



# Pineapple Shores Motel

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# Property Information

Section 1

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## Property Description

Step into a rare opportunity to own a fully renovated boutique motel in the heart of Daytona Beach Shores, where timeless 1950's Florida charm meets modern comfort and thoughtful design. Positioned directly across from the beach with exceptional frontage and high-visibility signage along one of the area's busiest coastal corridors, this 12-unit motel plus office captures the nostalgic spirit of classic Daytona while delivering the upgrades and amenities today's guests expect. Each guest suite has been meticulously remodeled to exacting standards with a cohesive retro-inspired aesthetic that celebrates the golden era of Daytona Beach tourism. Bright, airy interiors feature updated flooring, modern fixtures, renovated bathrooms, fresh paint, stylish furnishings, and charming kitchenettes designed to create a memorable guest experience. The property blends playful mid-century character with contemporary convenience, offering guests a true "Old Florida" feel without sacrificing comfort.

## Offering Summary

Sale Price:	\$1,390,000
Number of Rooms:	12
Lot Size:	2,904 SF
Building Size:	5,213 SF
NOI:	\$24,422.00
Cap Rate:	1.76%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	281	878	2,636
Total Population	522	1,630	5,162
Average HH Income	\$77,575	\$77,577	\$71,744



### Exterior Description

Pineapple Shores features a fully renovated exterior that blends classic mid-century coastal architecture with vibrant tropical design. The property's colorful aesthetic and well-maintained grounds create an inviting boutique hospitality experience while enhancing its curb appeal along South Atlantic Avenue.

Exterior improvements include a custom monument sign, fresh exterior paint, decorative wood accents, and colorful architectural details that reinforce the property's unique beach-inspired branding. Mature palm trees, tropical landscaping, decorative rock beds, and low-maintenance plantings provide an attractive setting throughout the property.

### Interior Description

The guest accommodations at Pineapple Shores have been extensively renovated to create a bright, modern coastal atmosphere that blends comfort, functionality, and boutique charm. Each room has been thoughtfully updated with contemporary finishes and beach-inspired décor, offering guests a clean, inviting environment while minimizing future capital improvement needs.

Interior renovations include luxury vinyl plank flooring throughout, fresh paint, updated lighting, and modern furnishings that complement the property's tropical aesthetic. The rooms feature an open, efficient layout with comfortable sleeping accommodations, dining space, and abundant natural light.

Many units include convenient kitchenette amenities with custom cabinetry, wood-look countertops, stainless or brushed nickel fixtures, microwaves, mini refrigerators, and small appliances, allowing guests to comfortably accommodate both short- and extended-stay visits.

Bathrooms have been completely modernized with updated vanities, designer plumbing fixtures, framed or decorative mirrors, subway tile shower surrounds, refreshed flooring, and contemporary lighting. Open shelving provides additional storage while contributing to the clean, coastal design.

Tastefully selected furnishings, colorful artwork, and coordinated décor create a welcoming boutique experience that distinguishes the property from traditional roadside motels. The combination of modern finishes, functional layouts, and coastal-inspired design enhances guest appeal while supporting premium nightly rental rates and strong online reviews.





