Budget Inn

1520 Tamiami Trail, Punta Gorda Florida 33950

$4Million (Seller Financing Available)

Asset Sale, No Financials

Presented by

Steve D. Smith | **Principle**

Florida Real Estate License: 3316359

Steve D Smith 360 LLC
Licensed Real Estate Broker

(941) 400-6118

steve@stevedsmith360.com

www.SteveDSmith360.com

Steve D Smith 360 LLC
662 South Tamiami Trail
Osprey Florida 34229

1520 Tamiami Trl, Punta Gorda, FL 33950

Property Facts

Public Facts

Property Type	**Hotel/Motel**
Property Subtype	**Hotel/Motel**
Number of Buildings	**3**
Number of Units	**50**
Building Area (sq ft)	**24,468**
Lot Size	**1.51 acres**
Lot Dimensions	**1.511 AC**
Year Built	**1958**
Pool	**Yes**

Extended Property Facts

Exterior Details

Lot Size - Square Feet	65800 sq ft
Lot Size - Acres	1.511 ac
Neighborhood Code	80
Water	Yes
Sewer	Yes

Other Details

Amenities	Automatic Sprinkler System
Pool Size	450
Wood Deck	28
Fence	600
Asphalt paving	26940
Concrete paving	1470
Pavers	831
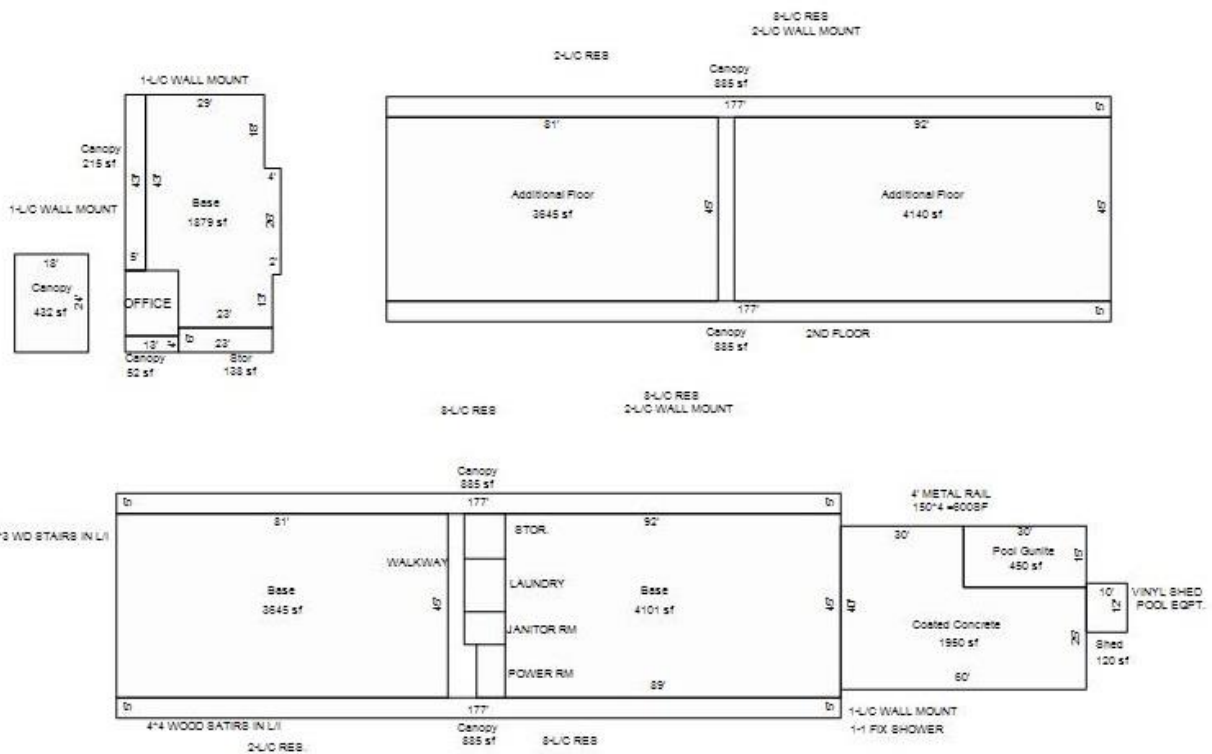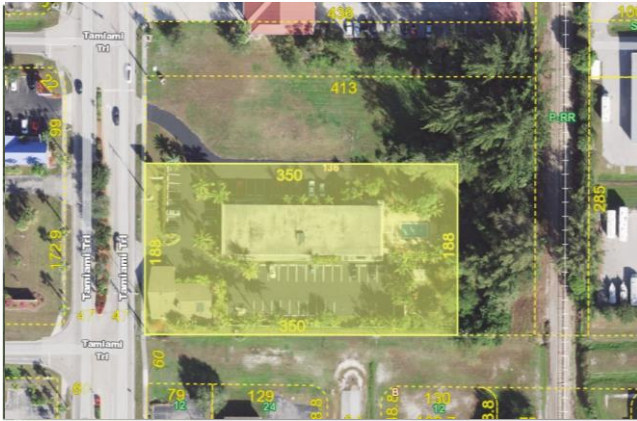
Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
BUDGET INN			Hotel/Motel Chain	

