

Haley's Couples Retreat

Consisting of 5 Properties

\$6.5M



Presented by

Steve D Smith  **LLC**
Licensed Real Estate Broker

Steve D. Smith | Principle

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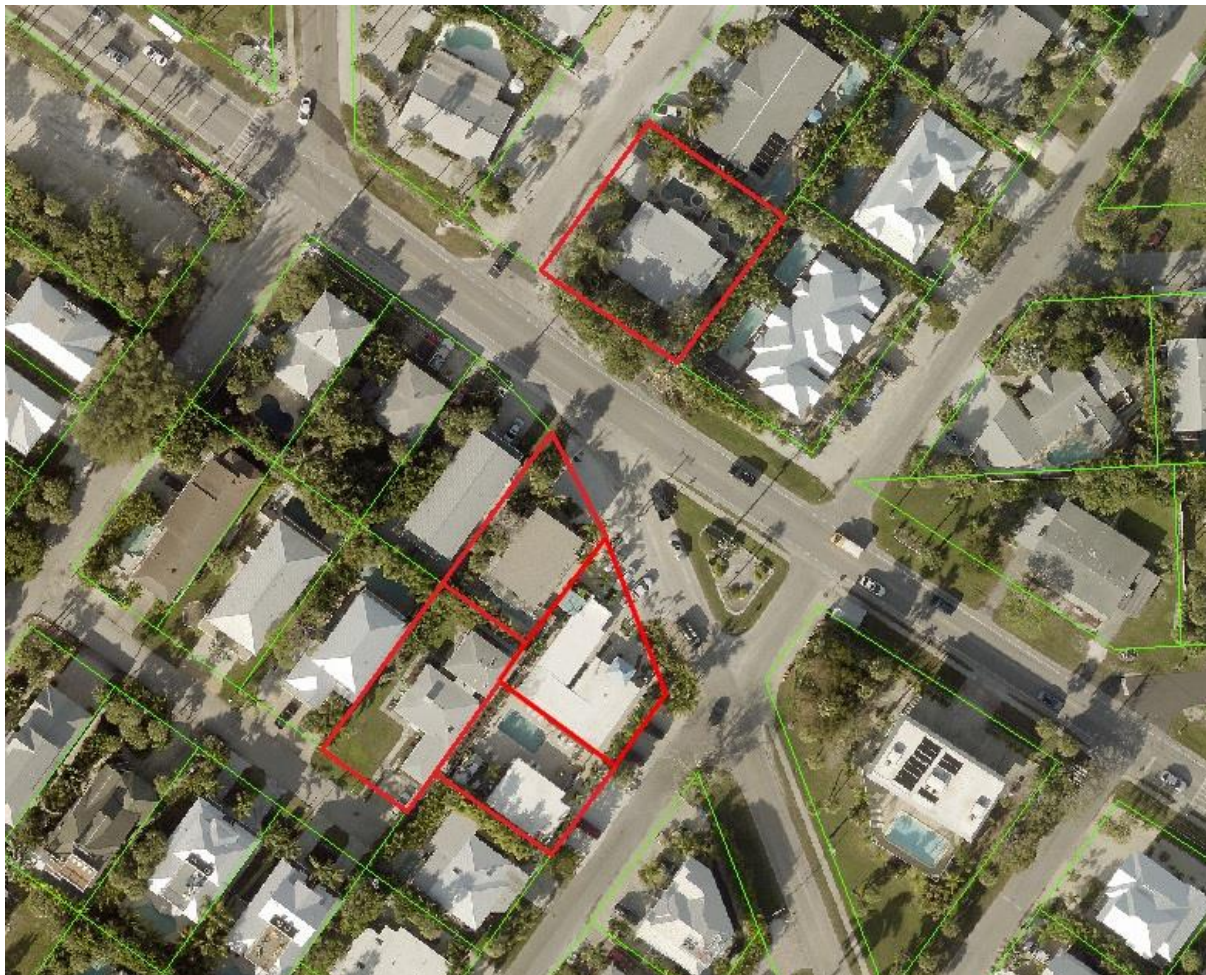
(941) 400-6118

