SW FLA WTR MGMT.	0.1831	198,334	0	198,334	36.31		
PINELLAS COUNTY PLN.CNCL.	0.0175	198,334	0	198,334	3.47		
JUVENILE WELFARE BOARD	0.8250	198,334	0	198,334	163.63		
TOTAL MILLAGE					15.8285		
						GROSS AD VALOREM TAXES	\$3,139.33

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
GROSS NON-AD VALOREM ASSESSMENTS	
	\$64.32

TAXES BECOME DELINQUENT APRIL 15T COMBINED GROSS TAXES AND ASSESSMENTS \$3,203.65

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector
 Pay in U.S. funds to Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$3299.76	\$3336.76			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401463		SPB

7201 SUNSET LLC INC
 7201 SUNSET WAY
 ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0060
 SITE ADDRESS: 72ND AVE, ST PETE BEACH
 PLAT: 5 PAGE: 28
 LEGAL:
 ST PETERSBURG BEACH REPLAT
 BLK 45, LOT 6



02 Property Overview - Land Parcel Taxes

Adam Ross, Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$4295.77	\$4332.77			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401461		SPB

7203 SUNSET LLC
 7203 SUNSET WAY
 ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0040
 SITE ADDRESS: SUNSET WAY, ST PETE BEACH
 PLAT: 5 PAGE: 28
 LEGAL:
 ST PETERSBURG BEACH REPLAT
 BLK 45, LOT 4

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	250,426	0	250,426	1,178.39	
HEALTH DEPARTMENT	0.0713	250,426	0	250,426	18.50	
EMS	0.8050	250,426	0	250,426	208.84	
SCHOOL-STATE LAW	3.0450	250,426	0	250,426	789.95	
SCHOOL-LOCAL BD.	3.2480	250,426	0	250,426	842.62	
ST PETE BEACH	3.0913	250,426	0	250,426	801.96	
SW FLA WTR MGMT.	0.1831	250,426	0	250,426	47.50	
PINELLAS COUNTY PLN.CNCL.	0.0175	250,426	0	250,426	4.54	
JUVENILE WELFARE BOARD	0.8250	250,426	0	250,426	214.03	
TOTAL MILLAGE	15.8285	GROSS AD VALOREM TAXES		\$4,108.33		

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
GROSS NON-AD VALOREM ASSESSMENTS	\$64.32

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS \$4,170.65

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector
 Pay in U.S. funds to Pinellas County Tax Collector
 P.O. Box 31149, Tampa, FL 33631-3149
 (727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
 • E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$4295.77	\$4332.77			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401461		SPB

7203 SUNSET LLC
 7203 SUNSET WAY
 ST PETE BEACH, FL 33706-3631

PARCEL NO.: 36/31/15/77994/045/0040
 SITE ADDRESS: SUNSET WAY, ST PETE BEACH
 PLAT: 5 PAGE: 28
 LEGAL:
 ST PETERSBURG BEACH REPLAT
 BLK 45, LOT 4



02 Property Overview - Land Parcel Taxes

Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$4221.31	\$4258.31			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401460		SPB

7203 SUNSET LLC
7203 SUNSET WAY
ST PETE BEACH, FL 33706-3831

PARCEL NO.: 38/31/15/77994/045/0030
SITE ADDRESS: SUNSET WAY, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOT 3

TAX CERTIFICATE SALE COMMENCES MAY 30. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 29 AT 5:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	254,859	0	254,859	1,157.65	
HEALTH DEPARTMENT	0.0713	254,859	0	254,859	18.17	
EMS	0.8050	254,859	0	254,859	205.16	
SCHOOL-STATE LAW	3.0450	254,859	0	254,859	776.05	
SCHOOL-LOCAL BD.	3.2480	254,859	0	254,859	827.78	
ST PETE BEACH	3.0913	254,859	0	254,859	787.85	
SW FLA WTR MGMT.	0.1831	254,859	0	254,859	46.66	
PINELLAS COUNTY PLN.CNCL.	0.0175	254,859	0	254,859	4.46	
JUVENILE WELFARE BOARD	0.8250	254,859	0	254,859	210.26	
TOTAL MILLAGE 15.8285					GROSS AD VALOREM TAXES	\$4,034.04

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
GROSS NON-AD VALOREM ASSESSMENTS \$64.32	

TAXES BECOME DELINQUENT APRIL 1ST COMBINED GROSS TAXES AND ASSESSMENTS **\$4,098.36**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX REMINDER

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	Apr 30, 2026	May 29, 2026			
Pay this Amount	\$4221.31	\$4258.31			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R401460		SPB

7203 SUNSET LLC
7203 SUNSET WAY
ST PETE BEACH, FL 33706-3831

PARCEL NO.: 38/31/15/77994/045/0030
SITE ADDRESS: SUNSET WAY, ST PETE BEACH
PLAT: 5 PAGE: 28
LEGAL:
ST PETERSBURG BEACH REPLAT
BLK 45, LOT 3