Public Facts

Owner Information

Owner Name	CONFIDENTIAL
Mailing Address	1520 Tamiami Trl Punta Gorda FL 33950-5910

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
41-23-07-259-002		CG	120150103.023021	LOT:ALL SEC/TWN/RNG/MER:SEC 07 TWN 41S RNG 23E PUG 000 0136 0000 PUNTA GORDA A PORT OF BLK 136 DESC AS BEG AT INTXN OF SW COR BLK 136 & E ROW US41 TH N ALG ROW 188.54 FT E MAP REF:MAP 5B07N	Punta Gorda, FL 33950

Assessed Values

Date	Improvements	Land	Total	Tax
2018	–	–	$1,072,060	$16,710
2017	–	–	$965,160	$15,399
2016	–	–	$959,149	$15,625
2015	–	–	$888,014	$14,675
2014	–	–	$991,534	$16,631
2013	–	–	$903,895	$16,926
2012	–	–	$1,018,167	$15,258
2011	–	–	$1,054,346	$16,644

Maps

Historical Photos

Traffic Counts
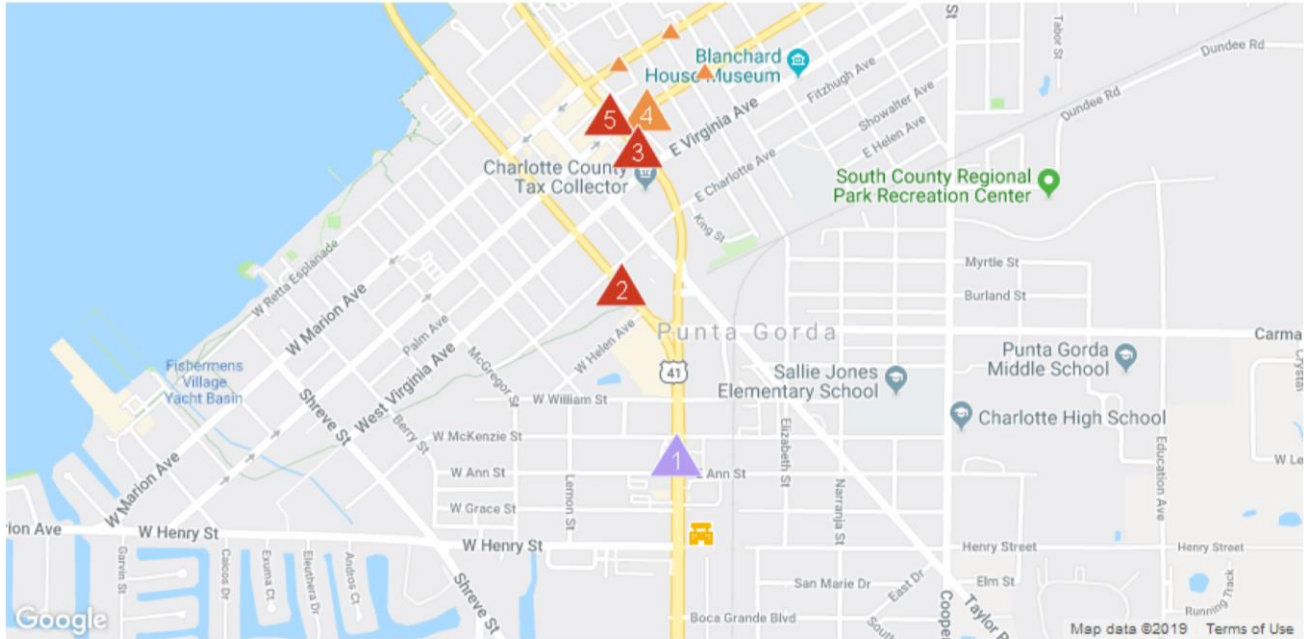
Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
34,031	**18,463**	**16,228**	**12,617**	**20,000**
2017 Est. daily traffic counts	2017 Est. daily traffic counts	2017 Est. daily traffic counts	2017 Est. daily traffic counts	2005 Est. daily traffic counts
Street: **Tamiami Trl**	Street: **Cross St**	Street: **Tamiami Trl**	Street: **E Olympia Ave**	Street: **Tamiami Trl**
Cross: **W McKenzie St**	Cross: **W Charlotte Ave**	Cross: **E Virginia Ave**	Cross: **Nesbit St**	Cross: **Herald Ct**
Cross Dir: **N**	Cross Dir: **NW**	Cross Dir: **SE**	Cross Dir: **NE**	Cross Dir: **NW**
Dist: **0.03 miles**	Dist: **0.03 miles**	Dist: **0.04 miles**	Dist: **0.05 miles**	Dist: **0.02 miles**