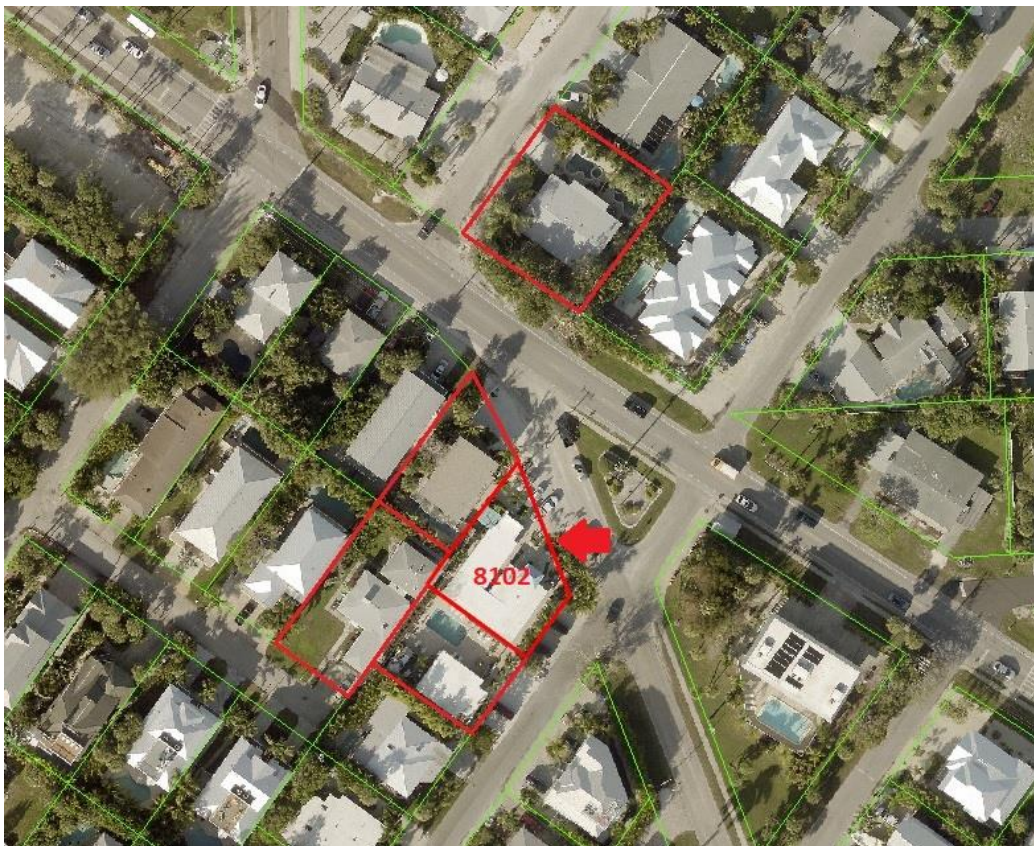
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Maps





Property Facts Hotel

Property Facts	Public Facts	Hotel
Property Type	Hotel/Motel	
Property Subtype	Motel	4 rooms
Number of Units	8	
Number of Stories	1	4 studio rooms
Building Area (sq ft)	2,138	
Lot Size	6,000 sq ft	
Lot Dimensions	6000 SF	
Year Built	1948	
Pool	Yes	
Roofing	Tar & Gravel	
Heating	Yes	
Cooling	None	
Exterior Walls	Concrete Block	



Extended Property Facts

Interior Details

Interior Walls	Plaster
Floor Cover	Concrete, Tile
Living Area	2242 sq ft
Building Perimeter	8 sq ft
1st Floor	2138 sq ft
Canopy	104 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	6000 sq ft
Lot Size - Frontage Feet	80.0 sq ft
Lot Size - Depth Feet	75.0 sq ft
Lot Size - Acres	0.138 ac
Neighborhood Code	7221
Roof Type	FLAT

Other Details

Effective Year Built	2001
Building Quality	C
Concrete paving	1408

Public Facts

Owner Information

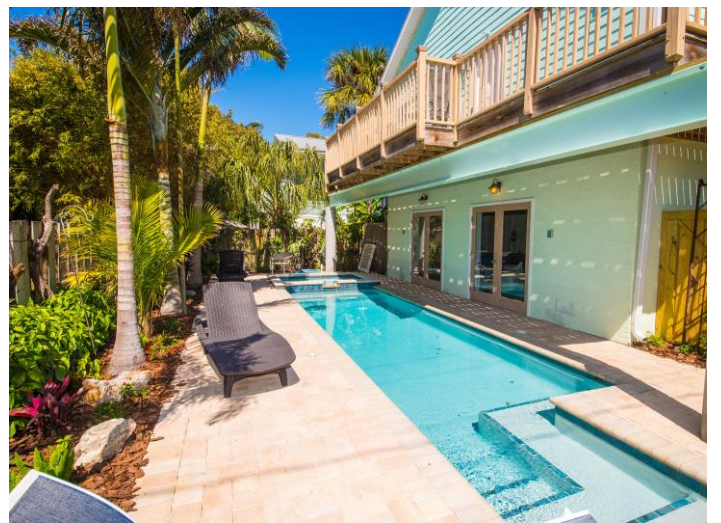
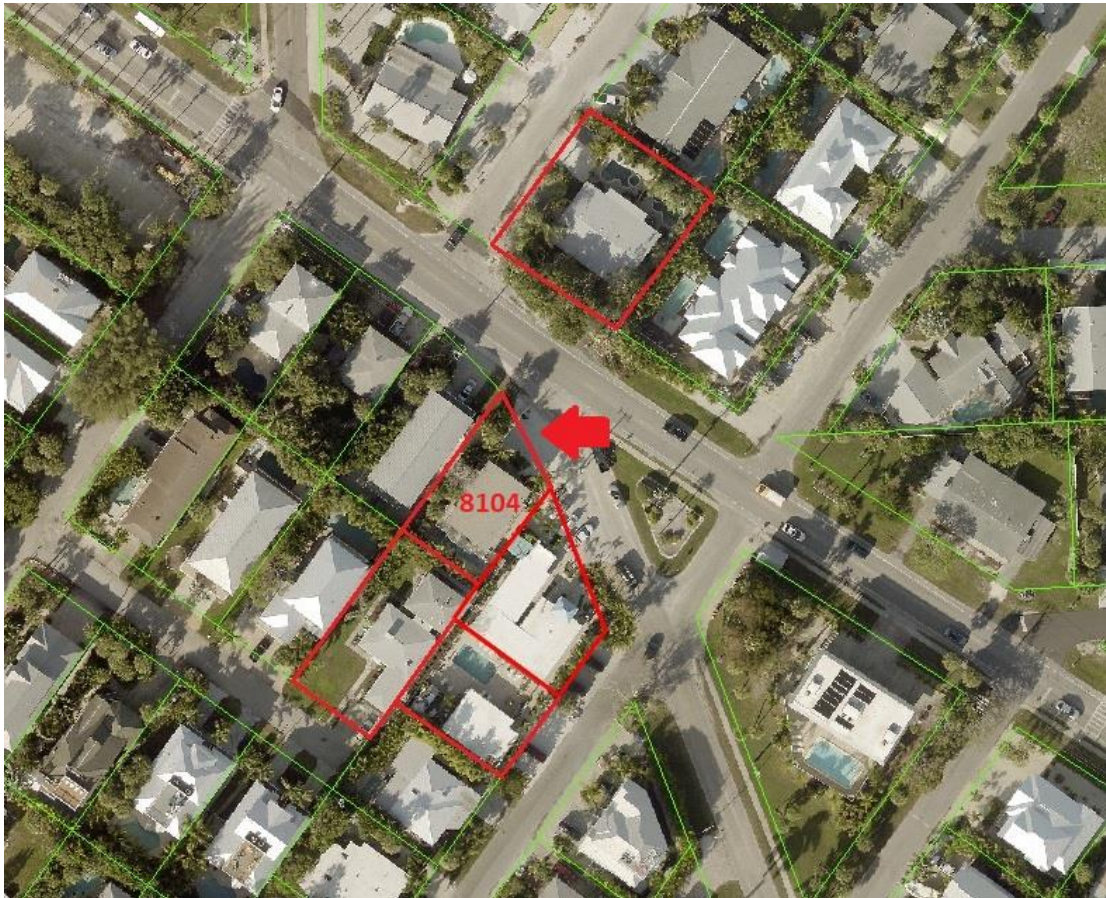
Owner Name	Haleys Motel Inc
Mailing Address	8102 Gulf Dr Holmes Beach FL 34217-1060
Vesting	Company/Corporation