03 Financial Analysis – Proforma



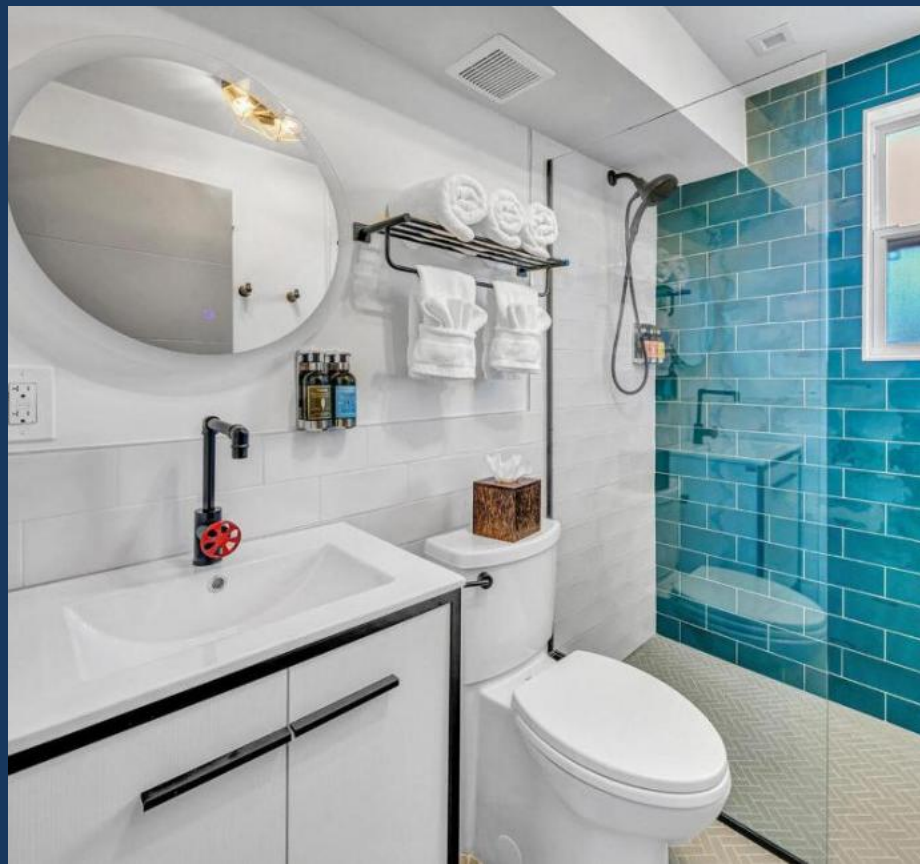
03 Financial Analysis Proforma



Property Name: The Saint Hotel	2025 Actuals	Year 1 Proforma	Year 2 Proforma	Year 3 Proforma	Year 4 Proforma	Year 5 Proforma	
Total Rooms: 21/ 19 Operational							
Purchase Price: \$9,500,000							
Average Daily Rate:	\$324.28	\$394.00	\$405.82	\$417.99	\$430.53	\$443.45	
Gross Current Monthly Market Rent:	\$187,405.17	\$227,699.17	\$234,530.14	\$241,566.05	\$248,813.03	\$256,277.42	
Total Current Rental Income:	\$2,248,862.00	\$2,732,390.00	\$2,814,361.70	\$2,898,792.55	\$2,985,756.33	\$3,075,329.02	
Vacancy Loss: Assume 34%		\$929,012.60	\$956,882.98	\$985,589.47	\$1,015,157.15	\$1,045,611.87	
Effective Rental Income:	\$1,484,249.00	\$1,803,377.40	\$1,857,478.72	\$1,913,203.08	\$1,970,599.18	\$2,029,717.15	
Other Income:							
Food Revenue - Restaurant	\$1,241,600.00	\$1,349,330.00	\$1,416,796.50	\$1,487,636.33	\$1,562,018.14	\$1,640,119.05	
Liquor Revenue	\$722,801.00	\$785,517.00	\$824,792.85	\$866,032.49	\$909,334.12	\$954,800.82	
Beer Revenue	\$100,197.00	\$108,891.00	\$114,335.55	\$120,052.33	\$126,054.94	\$132,357.69	
Wine Revenue	\$118,347.00	\$128,615.00	\$135,045.75	\$141,798.04	\$148,887.94	\$156,332.34	
N/A Revenue	\$24,448.00	\$26,568.00	\$27,896.40	\$29,291.22	\$30,755.78	\$32,293.57	
Retails Revenue	\$32,352.00	\$35,863.00	\$37,656.15	\$39,538.96	\$41,515.91	\$43,591.70	
Parking Revenue	\$30.00	\$15,650.00	\$16,432.50	\$17,254.13	\$18,116.83	\$19,022.67	
Resort Fees	\$40,290.00	\$46,622.00	\$48,953.10	\$51,400.76	\$53,970.79	\$56,669.33	
Day Pass Revenue	\$1,407.00	\$18,348.00	\$19,265.40	\$20,228.67	\$21,240.10	\$22,302.11	
Total Other Income:	\$2,281,472.00	\$2,515,404.00	\$2,641,174.20	\$2,773,232.91	\$2,911,894.56	\$3,057,489.28	
Total Combined Income:	\$3,765,721.00	\$4,318,781.40	\$4,498,652.92	\$4,686,435.99	\$4,882,493.73	\$5,087,206.43	
Hotel Operating Expenses:							
Property Management Fee (Hotel) Assume 10% Y1	\$108,000.00	\$180,337.74	\$185,747.87	\$191,320.31	\$197,059.92	\$202,971.72	PM currently paid \$9,000 per month
OTA Commissions Hotel	\$34,055.00	\$40,184.90	\$41,390.45	\$42,632.16	\$43,911.13	\$45,228.46	
Discounts	\$88,364.00	\$92,381.00	\$95,152.43	\$98,007.00	\$100,947.21	\$103,975.63	
Food COGS	\$429,600.00	\$463,968.00	\$477,887.04	\$492,223.65	\$506,990.36	\$522,200.07	
Liquor COGS	\$116,145.00	\$125,436.60	\$129,199.70	\$133,075.69	\$137,067.96	\$141,180.00	
Beer COGS	\$35,786.00	\$38,648.88	\$39,808.35	\$41,002.60	\$42,232.67	\$43,499.65	
Wine COGS	\$74,668.00	\$80,641.44	\$83,060.68	\$85,552.50	\$88,119.08	\$90,762.65	
N/A COGS	\$11,872.00	\$12,821.76	\$13,206.41	\$13,602.61	\$14,010.68	\$14,431.00	
Salaries	\$329,038.00	\$338,909.14	\$349,076.41	\$359,548.71	\$370,335.17	\$381,445.22	
Wages	\$670,234.00	\$690,341.02	\$711,051.25	\$732,382.79	\$754,354.27	\$776,984.90	
Federal Payroll Tax	\$118,512.00	\$122,067.36	\$125,729.38	\$129,501.26	\$133,386.30	\$137,387.89	
Federal Unemployment Tax	\$7,958.00	\$8,196.74	\$8,442.64	\$8,695.92	\$8,956.80	\$9,225.50	
Payroll processing fees	\$12,124.00	\$12,487.72	\$12,862.35	\$13,248.22	\$13,645.67	\$14,055.04	
Workers Comp	\$14,942.00	\$15,390.26	\$15,851.97	\$16,327.53	\$16,817.35	\$17,321.87	
