



STAGE STOP MOTEL AND

5131 EAST SILVER SPRINGS BLVD
OCALA, FL 34488

Bartow McDonald IV
Managing Director
O: 352.274.3800
bartow.mcdonald@svn.com



BARTOW MCDONALD IV

Managing Director



2452 NE 3rd Street
Suite B
Ocala, FL 34470
T 352.274.3800
C 352.274.3800
bartow.mcdonald@svn.com
FL #BK3143865

PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
BS, University of Florida

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,600,000
Cap Rate:	15.02%
NOI:	\$390,592
Lot Size:	5.57 Acres
Year Built:	1965
Building Size:	30,940 SF
Renovated:	2017
Zoning:	B-2
Market:	North Central Florida
Submarket:	Ocala
Traffic Count:	21,041
Price / SF:	\$84.03

PROPERTY OVERVIEW

Cash Cow for Sale. This 95% occupied cash flow machine includes 75 rooms [28,960sf,] a stand alone restaurant [1,980sf] called Darrell's Diner and 3.37 additional acres fully engineered, approved and shovel ready for a 75 room expansion. The Seller is willing to lease back the restaurant. The Stage Stop Motel and Resort is an extended stay property offering fully furnished rooms, all utilities, phone and TV for \$250/wk or \$700/month. The rental rates are inclusive of water, sewer, electricity, cable, pest control, and garbage removal. Housekeeping services are provided on a weekly basis and the towels are replaced daily. 80% of the rooms rented on a monthly basis and 20% rented on a weekly basis. The property was completely renovated in 2017 with new roof, HVAC units, vinyl tile floors, ceilings, bathrooms and furniture. The living/bedroom areas consists of either one or two full beds, nightstand with table lamp, dresser with mirror, microwave, refrigerator, television and a dinette table with two chairs. The rooms have wall units with individual thermostats for heat and air-condition. Each room has a full bathroom with laminate base cabinetry and counter tops, ceramic tile flooring and ceramic tile wainscoting. The Stage Stop is located next to a public bus stop and within walking distance to many national retailers including: Super Walmart, Outback Steakhouse, Lowes, Beall's, ALDI, Firehouse Subs, New Circle K, Steak 'n Shake, Dairy Queen, McDonald's, Aspen Dental, Pep Boys and Burger King.

PROPERTY HIGHLIGHTS

Property Description



PROPERTY OVERVIEW

Cash Cow for Sale. This 95% occupied cash flow machine includes 75 rooms (28,960sf,) a stand alone restaurant (1,980sf) called Darrell's Diner and 3.37 additional acres fully engineered, approved and shovel ready for a 75 room expansion. The Seller is willing to lease back the restaurant. The Stage Stop Motel and Resort is an extended stay property offering fully furnished rooms, all utilities, phone and TV for \$250/wk or \$700/month. The rental rates are inclusive of water, sewer, electricity, cable, pest control, and garbage removal. Housekeeping services are provided on a weekly basis and the towels are replaced daily. 80% of the rooms rented on a monthly basis and 20% rented on a weekly basis. The property was completely renovated in 2017 with new roof, HVAC units, vinyl tile floors, ceilings, bathrooms and furniture. The living/bedroom areas consists of either one or two full beds, nightstand with table lamp, dresser with mirror, microwave, refrigerator, television and a dinette table with two chairs. The rooms have wall units with individual thermostats for heat and air-condition. Each room has a full bathroom with laminate base cabinetry and counter tops, ceramic tile flooring and ceramic tile wainscoting. The Stage Stop is located next to a public bus stop and within walking distance to many national retailers including: Super Walmart, Outback Steakhouse, Lowes, Beall's, ALDI, Firehouse Subs, New Circle K, Steak 'n Shake, Dairy Queen, McDonald's, Aspen Dental, Pep Boys and Burger King.

LOCATION OVERVIEW

Located in Ocala's historic Silver Springs, Florida north of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.