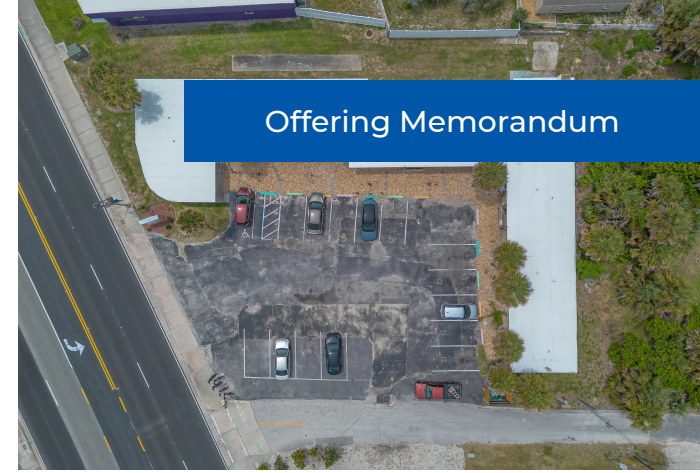
## Property Highlights

- Updated Motel – Well-maintained motel featuring modernized accommodations designed to appeal to both leisure and business travelers.
- Extensive Renovations – Significant capital improvements completed throughout the property, reducing deferred maintenance and enhancing guest appeal.
- New Roof – Recently installed roof provides long-term durability while minimizing near-term capital expenses.
- Corner Lot – Prominent corner location offering excellent visibility, multiple access points, and strong curb appeal.
- Abundant Parking – Generous on-site parking accommodates guests, staff, and visitors with ease.
- Upside Potential – Opportunity to increase revenue through operational efficiencies, ADR growth, occupancy improvements, or additional value-add enhancements.
- Location Highlights
  - Daytona Beach Shores, Florida – Located in one of Volusia County's premier coastal communities, attracting year-round visitors and seasonal tourism.
  - High Visibility – Excellent exposure along a well-traveled corridor with consistent daily traffic and strong recognition.
  - Path of Growth – Situated in an area benefiting from continued public and private investment, supporting long-term appreciation.
  - Central Location – Convenient access to major roadways, nearby attractions, restaurants, and employment centers.
  - Proximity to Schools & Shopping – Minutes from neighborhood services, retail centers, dining, and everyday conveniences.
  - Historic Sites, Beach & River – Ideally positioned near the Atlantic Ocean, Halifax River, local parks, and many of the area's historic and cultural destinations.

