



Pineapple Shores Motel

2240 S Atlantic Ave, Daytona Beach Shores, FL 32118

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Realty Pros Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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:	-\$40,303.00
Cap Rate:	-2.9%

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



Property Description

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Location Description

Beachfront property on South Atlantic Avenue in Daytona Beach Shores with high visibility along a busy coastal corridor.



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





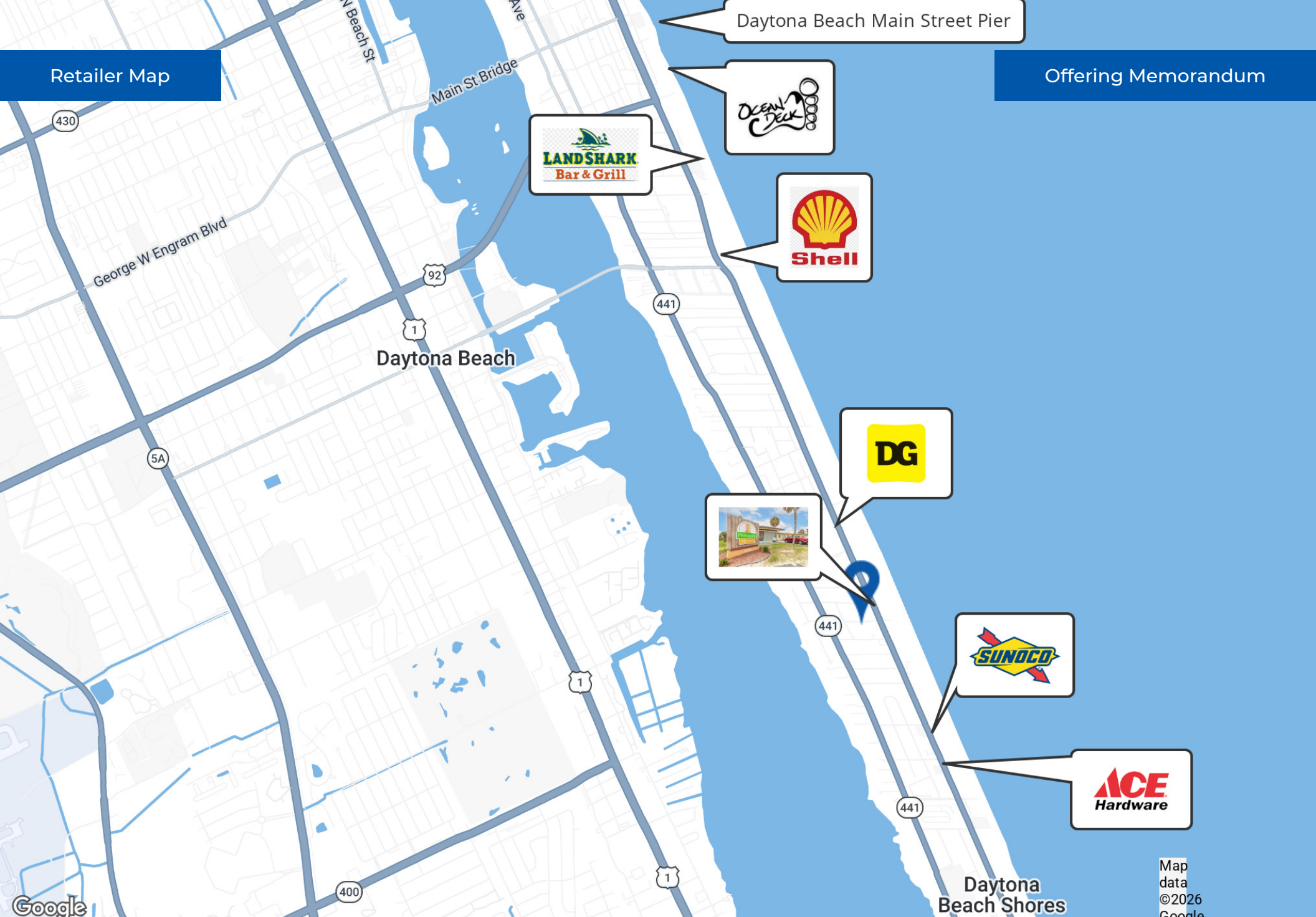
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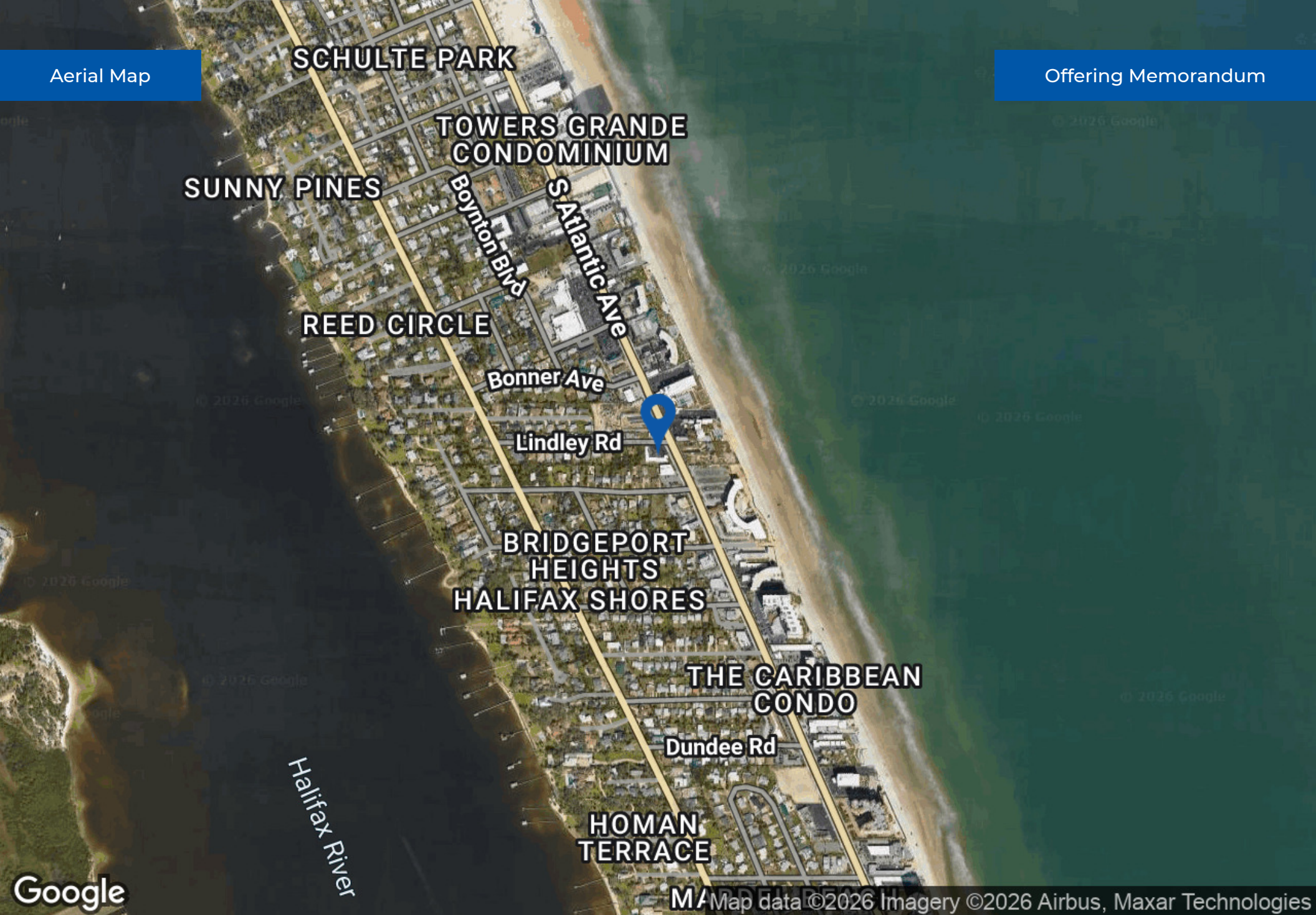
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Financial Analysis

