

# Red Roof Inn®



## Hospitality Property for Sale

- Total 80 Rooms
- 74 Guest Rooms
- 1 (2 Bedroom Apartment)
- 3 Suites









### **ROOM MIX INFORMATION:**

15 Kings

59 Doubles

**Lot Size:** 1.87 Acres

**Building:** approximately 37,500 SF

Beautiful exterior corridor property. The renovations were finalized in the past three months to comply with Red Roof's standards. All rooms are equipped with new furniture, freshly painted, new flooring, linens, mattresses, and artwork. Exterior Paint, lighting, parking lot, landscaping, fence.







Tropical pool area.





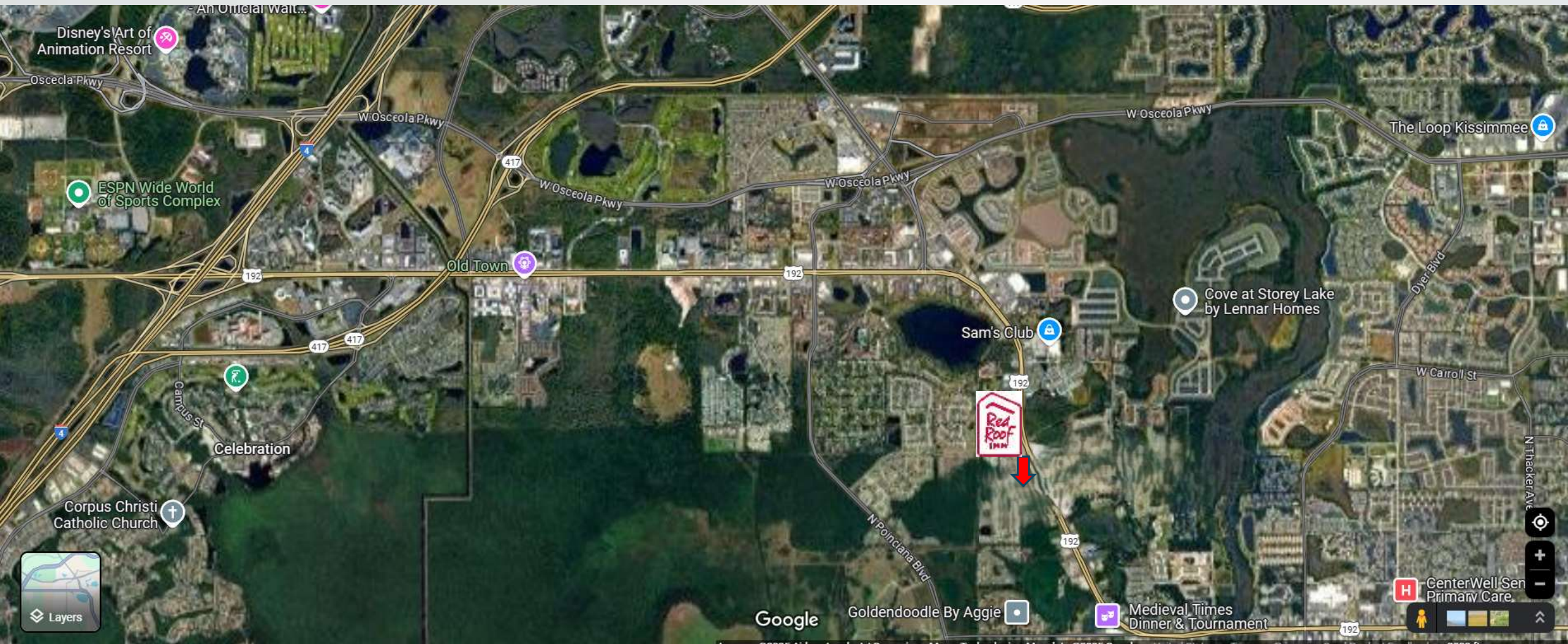
**Located:**

**4624 W. Irlo Bronson Hwy.  
Kissimmee, Florida 34746**

- Hwy. 192 (W. Irlo Bronson Hwy.)
- Between Mile Marker 13 & 14
- 5.8 Miles to Downtown Kissimmee
- 4 Miles to Old Towne
- 6 Miles to Celebration
- 6.9 to Disney World
- 7.6 Miles to Disney Springs
- 6.3 miles to Orlando Vineland Premium Outlet Mall.
- 21 Miles to Orlando International Airport









Great Visibility, and access to all major highways. Ideally located, only one Red Roof franchise in the Kissimmee area.





The upgraded current condition and with the addition of the new franchise it is resulting in increased occupancy and revenue. And meeting expectations.





**PROFORMA**  
**RED ROOF INN**  
**Estimated and Projected**  
**Statement of Income and Expenses**  
**BASED ON FUTURE PERFORMANCE**  
**Red Roof 74 Rooms**

