THE ISLAND RESORT AT DEERFIELD BEACH

TURNKEY BOUTIQUE HOSPITALITY INVESTMENT

1944 NE 5th Street | Deerfield Beach, Florida

Offered at $2,299,000

REVENUE GROWTH ACCELERATING

January – May 2025 Revenue: $82,500

January – May 2026 Revenue: $121,000

46.7% YEAR-OVER-YEAR REVENUE GROWTH

Revenue increased by more than $38,500 during the first five months of 2026 compared to the same period in 2025.

More importantly, this growth occurred with virtually no increase in operating expenses, resulting in a meaningful increase in profitability and cash flow.

Unlike many hospitality properties marketed based on projections, The Island Resort is demonstrating measurable and accelerating operational performance today.

EXECUTIVE SUMMARY

The Island Resort at Deerfield Beach is a fully operational boutique hospitality property located just two blocks from the Atlantic Ocean in one of South Florida's most desirable beach communities.

Originally operated as a short-term rental property, the resort has evolved into a mature hospitality business supported by a loyal base of repeat guests, direct bookings, annual retreat groups, family reunions, and seasonal visitors.

The property benefits from diversified booking channels including Airbnb, Booking.com, Google, direct reservations, repeat guest referrals, and group bookings.

Many guests now return annually and book directly with the property, reducing platform dependence and increasing profitability.

INVESTMENT HIGHLIGHTS

Established Hospitality Business

- Proven operating history
- Hundreds of five-star reviews
- Established online presence
- Future reservations in place
- Strong repeat customer base

Significant Revenue Growth

- 46.7% increase in Jan-May revenue year-over-year
- Revenue increased from $82,500 to $121,000
- Minimal increase in operating expenses
- Increasing profitability and NOI

Strong Historical Performance

- Approximately $196,000 gross revenue in 2024
- Approximately $136,000 net income in 2024

Diversified Revenue Streams

- Airbnb
- Booking.com
- Google
- Direct bookings
- Seasonal rentals
- Family reunions
- Retreat groups
- Returning international guests

Valuable Direct Booking Base

A meaningful percentage of reservations now originate directly from repeat guests rather than third-party booking platforms.

This creates higher margins, reduced platform risk, and improved business stability.

Turnkey Operation

Sale includes:
- Operating LLC
- Existing phone number
- Online listings
- Five-star review history
- Future reservations
- Operational systems
- Business goodwill

A buyer can assume ownership without rebuilding any component of the business.

PROPERTY OVERVIEW

Property Name:
The Island Resort at Deerfield Beach

Address:
1944 NE 5th Street
Deerfield Beach, Florida

Building Size:
Approximately 2,549 SF

Lot Size:
Approximately 10,127 SF

Parking:
8 Spaces

Configuration:
Currently operated as five hospitality units consisting of:

- One 2-bedroom residence
- Two 1-bedroom villas
- Two studio villas

Each unit includes private accommodations suitable for short-term and seasonal guests.

UNIQUE BUSINESS MODEL

The Island Resort has matured beyond a typical Airbnb operation.

Every couple of months the property hosts full-property retreats, many focused on wellness and holistic programs. Family reunions and group gatherings regularly reserve the entire property.

Many guests return annually and often book directly with ownership, bypassing online booking platforms altogether.

For example, international guests who previously stayed at the property returned and booked multiple units for extended seasonal stays of two to two-and-a-half months.

This recurring customer base creates stability rarely found in small hospitality assets.

RECENT IMPROVEMENTS

Major capital improvements include:

- Five updated kitchens
- Six full bathrooms
- Complete electrical upgrades
- Six new electrical panels
- Foundation reinforcement
- Laundry facilities
- Clubhouse improvements
- Outdoor gathering areas
- Hot tub

Capital expenditures were largely paused during 2024, yet operating performance continued to improve, demonstrating that growth is being driven by demand rather than additional investment.

VALUE-ADD OPPORTUNITIES

Future ownership may benefit from several straightforward, high-return initiatives:

Increase Average Daily Rates

- Updated décor and design enhancements
- Premium room positioning
- Expanded direct booking strategy

Improve Exterior Presentation

- Exterior painting
- Enhanced landscaping
- Additional resort branding

Additional Revenue Sources

- Clubhouse vending machines
- Guest experience upgrades
- Expanded retreat programming

These initiatives can potentially increase revenue and NOI with relatively modest capital investment.

LOCATION ADVANTAGES

- Approximately two blocks from Deerfield Beach
- Walking distance to restaurants and entertainment
- Convenient access to Boca Raton
- Convenient access to Fort Lauderdale
- Strong year-round tourism market
- High demand coastal location

Few hospitality assets combine a walk-to-beach location, established operations, repeat clientele, and immediate cash flow in this price range.

INVESTMENT THESIS

The Island Resort represents an opportunity to acquire a growing hospitality business rather than simply purchasing real estate.

The property offers:

✓ Proven cash flow

✓ Established operating systems

✓ Significant repeat clientele

✓ Future reservations already in place

✓ Strong year-over-year revenue growth

✓ Turnkey ownership transition

✓ Additional upside opportunities

✓ Prime South Florida beach location

For investors seeking a boutique hospitality asset with demonstrated growth and operational momentum, The Island Resort offers a compelling combination of current income, future upside, and long-term appreciation potential.
