

SALE

1001 NIGHTS HISTORIC BED & BREAKFAST

63 Orange St Saint Augustine, FL 32084



PROPERTY DESCRIPTION

1001 Nights is a Luxury Moroccan/Spanish style bed & breakfast located in the historic heart of Saint Augustine, FL. This exquisite property boasts 8 elegantly designed rooms, each offering a unique blend of luxury and comfort. Recently, it underwent a comprehensive renovation, enhancing both the interior spaces and the exterior appeal. Upgrades include modern amenities in all rooms, ensuring a premium guest experience. The property also features improved parking facilities. Its strategic location in St. John's County, a high-volume tourist destination, makes it a prime investment opportunity. 1001 Nights enjoys a high occupancy rate and Average Daily Rate (ADR), contributing to a robust net operating income, making it an attractive proposition for those looking to enter or expand in the thriving hospitality market.

LOCATION DESCRIPTION

Located in St. Augustine's historic district. Just a short walk to historic sites, such as the Castillo de San Marcos, St. George Street, Pirate & Treasure Museum, and countless shops & restaurants.

PROPERTY HIGHLIGHTS

- Located in St. Augustine's Historic District
- Comprehensive Renovation Completed in 2023
- 8 Elegantly Designed Guest Rooms
- 9 On-site Parking Spaces
- Impressive ADR and NOI
- 7% CAP Rate
- Highly Rated on Booking.com
- Turn Key B&B Opportunity!

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$3,499,000 |
| Number of Rooms: | 8 |
| Building Size: | 3,435 SF |
| NOI: | \$244,181.00 |
| Cap Rate: | 7% |
| Zoning: | RG-1 |

Rich O'Brien

Sr. Sales Associate

904 814 2080

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Front View



Front Porch

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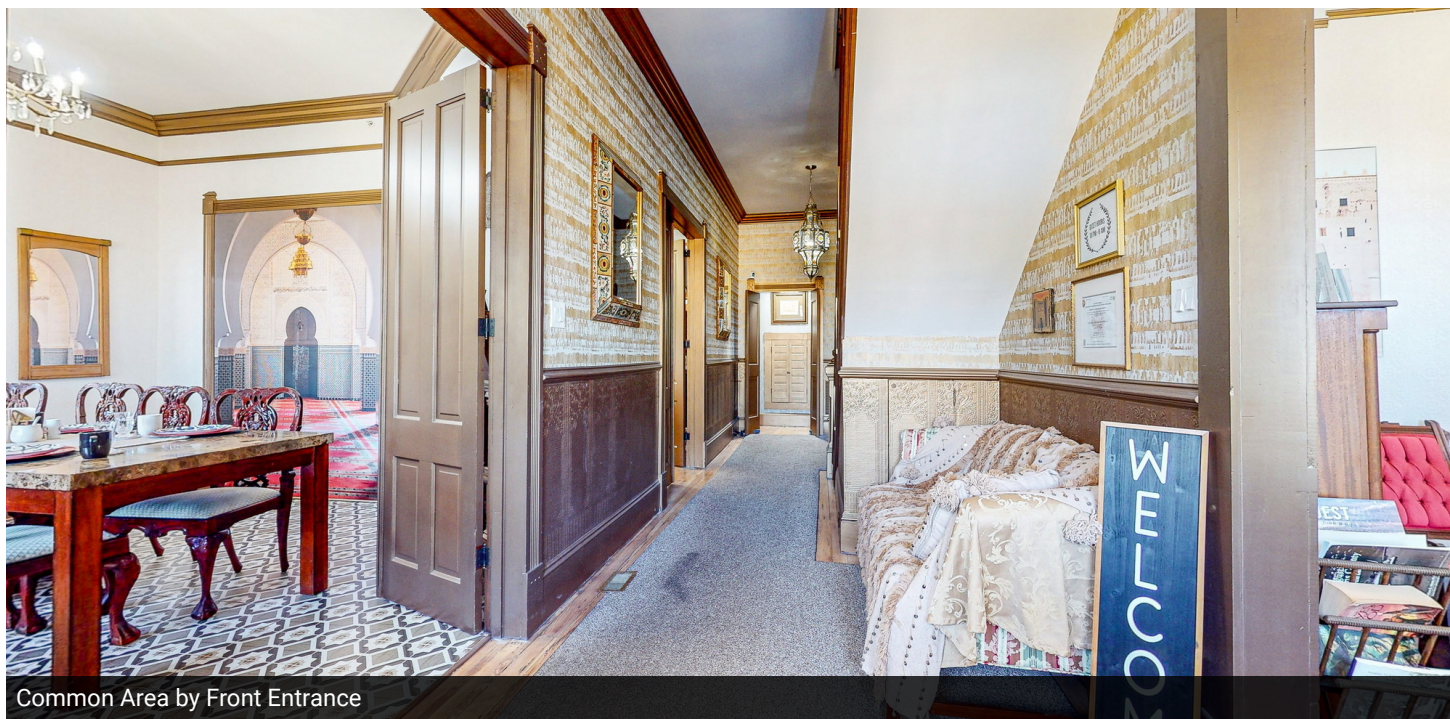


