

FORT LAUDERDALE BEACH HOTEL PORTFOLIO/ASSEMBLAGE

TURN-KEY HOTEL INVESTMENT WITH POTENTIAL INPLACE MANAGEMENT AND
VALUE ADD THROUGH FUTURE REDEVELOPMENT AND FLAGGING



MATTHEW JACOBS
Principal
M: 305.235.1500 x1007
mjacobs@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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±1.66 AC
IN PRIME FLL LOCATION
ON GALT MILE FRONTING
HIGHLY SOUGHT-AFTER
OCEAN BLVD

**DELIVERED
UNENCUMBERED
OF FLAG AND
MANAGEMENT***

*Current Management
willing to remain in-place
for new buyer

**ALL OPERATIONS
ARE TURN-KEY
AND PRODUCING
SUBSTANTIAL
RETURNS**



EXECUTIVE SUMMARY

TURN-KEY INVESTMENT

Lee & Associates presents investors the opportunity to acquire a Hotel Portfolio which features two (2) turnkey independent hotels, two (2) buildings totaling $\pm 46,763$ SF situated along Ocean Blvd in Fort Lauderdale, FL ('FLL'). Both parcels are situated within Galt Mile and offer sought-after Ocean Blvd frontage on a rare contiguous site in a high barrier to entry market. The properties offer investors a tremendous value-add opportunity through future land appreciation and redevelopment/repositioning.

Seller Financing Available!

Overall, the Portfolio offers a total of 133 guest rooms within 2 unique hotel assets spanning 2 buildings and positioned on ± 1.66 acres. The hotel license consists of 133 hotel rooms.

The Portfolio breakdowns as follows:

(1) 49-Unit Hotel: Ocean Beach Palace

(1) 84-Unit Hotel: Ocean Beach Club

*42 Condo units operated as 84 room hotel

All operations are turn-key and producing substantial returns. The Properties were originally constructed in 1961 and 1979 and are situated on a combined 1.66 acres of land. The Portfolio features a total of 133 rooms and onsite laundry facility. Extensive interior and exterior renovations over the Portfolio were completed in 2017, including those to the Ocean Beach Palace lobby. Rooms received comprehensive renovations to panels, carpet, headboards, AC, appliances, beds, bathrooms, and amenities, as well as other room repairs and many other upgrades.

There is an additional value enhancement opportunity through the potential brand flagging of the Ocean Beach Club. Prospective investors can capitalize on the appreciating market and cash flowing hotel assets while planning for redevelopment. This offering presents a once-in-a-lifetime opportunity to own ± 1.66 acres of prime FLL beach land.

