



For Sale!



RE-DEVELOPMENT & HOSPITALITY OPPORTUNITY

215 & 2210 S. PINE AVE. OCALA, FL 34471

OFFERED FOR SALE INDIVIDUALLY OR AS A PORTFOLIO



BRIAN HAFNER
REAL ESTATE ADVISOR
(352) 425 - 2288
BRIAN@INVICTUSFL.COM

NATE SIMMONS
REAL ESTATE ADVISOR
(352) 634-0809
NATE@INVICTUSFL.COM



SOUTH PINE HOSPITALITY PORTFOLIO
FOR SALE



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**SOUTH PINE HOSPITALITY PORTFOLIO
FOR SALE**

*Opportunity is in
OCALA* →

The Summary

THE OCALA HOSPITALITY PORTFOLIO PRESENTS A UNIQUE OPPORTUNITY TO ACQUIRE TWO CASH-FLOWING HOSPITALITY ASSETS PERFECTLY POSITIONED WITHIN ONE OF FLORIDA'S FASTEST-GROWING MARKETS. THE PORTFOLIO INCLUDES SHAMROCK INN AND OCALA COVE MOTEL, COMPRISING 31 GUEST ROOMS, TWO MANAGER RESIDENCES, NEARLY 13,000 SQUARE FEET, AND APPROXIMATELY 0.90 ACRES OF COMMERCIAL ZONED LAND. THIS HOSPITALITY ACQUISITION COMPETITIVELY PLACES FUTURE OWNERS WITH CURRENT INCOME AS WELL AS FUTURE UPSIDE WITH MANY DIFFERENT OPTIONS FOR THEIR DEVELOPMENT.

CURRENT OPERATIONS GENERATE IMMEDIATE REVENUE WHILE FLEXIBLE ZONING AND STRATEGIC LOCATIONS CREATE SUBSTANTIAL LONG-TERM REDEVELOPMENT POTENTIAL. THE PORTFOLIO APPEALS TO HOSPITALITY OPERATORS, VALUE-ADD INVESTORS, DEVELOPERS, FAMILY OFFICES, AND OWNER-OPERATORS SEEKING A SCALABLE PLATFORM WITHIN A RAPIDLY GROWING FLORIDA MARKET.

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Why Ocala?



Ocala has emerged as one of Florida's strongest growth markets due to its strategic location, affordability, tourism demand, healthcare expansion, and business growth.

The city's continued growth supports both hospitality demand and future land appreciation.

KEY DEMAND DRIVERS:

- RAPID POPULATION GROWTH AND CONTINUED MIGRATION FROM HIGH-COST MARKETS
- AFFORDABLE HOUSING & LOWER COST OF LIVING COMPARED TO OTHER FLORIDA METROS
- STRATEGIC LOCATION ALONG I-75 CENTERED BETWEEN TAMPA, ORLANDO, JACKSONVILLE, AND DIRECT ACCESS TO SOUTH FLORIDA
- EXPANSION OF LOGISTICS, DISTRIBUTION, AND WAREHOUSING OPERATIONS
- GROWTH OF HEALTHCARE SERVICES DRIVEN BY AN AGING AND EXPANDING POPULATION
- STRONG EQUINE INDUSTRY ANCHORED BY THE WORLD EQUESTRIAN CENTER, HORSE SHOWS IN THE SUN (HITS) AND MULTIPLE OTHER HORSE-RELATED BUSINESSES
- TOURISM AND HOSPITALITY DEMAND GENERATED BY EQUESTRIAN EVENTS, OUTDOOR RECREATION, AND RECREATIONAL SPORTS TOURNAMENTS
- MANUFACTURING GROWTH AND INDUSTRIAL JOB CREATION
- RESIDENTIAL DEVELOPMENT AND NEW HOME CONSTRUCTION ACTIVITY
- BUSINESS RELOCATIONS SEEKING LOWER OPERATING COSTS, AVAILABLE LAND, AND WORKFORCE ACCESS
- INCREASING RETAIL AND SERVICE DEMAND RESULTING FROM POPULATION AND EMPLOYMENT GROWTH
- INFRASTRUCTURE INVESTMENTS SUPPORTING LONG-TERM EXPANSION