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Investment Overview

Price	\$1,390,000
Price per SF	\$267
Price per Unit	\$115,833
CAP Rate	-2.90%
Cash-on-Cash Return (yr 1)	-2.90%
Total Return (yr 1)	-\$40,303

Operating Data

Total Scheduled Income	\$97,705
Gross Income	\$97,705
Operating Expenses	\$138,008
Net Operating Income	-\$40,303
Pre-Tax Cash Flow	-\$40,303

Financing Data

Down Payment	\$1,390,000
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Income Summary

Rental Income	\$97,515
Other Income	\$190

Gross Income	\$97,705
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Expenses Summary

Cleaning and Maintenance	\$38,247
Insurance	\$38,192
Taxes	\$8,690
Water	\$1,807
Sewer and Trash	\$5,509
Electric	\$4,116
Gas	\$854
Internet	\$2,400
Management Fees	\$38,193

Operating Expenses	\$138,008
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Net Operating Income	(\$40,303)
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Sale Comparables

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Lease Comparables

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Demographics

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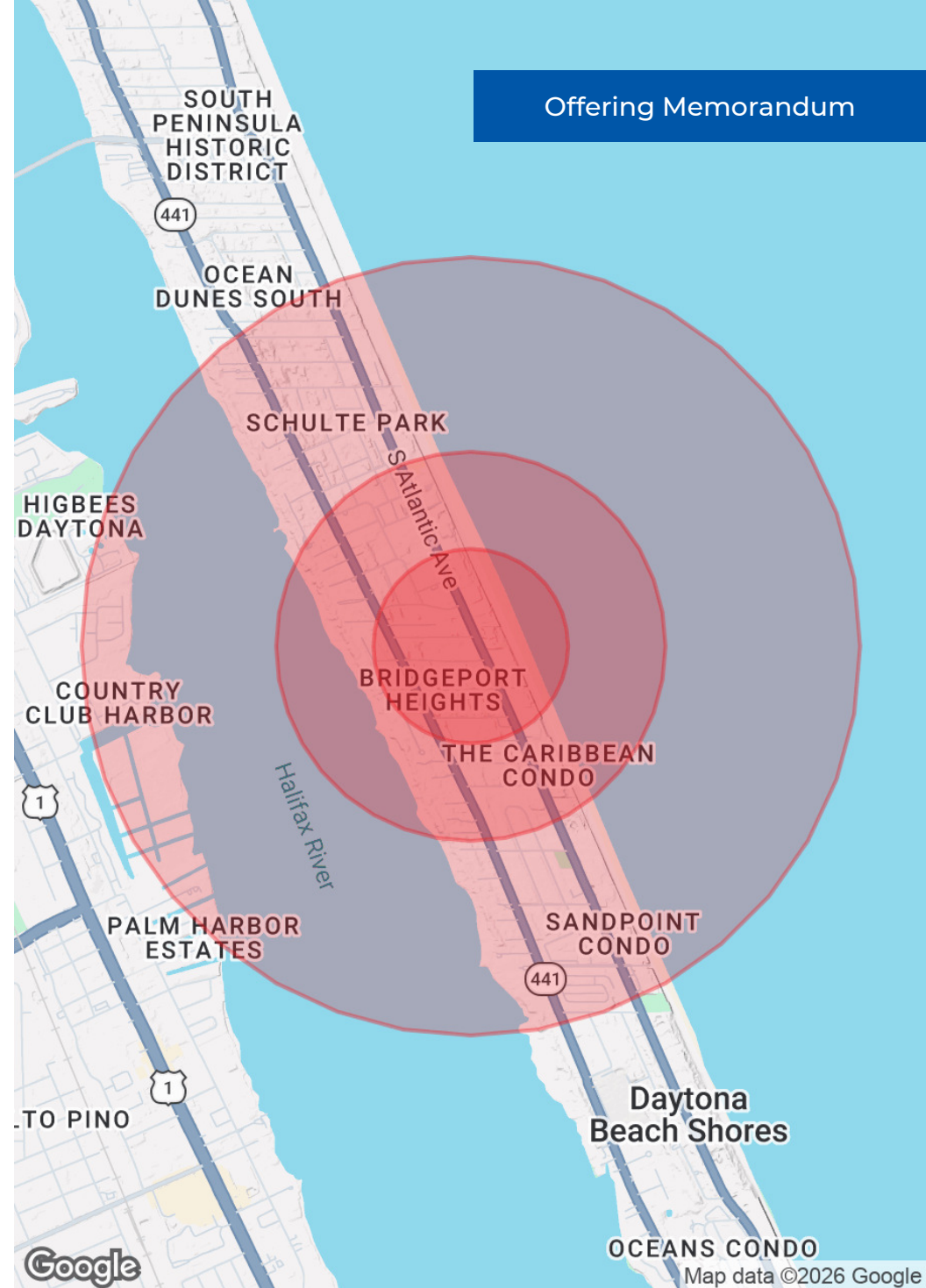
Demographics Map & Report

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)

Offering Memorandum





Advisor Bios

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**Beau Warren****Real Estate Advisor**

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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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