

2 Properties | 12 Unit Multifamily/7 Unit
Hotel/1 RV + 30 Key Hotel | St Pete Beach



Park Shore Boutique/Suites + St Pete Beach Suites



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Park Shore Boutique/Suites Financials

PARK SHORE – FINANCIAL OVERVIEW (T12)

523 72nd Ave, St. Pete Beach, FL

Trailing 12 Months: April 2025 – March 2026

INCOME HIGHLIGHTS

- **Total Gross Revenue: \$443,522** (\$457,922 with RV Income)
- **Short-Term Rental Income:** \$221,968
- **Long-Term Rent Income:** \$203,965
- **Other Income (fees, reimbursements, etc.):** ~\$17,500
- **RV Income:** \$14,400 (\$1,200/mo)

Blended Income Model:

Diversified revenue stream combining **short-term rental upside** with **stable long-term tenancy**, creating both cash flow stability and growth potential.

OPERATING EXPENSES

- **Total Operating Expenses: \$193,144**
- **Major Expense Categories:**
 - Property Taxes: \$25,381
 - Repairs & Maintenance: ~\$33,500+
 - Utilities: ~\$38,421
 - Leasing & Management Related: ~\$19,000+
 - Insurance (combined): ~\$12,000+

NET OPERATING PERFORMANCE

- **Net Operating Income (NOI): \$250,379** (\$264,779 with RV Income)
- **Expense Ratio:** ~43.5%
- **NOI Margin:** ~56.5%

INVESTMENT TAKEAWAYS

- COMPLETELY RENOVATED FROM HEAD TO TOE!
 - Average gross income/door is \$22,896.10/yr
 - **Strong Cash Flow Asset:** Over **\$250K NOI** with room for operational refinement
 - **Revenue Upside:** Significant variability in short-term rental income can be improved substantially
 - **Hybrid Income Strategy:** Rare blend of **hospitality + multifamily stability**
 - **Prime Location:** St. Pete Beach positioning supports continued demand and rate growth
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St Pete Beach Suites Financials

ST. PETE BEACH SUITES HOTEL

Financial Summary | Trailing Twelve Months (June 2025 – May 2026)
30 Keys

Executive Snapshot

Metric	Amount
Total Revenue	\$1,244,006
Revenue per Key	\$41,467
Operating Expenses	\$748,043
Net Operating Income	\$495,963
NOI Margin	39.9%

Income Highlights

- Generated approximately \$1.24 million in trailing twelve-month revenue.
- Short-term lodging income represented more than 98% of total revenues.
- Strong annual revenue production of approximately \$41,500 per key.

Operating Expense Profile

Largest operating expenses include payroll, insurance, utilities, management/leasing expenses, mortgage interest, and real estate taxes. Insurance remains a notable expense due to the coastal Florida market.

Investment Takeaways

- Nearly \$500,000 of annual NOI with an impressive ~40% operating margin.
- Established boutique hospitality asset with strong cash flow characteristics.
- Potential upside through ADR optimization, operational efficiencies, and ancillary revenue growth.
- Indicative valuation range based on market cap rates:
 - 7.0% Cap Rate: ~\$7.1M
 - 8.0% Cap Rate: ~\$6.2M
 - 9.0% Cap Rate: ~\$5.5M

Investment Highlight: Boutique 30-key hospitality asset generating nearly \$500,000 in annual NOI with approximately 40% operating margins.

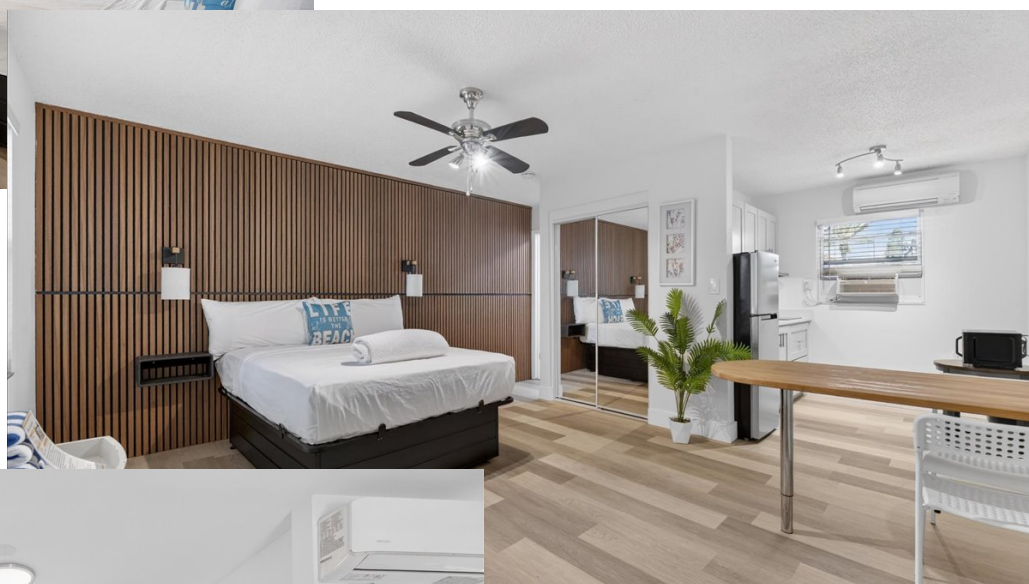
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Park Shore Boutique/Suites - Interior Pictures