Complete Highlights

SALE HIGHLIGHTS

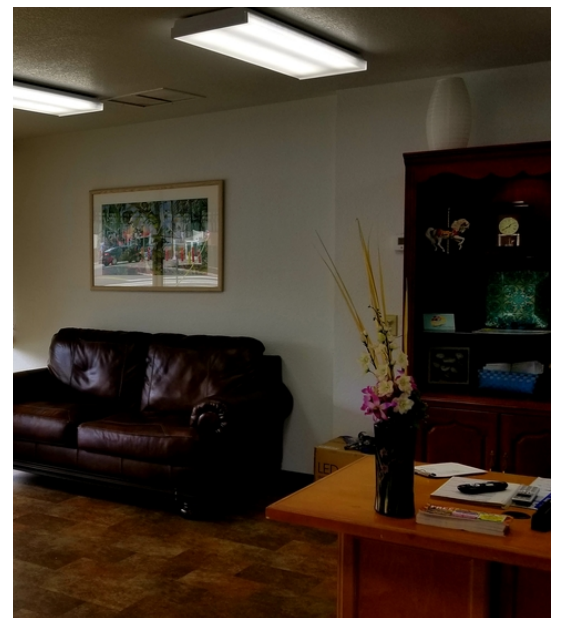
- 15% Cash on Cash Return
- \$390,593 NOI
- 95% Occupancy
- Complete Renovation in 2017
- Approved 75 Room Expansion Plans
- Next to Bus Stop
- Walking Distance to Many National Retailers