Additional Photos



Offering Memorandum





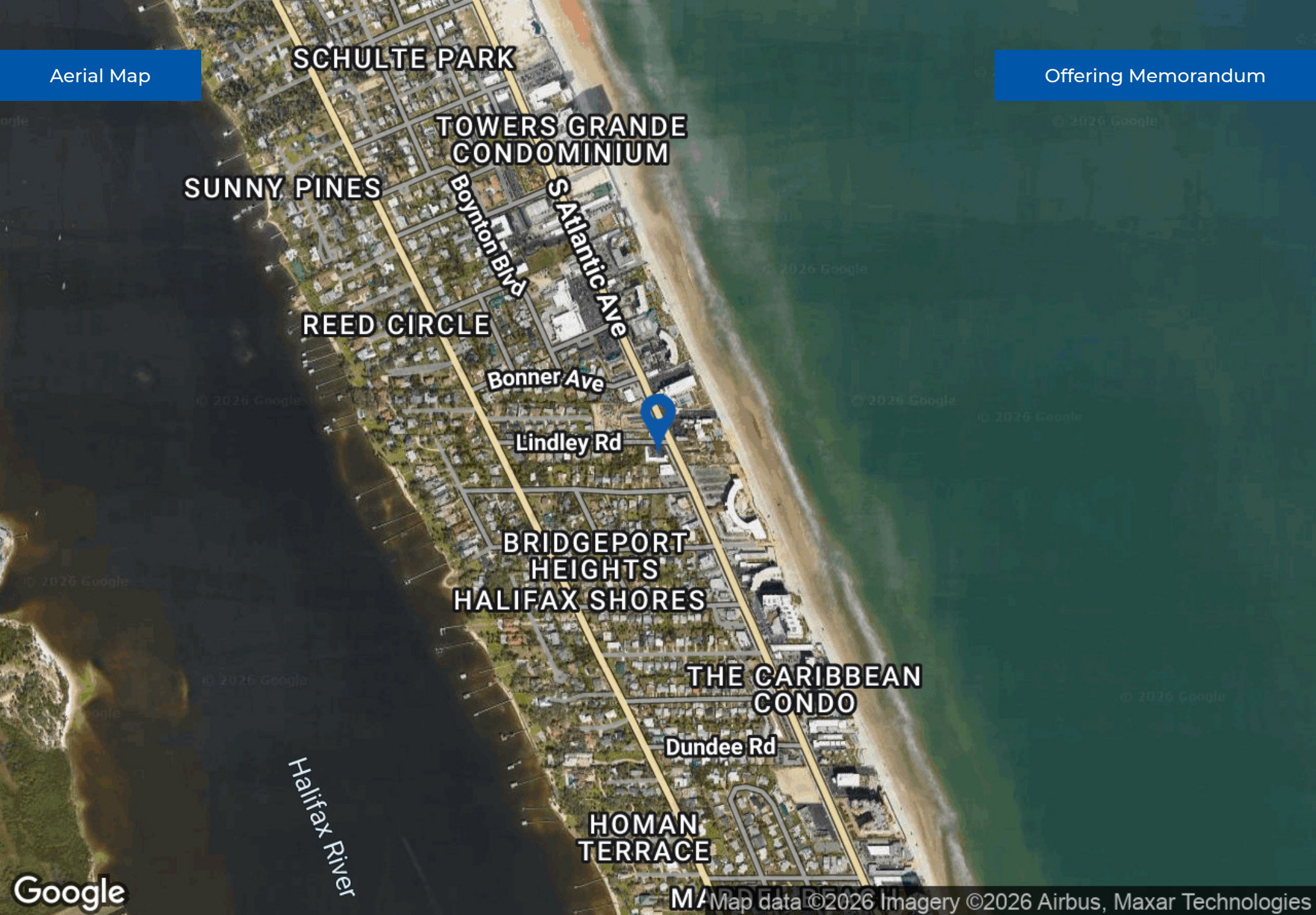
# Location Information

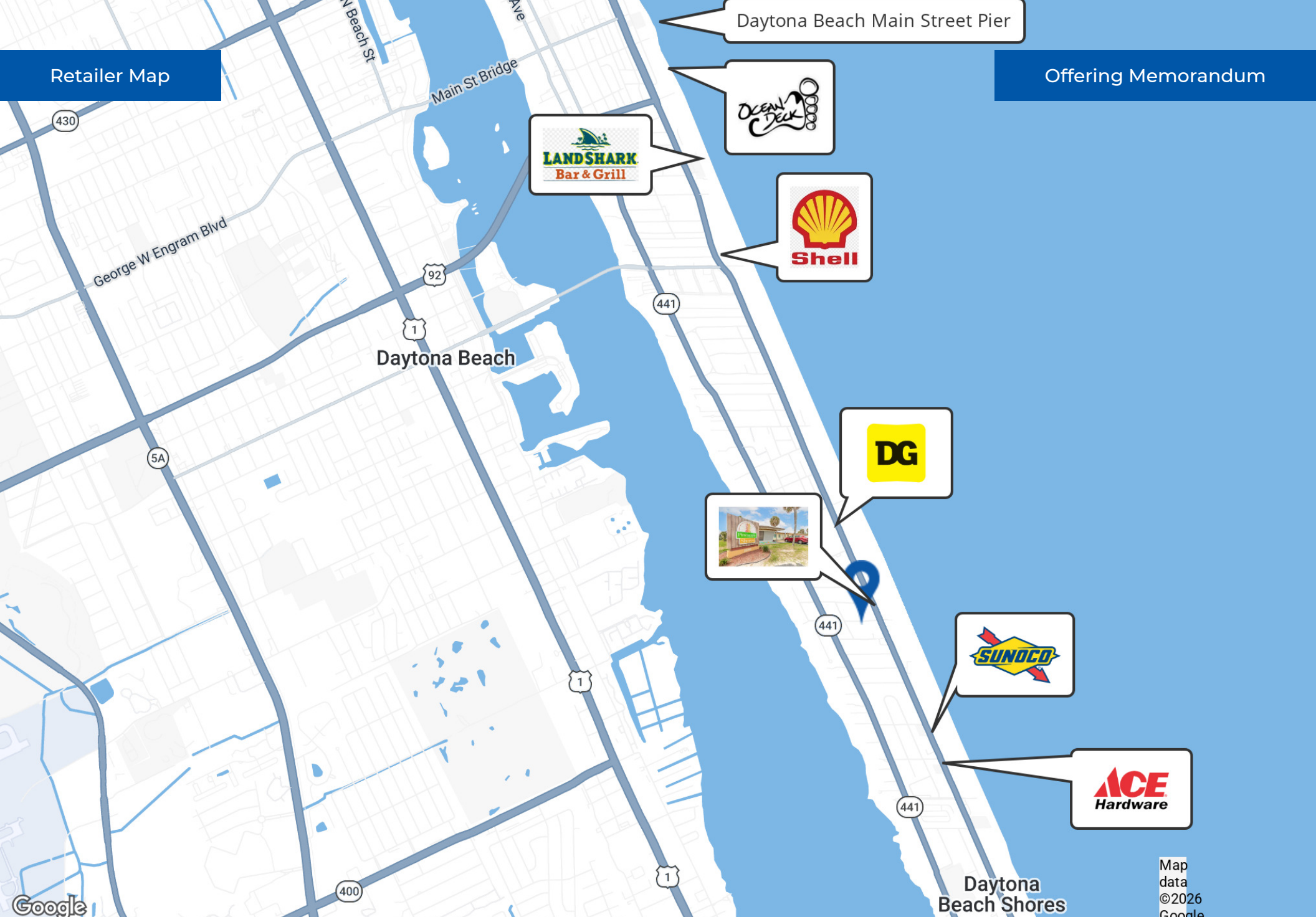
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# Financial Analysis

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<b>Income Summary</b>		<b>Per Unit</b>
Rental Income	\$128,694	\$10,724.50
Other Income	\$696	\$58.00
<b>Gross Income</b>	<b>\$129,390</b>	<b>\$10,782.50</b>
<b>Expenses Summary</b>		<b>Per Unit</b>
Cleaning and Maintenance	\$28,280	\$2,356.67
Insurance	\$32,243	\$2,686.92
Taxes	\$6,608	\$550.67
Water	\$1,313	\$109.42
Sewer and Trash	\$4,476	\$373.00
Electric	\$8,667	\$722.25
Gas	\$711	\$59.25
Internet	\$4,003	\$333.58
Management Fees	\$18,667	\$1,555.58
<b>Operating Expenses</b>	<b>\$104,968</b>	<b>\$8,747.33</b>