Historical counts			Historical counts			Historical counts			Historical counts			Historical counts		
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2005 ▲ 33,000 AADT			2001 ▲ 18,000 AADT			2001 ▲ 17,500 AADT			2005 ▲ 13,000 AADT					
2001 ▲ 28,500 AADT			1997 ▲ 17,500 AADT			1999 ▲ 16,500 AADT			2001 ▲ 13,500 AADT					
1997 ▲ 28,000 AADT						1997 ▲ 16,500 AADT			1999 ▲ 13,500 AADT					
									1997 ▲ 13,000 AADT					

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Criteria Used for Analysis

Income: **Median Household Income** **$53,374**	Age: **Median Age** **66.0**	Population Stats: **Total Population** **25,257**	Segmentation: **1st Dominant Segment** **Silver and Gold**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Senior Styles
Senior lifestyles reveal the effects of saving for retirement

Urbanization

Where do people like this usually live?

Suburban Periphery
Affluence in the suburbs, married couple-families, longer commutes

Top Tapestry Segments

	Silver and Gold	Senior Escapes	The Elders	Hardscrabble Road
% of Households	5,826 (46.4%)	3,526 (28.1%)	2,282 (18.2%)	913 (7.3%)
% of Charlotte County	17,488 (21.4%)	22,274 (27.3%)	11,125 (13.6%)	913 (1.1%)
Lifestyle Group	Senior Styles	Senior Styles	Senior Styles	Middle Ground
Urbanization Group	Suburban Periphery	Semirural	Suburban Periphery	Metro Cities
Residence Type	Single Family or Seasonal	Single Family, Mobile Homes or Seasonal	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family
Household Type	Married Couples Without Kids	Married Couples Without Kids	Married Couples Without Kids	Singles
Average Household Size	2.02	2.19	1.67	2.64
Median Age	61.8	52.6	71.8	31.7
Diversity Index	22.4	42.5	20.3	74.2
Median Household Income	$63,000	$35,000	$35,000	$26,000
Median Net Worth	$294,000	$84,000	$194,000	$12,000
Median Home Value	$289,000	$110,000	$153,000	–
Homeownership	83.8 %	76.1 %	82.1 %	41.2 %
Average Monthly Rent	–	–	–	$690
Employment	Retired, Professional or Services	Retired, Services, Professional or Administration	Retired, Services, Professional or Administration	Services or Administration
Education	College Degree	High School Graduate	College Degree	High School Graduate
Preferred Activities	Play golf; go boating. Exercise regularly.	Take guided tours in the U.S.. Belong to veterans' clubs; member of AARP/AAA.	Buy clothing, exercise equipment. Shop by phone or in person.	Play basketball, football, volleyball. Shop via sales rep, QVC or HSN.
Financial	Draw retirement income	Bank in person	Bank in person	Invest in retirement savings, stocks, bonds
Media	Read newspapers, magazines, books	Watch news, sports, CMT, Golf Channel, AMC on TV	Watch news, movies, golf, travel, history on TV	Listen to gospel, rap, hip-hop and R&B music
Vehicle	Prefer luxury cars, SUVs, convertibles	Maintain older vehicle	Drive luxury sedans aged 5+ years	Own 1-2 vehicles