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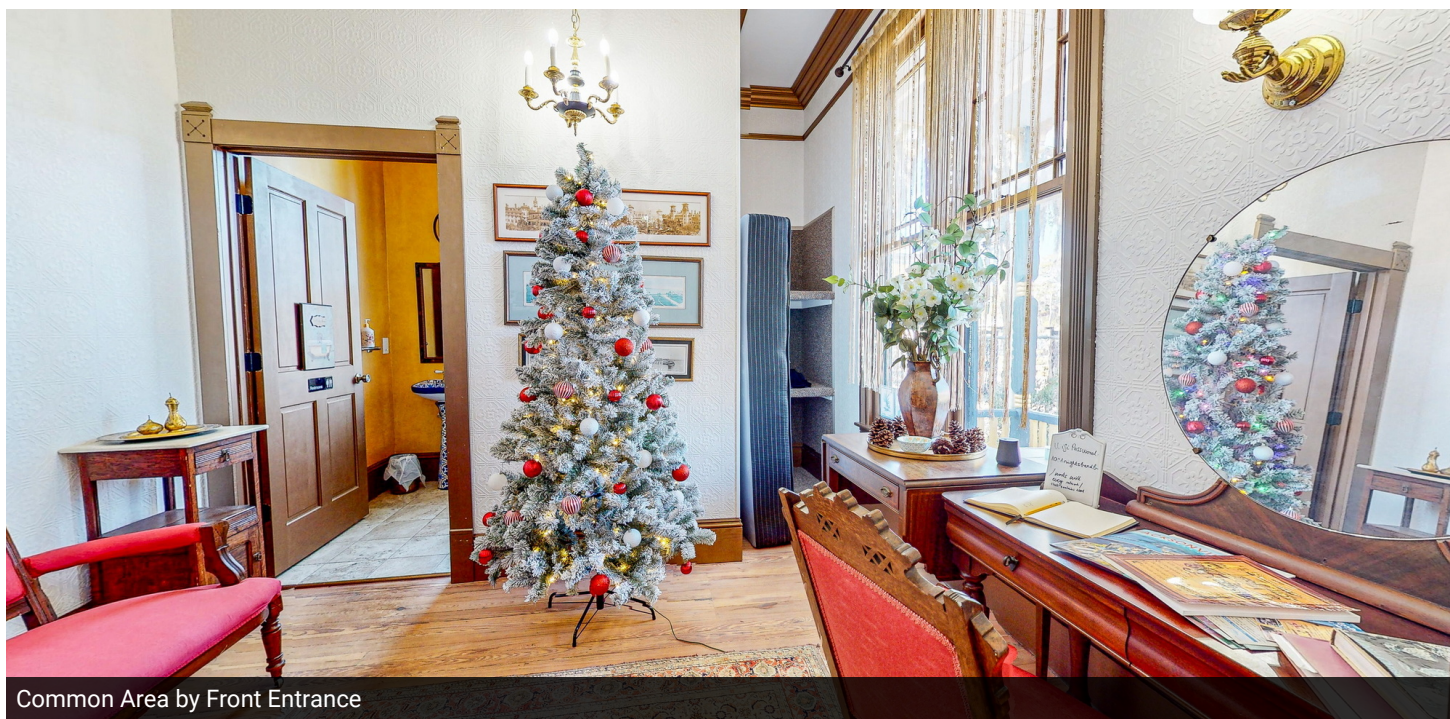
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Common Area by Front Entrance