**SOUTH PINE HOSPITALITY PORTFOLIO
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South Pine, Ocala's North/South Corridor

215 S. PINE AVENUE – DOWNTOWN OCALA: SHAMROCK INN

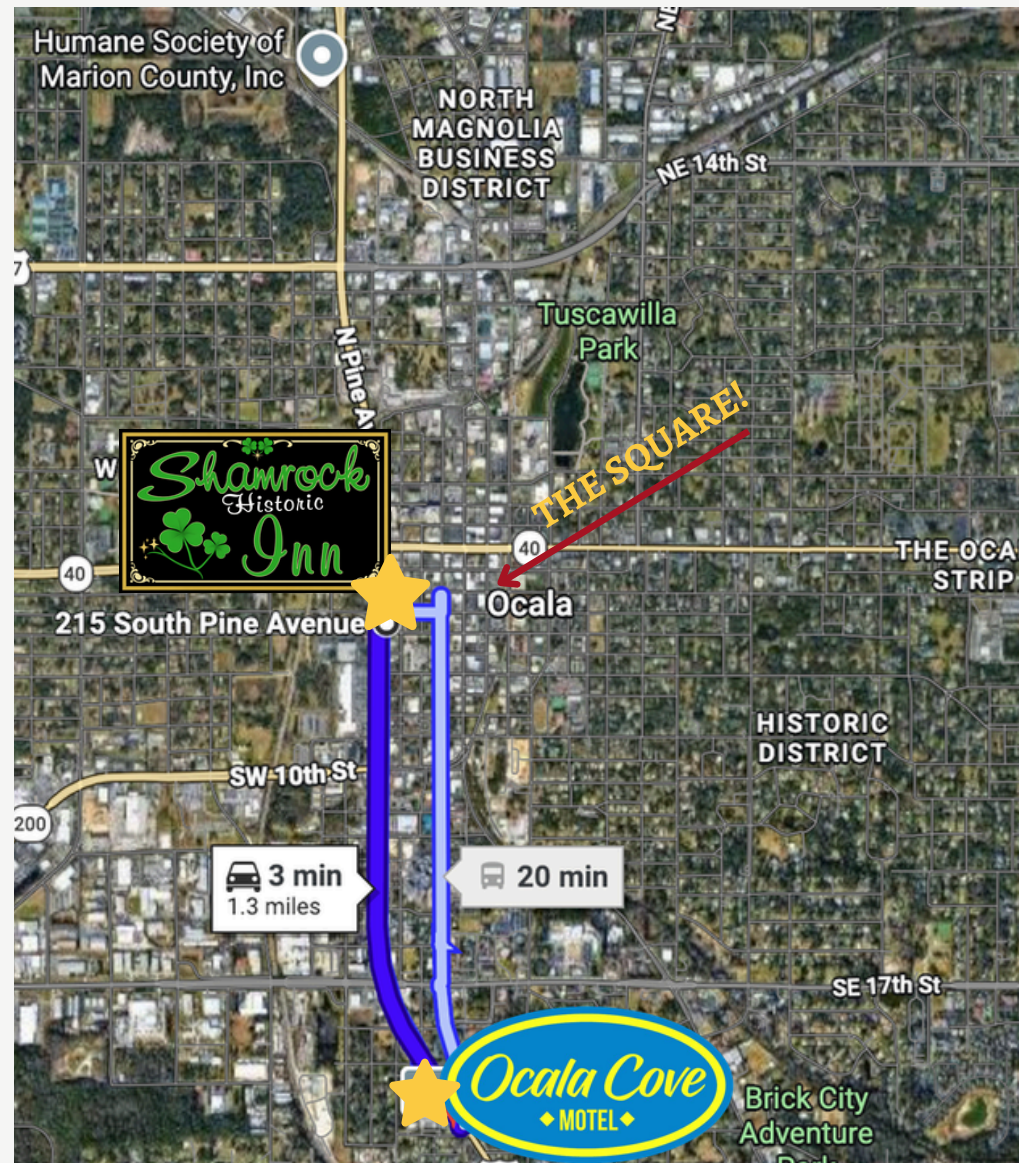
- LOCATED ON US 441 / US 301 (SOUTH PINE AVENUE), ONE OF OCALA'S PRIMARY NORTH-SOUTH ARTERIALS
- POSITIONED JUST SOUTH OF THE SR 40 (SILVER SPRINGS BLVD) INTERSECTION, ONE OF THE BUSIEST INTERSECTIONS IN MARION COUNTY
- BENEFITS FROM COMMUTER, GOVERNMENT, RETAIL, AND TOURISM TRAFFIC TRAVELING THROUGH DOWNTOWN OCALA
- WALKABLE TO THE DOWNTOWN SQUARE, RESTAURANTS, ENTERTAINMENT VENUES, AND GOVERNMENT OFFICES
- EXPOSURE TO BOTH RESIDENTS AND VISITORS TRAVELING BETWEEN DOWNTOWN OCALA AND S. MARION COUNTY

