

A photograph of a lush green lawn with a large tree and a wicker patio set. The text is overlaid on the image.

OAKLAND MANOR HOUSE

Boutique Inn + Event Venue
in historic Oakland, FL

Investment Opportunity

Property Overview

Address: 620 N. Tubb Street, Oakland, FL 34760

Offered at: \$1,650,000

Property Type: Historic Estate with Commercial-Residential Zoning

Size: 6,414 sq ft | 6 Bedrooms | 7.5 Bathrooms | 0.85 Acres

Oakland Manor House represents a rare acquisition: an award-winning, fully operational boutique inn with established brand recognition, strong guest demand, and significant untapped revenue potential. The property has generated consistent income despite operating at partial capacity with minimal marketing investment and remote management.



Key Investment Highlights

✓ Award-Winning Venue

- Orlando Sentinel 2025 Favorite Boutique Hotel
- Orlando Sentinel 2025 Favorite Wedding Venue

✓ Turn-Key Operation

- Fully licensed and permitted
- Established booking channel relationships (Airbnb, VRBO, direct)
- Vendor relationships and service contracts in place
- Historic property with modern amenities

✓ Significant Upside Potential

- Never operated at full 12-month capacity
- Zero advertising spend historically
- Remote management from Hawaii (2,500+ miles away)
- Perfect for dedicated on-site operator



4.91

Guest favorite
This home is a guest favorite based on ratings, reviews, and reliability



Unique Features

Zoned RNC: Residential Neighborhood Commercial

Approved for:

5-room Bed & Breakfast

50-guest Event Venue

Retreats, Classes, Medical Wellness

- Full kitchen, owner's apartment, outdoor entertaining areas
- High ceilings, tall windows, original woodwork, modern systems
- Located steps from the West Orange Trail, minutes to Winter Garden





FINANCIAL OVERVIEW & OPERATIONAL CONTEXT

Understanding the Historical Performance

Critical Context: Oakland Manor House has never operated as a traditional, fully-staffed boutique inn. From 2018-2025, the property was intentionally run as a part-time operation with remote management from Hawaii, serving dual purposes as both a revenue-generating asset and private family retreat.

OPERATIONAL TIMELINE & CONTEXT

Year	Months Open to Public	Key Context	Gross Revenue
2019	6 months	Management transition and restructuring after startup challenges	\$73,744
2020	3 months	COVID-19 closures and travel restrictions	\$30,844
2021	6 months	COVID recovery + owner use for medical treatment	\$57,172
2022	11 months	First stable operational year	\$108,187
2023	9 months	Part-time operation, accounting adjustments	\$86,091
2024	7 months	Limited availability, Hurricane Milton closure	\$61,948

