

Tiana Beach Inn

Beachside Property for Sale

327 Harding St.
Hollywood FL, 33019



www.tianabeachinn.com

Market Overview – Hollywood Beach / Greater Fort Lauderdale



Greater Fort Lauderdale and Hollywood Beach are part of one of the most dynamic hospitality markets in the U.S., driven by strong tourism demand, population growth, and year-round climate appeal. Broward County welcomed over **20–22 million** visitors annually, supported by Florida’s record 143+ million statewide visitors, reinforcing South Florida as a top global destination.

Tourism remains the region’s primary economic driver, generating significant tax revenue and supporting local employment, while hotel performance continues to show strength with occupancy levels reaching **~85% and ADR exceeding \$240 in peak periods.**

The area benefits from exceptional accessibility and infrastructure, including Fort Lauderdale-Hollywood International Airport (35M+ passengers annually) and Port Everglades, one of the busiest cruise ports globally with 4M+ passengers per year. Demographically, the Fort Lauderdale market is part of the Miami-Fort Lauderdale-West Palm Beach metro (**6.2M population**), one of the largest and fastest-growing regions in the U.S., with strong international diversity and ongoing migration-driven growth.

The local economy has evolved beyond tourism into a diversified base including real estate, finance, marine industries, and technology, while still benefiting from 24 miles of beaches, year-round sunshine, and strong convention/business travel demand.

Property Description

Tiana Beach Inn is a recently renovated, turnkey **13-key** boutique hotel ideally positioned steps away from the beach. The property includes **8 studios, 4 large rooms (with sofa beds), 1 one-bedroom unit** (second floor), with one of the studios currently used as an doffice/storage space. Property also has 4 assigned parking spaces.

Depending on operator strategy, this office space offers immediate upside, allowing the inn to function as a full 13-key income property.

The property consists of a total of 4,096 SF situated on a 6,606 SF lot, with BRT-25-R zoning allowing for hotel/motel, multifamily, short-term rental (STR), condominium, or townhome redevelopment.

In 2021, the property underwent key upgrades including new AC systems, PVC plumbing replacement, roof repair and sealing, exterior repainting, and interior cosmetic improvements.

In addition, a full renovation of the property is currently being completed, with updated details and photos to be presented in the following slides.



Renovation Update

In January 2026, we initiated a comprehensive **full-property renovation, including complete upgrades to bathrooms and guest rooms (new tile, glass shower doors, toilets, and fixtures), refreshed kitchenettes, new furniture throughout, new flooring and electrical and plumbing improvements.** Additional enhancements include updated closets, new TVs, replacement of all **exterior doors with keypad locks**, exterior repainting, and roof recoating. The renovation is scheduled for completion in June 2026, with approximately 50% already completed and renovated rooms currently in operation.

BEFORE



AFTER



Standard Room

270 sq ft.