2210 S. PINE AVENUE – SOUTH OCALA: OCALA COVE MOTEL

- LOCATED ALONG THE ESTABLISHED SOUTH PINE COMMERCIAL CORRIDOR
- DIRECT FRONTAGE ON US 441 / US 301 PROVIDING REGIONAL CONNECTIVITY THROUGHOUT MARION COUNTY
- BENEFITS FROM DAILY COMMUTER TRAFFIC BETWEEN OCALA, BELLEVIEW, AND THE VILLAGES TRADE AREA
- STRONG VISIBILITY NEAR HEALTHCARE, RETAIL, AND SERVICE-ORIENTED COMMERCIAL USES
- CONVENIENT ACCESS TO SR 200, SR 40, AND I-75
- BILLBOARD INCOME

CORRIDOR STATISTICS:

- US 441 / US 301 SERVES AS ONE OF OCALA'S PRIMARY NORTH-SOUTH TRANSPORTATION CORRIDORS
- CONNECTS DOWNTOWN OCALA, S. OCALA, BELLEVIEW, AND SURROUNDING MARION COUNTY POPULATION CENTERS
- MARION COUNTY CONTINUALLY DISPLAYS THE FASTEST POPULATION GROWTH IN FLORIDA, INCREASING TRAFFIC VOLUMES AND CONSUMER DEMAND THROUGHOUT THE CORRIDOR, LEADING TO FURTHER OPPORTUNITY AS TIME GOES ON.
- CORRIDOR SERVES MANY DEMAND GENERATORS



25,000 to 35,000 Vehicles per Day!

The Overview →

Asking...