The Untapped Potential

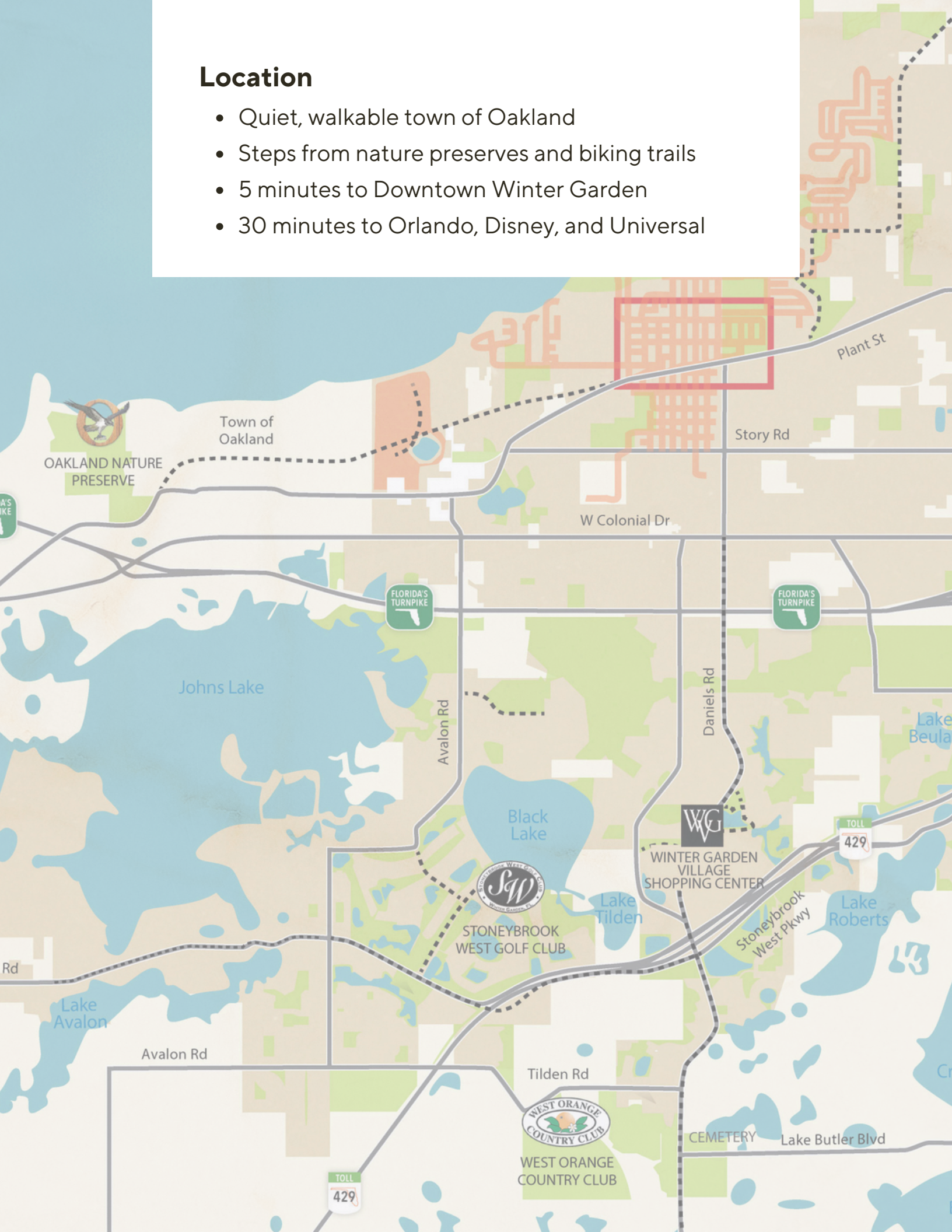
Oakland Manor House has never operated at full capacity. The property has succeeded despite significant operational constraints.

Enhancements & Optimizations

- Full 12-month calendar availability
- Dedicated on-site owner/operator
- Professional revenue management
- Strategic marketing (vs. zero historically)
- Expanded wedding and event calendar
- Active wedding venue promotion
- Corporate retreat packages and marketing

Location

- Quiet, walkable town of Oakland
- Steps from nature preserves and biking trails
- 5 minutes to Downtown Winter Garden
- 30 minutes to Orlando, Disney, and Universal



For more information or to schedule a private
tour:

Jennifer Wilson

407-921-9977



APPENDIX A: FINANCIAL STATEMENTS

Oakland Manor House LLC

Profit and Loss

January 1, 2019 - August 17, 2025

	JAN - DEC 2019	JAN - DEC 2020	JAN - DEC 2021	JAN - DEC 2022	JAN - DEC 2023	JAN - DEC 2024	JAN 1 - AUG 17, 2025	TOTAL
Income								
4000 Lodging & Room Sales Income	74,247.47	30,619.87	54,915.09	100,347.84	77,788.25	52,727.98	31,821.50	\$422,468.00
4005 Cleaning Fees Collected				2,905.00	5,515.00	5,595.00	4,181.00	\$18,196.00
4020 Sales - Catering	725.00							\$725.00
4030 Sales - Merchandise	1,086.29	333.63						\$1,419.92
4070 Sales - Classes & Special Events	3,425.49	85.00	318.63					\$3,829.12
4080 Rental of Space - Events and Classes	20.00							\$20.00
4081 Rental - Classes	929.50	22.50						\$952.00
4082 Rental - Weddings & Parties	1,475.00	350.00	999.00	3,347.50	1,697.50	1,350.00	1,445.00	\$10,664.00
4083 Rental - Workshops & Retreats	872.38	938.97	445.00	2,895.00		1,400.00		\$6,551.35
4084 Rental - Cleaning Fees	75.00	150.00	545.00	710.00	1,090.00	790.00	600.00	\$3,960.00
Total 4080 Rental of Space - Events and Classes	3,371.88	1,461.47	1,989.00	6,952.50	2,787.50	3,540.00	2,045.00	\$22,147.35
4090 Commissions/Consignment Income	469.51	267.75						\$737.26
4150 Refunds/Allowances	-10,380.20	-1,923.50	-99.00			85.16	231.03	\$ -12,086.51
Discount Income			48.43	-2,018.60				\$ -1,970.17
Sales of Product Income	798.75							\$798.75
Total Income	\$73,744.19	\$30,844.22	\$57,172.15	\$108,186.74	\$86,090.75	\$61,948.14	\$38,278.53	\$456,264.72
Cost of Goods Sold								
4500 COGS - General	1,350.99	5,950.76						\$7,301.75
4520 COGS - Labor	2,775.00							\$2,775.00
4560 COGS - Supplies & Materials	370.00							\$370.00
Total Cost of Goods Sold	\$4,495.99	\$5,950.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,446.75
GROSS PROFIT	\$69,248.20	\$24,893.46	\$57,172.15	\$108,186.74	\$86,090.75	\$61,948.14	\$38,278.53	\$445,817.97
Expenses								
6000 Advertising & Marketing	13,360.08	5,250.00	464.70			70.00	35.00	\$19,179.78
6002 Advertising	915.19		480.00					\$1,395.19
Total 6000 Advertising & Marketing	14,275.27	5,250.00	944.70			70.00	35.00	\$20,574.97
6010 Amortization Expense	3,124.00	3,124.00	3,124.00	3,124.00	3,124.00			\$15,620.00
6020 Auto	537.30	20.20	446.04	186.10	91.55	109.79	90.00	\$1,480.98
6050 Bank Charges & Fees	306.00	139.20	-61.89	2.00		2.00		\$387.31
6060 Processing Fees	67.10	2.97		2.00			27.64	\$99.71
6061 Stripe Fees	2,870.87	983.82					28.25	\$3,882.94
6062 Square Fees	94.68	39.68	96.31	756.55	339.36	129.62	80.77	\$1,536.97
6063 PayPal Fees	7.79	4.32	193.37					\$205.48
6064 Melio Fees					1.50		1.50	\$3.00
6065 QuickBooks Payments Fees							128.59	\$128.59
6066 VRBO Fees							100.90	\$100.90
Total 6060 Processing Fees	3,040.44	1,030.79	289.68	758.55	340.86	129.62	367.65	\$5,957.59
6100 Technology Expense	21.35							\$21.35
6105 SAAS Subscriptions & Software	1,476.27	423.27	748.85	917.87	781.00	1,188.83	856.98	\$6,393.07
6115 Website Expenses	2,540.37	1,446.41	463.70	340.88	385.50	44.34	276.00	\$5,497.20
Total 6100 Technology Expense	4,037.99	1,869.68	1,212.55	1,258.75	1,166.50	1,233.17	1,132.98	\$11,911.62
6140 Outside Services	6,767.30	75.00	500.00			2,105.00	7,048.00	\$16,495.30
6150 Management Fees	7,118.26	7,250.51						\$14,368.77
6151 AirBnB Host Fees				1,393.64	2,263.97	1,749.57	1,105.22	\$6,512.40
6152 Channel Manager Subscription Fees						106.63	589.97	\$696.60
6153 VRBO Mgmt Fees							149.50	\$149.50
Total 6150 Management Fees	7,118.26	7,250.51		1,393.64	2,263.97	1,856.20	1,844.69	\$21,727.27
6160 Commissions	3,382.22	1,857.83						\$5,240.05
6200 Depreciation Expense	8,463.00	5,100.00	5,244.00	4,728.00	6,911.00	6,911.00		\$37,357.00
6210 Dues & Subscriptions	41.54		183.29	497.79	48.10	535.71	106.50	\$1,412.93
6215 Gifts	0.00	41.00		295.55		420.14	403.64	\$1,160.33
6220 Charitable Donations	285.00		164.00					\$449.00
6310 Hardware Supplies	151.39		113.87	810.64		77.73	102.32	\$1,255.95
6320 Insurance	609.58					46.84		\$656.42
6325 Insurance - Auto	903.59							\$903.59
6330 Insurance - General Liability	2,047.14	1,656.63	931.35	947.10				\$5,582.22
6335 Insurance - Property - Fire, etc.	-425.51	638.25			14,511.85	16,403.95		\$31,128.54
Total 6320 Insurance	3,134.80	2,294.88	931.35	947.10	14,511.85	16,450.79		\$38,270.77
6360 Interest Expense	5,117.69	4,991.44	2,685.29	635.21	40.54	77.14		\$13,547.31