Legal Description

APN: 71197.0000-8	Tax ID: -	Zoning: HB_R-2	Census Tract: 120810018.002015	Abbreviated Description: SUBD:HOLMES BEACH DEV 1ST UNIT PB7/6 SEC/TWN/RNG/MER:SEC 20 TWN 34S RNG 16E LOT 1 BLK A HOLMES BEACH DEV FIRST UNIT PH#71197.0000/8 MAP REF:MAP 4A20.2	City/Municipality/Township: Holmes Beach, FL 34217
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$347,086	\$176,000	\$523,086	\$10,631
2017	-	-	\$523,086	\$10,207
2016	-	-	\$522,127	-
2015	-	-	\$492,052	-
2014	-	-	\$550,000	\$10,785
2013	\$123,793	\$649,103	\$772,896	\$14,442
2012	\$111,625	\$584,768	\$696,393	\$13,240
2011	\$108,950	\$562,280	\$671,230	-
2010	\$119,844	\$568,000	\$687,844	-
2009	\$121,438	\$626,000	\$747,438	\$13,887



Property Facts Garden House

Home Facts

Public Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	3
Full Baths	3
Partial Baths	-
Living Area (sq ft)	1,247
Lot Size	5,220 sq ft
Lot Dimensions	5220 SF
Year Built	2012
Roofing	Composition Shingle
Heating	Central
Cooling	Central
Construction	Masonry
Exterior Walls	Stucco
Number of Stories	1



Extended Property Facts

Interior Details

Heating Fuel Type	Electric
Number of Plumbing Fixtures	011
Adjusted Area	886 sq ft
Total Area	2494 sq ft
Upper Story	361 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	5220 sq ft
Lot Size - Frontage Feet	58.0 sq ft
Lot Size - Depth Feet	90.0 sq ft
Lot Size - Acres	0.120 ac
Neighborhood Code	2021
Roof Type	GABLE OR HIP