Guest Supplies	\$28,323.00	\$33,421.14	\$34,423.77	\$35,456.49	\$36,520.18	\$37,615.79	
Cleaning Supplies	\$66,422.00	\$78,377.96	\$80,729.30	\$83,151.18	\$85,645.71	\$88,215.08	
Linen & Laundry	\$32,004.00	\$37,764.72	\$38,897.66	\$40,064.59	\$41,266.53	\$42,504.53	
Operating Supplies	\$15,439.00	\$18,218.02	\$18,764.56	\$19,327.50	\$19,907.32	\$20,504.54	
Dishwashing & Cleaning	\$36,006.00	\$38,886.48	\$40,053.07	\$41,254.67	\$42,492.31	\$43,767.08	
Bar Supplies	\$10,523.00	\$11,364.84	\$11,705.79	\$12,056.96	\$12,418.67	\$12,791.23	
Kitchen Supplies	\$41,670.00	\$45,003.60	\$46,353.71	\$47,744.32	\$49,176.65	\$50,651.95	
Uniforms	\$5,478.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
Tableware and Smallwares	\$3,693.00	\$3,988.44	\$4,108.09	\$4,231.34	\$4,358.28	\$4,489.02	
Office Supplies	\$25,964.00	\$26,742.92	\$27,545.21	\$28,371.56	\$29,222.71	\$30,099.39	
Internet & Communications	\$22,323.00	\$22,992.69	\$23,682.47	\$24,392.94	\$25,124.73	\$25,878.48	
Software & Subscriptions	\$79,714.00	\$82,105.42	\$84,568.58	\$87,105.64	\$89,718.81	\$92,410.37	
Advertising & Promotion	\$43,510.00	\$44,815.30	\$46,159.76	\$47,544.55	\$48,970.89	\$50,440.01	
Music & Entertainment	\$38,492.00	\$39,646.76	\$40,836.16	\$42,061.25	\$43,323.09	\$44,622.78	
License & Permits	\$2,096.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	
Merchant Proessing Fees	\$11,312.00	\$13,348.16	\$13,748.60	\$14,161.06	\$14,585.89	\$15,023.47	
Legal & Professional Fees	\$73,293.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	
Misc. Expense	\$8,044.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
Repairs & Maintenance	\$35,120.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Storm repairs completed maintenance is normalized
Pest Control	\$4,980.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Contract Services	\$9,818.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
Electricity	\$33,792.00	\$39,874.56	\$41,070.80	\$42,302.92	\$43,572.01	\$44,879.17	
Water & Sewer	\$2,919.00	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11	Actuals missing 9 months of billing
Gas	\$12,575.00	\$13,581.00	\$13,988.43	\$14,408.08	\$14,840.33	\$15,285.54	Actuals missing 1 months of billing
Trash Removal	\$11,732.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
Property Insurance	\$296,233.00	\$250,000.00	\$257,500.00	\$265,225.00	\$273,181.75	\$281,377.20	Insurance Premium reduction in 2026
Property Taxes	\$122,443.00	\$126,116.29	\$127,815.00	\$131,649.45	\$135,598.93	\$139,666.90	Taxes to adjust to new basis ****
Total Expenses:	\$3,125,216.00	\$3,292,560.86	\$3,385,277.91	\$3,482,861.24	\$3,583,372.08	\$3,686,898.24	
Net Operating Income:	\$640,505.00	\$1,026,220.54	\$1,113,375.01	\$1,203,574.75	\$1,299,121.65	\$1,400,308.19	
Sale Value at 7.45% CAP		\$8,600,000.00					
Price Per room		\$409,523.81					
Additional Land							
Three parcels totaling .59 Acres		\$1,900,000.00					
Total Sale Value		\$10,500,000.00					
Loan Information							
Sale Price		\$10,500,000					
Loan Amount 70% LTV		\$7,350,000					
Downpayment based on 70% LTV		\$3,150,000					
I/O Debt Service @ 6.25%		\$459,375					
Net Cash Flow After I/O Debt		\$566,845.54					