Common Area by Front Entrance

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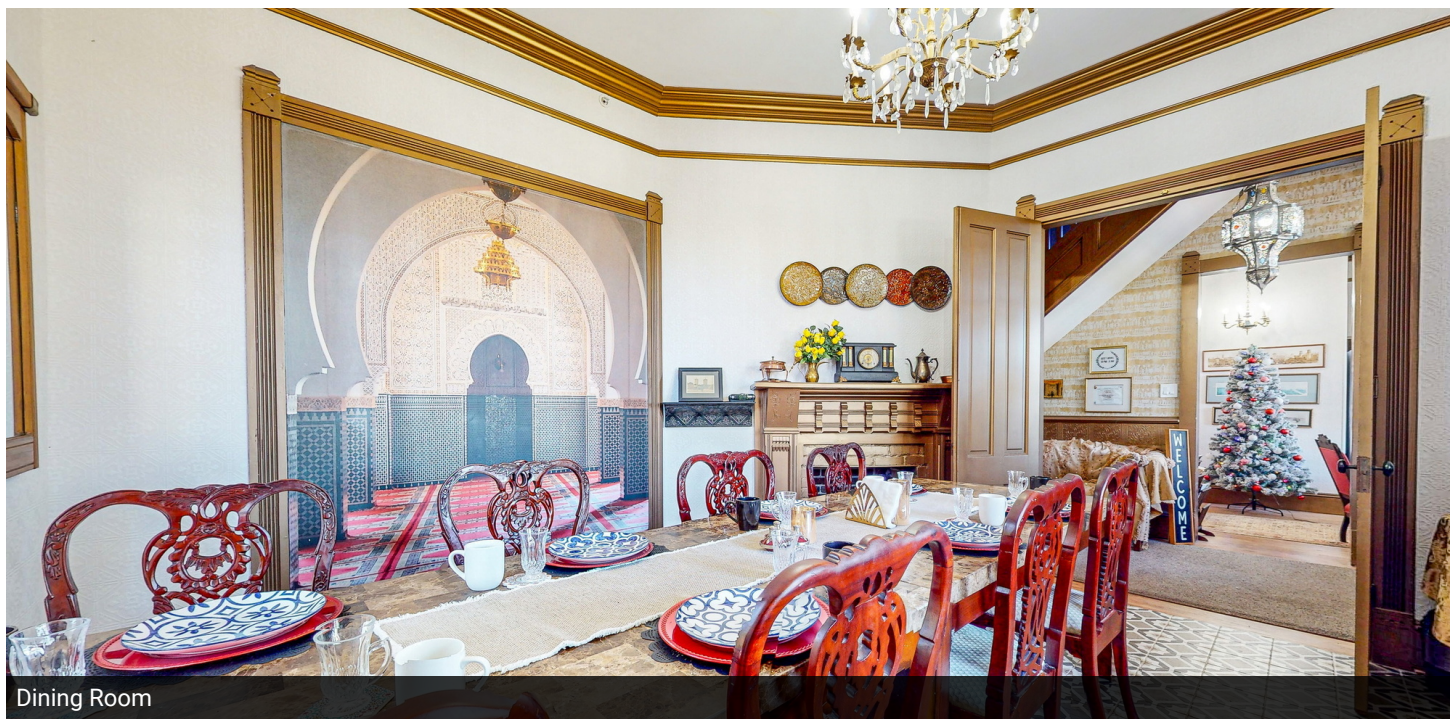


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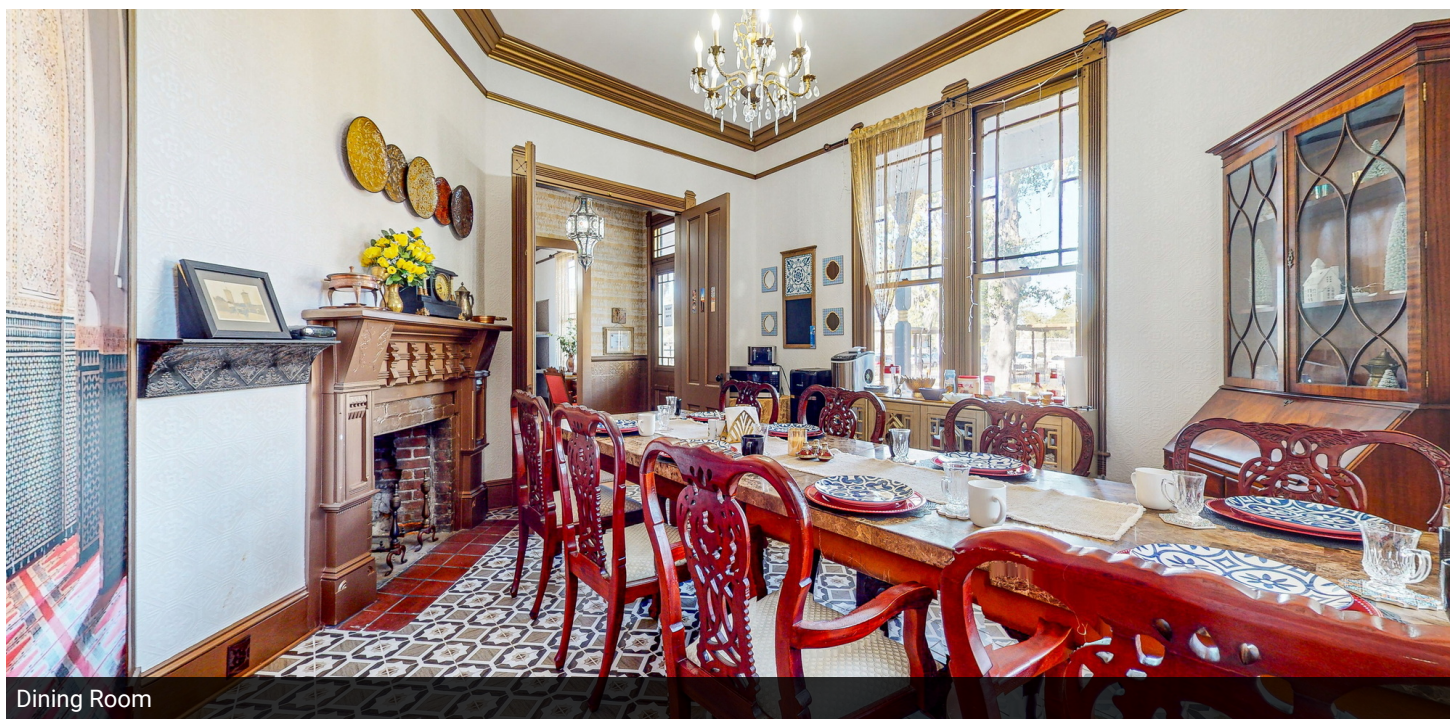
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Dining Room