	2025/2026		2026/2027		2027/2028
	74		74		74
Available Rooms Per Year (based on 74 rooms)	27,010		27,010		27,010
Average Occupancy	65%		70%		75%
Average Daily Rate	\$75.00		\$80.00		\$85.00
<b>Gross Revenues:</b>					
Room Revenue	1,316,738	100.00	1,512,560	100.00	1,721,888
					100.00
<b>Total Revenues</b>					
	1,316,738	100.00	1,512,560	100.00	1,721,888
					100.00
<b>Operating, Admin and Other Expenses:</b>					
Payroll	250,000.00	18.99	290,000.00	19.17	290,000.00
Payroll taxes and other costs	22,000.00	1.67	22,523.00	1.49	22,523.00
Legal & professional expenses	2,500.00	0.19	2,871.79	0.19	3,269.23
Utilities	144,000.00	10.94	165,415.38	10.94	188,307.69
pest control	4,200.00	0.32	2,400.00	0.16	2,400.00
Office supplies and other misc. expenses	10,000.00	0.76	11,487.18	0.76	13,076.92
Repair & maintenance	60,000.00	4.56	68,923.08	4.56	78,461.54
Misc.	24,000.00	1.82	35,000.00	2.31	35,000.00
Credit card commission & fees	150,000.00	11.39	172,307.69	11.39	196,153.85
Property and other taxes	50,000.00	3.80	60,000.00	3.97	60,000.00
Insurance	80,000.00	6.08	85,000.00	5.62	90,000.00
Room Department Supplies	30,000.00	2.28	34,461.54	2.28	39,230.77
Internet, Cable and landline communication	24,000.00	1.82	18,000.00	1.19	18,000.00
Sanitation & trash removal	6,000.00	0.46	4,200.00	0.28	4,200.00
Dues, permits and subscriptions	3,000.00	0.23	3,000.00	0.20	3,000.00
Franchise Fee	75,000.00	5.70	80,000.00	5.29	86,000.00
					4.99
<b>Total Operating, Admin &amp; Other Expenses</b>					
	934,700	67.90	1,055,590	69.79	1,129,623
					65.60
<b>Net Projected Profit - Before Debt-Service, Depreciation &amp; Income Tax</b>					
	382,038	32.10	456,970	30.21	592,265
					34.40
<b>Note Additional Income</b>					
3 apartments	\$96,000.00				



(<https://roadgenius.com/>)



## Walt Disney World Tourism Statistics

*Page last updated: 07 October 2024*

Walt Disney World in Florida, often called “The Most Magical Place on Earth,” attracts millions of visitors from around the world every year.

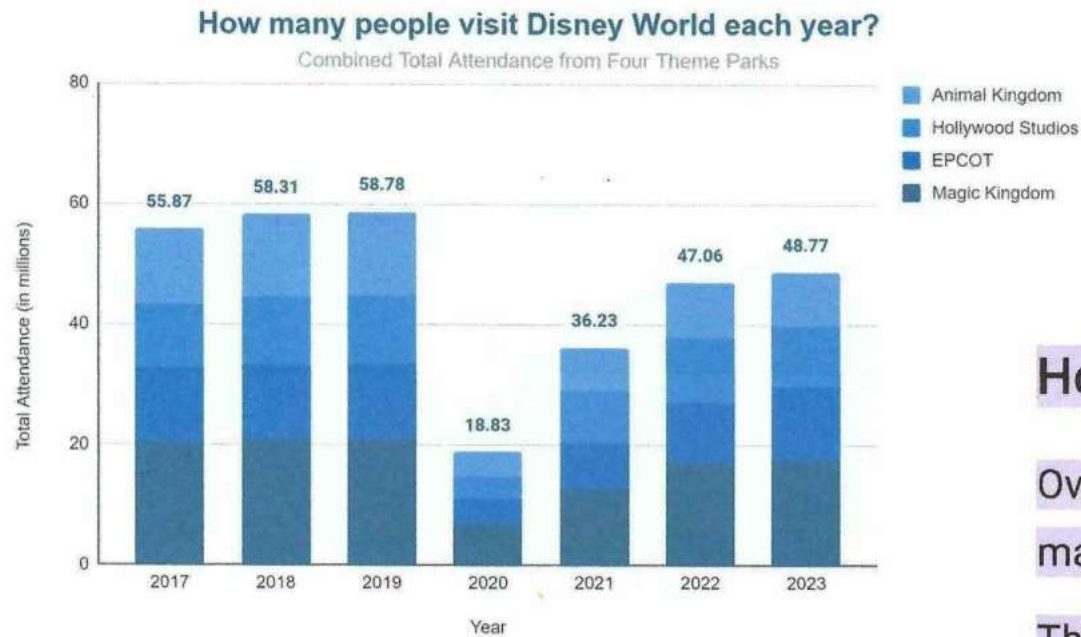
The resort has four iconic theme parks (Magic Kingdom, Experimental Prototype Community of Tomorrow or EPCOT, Disney’s Hollywood Studios, and Disney’s Animal Kingdom), each offering unique experiences. It also features two water parks, Typhoon Lagoon, and Blizzard Beach, along with over thirty hotels, golf courses, and other recreational venues, providing a wide array of adventures for visitors.

## How many people visit Disney World each year?

Over 50 million tourists visit Walt Disney World annually, making it the world’s most frequently visited vacation resort.

- With Magic Kingdom as its flagship theme park, Walt Disney World consistently maintains its position as the number one theme park globally.
- Each of its theme parks attracts approximately 10 million visitors annually, consistently ranking among the top tourist destinations, according to the AECOM Theme Index.<sup>1</sup>





## How many people visited Disney World in 2023?

Over **48.77 million** visitors travelled to Disney World in 2023, making it one of the most popular tourist destinations globally.

This total combines the number of visitors across its four main theme parks in 2023:

- **Magic Kingdom:** 17.72 million visitors
- **EPCOT:** 11.98 million visitors
- **Hollywood Studios:** 10.3 million visitors
- **Animal Kingdom:** 8.77 million visitors

**Typhoon Lagoon** and **Blizzard Beach**, Disney's water parks, also contributed to overall attendance figures, though specific numbers are not listed.