04 Photo Gallery









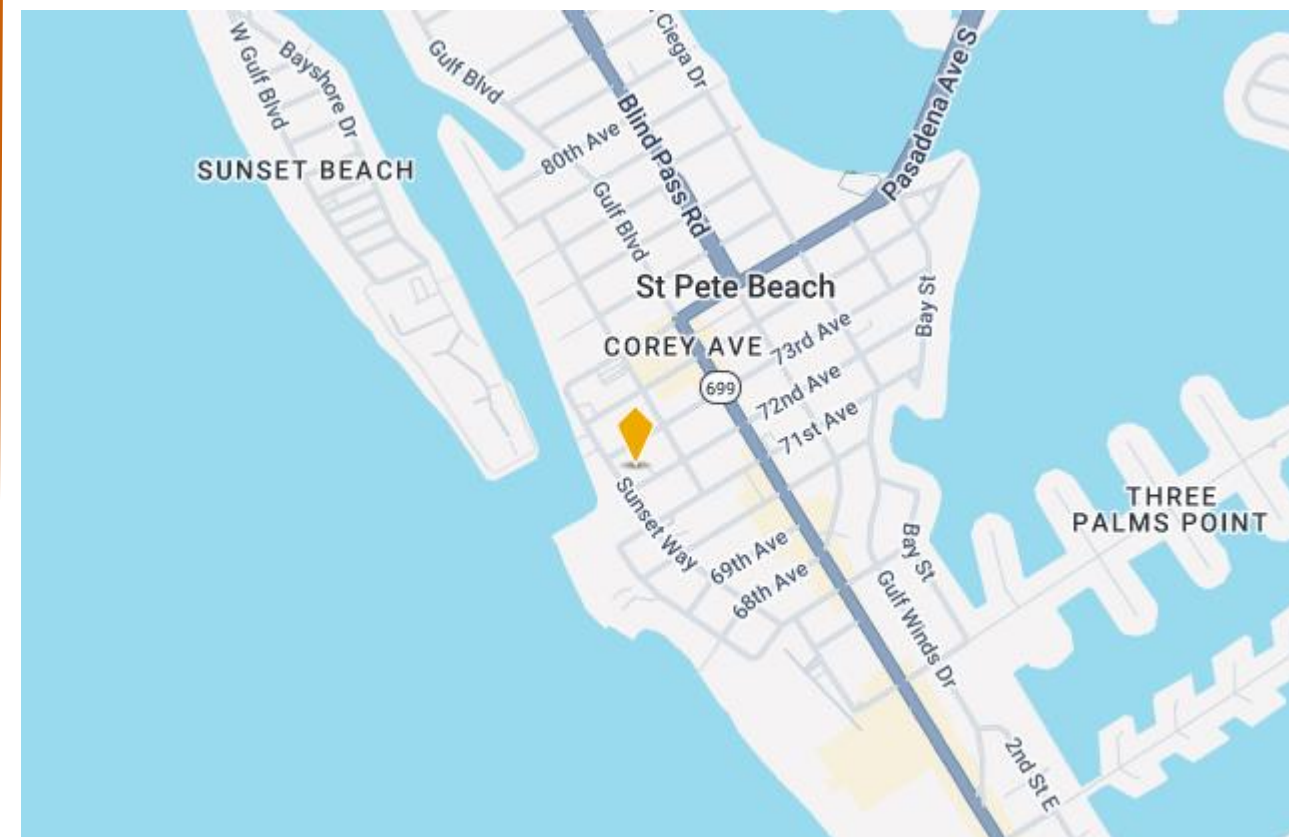