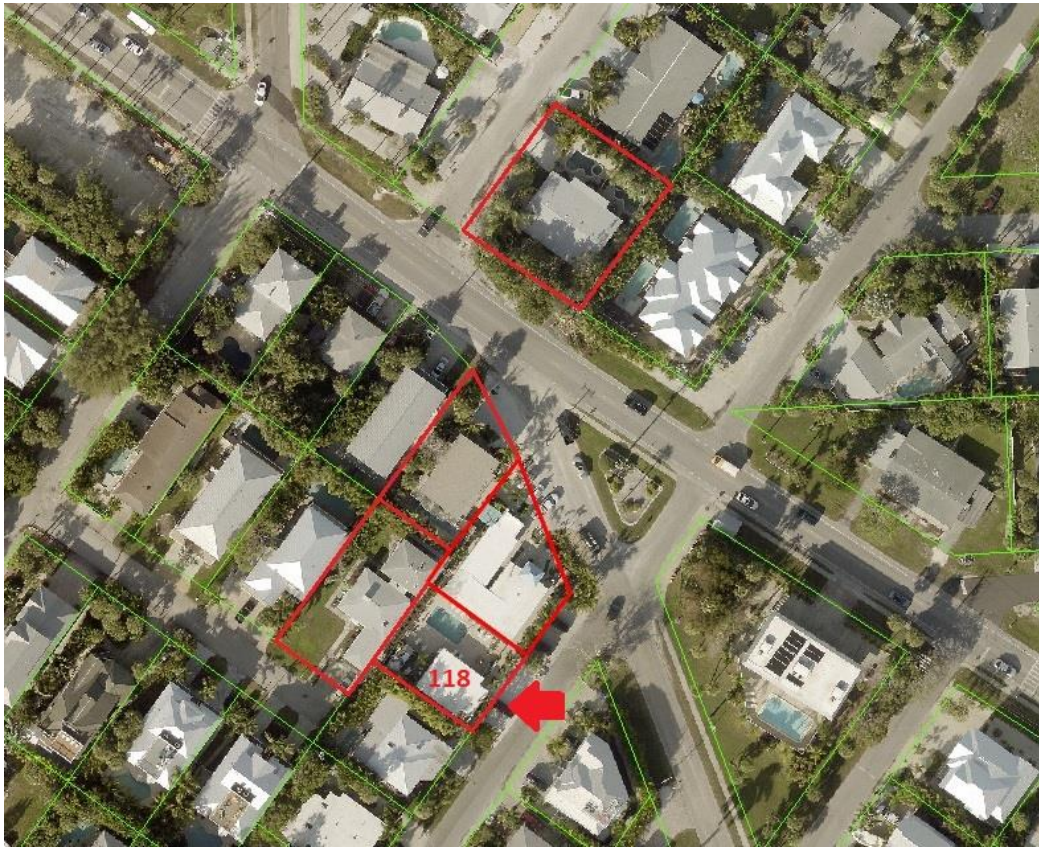
Location Details

Zoning	HB_R2
Walkability Score (out of 5)	Overall: 1.4 Amenity: 1.4 Leisure: 1.1

Other Details

Effective Year Built	2013
Building Condition	Good
Building Quality	C
Patio	590
Wood Deck	590





Property Facts

Deluxe Suites

Property Facts

Public Facts

Property Type	Multifamily
Property Subtype	Duplex
Number of Units	2
Number of Stories	1
Bedrooms	2
Total Baths	2
Full Baths	2
Building Area (sq ft)	783
Lot Size	4,800 sq ft
Lot Dimensions	4800 SF
Year Built	1945
Roofing	Tar & Gravel
Heating	Forced air unit
Basement	No Basement
Construction	Masonry
Exterior Walls	Stucco

Each side of this Duplex has:

- 1 bedroom
- 1 bathroom



Extended Property Facts

Interior Details

Heating Fuel Type	Electric
Number of Plumbing Fixtures	010
Adjusted Area	783 sq ft
Total Area	911 sq ft
Porch screened	128 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	4800 sq ft
Lot Size - Frontage Feet	60.0 sq ft
Lot Size - Depth Feet	80.0 sq ft
Lot Size - Acres	0.110 ac
Neighborhood Code	2021
Roof Type	FLAT

Other Details

Effective Year Built	1976
Building Condition	Good
Building Quality	C-
Utility Bldg	48

Public Facts

Owner Information

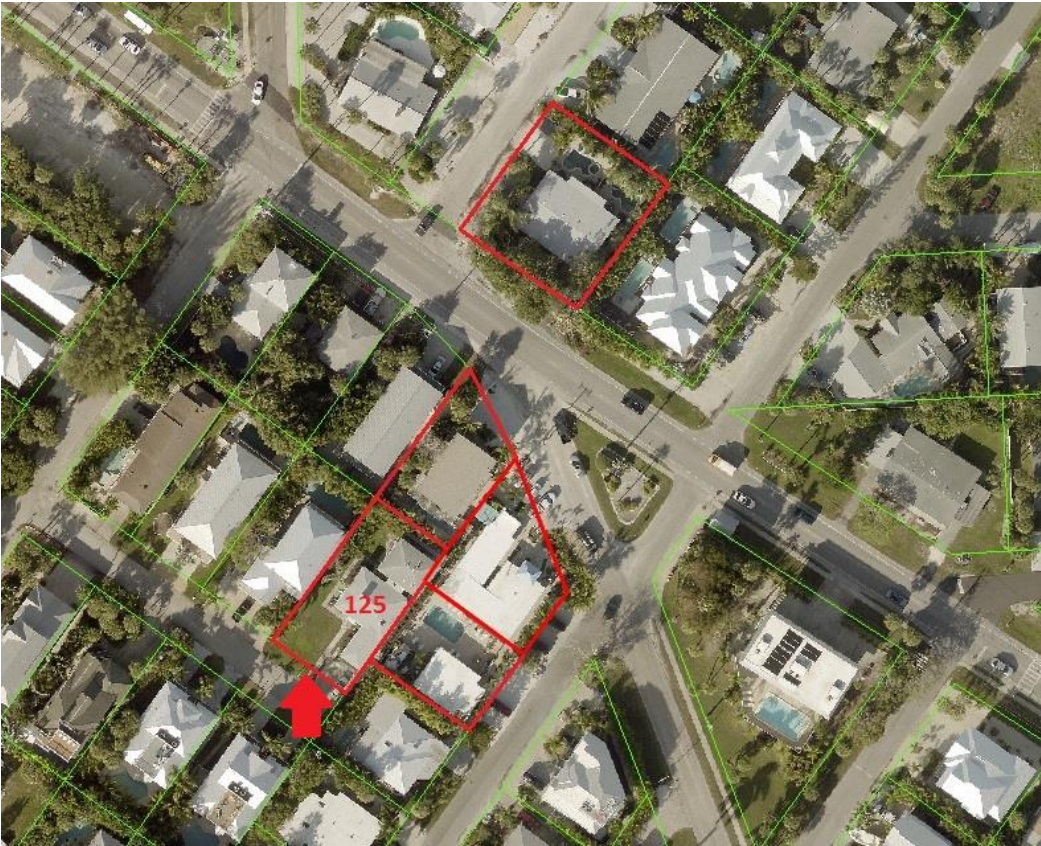
Owner Name	Haleys Motel Inc
Mailing Address	8102 Gulf Dr Holmes Beach FL 34217-1060
Vesting	Company/Corporation