Punta Gorda, FL 33950: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

33950
25,257
28,270

Charlotte County
180,525
195,556

Florida
20,799,388
22,316,916

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

33950
724.0
810.4

Charlotte County
221.5
239.9

Florida
354.7
380.6

Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2018, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

33950
21.17%
11.93%

Charlotte County
12.84%
8.33%

Florida
11.06%
7.30%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 33950

33950
31,406

Charlotte County
173,806

Florida
20,604,973

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 33950

33950	900.3
Charlotte County	213.2
Florida	351.4

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

33950	1.98
	1.98
Charlotte County	2.17
	2.18
Florida	2.51
	2.52

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

33950	19,128
	21,341
Charlotte County	137,224
	148,145
Florida	15,944,664
	17,059,920

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Women 2018
■ Men 2018
■ Women 2023 (Projected)
■ Men 2023 (Projected)

33950	51.7%	48.3%
	51.8%	48.2%
Charlotte County	51.3%	48.7%
	51.2%	48.8%
Florida	51.1%	48.9%
	51.0%	49.0%

Punta Gorda, FL 33950: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Married
□ Unmarried

	Married	Unmarried
33950	62.5%	37.5%
Charlotte County	56.4%	43.6%
Florida	48.1%	51.9%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

33950	62.5%
Charlotte County	56.4%
Florida	48.1%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

33950	14.7%
Charlotte County	20.0%
Florida	31.9%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018
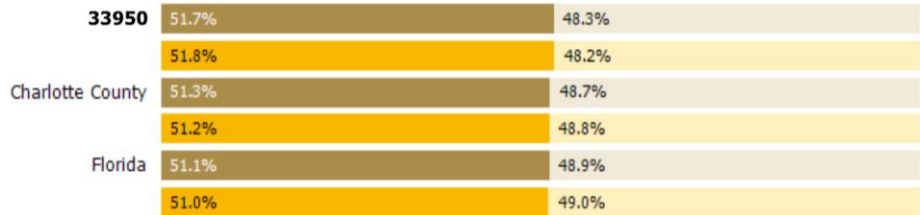
Update Frequency: Annually

33950	11.6%
Charlotte County	10.3%
Florida	6.9%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

33950	11.2%
Charlotte County	13.3%
Florida	13.1%

Punta Gorda, FL 33950: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

33950	$82,665	
	$99,979	
Charlotte County	$67,239	
	$81,061	
Florida	$75,222	
	$88,866	

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

33950	$53,374	
	$61,902	
Charlotte County	$48,544	
	$55,028	
Florida	$52,067	
	$58,986	

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

33950	$41,521	
	$49,993	
Charlotte County	$31,076	
	$37,229	
Florida	$29,876	
	$35,070	

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

33950	$64,330
Charlotte County	$54,387
Florida	$59,696

Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Charlotte County
- Florida
- USA
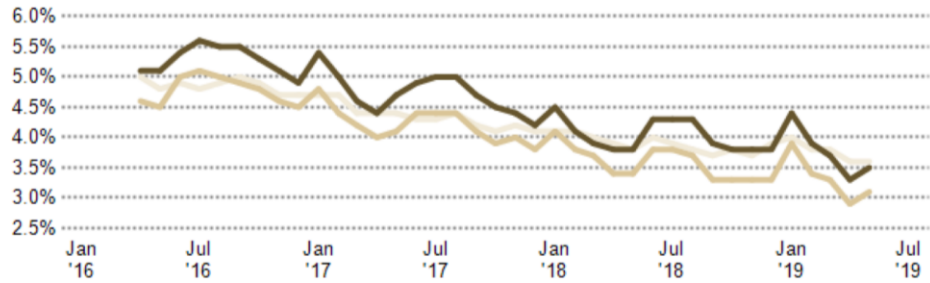
Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2018

Update Frequency: Annually

Industry	Count
Retail Trade	1,511
Health Care and Social Assistance	864
Accommodation and Food	686
Professional, Scientific and Technical	517
Construction	464
Education	432
Public Administration	374
Manufacturing	343
Real Estate, Rental and Leasing	332
Administrative Support and Waste Management	280
Finance and Insurance	257
Arts, Entertainment and Recreation	249
Transportation and Warehousing	240
Wholesale Trade	182
Other	162
Information	101
Agriculture, Forestry, Fishing and Hunting	56
Utilities	15
Business Management	0 or no data
Mining	0 or no data