Dining Room

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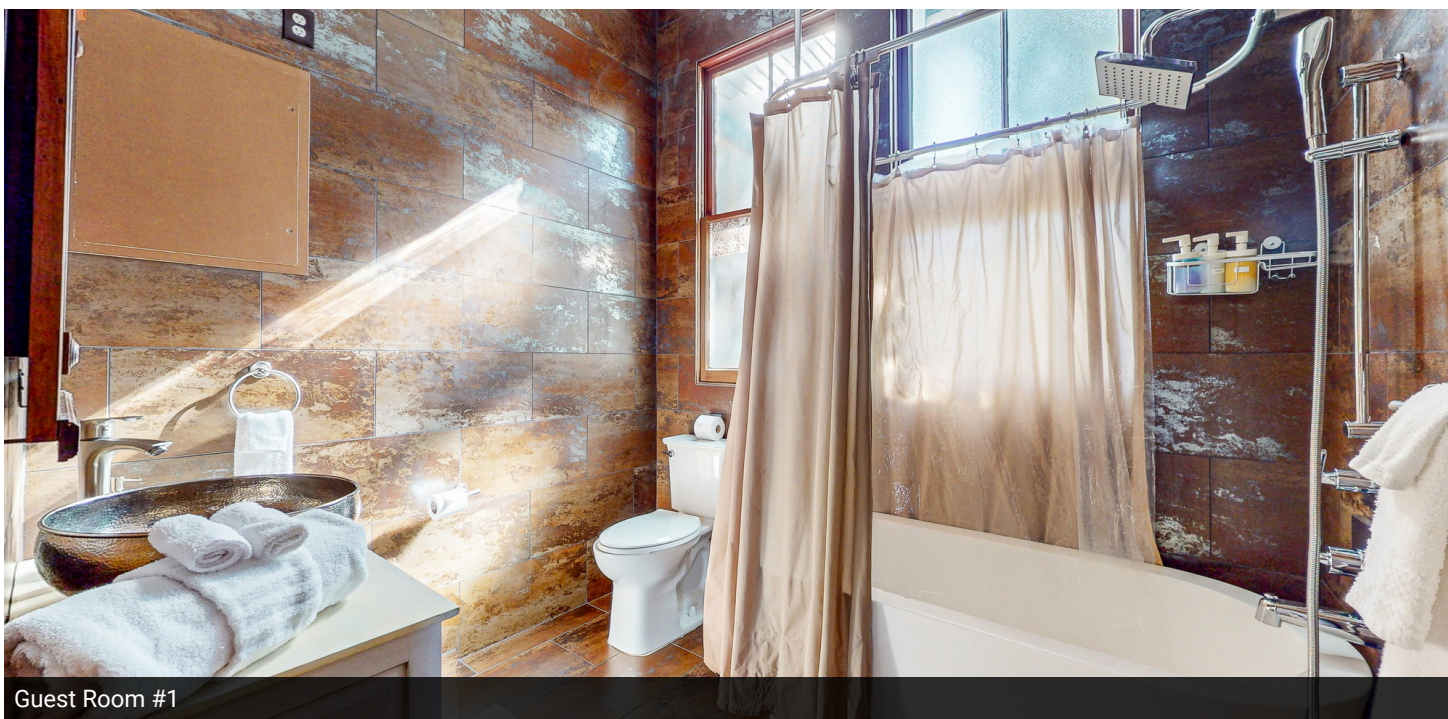
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Guest Room #1