Legal Description

APN: 71197.0005-7	Tax ID: -	Zoning: HB_R-2	Census Tract: 120810018.002015	Abbreviated Description: SUBD:HOLMES BEACH DEV 1ST UNIT PB7/6 SECT/VW/RNG/MER:SEC 20 TWN 34S RNG 16E LOT 2, LESS WLY 4 FT, BLK A, HOLMES BEACH DEV FIRST UNIT PI#71197.0005/7 MAP REF:MAP 4A20.2	City/Municipality/Township: Holmes Beach, FL 34217
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$52,117	\$412,000	\$464,117	\$7,810
2017	-	-	\$459,489	\$7,067
2016	-	-	\$443,430	-
2015	-	-	\$435,543	-
2014	-	-	\$304,823	\$5,245
2013	\$19,820	\$250,550	\$270,370	\$4,807
2012	\$26,599	\$272,350	\$298,949	\$4,994
2011	\$32,983	\$209,500	\$242,483	-
2010	\$32,443	\$209,390	\$241,833	-
2009	\$40,554	\$211,500	\$252,054	\$4,492



Property Facts Getaway and Hideaway (property added in 2018)

Home Facts

Public Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	
Total Baths	2
Full Baths	2
Partial Baths	-
Living Area (sq ft)	1,599
Lot Size	6,670 sq ft
Lot Dimensions	6670 SF
Garage	Yes
Garage (spaces)	2
Year Built	1954
Roofing	Composition Shingle
Heating	Forced air unit
Fireplaces	1
Basement	No Basement
Construction	Masonry
Exterior Walls	Stucco
Number of Stories	2

Getaway (House)

1 bedroom
 1 bathroom

Hideaway (Apartment above garage)

1 bedroom
 1 bathroom



Extended Property Facts

Interior Details

Heating Fuel Type	Electric
Number of Plumbing Fixtures	008
Adjusted Area	1191 sq ft
Total Area	2167 sq ft
Upper Story	100 sq ft
Upper Story	60 sq ft
Garage	408 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	6670 sq ft
Lot Size - Acres	0.153 ac
Neighborhood Code	2021
Roof Type	GABLE OR HIP

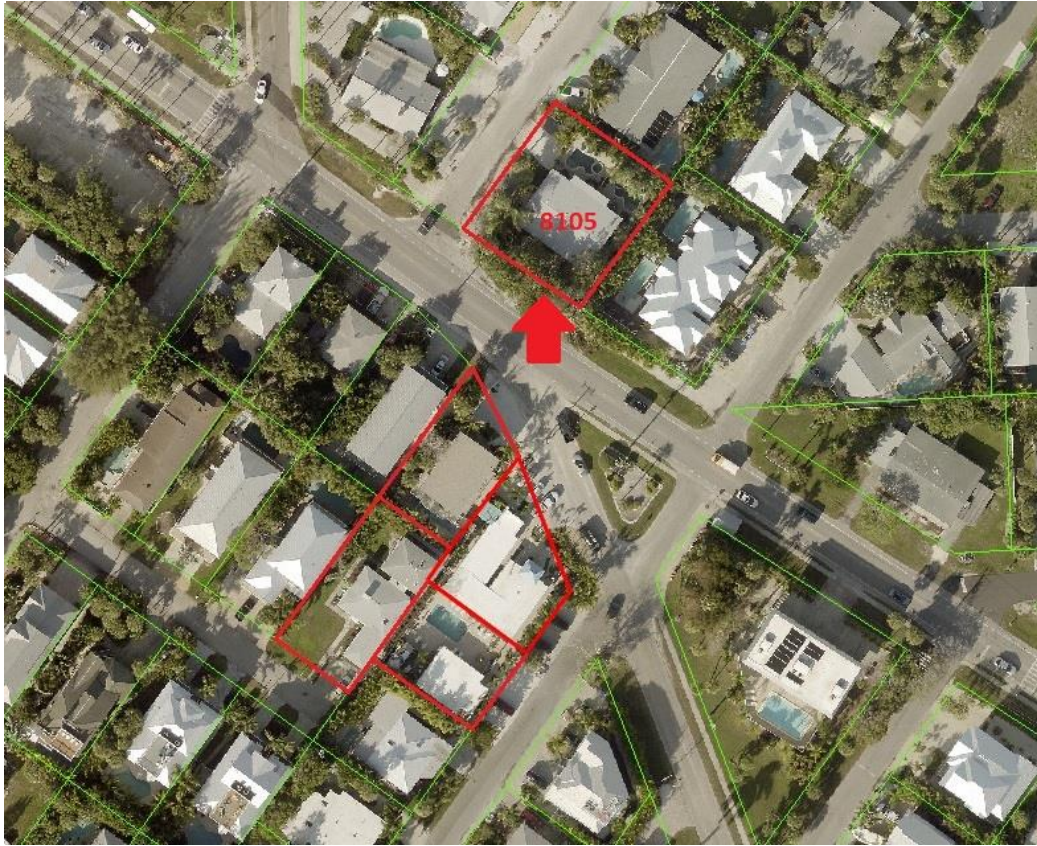
Location Details

Zoning	HB_R-2
Walkability Score (out of 5)	Overall: 1.4 Amenity: 1.4 Leisure: 1.1

