



*Executive Summary*

# The Local *St. Augustine*

**512 Anastasia Blvd. | St. Augustine, FL 32080**

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# Investment Summary

## The Local St. Augustine

512 Anastasia Blvd., Saint Augustine, FL 32080

### Highlights

- Opportunity to acquire an asset in strong, St. Augustine Market with high barrier to entry
- Major renovations recently completed in 2021
- Property continues to ramp & stabilize
- 17.28% Increase in RevPar YoY 2022-2023
- Voted #1 Motel in the US by USA Today's 10 Best

### Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$537,862	100.0%
Gross Revenue	\$537,862	100.0%
Total Expenses	\$337,570	62.8%
<b>Net Operating Income</b>	<b>\$200,292</b>	<b>37.2%</b>

Income	YEAR 2	% OF GR
Room Revenue	\$880,762	100.0%
Gross Revenue	\$880,762	100.0%
Total Expenses	\$528,627	60.0%
<b>Net Operating Income</b>	<b>\$352,135</b>	<b>40.0%</b>



## Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$2,500
PIP Estimate	\$50,000
Total Number of Rooms	20
Number of Stories	2
Year Built/Renovated	1952/2021
Acres	0.33
Ownership Type	Fee Simple
Debt	New