Guest Room #1

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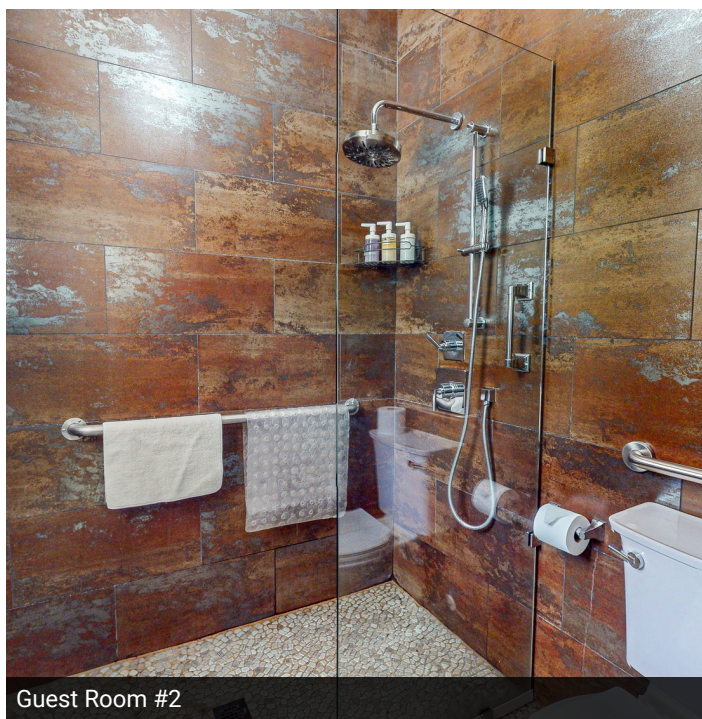
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Guest Room #2



Guest Room #2



Guest Room #2

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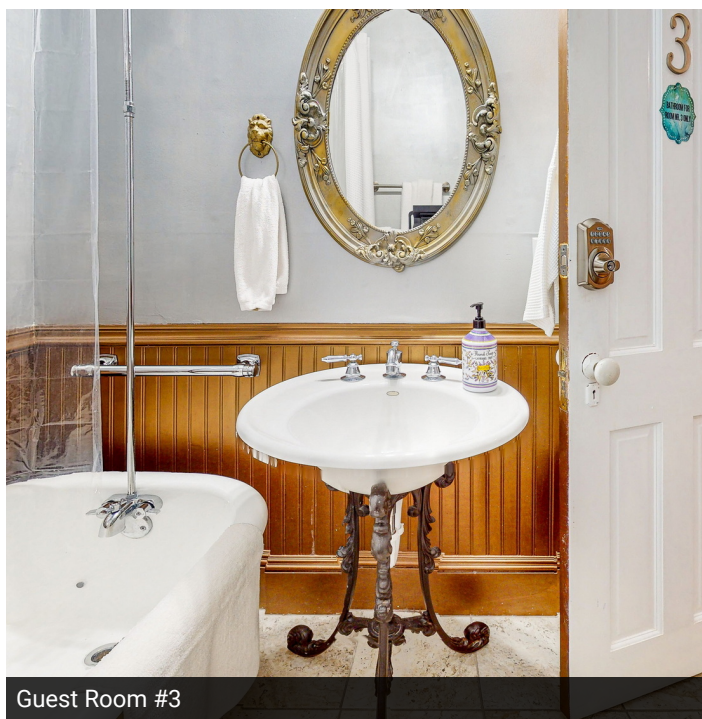
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Guest Room #3