Other Details

Effective Year Built	1985
Building Condition	Good
Building Quality	C





Property Facts Gumbo Limbo

Property Facts	Public Facts
Property Type	Multifamily
Property Subtype	Duplex
Number of Units	2
Number of Stories	1
Bedrooms	4
Total Baths	4
Full Baths	
Building Area (sq ft)	1,848
Lot Size	10,000 sq ft
Lot Dimensions	10000 SF
Year Built	1952
Roofing	Composition Shingle
Heating	Central
Cooling	Central
Basement	No Basement
Construction	Masonry
Exterior Walls	Stucco

Each side of this Duplex has:

Its own pool

2 bedrooms

2 bathrooms



Extended Property Facts

Interior Details

Heating Fuel Type	Electric
Number of Plumbing Fixtures	008
Adjusted Area	1632 sq ft
Total Area	2412 sq ft
Porch screened	396 sq ft
Porch - Open	168 sq ft

Exterior Details

Topography	Level grade
Lot Size - Square Feet	10000 sq ft
Lot Size - Frontage Feet	90.0 sq ft
Lot Size - Depth Feet	100.0 sq ft
Lot Size - Acres	0.230 ac
Neighborhood Code	2021
Roof Type	GABLE OR HIP

Other Details

Effective Year Built	1981
Building Condition	Good
Building Quality	C-

Public Facts

Owner Information

Owner Name	Gumbo Limbo Llc
Mailing Address	Po Box 6094 Wyomissing PA 19610-0094
Vesting	Company/Corporation

Legal Description

APN: 69738.0000-3	Tax ID: -	Zoning: HB_R-2	Census Tract: 120810018.004013	Abbreviated Description: SUBD:HOLMES BEACH 31ST UNIT AMENDED PB8/40 SEC/TWN/RNG/MER:SEC 17 TWN 34S RNG 16E LOT 9, W 10 FT OF LOT 10 BLK 3 HOLMES BEACH THIRTY FIRST UNIT PI#69738.0000/3 MAP REF:MAP 4A17.7	City/Municipality/Township: Holmes Beach, FL 34217
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$138,510	\$275,000	\$413,510	\$7,322
2017	-	-	\$391,618	\$6,620
2016	-	-	\$351,712	-
2015	-	-	\$427,452	-
2014	-	-	\$302,684	\$5,318
2013	\$55,596	\$225,100	\$280,696	\$5,018
2012	\$55,848	\$202,800	\$258,648	\$4,658
2011	\$52,126	\$229,500	\$281,626	-
2010	\$59,019	\$223,750	\$282,769	-
2009	\$74,827	\$228,500	\$303,327	\$5,369

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)



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)



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)



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

■ 34217



Population Comparison

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

■ 34217



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)



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)



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

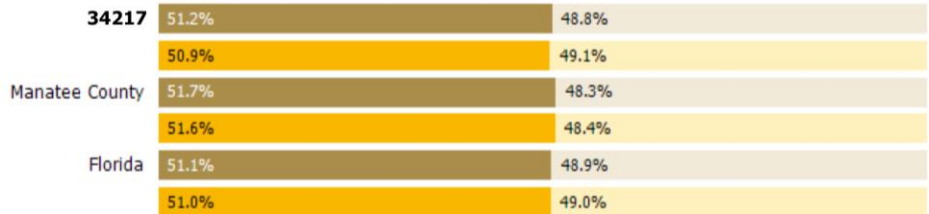
Update Frequency: Annually

■ Women 2018

■ Men 2018

■ Women 2023 (Projected)

■ Men 2023 (Projected)



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)



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)



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)



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



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)



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)



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)



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



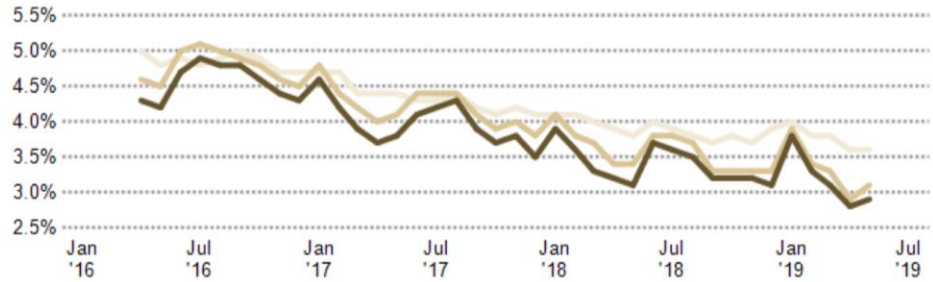
Unemployment Rate

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

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Manatee County
- Florida
- USA