PROPERTY #1: **SHAMROCK INN** LOCATED AT 215 S PINE AVENUE, OCALA FL 34471

12 KEYS + MANAGER SUITE, 5,090 SQFT, 0.29 ACRES, BUILT IN: 1960

ZONING: FBC

PRICED AT \$1,225,000

PROPERTY#2: **OCALA COVE MOTEL** LOCATED AT 2210 S PINE AVENUE, OCALA FL 34471

19 KEYS + MANAGER SUITE, 7,798 SQFT, 0.61 ACRES BUILT IN: 1958

ZONING: B-4

PRICED AT \$1,350,000

PORTFOLIO: 31 KEYS + MANAGER RESIDENCES, TOTAL SQFT - 12,888, 0.90 ACRES

PORTFOLIO PRICED AT \$2,575,000

Business that Performs *The Numbers*



- **SIGNIFICANT UPGRADES COMPLETED, INCLUDING FULL GUEST ROOM RENOVATIONS SMART LOCK INSTALLATION, NEW A/C UNITS, PATIO IMPROVEMENTS, AND MORE**
- **NEW MANAGEMENT TEAM IN PLACE AS OF JANUARY 2026, WITH A FOCUS ON OPERATIONAL IMPROVEMENTS AND REVENUE GROWTH**
- **LOCATED WITHIN A 4-MINUTE WALK TO HISTORIC DOWNTOWN OCALA, OFFERING STRONG PROXIMITY VALUE**
- **POSITIONED AS AN AFFORDABLE ALTERNATIVE TO HIGHER-ADR PROPERTIES (HILTON, MARRIOTT, MARION HOTEL), CATERING TO GUESTS SEEKING CONVENIENCE TO DOWNTOWN WITHOUT PREMIUM PRICING**

2023

REVENUE: \$261,976

NOI: \$46,666

SELF OPERATED NOI: \$79,413

2024

REVENUE: \$237,683

NOI: \$64,592

SELF OPERATED NOI: \$96,892

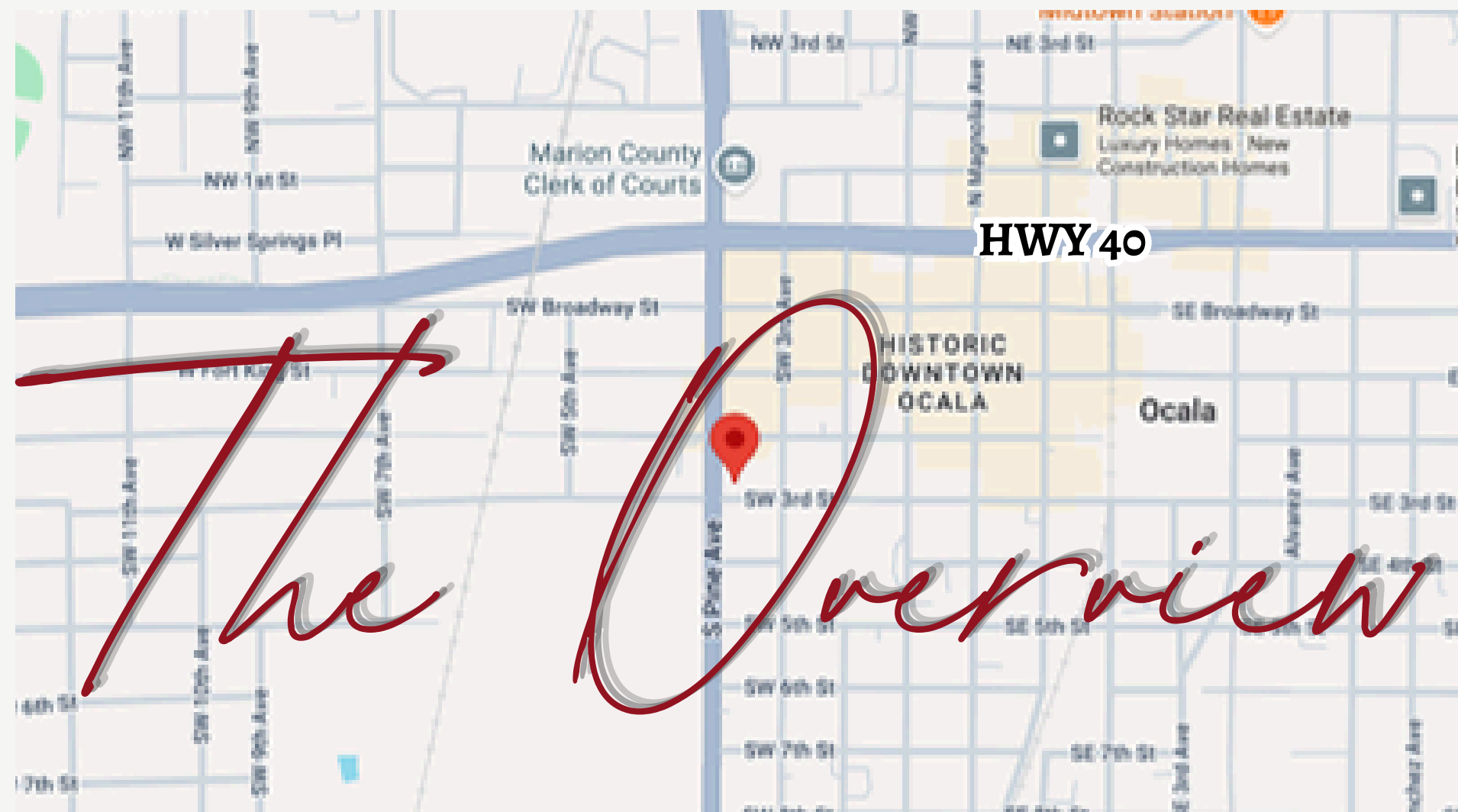
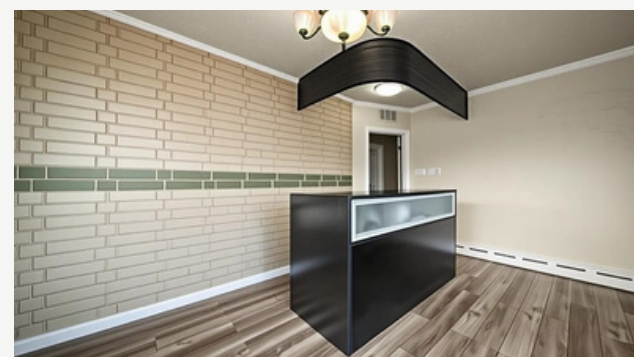
2025