Guest Room #3



Guest Room #3

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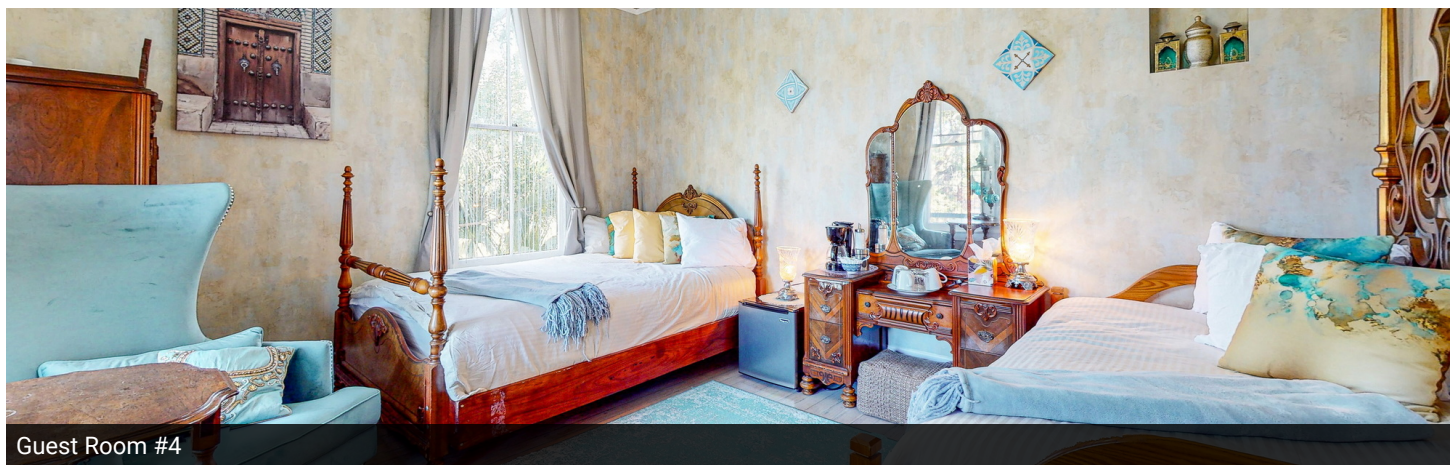


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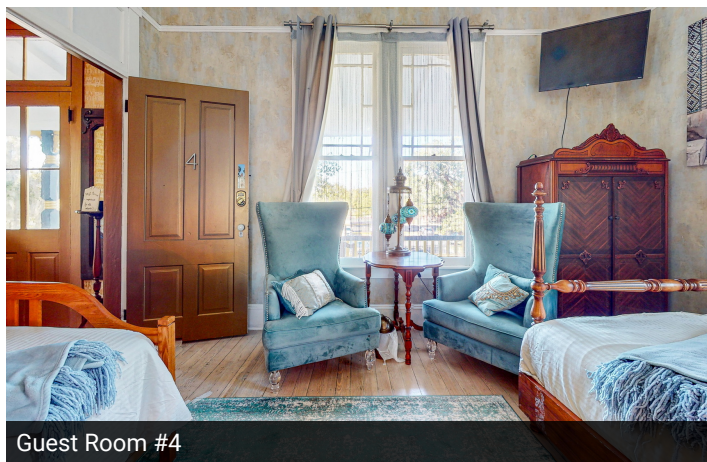
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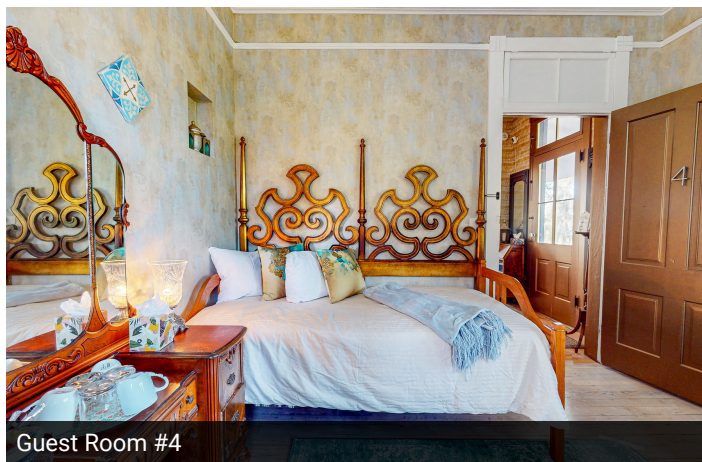
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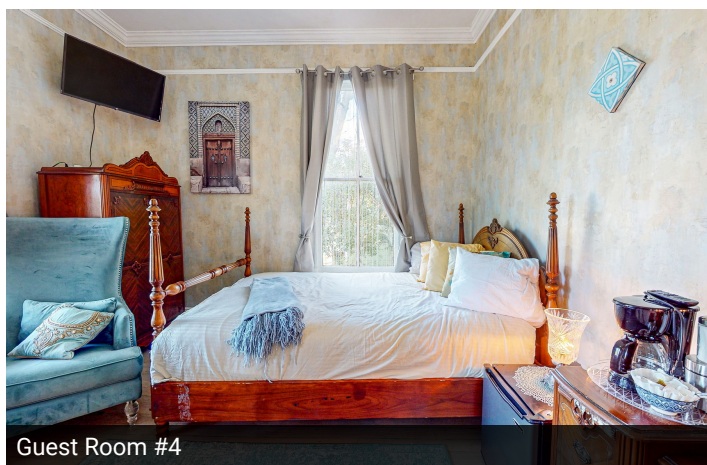
Guest Room #4