Oakland Manor House LLC

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	JAN - DEC 2019	JAN - DEC 2020	JAN - DEC 2021	JAN - DEC 2022	JAN - DEC 2023	JAN - DEC 2024	JAN 1 - AUG 17, 2025	TOTAL
6370 Janitorial	6,352.39	2,790.00	3,120.00	6,125.00	7,505.00	8,640.00	3,477.00	\$38,009.39
6380 Business Licenses & Permits	225.00	413.75	555.86	388.75	413.75	1,401.94	304.02	\$3,703.07
6390 Landscaping & Outdoor Maintenance	2,214.48	1,407.00	1,188.14	12,518.50	2,440.00	5,307.39	3,593.15	\$28,668.66
6420 Meals & Entertainment	444.88		344.09			482.88	303.33	\$1,575.18
6425 Meals & Entertainment - Travel Meals		80.32	53.85	213.89	200.85			\$548.91
6460 Miscellaneous Expense	223.98				174.27	8.51	57.72	\$464.48
6480 Office Supplies	213.38	73.18		90.50	1.00		405.33	\$783.39
6540 Shipping & Delivery - Postage & Packages	366.10	184.89	197.75	263.19	350.90	191.65	100.00	\$1,654.48
6555 Printing Costs	40.00							\$40.00
6570 Professional Fees	7,847.72					138.75		\$7,986.47
6571 Professional Fees - Bookkeeping	1,054.93	1,125.00	752.05	647.50	325.00	1,010.00	571.25	\$5,485.73
6572 Professional Fees - Legal	102.00							\$102.00
6573 Professional Fees - Accounting		1,429.00	1,950.00	1,235.50	997.50		2,931.93	\$8,543.93
6574 Professional Fees - Consultant	51.50	4,348.75	2,145.95	3,230.00	2,975.00	5,008.75	7,447.50	\$25,207.45
Total 6570 Professional Fees	9,056.15	6,902.75	4,848.00	5,113.00	4,297.50	6,157.50	10,950.68	\$47,325.58
6600 Rent & Lease	44.00	98.00	132.00					\$274.00
6700 Repairs & Maintenance	5,411.68	8,031.88	4,594.28	1,756.24	4,246.34	1,507.31	4,110.45	\$29,658.18
6705 Repairs & Maintenance - Exterminator/Pest Control	862.70	452.65	372.77	362.12	271.59	407.92	271.59	\$3,001.34
6710 Repairs & Maintenance - Contractors	500.00	1,160.00	2,975.50	3,065.00	3,202.93	10,247.20	13,991.78	\$35,142.41
6715 Repairs & Maintenance - Supplies	616.48	235.58	1,921.82	1,664.25	2,371.82	3,298.25	-1,216.94	\$8,891.26
Total 6700 Repairs & Maintenance	7,390.86	9,880.11	9,864.37	6,847.61	10,092.68	15,460.68	17,156.88	\$76,693.19
6905 Linens & Terry	272.23		380.08	131.96		192.82	281.24	\$1,258.33
6910 Room & Housekeeping Supplies	3,034.11	732.10	2,556.60	599.61	678.33	861.99	1,191.37	\$9,654.11
6915 Supplies - Small Tools & Hardware	47.43		276.65	155.53		921.12	-17.59	\$1,383.14
6920 Food & Beverage Supplies	1,285.44		320.07	322.42		198.80	25.37	\$2,152.10