# Demographics

Section 4

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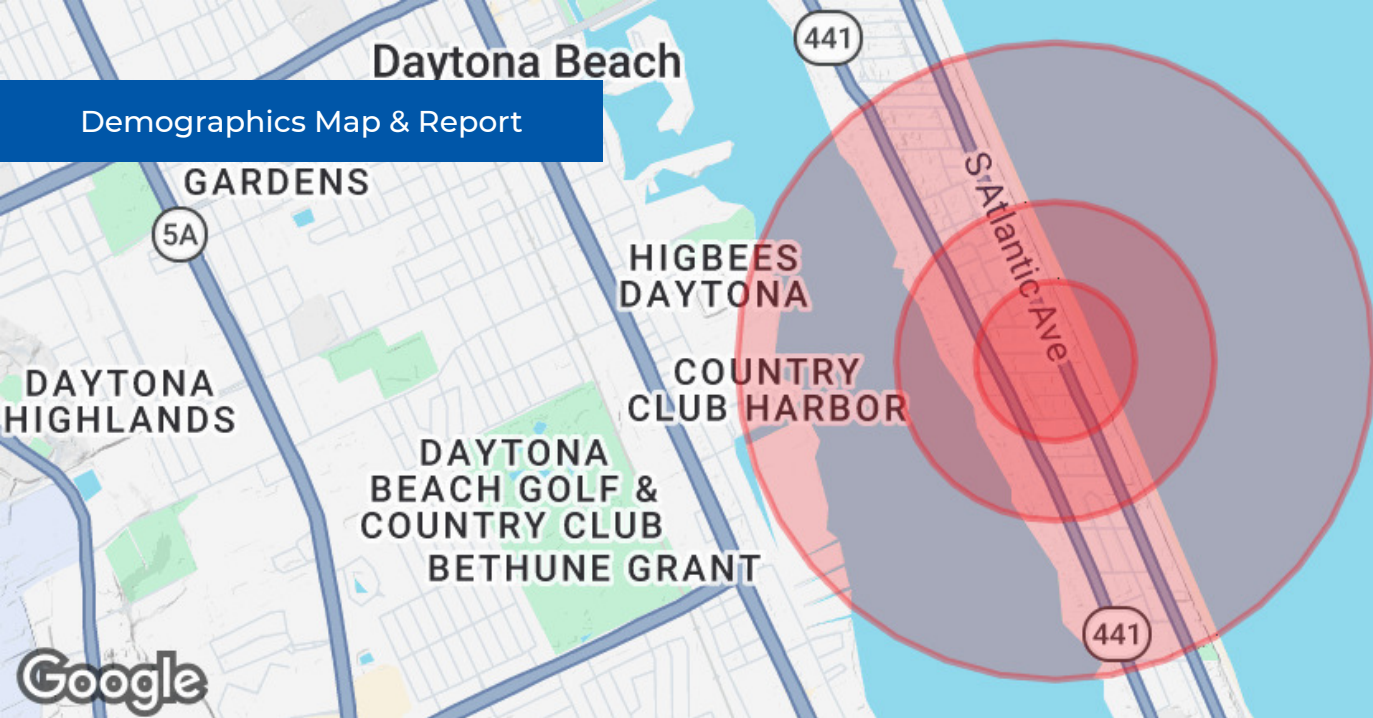
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# Daytona Beach

## Demographics Map & Report

## Offering Memorandum



Map data ©2026 Google

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	522	1,630	5,162
Average Age	60.6	60.5	52.1
Average Age (Male)	61.6	61.4	51.9
Average Age (Female)	60.4	60.3	52.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	281	878	2,636
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$77,575	\$77,577	\$71,744
Average House Value	\$531,197	\$530,121	\$493,482

2023 American Community Survey (ACS)



# Advisor Bios

## Section 5

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## Professional Background

Beau Warren, Manager of Commercial Services, Realty Pros Commercial. He has been involved in real estate since 1999 beginning in his hometown of Portland, Oregon. Beau was the President of WCW, Inc, a real estate investment company and Vice President of Monument Construction, LLC. The companies worked together renovating and leasing single family homes in the Greater Portland Area. In 2007, Beau and his wife, Miah Warren and son, Wyatt Warren, moved to Ormond Beach, FL, where he earned his real estate license in 2008, joining Realty Pros Assured in 2009. Beau specializes in general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Beau earned his Bachelor's degree in Business Management with Honors and is a member of the International Honors Society for Business. Currently, he is a CCIM (Certified Commercial Investment Management) candidate working towards his designation. He is active with the Ormond Beach Chamber of Commerce and the Daytona Beach Area Association of Realtors and has served as Chair for CID (Commercial Investment Division) and Ormond Beach Chamber of Commerce Leadership program. Beau also volunteers for various non-profit groups in the Daytona Beach Area.

Beau is passionate about commercial real estate and thrives on the opportunity to help others meet and exceed their real estate goals.

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