Guest Room #4



Guest Room #4



Guest Room #4



Guest Room #4

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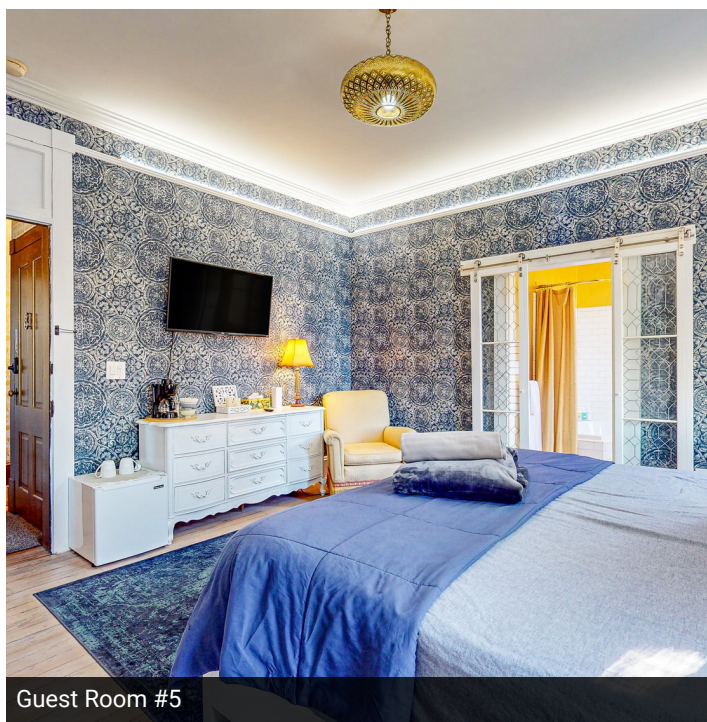
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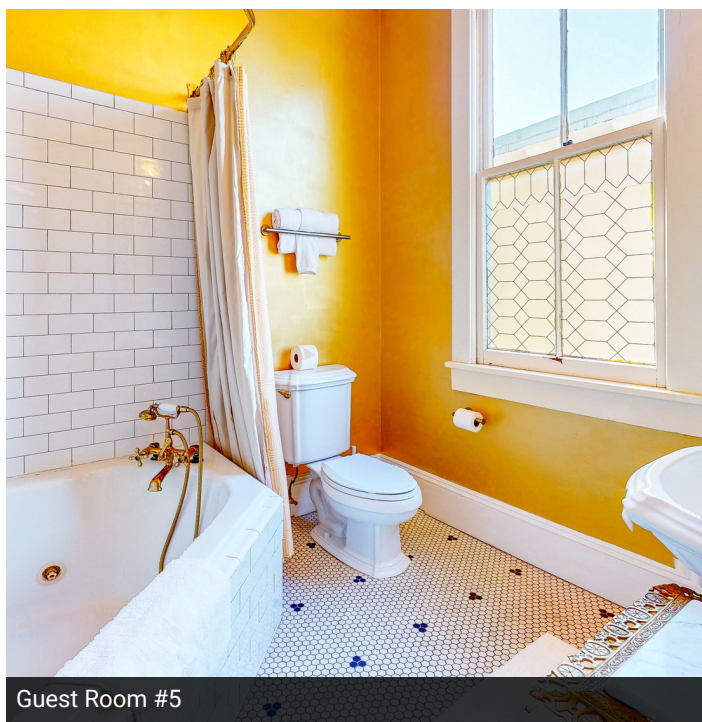
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Guest Room #5