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12 Unit Multifamily + 7 Unit Hotel + 1 RV | St Pete Beach Park Shore Boutique/Suites - Exterior Pictures



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St Pete Beach Suites - Interior Pictures

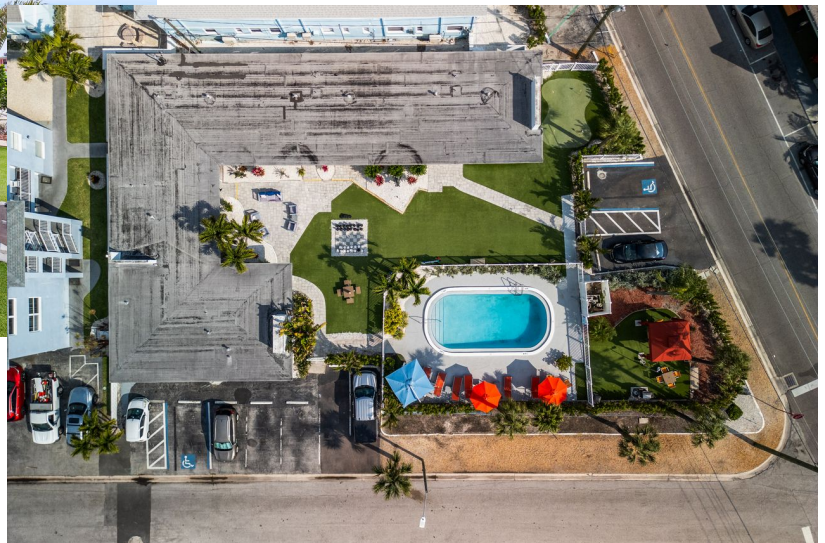


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Park Shore Boutique/Suites - Highlights



Turn key hospitality and multifamily offering. ALL block construction with impact rated windows and doors. Fully furnished hotel units, occupied long term units. Years of successful history as hospitality and multifamily with the potential of converting to all multifamily or all hospitality.

Highlights

- BLOCK construction
- Fully remodeled 12 unit multifamily building
- Fully furnished 7 unit hotel rooms
- Value add (laundry in unit or more laundry facilities, pet relief/play area, and private courtyards for hotel rooms)
- All good sized units that have been totally remodeled from head to toe
- Years of successful rental history
- All separately metered for electric
- LOW MAINTENANCE!



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Park Shore Boutique/Suites - Zoning

Preliminary Zoning Study



Zoning Notes

1. Zoned 19 Units
2. 19 separate electric meters
3. 2 separate water meters
4. Maximized FAR and setback density
5. Three buildings (One 12 unit multifamily and two hotel buildings comprised of a 4 unit and a 3 unit)
6. Highest and best of future land development realized

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30 Key Hotel | St Pete Beach

St Pete Beach Suites - Highlights



St. Pete Beach Suites offers a truly rare blend of investment performance and resort-inspired coastal lifestyle, featuring 30 professionally remodeled, turnkey accommodations constructed of durable block construction and enhanced with impact-rated windows and doors for long-term resilience. Centered around a beautifully curated resort-style pool and amenity courtyard that embodies the relaxed charm of Old Florida living, the property allows guests to enjoy an effortless beach lifestyle just steps from the sugar sand beaches and turquoise waters of the Gulf of Mexico.

Highlights

- Steps to the Beach
- 30 Turnkey Guest Suites
- Professionally Renovated Throughout
- Resort-Style Pool & Courtyard
- Block Construction
- Impact-Rated Windows & Doors
- Strong In-Place Cash Flow
- Boutique Lifestyle Hospitality Asset
- Highly Walkable Location
- Minimal Near-Term CapEx Requirements
- Exceptional ~40% NOI Margins
- Irreplaceable St. Pete Beach Offering



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St Pete Beach Suites - Zoning



Preliminary Zoning Study



Zoning Notes

1. Rare ± 0.33 Acre Barrier Island Parcel
2. Highly Desirable Urban Beach Village (UBV) Zoning
3. Existing Transient Lodging Rights in Place
4. Resort Amenity & Redevelopment Flexibility
5. Walkable Beach Village Environment
6. Significant Barriers to New Competitive Supply

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