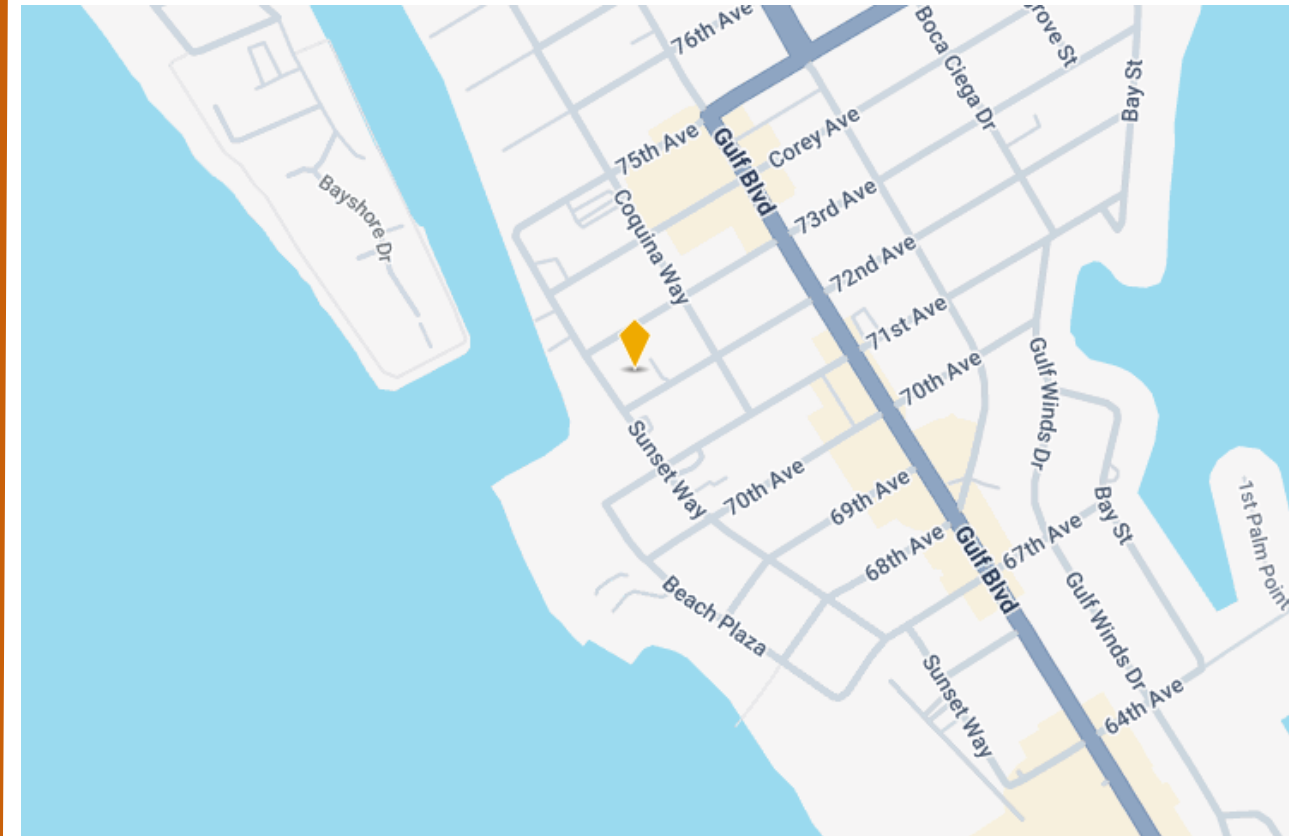
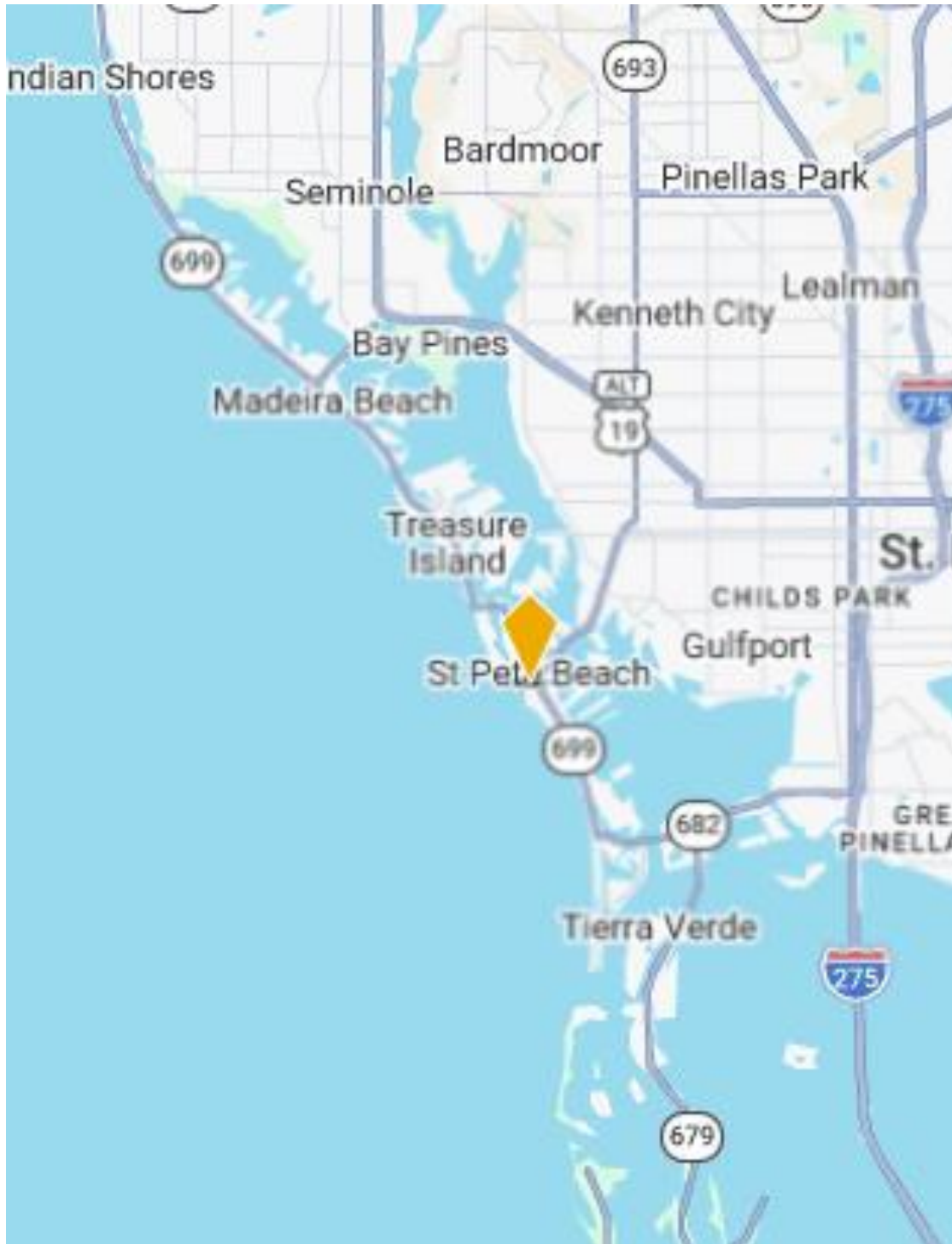