6921 Breakfast F&B Supplies	5,505.28	1,345.43	343.57	198.69	189.59	104.15	49.76	\$7,736.47
6922 Other F&B Supplies	359.91	19.99			10.10	292.11	30.00	\$712.11
Total 6920 Food & Beverage Supplies	7,150.63	1,365.42	663.64	521.11	199.69	595.06	105.13	\$10,600.68
6940 Travel	92.01	148.98	337.19	408.72		2,266.83	1,178.40	\$4,432.13
6960 Utilities	455.87					326.94		\$782.81
6961 Utilities - Telephone	125.16							\$125.16
6962 Utilities - Cable & Internet Access	2,899.98	1,024.78	1,100.76	1,131.76	1,223.71	984.82	820.98	\$9,186.79
6964 Utilities - Electricity & Gas	8,363.53	5,691.61	5,330.12	8,446.30	7,922.80	7,967.48	9,342.07	\$53,063.91
6966 Utilities - Water, Sewer & Trash Removal	559.11	526.13	507.62	414.65	469.08	485.74	376.39	\$3,338.72
Total 6960 Utilities	12,403.65	7,242.52	6,938.50	9,992.71	9,615.59	9,764.98	10,539.44	\$66,497.39
6970 Taxes & Licenses	165.08	334.13	746.76	276.54	11,911.20	13,462.44	200.00	\$27,096.15
Unapplied Cash Bill Payment Expense		0.00	1,000.00			0.00	6.50	\$1,006.50
Total Expenses	\$109,518.56	\$64,697.68	\$48,980.36	\$58,283.95	\$76,379.13	\$95,694.08	\$60,963.38	\$514,517.14
NET OPERATING INCOME	\$ -40,270.36	\$ -39,804.22	\$8,191.79	\$49,902.79	\$9,711.62	\$ -33,745.94	\$ -22,684.85	\$ -68,699.17
Other Income								
4400 Other Miscellaneous Income		10,000.00	3,000.00			50.00		\$13,050.00
4410 Credit Card Rebates				176.41	70.00	88.21	219.50	\$554.12
Total Other Income	\$0.00	\$10,000.00	\$3,000.00	\$176.41	\$70.00	\$138.21	\$219.50	\$13,604.12
Other Expenses								
Uncategorized Expense							150.17	\$150.17
Total Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.17	\$150.17
NET OTHER INCOME	\$0.00	\$10,000.00	\$3,000.00	\$176.41	\$70.00	\$138.21	\$69.33	\$13,453.95
NET INCOME	\$ -40,270.36	\$ -29,804.22	\$11,191.79	\$50,079.20	\$9,781.62	\$ -33,607.73	\$ -22,615.52	\$ -55,245.22

APPENDIX B: YEAR-BY-YEAR DESCRIPTIONS

2019 -Early years included normal startup adjustments and a temporary closure for restructuring and staff changes, which is common for new boutique inns. Operations resumed with a revised model and tighter oversight.

2020 - COVID-19 severely limited travel worldwide. OMH was open only a few months due to statewide closures and travel restrictions.

2021 - Operations resumed on a limited basis. The home was only available for half the year due to continued COVID fluctuations and a period of owner use.