Punta Gorda, FL 33950: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 33950

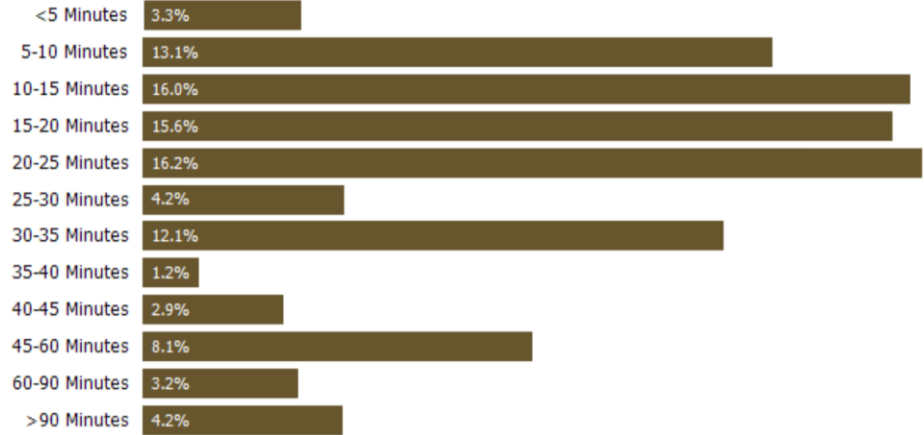| Commute Time	Percentage
<5 Minutes	3.3%
5-10 Minutes	13.1%
10-15 Minutes	16.0%
15-20 Minutes	15.6%
20-25 Minutes	16.2%
25-30 Minutes	4.2%
30-35 Minutes	12.1%
35-40 Minutes	1.2%
40-45 Minutes	2.9%
45-60 Minutes	8.1%
60-90 Minutes	3.2%
>90 Minutes	4.2%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 33950

Transportation	Percentage
Drive Alone	83.6%
Work at Home	13.3%
Carpool	7.6%
Bicycle	2.9%
Walk	2.3%
Other	2.2%
Motorcycle	1.0%
Bus	0.5%
Public Transit	0.5%

Punta Gorda, FL 33950: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

33950	$367,380
Charlotte County	$227,330
Florida	$255,660

12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

33950	+2.2%
Charlotte County	+1.5%
Florida	+3.0%

Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

33950	$274,700
Charlotte County	$54,000
Florida	$279,000

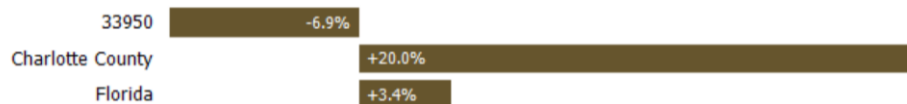## 12-Month Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

33950	-6.9%
Charlotte County	+20.0%
Florida	+3.4%

Best Retail Businesses: Punta Gorda, FL 33950

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually

Too Many ◄ | ► Not Enough

Business Type	Value
E-Shopping & Mail-Order Houses	~100
Furniture Stores	~100
Vending Machine Operators	~100
Bars	~75
Special Food Services	~73
Other General Merchandise Stores	~60
Liquor Stores	~60
Shoe Stores	~50
Home Furnishings Stores	~45
Florists	~40
Department Stores	~38
Office Supply/Stationery/Gift Stores	~35
Sports/Hobby/Musical Instrument Stores	~35
Grocery Stores	~32
Health & Personal Care Stores	~30
Auto Parts/Accessories/Tire Stores	~23
Book/Periodical/Music Stores	~18
Electronics & Appliance Stores	~18
Jewelry/Luggage/Leather Goods Stores	~18
Gasoline Stations	~15
Clothing Stores	~15
Lawn & Garden Stores	~10
Direct Selling Establishments	~4
Building Material/Supplies Dealers	~3
Restaurants and Other Eating Places	~1
Other Misc Retailers	~-15
Used Merchandise Stores	~-35
Specialty Food Stores	~-35
Other Motor Vehicle Dealers	~-45
Automobile Dealers	~-80