SB

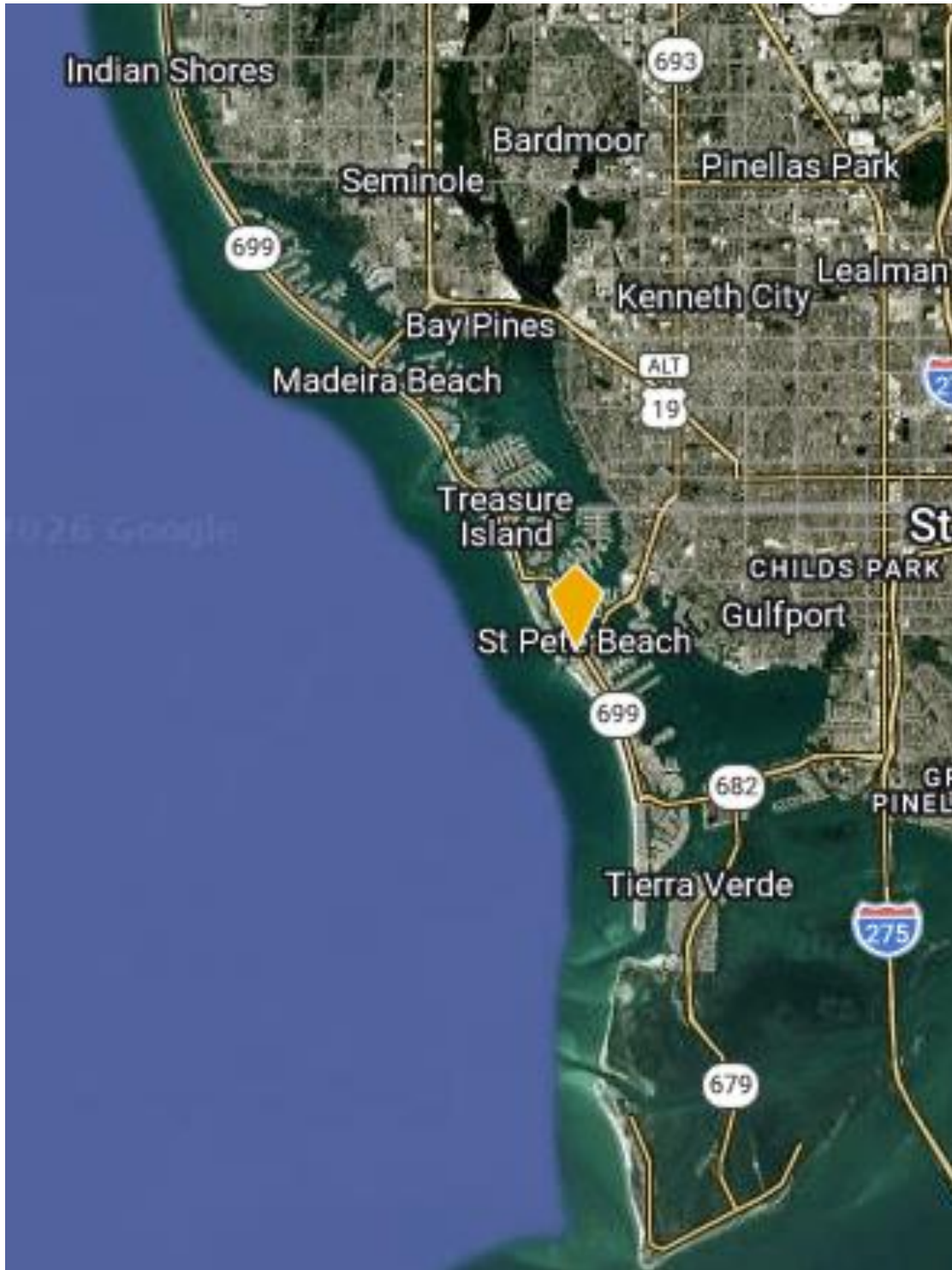


05 Location Overview



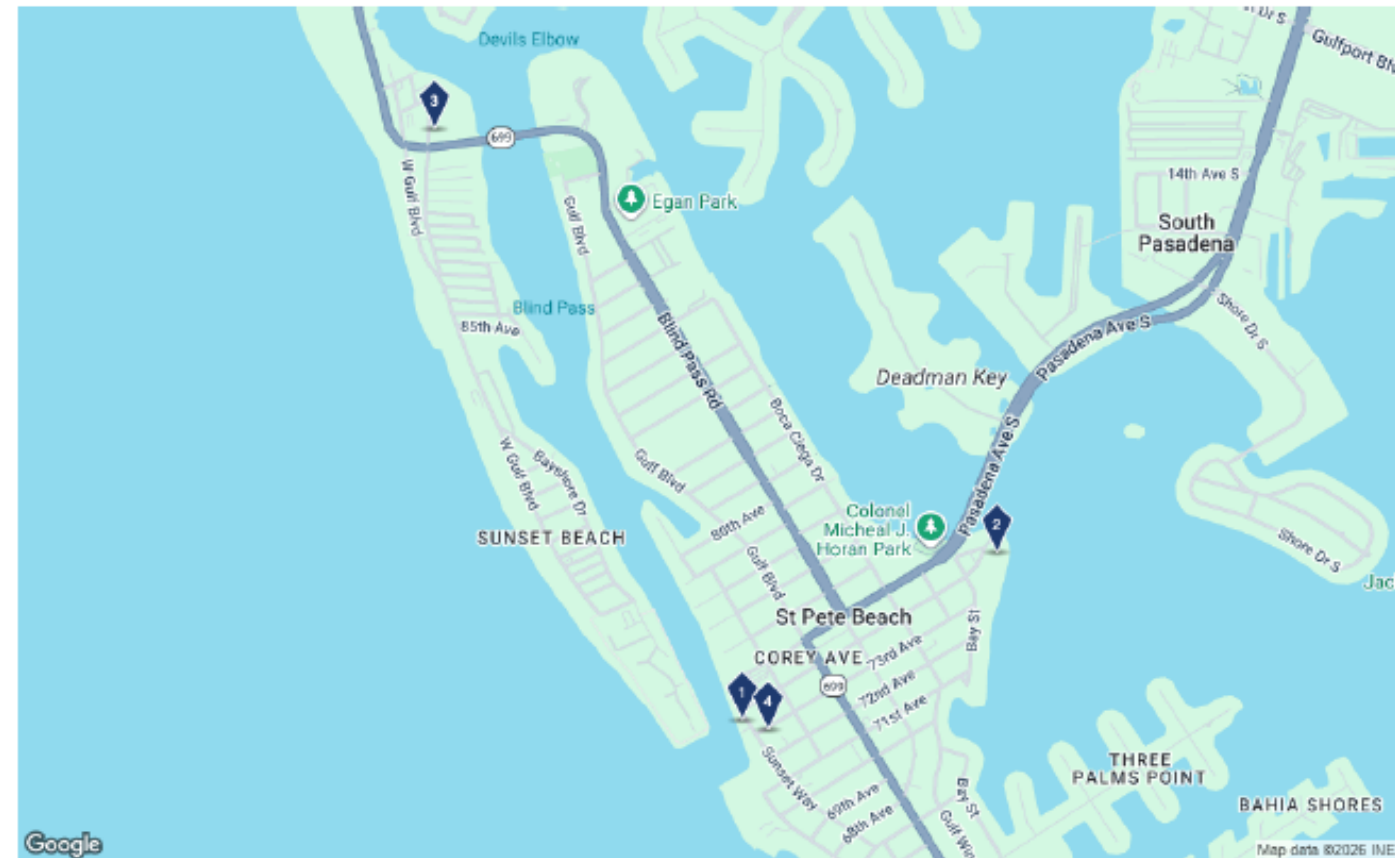


05 Location Overview



06 Property Comps – Land

◆ Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$850,000	\$3,635,814	\$1,921,629	\$9,850,000
Sale Price Per SF	\$1,003	-	\$1,003	\$1,003
Cap Rate	-	-	-	-
Land Price Per AC	\$1,950,186	\$2,263,471	\$2,563,152	\$4,849,465
Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Year Built	1945	1945	1945	1945
% Leased At Sale	0.0%	0.0%	0.0%	0.0%
Star Rating	☆☆☆☆ 0	☆☆☆☆ 1.3	☆☆☆☆ 1	☆☆☆☆ 3

Summary Statistics exclude For Sale and Under Contract listings