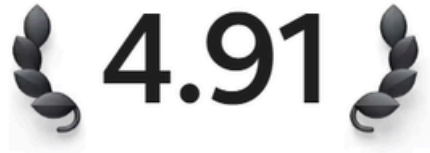
2022 - OMH began to stabilize with streamlined operations. With minimal marketing and primarily word-of-mouth and Airbnb listings, the property grossed over 108k in only eight months of availability. This demonstrated strong demand and high nightly rates even without advertising.

2023 - The business shifted accounting systems, which captured additional allowable expenses such as property taxes and insurance. Although the P&L reflects these adjustments, the underlying revenue remained strong for a property operated remotely and lightly marketed.

2024 - OMH was available for seven months before Hurricane Milton led to temporary closure for repairs. Despite limited availability and no formal marketing, the property continued to generate consistent interest and bookings.

OMHouse has never operated at full capacity. It has always been run remotely, with limited availability, minimal marketing, and multiple planned closures due to COVID, owner use, staffing transitions, weather events, and renovations. Despite this, the inn consistently demonstrated strong demand, high nightly rates, and the clear potential for significantly higher revenue under dedicated, full-time management. The financials reflect intentional part-time operation rather than business weakness.”

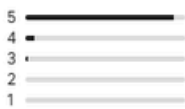
APPENDIX C: GUEST REVIEWS & TESTIMONIALS



Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating



Cleanliness

4.9



Accuracy

4.9



Check-in

4.9



Communication

5.0



Location

5.0



Value

4.8



Monica

Clermont, Florida

★★★★★ · March 2024 · Stayed a few nights

The Oakwood Manor House was amazing! Walk through the front door to peace and beauty. All the comforts of home made available to you. We had an intimate wedding ceremony in the home while a harpist played heavenly music. Audrey and Mary prepared and served an exquisite wedding dinner and breakfast for us at our request. The small town charm is enchanting. We have found a diamond in the rough and will definitely be back again and again.....Thank you for such a wonderful life experience from beginning to end...



Julian

Miami, Florida

★★★★★ · January 2024 · Stayed with a pet

The place for us was more than what we needed. House is huge and plenty of space to gather together and at the same time offers all the privacy for those who want time for themselves.



Nelson

Miami, Florida

★★★★★ · March 2023 · Stayed with kids

The home was as amazing as the pictures on the website. The location cannot even better. Only 20 minutes from the Disney parks and universal studios. We felt like we were staying at an incredible retreat. The host responded to all of our requests in a timely manner, and we're very courteous. I will definitely be coming back.
Nelson



Flora

Sanford, Florida

★★★★★ · January 2023 · Group trip

It is an amazing property. Very well kept and a beautiful house. I would definitely stay there again.



Loreen

University Park, Maryland

★★★★★ · November 2023 · Stayed with a pet

Our family celebrated a wonderful Thanksgiving in this historic home in Oakland. I loved finding out the small town history and the street was breathtaking - lined with large live oaks and a beautiful lake is at the end of the road. The house appears to have been a bed and breakfast in its past, so all the bedrooms included large beds and private bathrooms. The kitchen had an informal breakfast table and was spacious - plenty of room to cook our Thanksgiving meal! A full size dining table comfortably sat our group for our formal holiday dinner and there is a living room with comfy couches to relax in. A nearby walking path leads to a nature reserve and several folks traveled to Lake Minneola to row with the local rowing club. We also visited the nearby town of Clermont for local shopping and a delicious lunch. The house has a great location, and I would certainly consider it for future visits. Thank you for sharing your home with my family.



Danielle

4 years on Airbnb

★★★★★ · March 2024 · Group trip

What a wonderful getaway! The house was well stocked and perfect for our 5 families



Todd

Port Townsend, Washington

★★★★★ · November 2023 · Group trip

A beautiful home for a family reunion. One of our family walked through the house taking a video because he was so taken by it. All bedrooms have a private bath and there is one additional full bath on the floor and a small 1/2 bath off the sitting room on second floor. The living room was perfect for family gatherings and football watching. One request: hair dryers in each private. All-in-all, a terrific family venue.