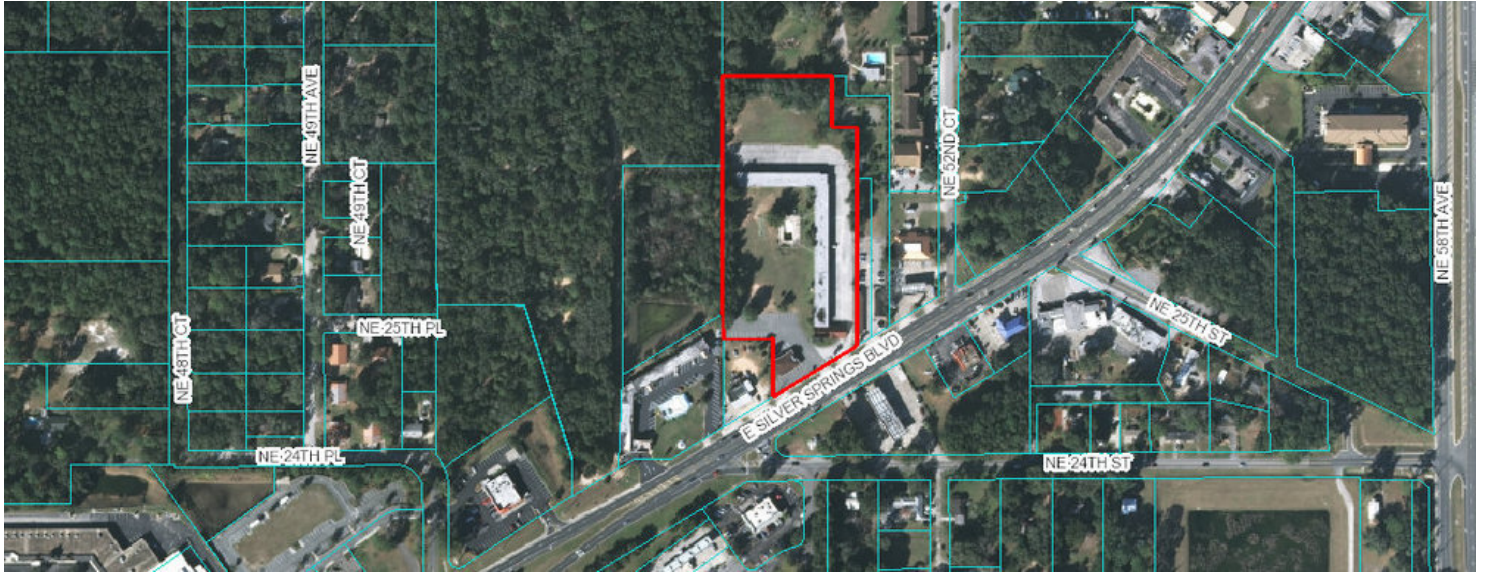
Exterior Photos



Interior Photos



Maps

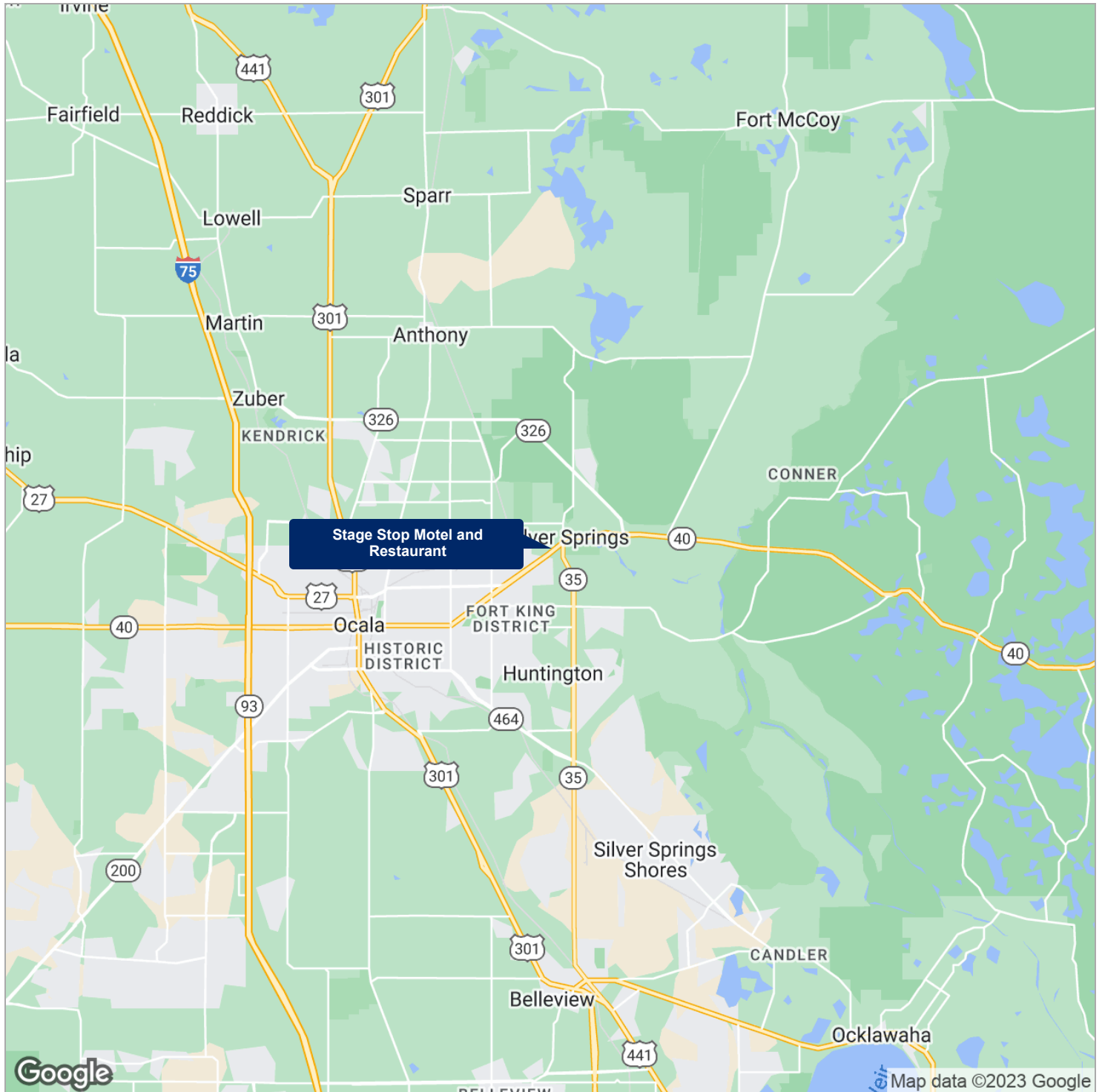


Aerial Map

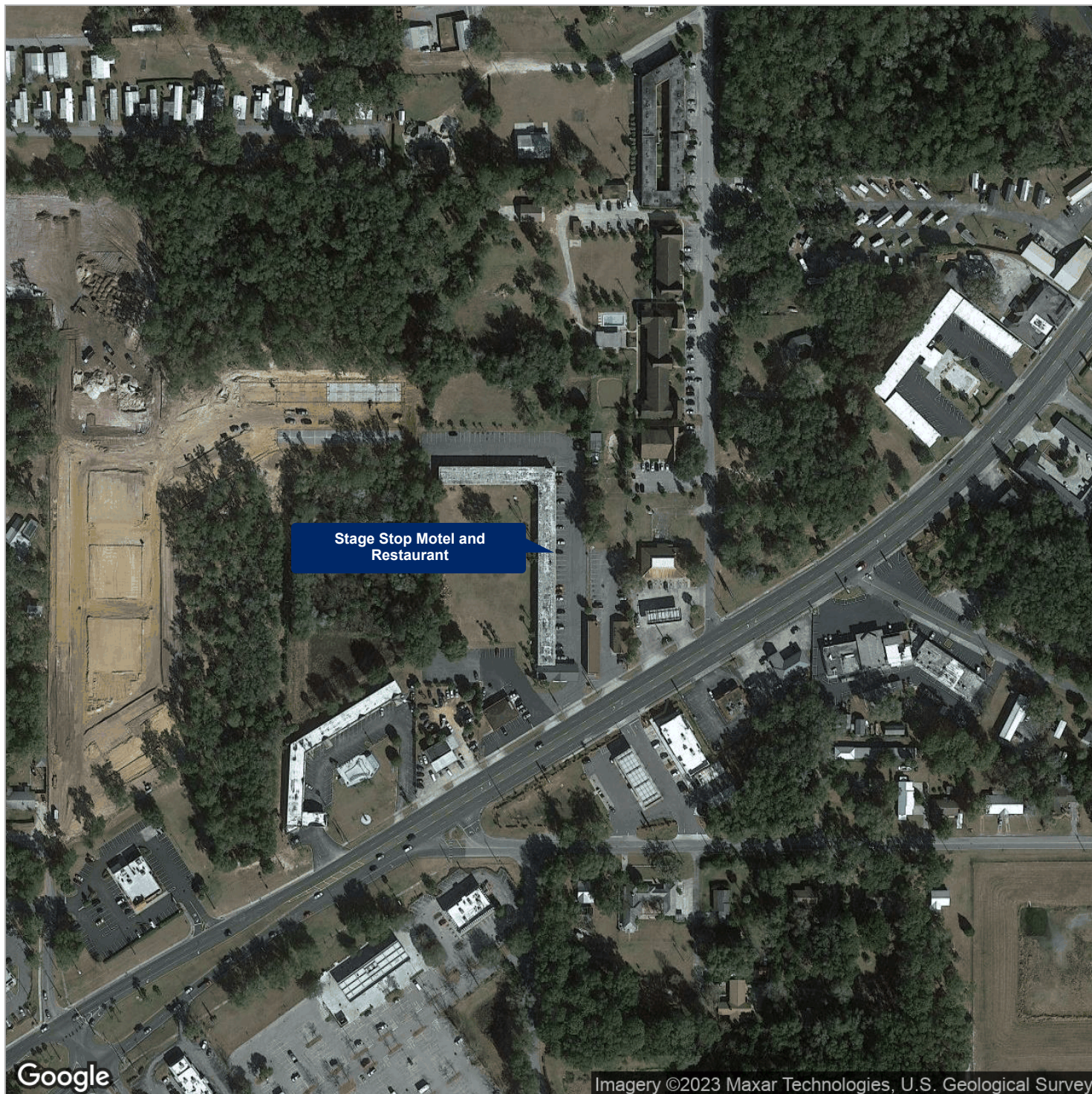


Parcel Map

Regional Map



Aerial Map



Income & Expenses

INCOME SUMMARY

Gross Income	-
--------------	---

EXPENSE SUMMARY

Gross Expenses	-
----------------	---

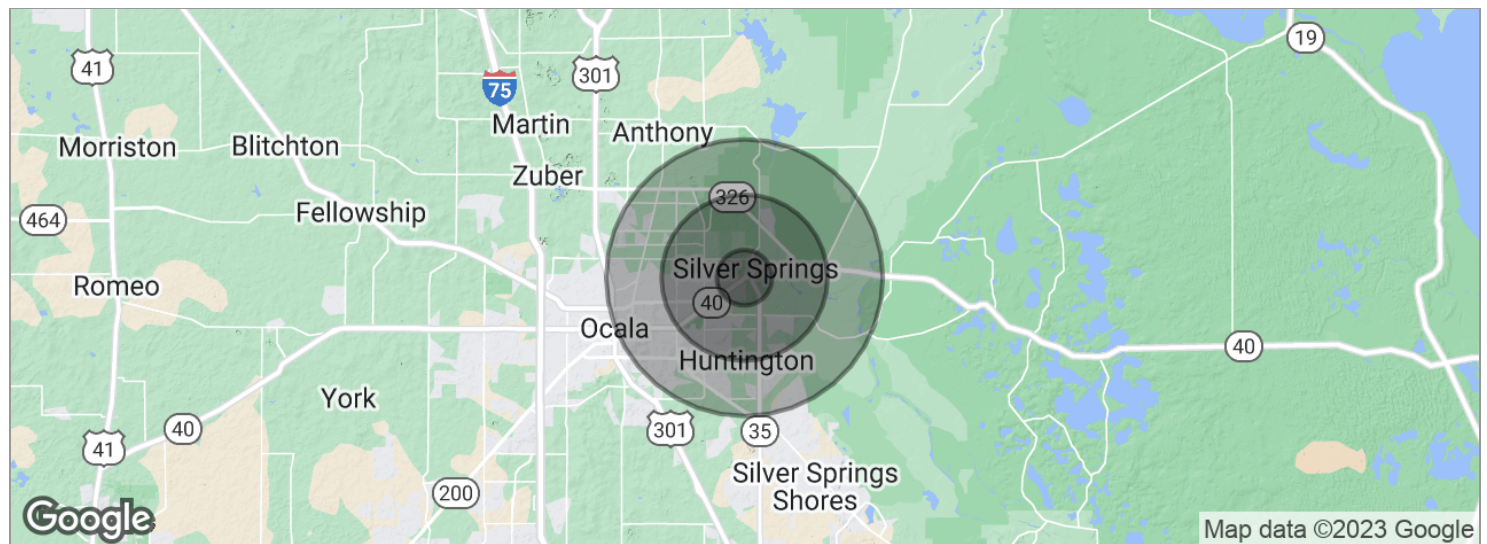
Net Operating Income	\$390,592
----------------------	-----------

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	3,069	21,960	62,188
Median age	49.5	44.8	41.4
Median age (male)	45.0	41.9	39.4
Median age (female)	53.2	47.1	42.9
	1 MILE	3 MILES	5 MILES
Total households	1,415	9,251	25,067
Total persons per HH	2.2	2.4	2.5
Average HH income	\$45,210	\$53,364	\$54,754
Average house value	\$179,923	\$191,332	\$173,453

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,069	21,960	62,188
Median age	49.5	44.8	41.4
Median age [Male]	45.0	41.9	39.4
Median age [Female]	53.2	47.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,415	9,251	25,067
# of persons per HH	2.2	2.4	2.5
Average HH income	\$45,210	\$53,364	\$54,754
Average house value	\$179,923	\$191,332	\$173,453

* Demographic data derived from 2020 ACS - US Census



2452 NE 3rd Street, Suite B
Ocala, FL 34470
352.274.3800