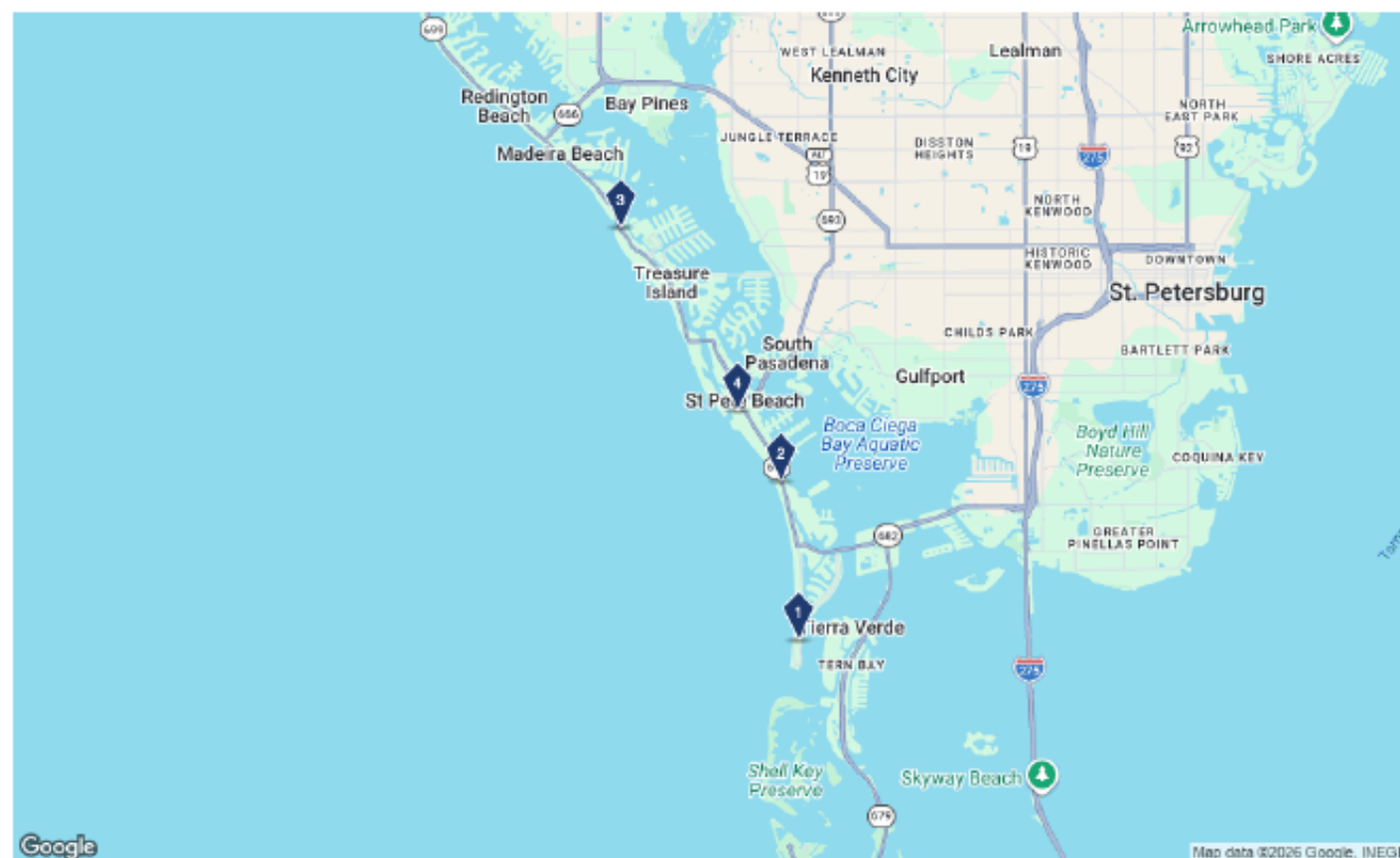
Sale Comps List

◆	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	7308 Sunset Way Saint Pete Beach, FL 33706	Retail ☆☆☆☆	1945/1986	2,394 SF (0%)	1/12/2026	\$2,400,000 (\$1,002.51/SF)	-
2	28 Corey Ave Saint Pete Beach, FL 33706	Land	-	3.90 AC	11/4/2024	\$9,850,000 (\$2,525,641.03/- AC)	-
3	9650 Gulf Blvd Treasure Island, FL 33706	Land ☆☆☆☆	-	0.37 AC	5/13/2024	\$850,000 (\$2,297,297.30/AC)	-
4	Multi-Property Sale Sunset Way Saint Pete Beach, FL 33706	Land Part of a Portfolio	-	0.47 AC	4/30/2024	\$1,443,257 (\$3,070,789.57/- AC)	-