REVENUE: \$210,039

NOI: \$73,323

SELF OPERATED NOI: \$107,944

**8.6%
CAP RATE!**



**SOUTH PINE HOSPITALITY PORTFOLIO
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*Business that
Performs* *The Numbers*



- FULLY RENOVATED IN 2019 WITH OVER \$250K IN PERMITTED CAPITAL IMPROVEMENTS
- OPERATING UNDER A HYBRID MODEL SINCE OCTOBER 2025 (DAILY, WEEKLY, AND MONTHLY STAYS)
- ESTABLISHED PARTNERSHIP WITH THE VA AND AFFILIATED ORGANIZATIONS, CURRENTLY SUPPORTING LONG-TERM TENANTS WITH GUARANTEED RENTS
- HYBRID MODEL PROVIDES STABLE INCOME, REDUCES OPERATION COST (CLEANING, LAUNDRY, UTILITIES), AND ALLOWS FLEXIBILITY TO CAPTURE TRANSIENT DEMAND
- NEW MANAGEMENT COMPANY IN PLACE AS OF FEBRUARY 2026

2023

REVENUE: \$288,379

NOI: \$86,634

SELF OPERATED NOI: \$143,979

2024

REVENUE: \$283,543

NOI: \$99,024

SELF OPERATED NOI: \$147,954

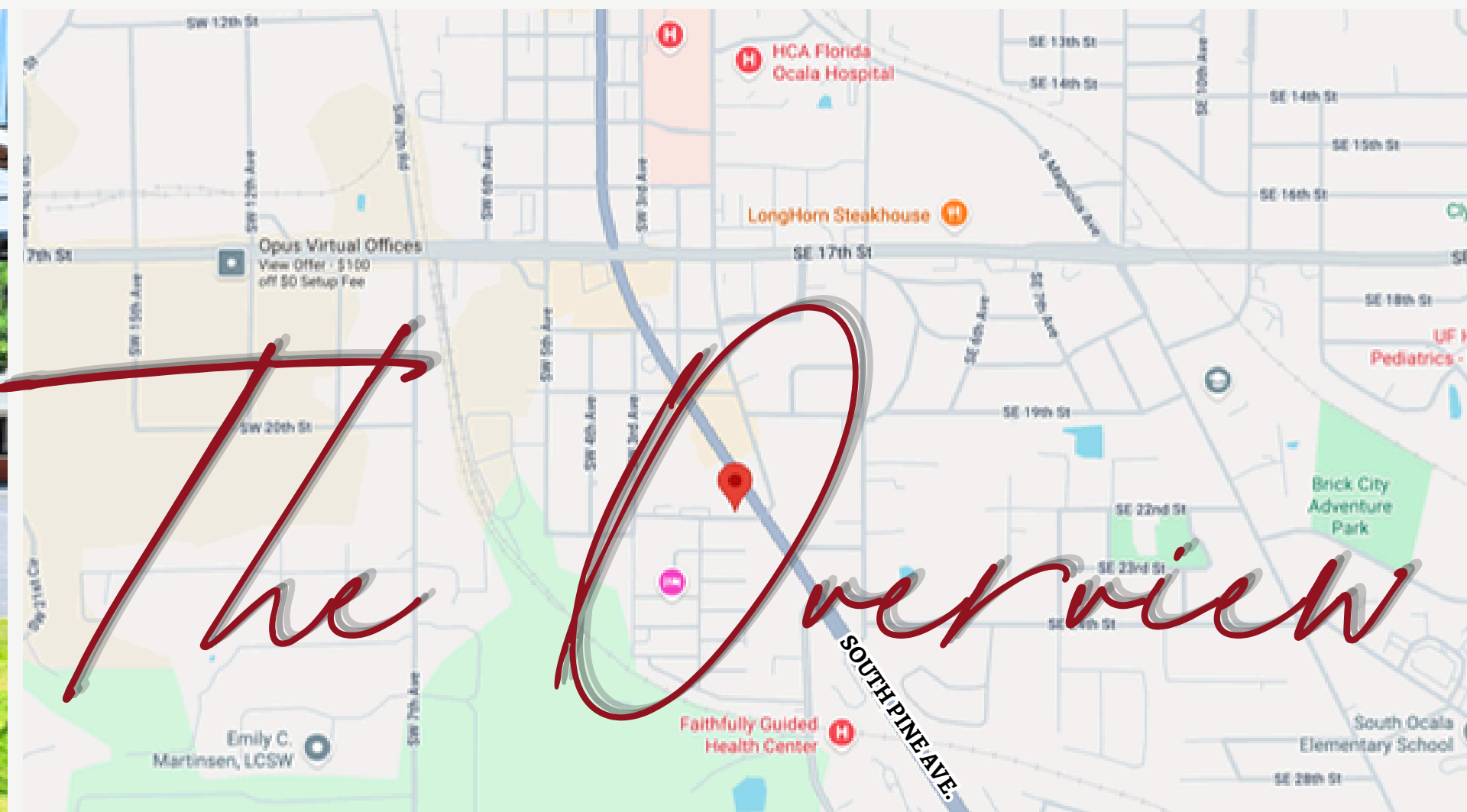
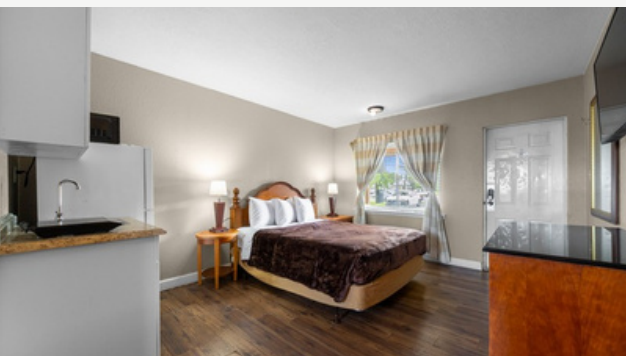
2025

REVENUE: \$248,504

NOI: \$80,339

SELF OPERATED NOI: \$130,959

**9.7%
CAP RATE!**



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Re-Development is Possible

Build your Own Vision...