BEFORE



AFTER

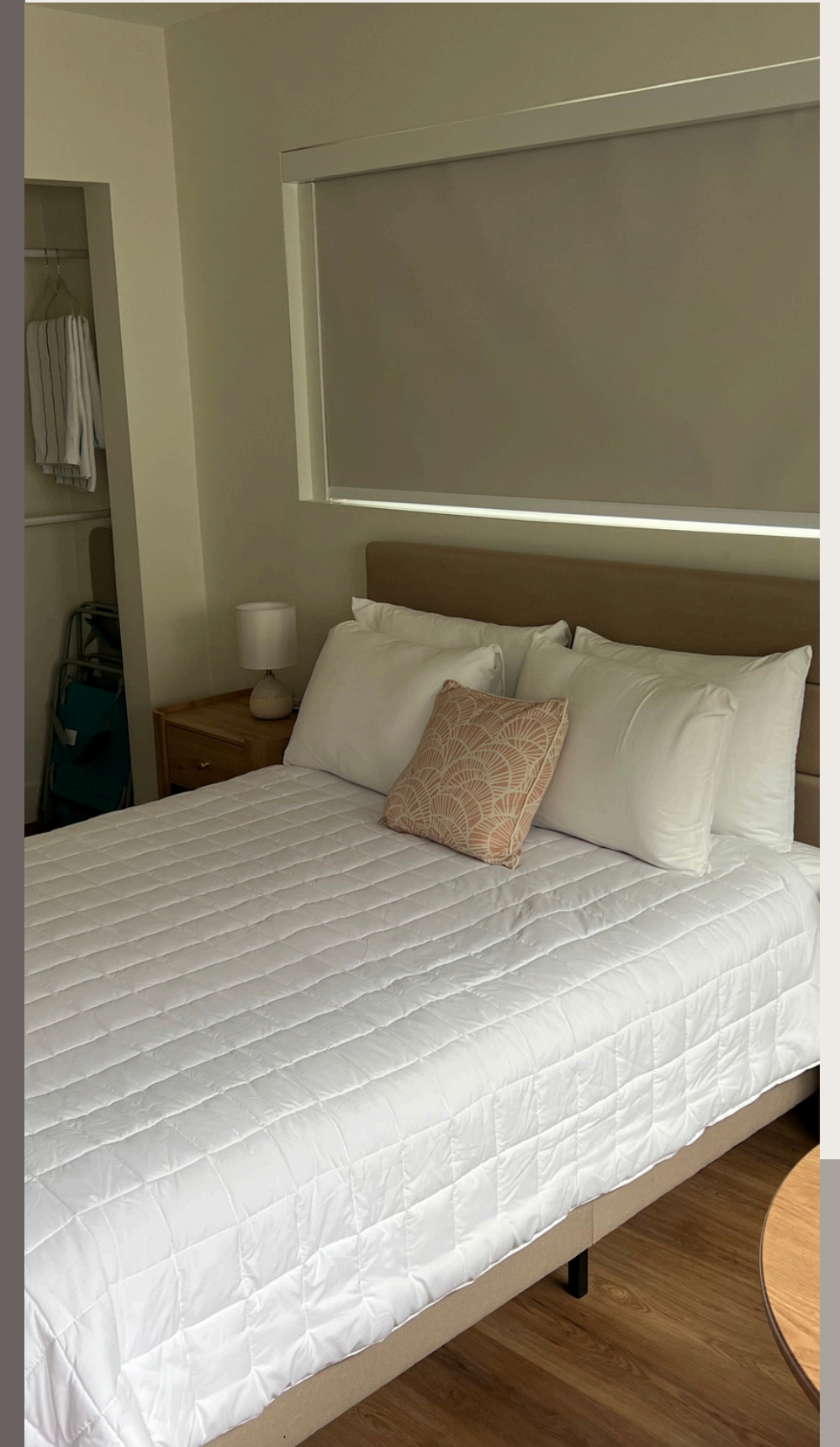


Deluxe Room

310 sq.ft

Financial Performance

The property has demonstrated stable operating performance, generating total room revenue of \$371,908 in 2023, \$350,197 in 2024, and \$373,312 in 2025, with occupancy in the 70–75% range and an average daily rate (ADR) of approximately \$130-\$140. With the ongoing renovations and property upgrades, there is a clear opportunity to increase both occupancy and ADR, positioning the asset for improved revenue performance. Additional upside exists through the implementation of parking fees, which are currently not being charged, as well as the conversion of the existing office/storage unit back into a revenue-generating guest room, further enhancing income potential.



Offering Summary

Asking Price: \$3,950,000

Keys: 13 (including convertible office studio)

Price per Key: ~\$304,000

Investment Highlights

Tiana Beach Inn presents a rare opportunity to acquire a well-located, recently upgraded boutique hospitality asset in a high-demand coastal market just steps from the Hollywood Beach Broadwalk. The property combines stable in-place performance with clear, actionable upside, including the completion of ongoing renovations, the ability to increase ADR and occupancy, implementation of additional revenue streams such as parking, and conversion of the office unit into a full revenue-generating key.

With its prime location, flexible zoning, and value-add potential, the asset is well-positioned for both immediate operational improvements and long-term appreciation, making it an attractive opportunity for an owner-operator or investor seeking exposure to the South Florida hospitality market.