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Aspiring Innkeeper Workshops
Exit Strategies

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The Laurel Oak Inn

*221 SE Seventh Street
Gainesville, Florida 32601*

RX-10345226

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The Laurel Oak Inn

Property Description

The Laurel Oak Inn is a 5 guest room Bed and Breakfast located in Gainesville, Florida. It is truly a beautiful and well-kept bed and breakfast inn. Established in 1999, the inn is located in the Southeast Bed and Breakfast District, just a short walk from downtown. The 1885 Queen Anne Victorian has been returned to its former glory with modern amenities.

Gainesville is located in the heart of Northeast Florida, 60 miles from the Gulf Coast and 70 miles from the Atlantic Ocean. Gainesville Florida is the ideal location for travelers wishing to visit both coasts of Florida. It is home to the University of Florida, and has a strong arts community as well as a lively restaurant and cafe scene.

With a flourishing arts community, you can always expect a significant amount of people gathering together every April for the Spring Arts Festival and the Downtown Festival and Art Show each fall. The historic Hippodrome State Theatre and the state of the art Curtis M. Phillips Center for the Performing Arts bring performers from around the globe to North Florida, while aspiring artists hope to be discovered at the Gainesville Improv Festival. The main facilities of the Florida Museum of Natural History are in Gainesville, alongside the Samuel P. Harn Museum of Art. Close at hand are Paynes Prairie Preserve State Park, San Felasco Hammock Preserve State Park, and the Lochloosa Wildlife Conservation Area. Large Ocala National Forest and Lake George is also close to Gainesville. Boat, swim, fish, bike, and hike in and these areas, or hop in the car and hit the coastal beaches, on either coast, just an hour from Gainesville.



Property Highlights

Turnkey offering

Sales Price: \$947,500

- 5 Guest Rooms with private baths, plus ½ bath in common area.
- Architectural Plans for a 3 unit Carriage House with a 3 Car Garage (\$12,000 Value)
- Additionally The Laurel Oak Inn has a beautiful large private owners quarters, 1350 sq. ft. on the 3rd floor with 2 bedrooms, 2 baths, dining room, living room, and kitchen.
- Zoning: RMF7 (up to 10 units)
- 5460 Square Feet Living and 944 Square Feet of Porches
- Alachua County, Gainesville, Florida
- Beautiful outdoor patios and porches.
- Year Built 1885, restored to its former glory with modern amenities
- No Lead, No Asbestos, No Galvanized or Lead Piping, No Lead Paint
- Fire Sprinkler System
- All gas fireplaces and heat, gas water heater with circulating pump
- 1/2 Acres of Land
- Yearly Average Occupancy: approximately 30%
- Gross Revenue 2016: \$84,253 (10 month operation period) Note: Revenue and occupancy could be Higher.
- Potential Gross Income: \$303,524.0

LAUREL OAK INN					
<i>Business Analysis - Profit & Loss Based on 10 Month Operation</i>					
	2015 Actual	2016	2017		
SUMMARY					
NUMBER OF UNITS	5	5			
OCCUPANCY RATE ANNUAL					
OCCUPANCY RATE SEASONAL					
AVERAGE DAILY RATE					
ANNUAL RevPAR					
ANNUAL # ROOMS SOLD					
NUMBER GUESTS PER YEAR					
BUSINESS ANALYSIS SUMMARY					
INCOME					
GROSS INCOME FROM SALES	\$ 91,337.00	\$ 84,253.00	\$ -	\$ -	
COST OF GOODS	\$ 9,704.00	\$ 9,418.00	\$ -	\$ -	
GROSS PROFIT	\$ 81,633.00	\$ 74,835.00	\$ -	\$ -	
EXPENSES					
LABOR RELATED	\$ -	\$ -	\$ -	\$ -	
VARIABLE	\$ 5,243.00	\$ 5,286.00	\$ -	\$ -	
OTHER EXPENSE	\$ 37,936.62	\$ 41,281.15	\$ -	\$ -	
TOTAL EXPENSES	\$ 43,179.62	\$ 46,567.15	\$ -	\$ -	
NET OPERATING INCOME (NOI)					
PRE DEBT, OWNER,					
DEPRECIATION	\$ 38,453.38	\$ 28,267.85	\$ -	\$ -	
% OF SALES	47%	38%	#DIV/0!	#DIV/0!	
INCOME					
BED & BREAKFAST	\$ 91,337.00	\$ 84,253.00	\$ -	\$ -	
F&B OTHER	\$ -	\$ -	\$ -	\$ -	
PACKAGES	\$ -	\$ -	\$ -	\$ -	
EVENTS	\$ -	\$ -	\$ -	\$ -	
GIFTS AND PRODUCTS	\$ -	\$ -	\$ -	\$ -	
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➤ PhotoScan by Google Photos



Guests Rooms

The Lily

The Lily offers an en-suite bath with elegant massage-therapy tub and wall shower tucked into the corner of the room with a great view of the fireplace and the four-windowed bay.



The Lilac

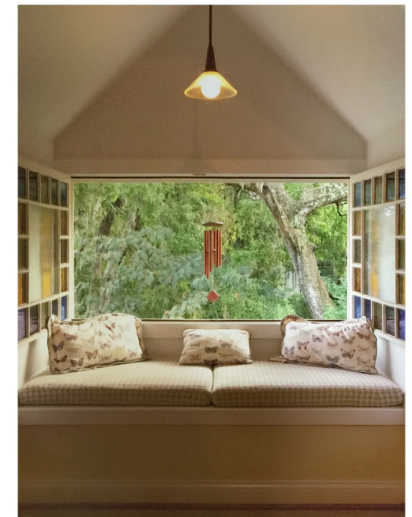
Offers a second floor porch private porch, quaint gas-fired Jotul woodstove and en-suite bath with antique claw foot tub/rain shower round out this cozy experience.





PhotoScan by Google Photos

Owner's Quarters – 1, 350 SF
2 Bedroom, 2 Bath, Kitchen, Living Room



PhotoScan by Google Photos