**FUTURE
DEVELOPABLE
ASSEMBLAGE
&
VALUE ADD
OPPORTUNITY**

**YEAR ROUND
DEMAND WITH
CONSISTENTLY
HIGH OCCUPANCY
RATES**

UNFLAGGED PORTFOLIO

PRIME LOCATION



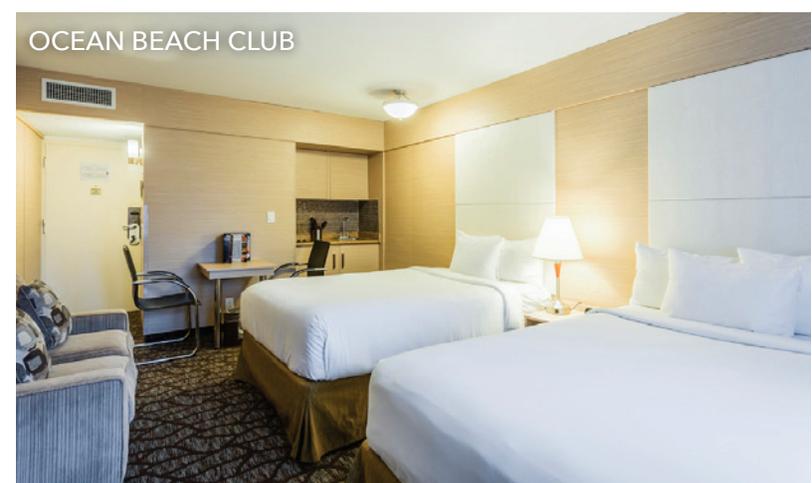
OCEAN BEACH CLUB



OCEAN BEACH PALACE



OCEAN BEACH PALACE



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OCEAN BEACH CLUB



OCEAN BEACH PALACE

AREA DEMOGRAPHICS

DENSE AREA WITH IMPRESSIVE DEMOS

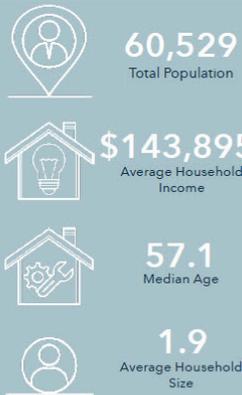
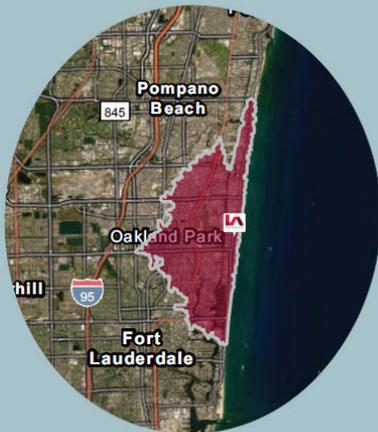
DEMOGRAPHIC OVERVIEW (5, 10, 15 Min Drive Time Radius)

Demographic Variable	Hotel Portfolio (5 min)	Hotel Portfolio (10 min)	Hotel Portfolio (15 min)	Broward County	Florida	USA
2024 Total Population	13,750	60,529	165,328	1,978,020	22,779,514	338,440,954
2029 Total Population	13,466	60,851	170,540	2,014,100	23,862,875	344,873,411
2020-2024 Population: Annual Growth Rate	-0.17%	0.34%	0.38%	0.40%	1.33%	0.49%
2024-2029 Population: Annual Growth Rate	-0.42%	0.11%	0.62%	0.36%	0.93%	0.38%
2024 Total Daytime Population	19,623	81,063	188,925	1,887,413	22,596,580	336,786,413
2024 Daytime Population: Workers	11,893	52,729	118,145	987,072	10,797,171	164,499,848
2024 Daytime Population: Residents	7,730	28,334	70,780	900,341	11,799,409	172,286,565
2024 Daytime Population Density (/sq mi)	10,655.6	7,193.7	6,593.8	1,569.0	421.2	95.3
2024 Median Household Income	\$96,330	\$91,419	\$81,715	\$75,343	\$74,715	\$79,068
2024 Average Household Income	\$160,190	\$143,895	\$127,006	\$108,118	\$105,305	\$113,185
2024 Median Age	63.2	57.1	50.6	42.2	43.5	39.3
2024 Total (SIC01-99) Businesses	2,029	7,606	17,789	128,597	1,080,913	12,883,225
2024 Total (SIC01-99) Employees	12,982	53,704	124,496	1,005,224	9,893,301	160,403,925
2024 Total (SIC01-99) Sales	\$1,865,737,100	\$7,624,116,390	\$18,459,871,235	\$163,632,499,000	\$1,448,360,101,000	\$23,774,185,959,000
2024 Annual Budget Expenditures	\$1,136,785,719	\$4,034,021,648	\$9,389,873,238	\$73,257,196,978	\$840,359,213,246	\$12,903,875,845,293
2024 Retail Expenditures	\$293,017,884	\$1,033,361,259	\$2,411,121,025	\$18,729,030,115	\$218,159,171,997	\$3,350,310,501,528
2024 Unemployment Rate	3.3%	3.8%	3.8%	4.0%	3.6%	4.2%

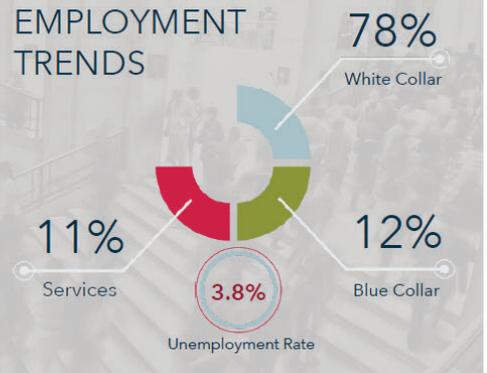
DEMOGRAPHIC CHARACTERISTICS FOR DEVELOPMENT (10 Min Radius)

KEY FACTS

Drive time of 10 minutes



EMPLOYMENT TRENDS



DAYTIME POPULATION



BUSINESS



HOUSING UNITS



FLL TOURISM INDUSTRY

INDUSTRY GENERATING \$528M IN ECONOMIC ACTIVITY

FORT LAUDERDALE TOURISM STATISTICS (GREATER FLL; SUNNY.ORG)



SEVEN MONTHS
MORE ROOMS SOLD
THAN IN 2019



2ND HIGHEST
LEISURE
OCCUPANCY IN FLORIDA



MORE THAN
\$3B
HOTEL REVENUE GENERATED
IN 2023.