POTENTIAL USES UNDER OCALA FBC ZONING

POTENTIAL USES UNDER OCALA B-4 ZONING



- MULTIFAMILY RESIDENTIAL
- MIXED-USE DEVELOPMENT (RETAIL/RESTAURANT WITH RESIDENTIAL OR OFFICE ABOVE)
- BOUTIQUE HOTEL AND HOSPITALITY USES
- OFFICE AND PROFESSIONAL SERVICES
- RETAIL AND STOREFRONT COMMERCIAL
- RESTAURANTS, CAFÉS, BARS, AND ENTERTAINMENT VENUES
- LIVE-WORK UNITS
- CIVIC AND INSTITUTIONAL USES
- ADAPTIVE REUSE AND REDEVELOPMENT PROJECTS
- GROUND-FLOOR COMMERCIAL WITH UPPER-FLOOR RESIDENTIAL
- HIGHER-DENSITY URBAN INFILL DEVELOPMENT
- WALKABLE, PEDESTRIAN-ORIENTED DEVELOPMENT CONCEPTS
- REDEVELOPMENT ADVANTAGES
- FLEXIBLE ZONING FRAMEWORK FOCUSED ON FORM RATHER THAN STRICT USE SEGREGATION
- SUPPORTS A MIX OF RESIDENTIAL, COMMERCIAL, OFFICE, AND HOSPITALITY USES
- LOCATED WITHIN DOWNTOWN OCALA'S REDEVELOPMENT AREA
- OPPORTUNITY TO MAXIMIZE SITE VALUE THROUGH REDEVELOPMENT OR REPOSITIONING
- LIMITED SUPPLY OF DOWNTOWN PROPERTIES WITH REDEVELOPMENT POTENTIAL
- ABILITY TO CAPITALIZE ON CONTINUED POPULATION GROWTH AND DOWNTOWN INVESTMENTS

- LARGE-FORMAT RETAIL STORES
- SHOPPING CENTERS AND COMMERCIAL PLAZAS
- RESTAURANTS AND FAST-FOOD ESTABLISHMENTS
- PROFESSIONAL AND MEDICAL OFFICES
- BANKS AND FINANCIAL INSTITUTIONS
- AUTOMOTIVE SALES AND SERVICE USES
- EQUIPMENT SALES AND RENTAL BUSINESSES
- FURNITURE, APPLIANCE, AND HOME IMPROVEMENT STORES
- GENERAL RETAIL AND SERVICE BUSINESSES
- ENTERTAINMENT AND RECREATION USES
- PERSONAL SERVICE ESTABLISHMENTS
- CONTRACTOR OFFICES AND CONSTRUCTION SERVICE BUSINESSES
- WHOLESALE BUSINESSES AND SHOWROOM USES
- INDOOR STORAGE ASSOCIATED WITH COMMERCIAL OPERATIONS
- COMMUNITY RESIDENTIAL HOMES
- MIXED COMMERCIAL DEVELOPMENTS SERVING REGIONAL AND HIGHWAY TRAFFIC

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We're Just Getting Started...

ADDITIONAL FINANCIALS, OPERATING REPORTS, DUE DILIGENCE MATERIALS, AND SUPPORTING DOCUMENTATION ARE AVAILABLE UPON REQUEST AND COMPLETION OF A CONFIDENTIALITY AGREEMENT.

THIS INVESTMENT OFFERS MULTIPLE PATHS TO VALUE CREATION, INCLUDING CONTINUED OPERATIONS, OPERATIONAL IMPROVEMENTS, REPOSITIONING, REDEVELOPMENT, AND LONG-TERM APPRECIATION. FUTURE OPPORTUNITY AND STRATEGY OUTLINES ALSO AVAILABLE UPON REQUEST.

Contact us!



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