06 Property Comps – Hotel

◆ Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$2,550,000	\$5,628,661	\$5,711,500	\$8,541,643
Sale Price Per Room	\$340,167	\$459,483	\$543,530	\$662,500
Cap Rate	-	-	-	-
Land Price Per AC	\$6,879,775	\$10,960,297	\$18,937,463	\$35,546,613

Property Attributes	Low	Average	Median	High
Rooms	4	12	13	19
Year Built	1949	1969	1955	2019
Stories	1	2	2	3
Hotel Class	Midscale	Upscale	Upper Midscale	Luxury

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

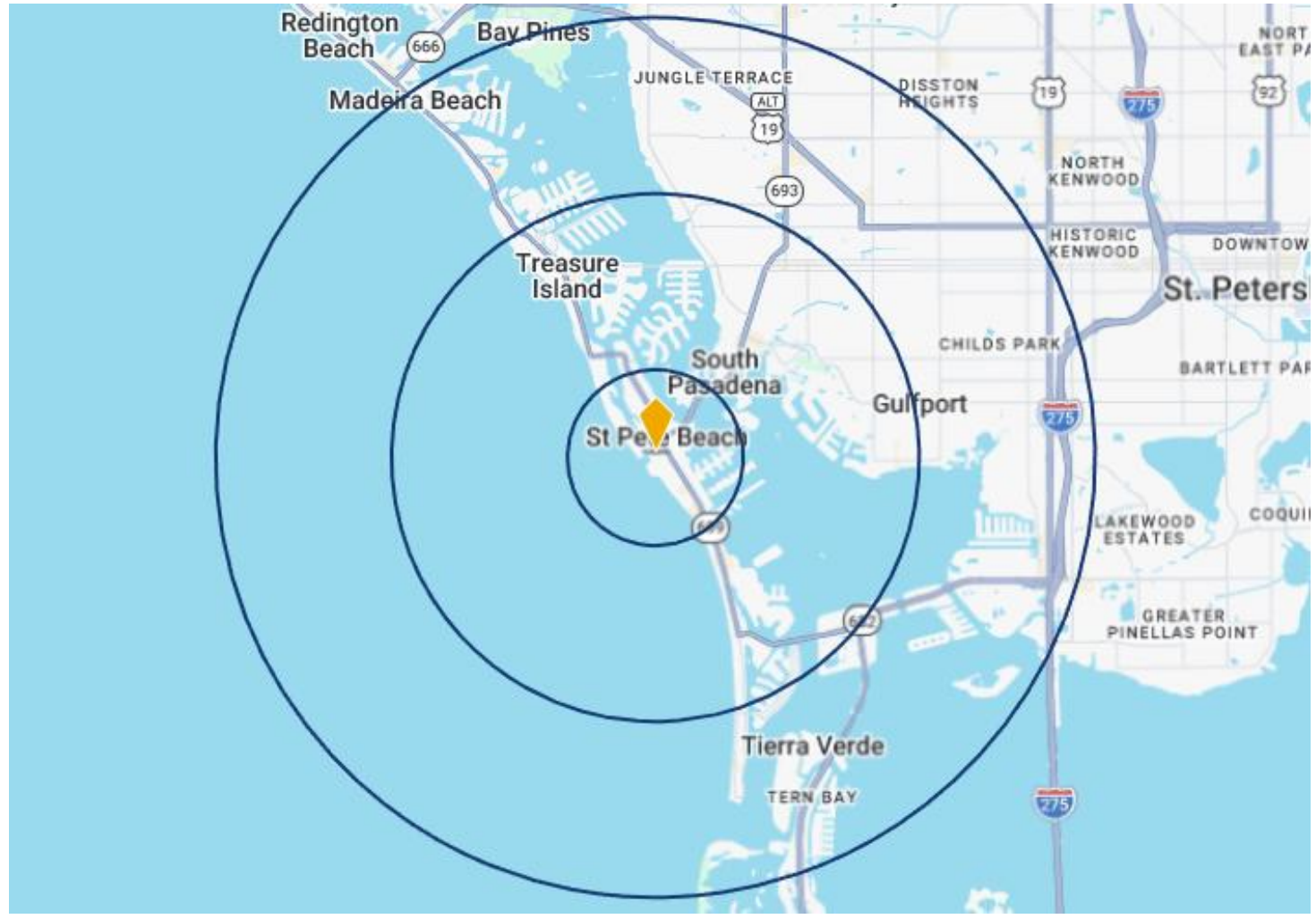
◆	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Berkeley Beach Club 109 8th Ave Pass A Grille, FL 33706	Hotel ★★★★☆	2019	8 Rooms	7/8/2025	\$5,300,000 (\$662,500.00/- Room)	-
2	Beach Haven Villas 4980 Gulf Blvd Saint Pete Beach, FL 33706	Hotel ★★★★☆	1949/1984	18 Rooms	1/6/2025	\$6,123,000 (\$340,167.00/- Room)	-
3	Sand Dune Suites 12620 Gulf Blvd Treasure Island, FL 33706	Hotel ★★★★☆	1952/2022	4 Rooms	9/12/2024	\$2,550,000 (\$637,500.00/- Room)	-
4	The Saint Hotel 7201 Sunset Way Saint Pete Beach, FL 33706	Hospitality ★★★★☆ Part of a Portfolio	1957/2021	19 Rooms	4/30/2024	\$8,541,643 (\$449,560.00/- Room)	-





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	5,920	36,442	113,103
2025 Population	8,501	41,688	120,917
Median Age	65.2	61.9	54.8
2020 Households	3,623	20,071	54,436
2025 Households	5,159	23,043	59,961
# of Persons/HH	1.6	1.8	2
Average HH Income	\$126,097	\$113,756	\$107,212
Average House Value	\$671,044	\$573,547	\$450,914





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