39,515+
HOTEL ROOMS



560+
HOTELS



\$125.6M
TOURIST
DEVELOPMENT
TAX COLLECTIONS
41.1% INCREASE
OVER 2019



**INTERNATIONAL PASSENGERS
HAILED FROM 185 DIFFERENT COUNTRIES**

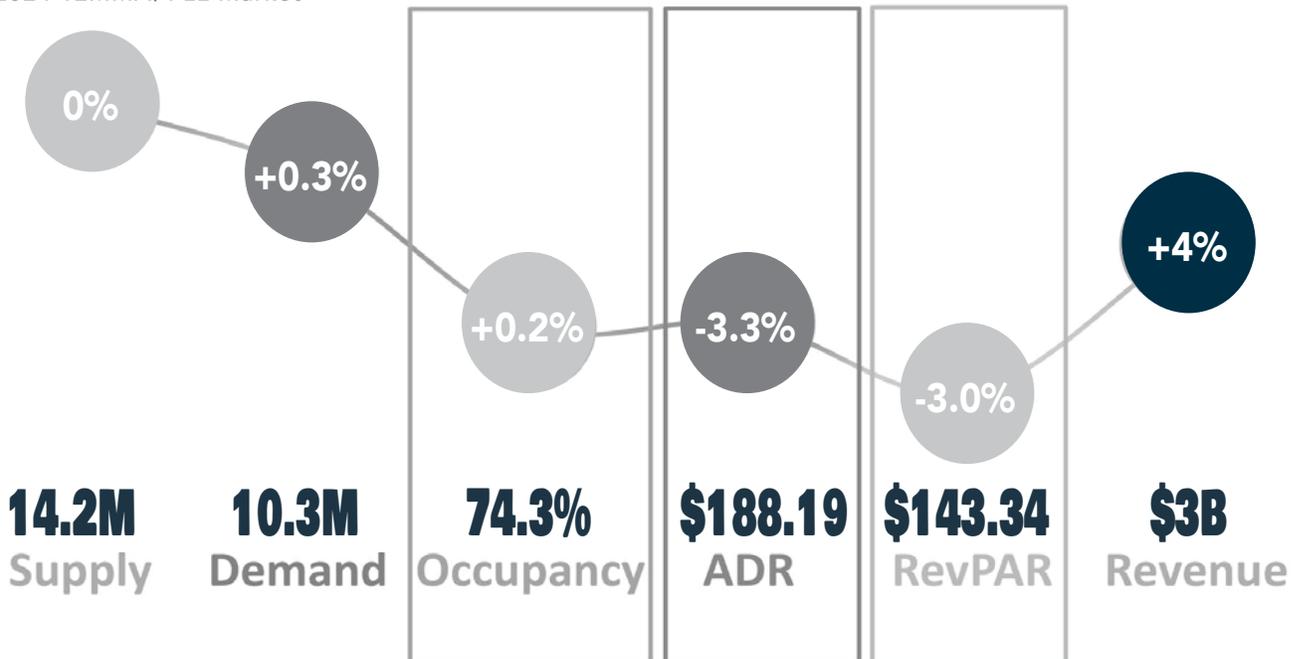
35.1 MILLION
DOMESTIC AND
INTERNATIONAL
TRAVELERS PASSED
THROUGH FLL
IN 2023. OUR INBOUND



3.08 MILLION
CRUISE PASSENGERS
THROUGH PORT
EVERGLADES
**3RD LARGEST
CRUISE PORT IN
THE WORLD**

FORT LAUDERDALE PERFORMANCE (STR DATA)

STR; Julv 2024 12MMA, FLL Market





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[mjacobcs@lee-associates.com](mailto:mjacocks@lee-associates.com)

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Lee & Associates | South Florida

7925 NW 12th Street, Suite 301 | Miami, FL 33126 | 305.235.1500 | leesouthflorida.com