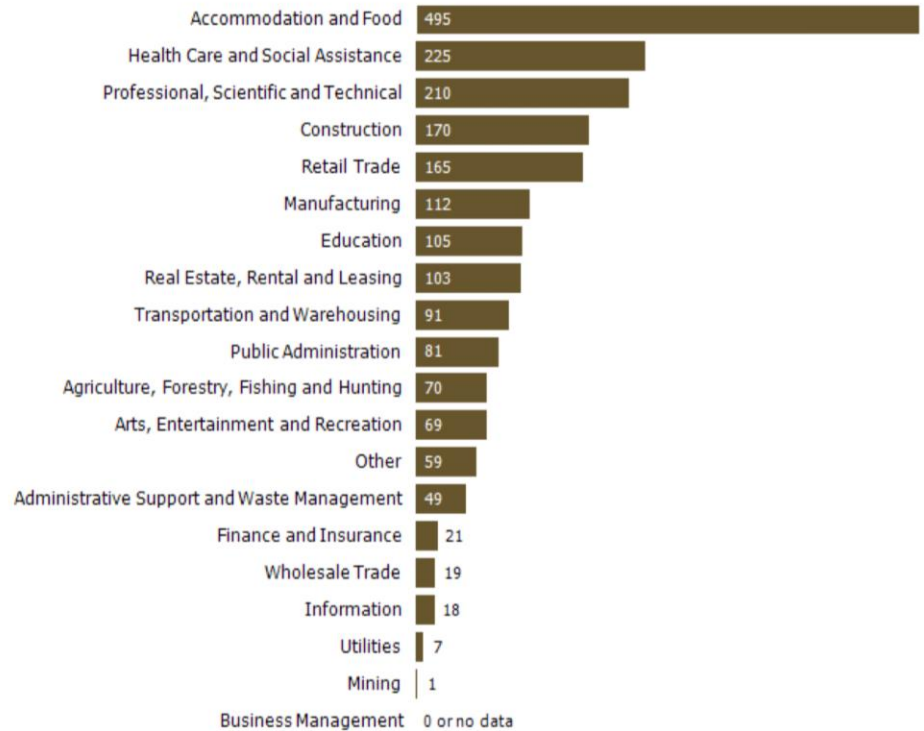


Employment Count by Industry

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



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



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



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

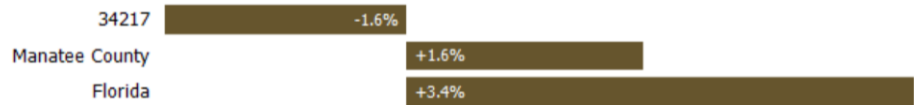


12-Month Change in Median Listing Price

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

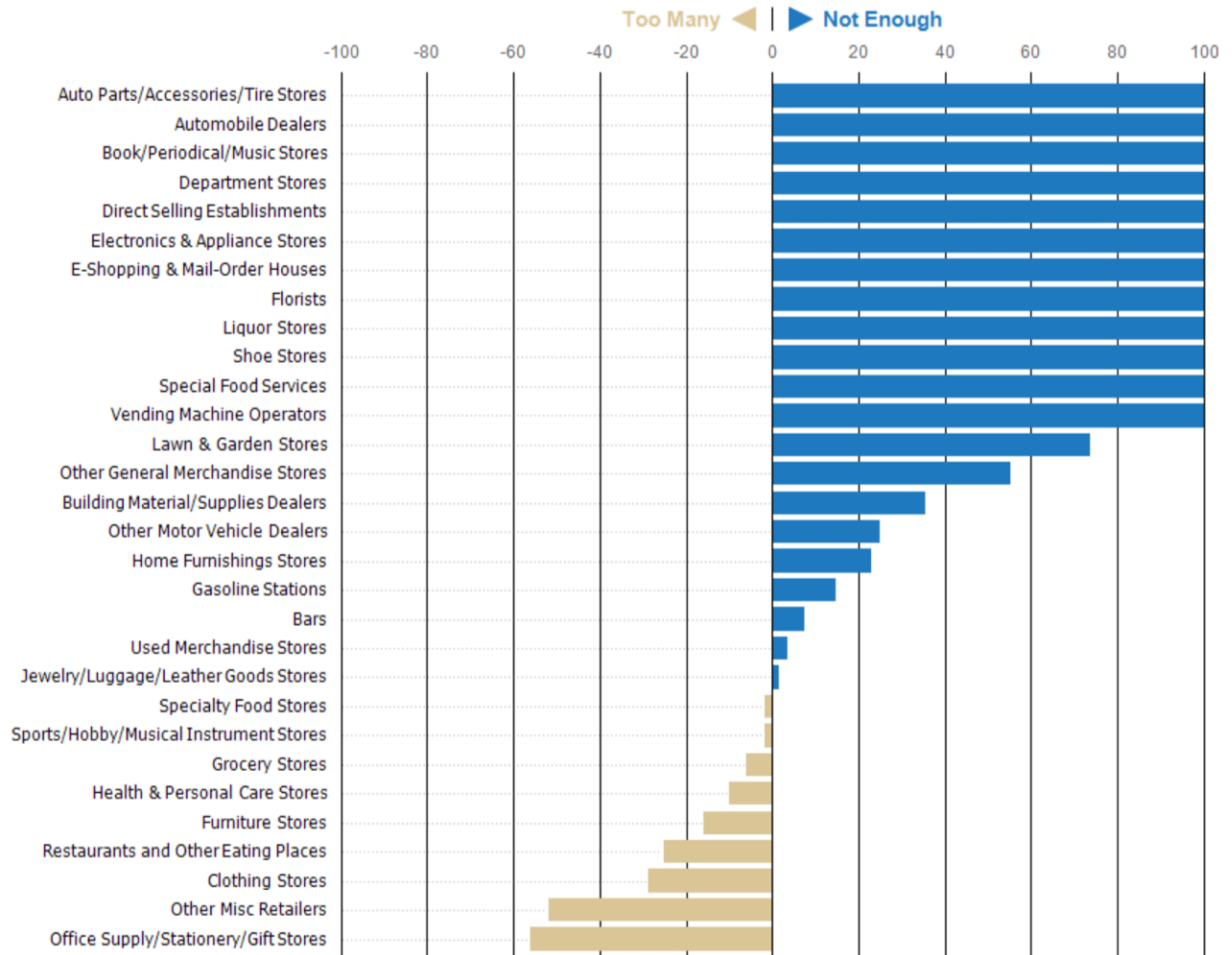


Best Retail Businesses

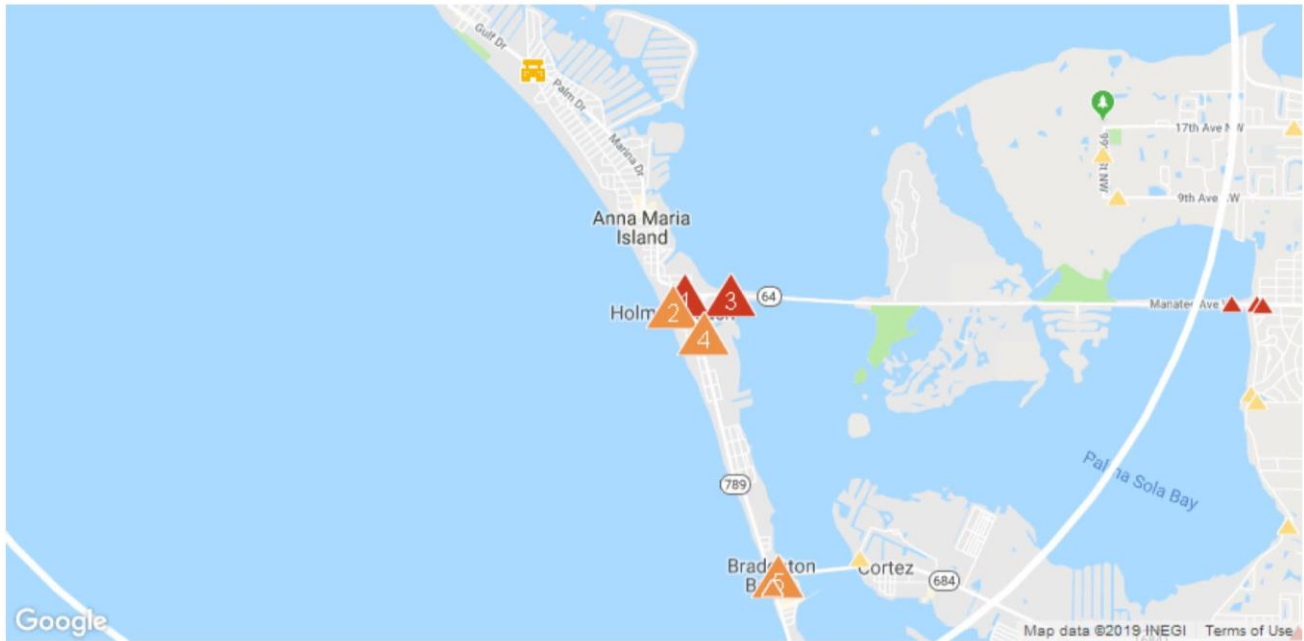
This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing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

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually



Traffic Map



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

15,051

2017 Est. daily traffic counts

Street: **Manatee Ave**
 Cross: **6th Ave**
 Cross Dir: **E**
 Dist: **0.05 miles**

2

12,500

1997 Est. daily traffic counts

Street: **Gulf Dr**
 Cross: **38th St**
 Cross Dir: **S**
 Dist: **0.02 miles**

3

15,100

2005 Est. daily traffic counts

Street: **Manatee Ave**
 Cross: **E Bay Dr**
 Cross Dir: **W**
 Dist: **0.2 miles**

4

10,212

2017 Est. daily traffic counts

Street: **E Bay Dr**
 Cross: **Sunbow Bay Dr S**
 Cross Dir: **N**
 Dist: **0.11 miles**

5

12,895

2017 Est. daily traffic counts

Street: **Cortez Rd W**
 Cross: **Gulf Dr N**
 Cross Dir: **W**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2001	▲ 17,000	AA DT
1997	▲ 17,000	AA DT

Historical counts

Year	Count	Type

Historical counts

Year	Count	Type

Historical counts

Year	Count	Type
2005	▲ 10,300	AA DT
2001	▲ 13,600	AA DT
1999	▲ 14,000	AA DT

Historical counts

Year	Count	Type
2005	▲ 14,000	AA DT
2001	▲ 17,200	AA DT
1999	▲ 14,300	AA DT

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

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