Guest Room #5



Guest Room #5

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Guest Room #6



Guest Room #6



Guest Room #6



Guest Room #6



Guest Room #6

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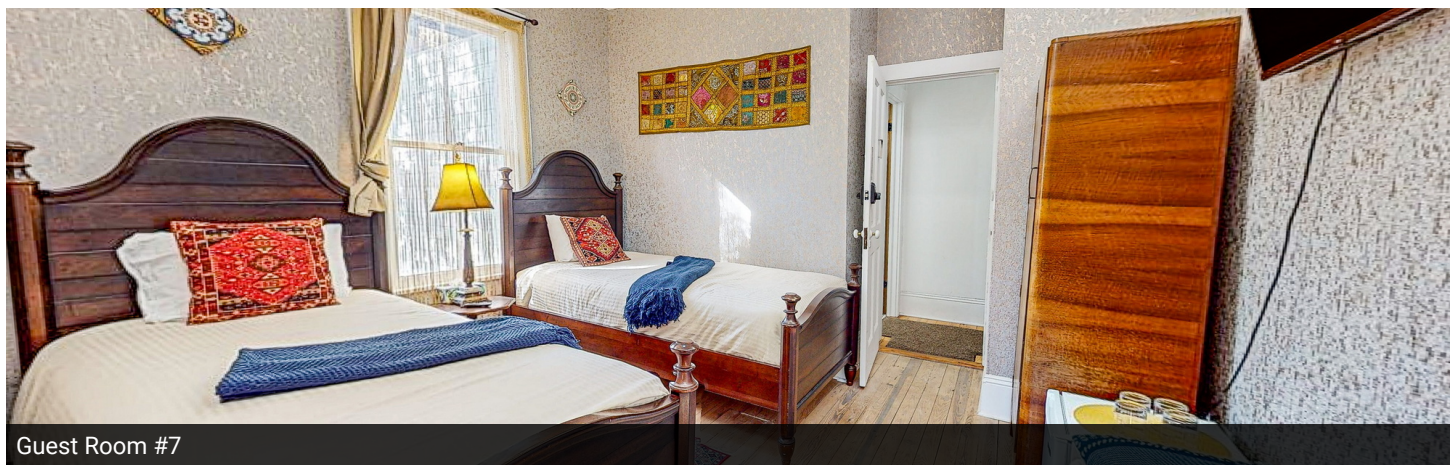


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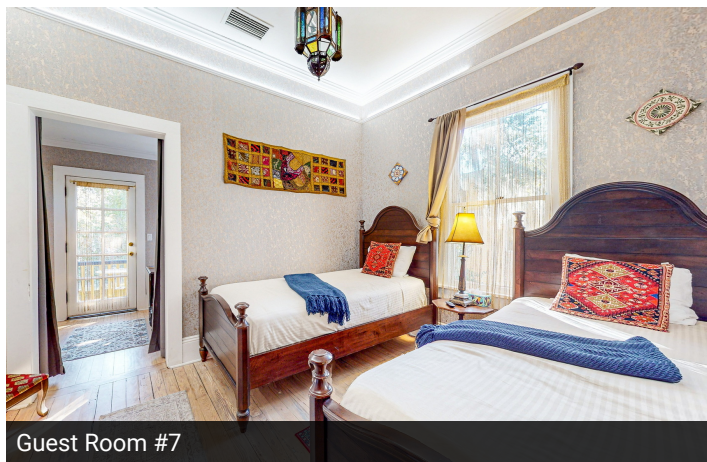
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Guest Room #7



Guest Room #7



Guest Room #7



Guest Room #7



Guest Room #7

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Guest Room #8



Guest Room #8



Guest Room #8

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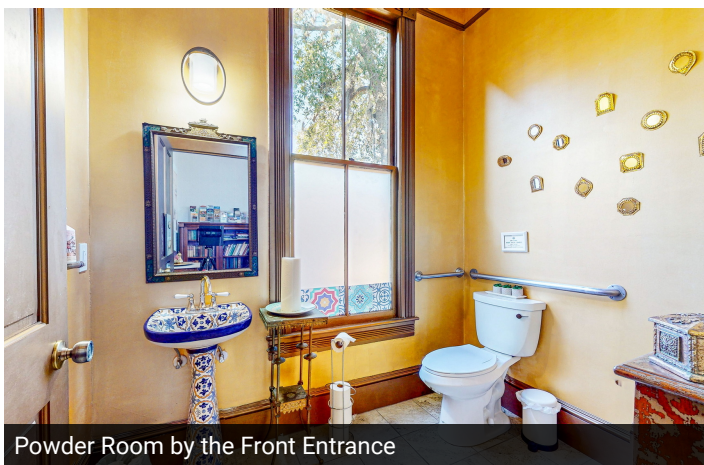


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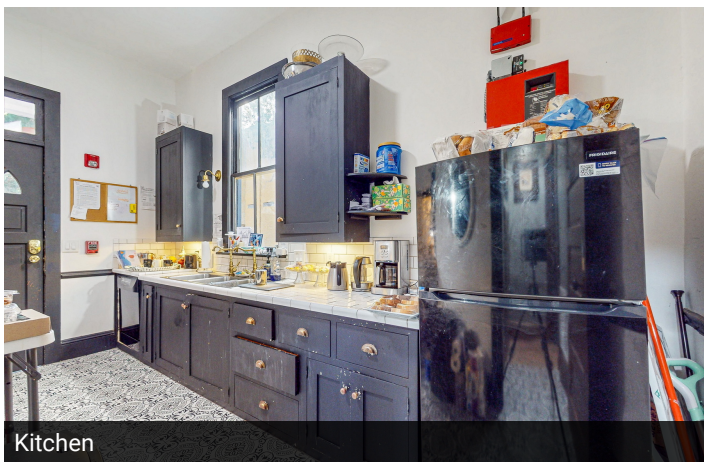
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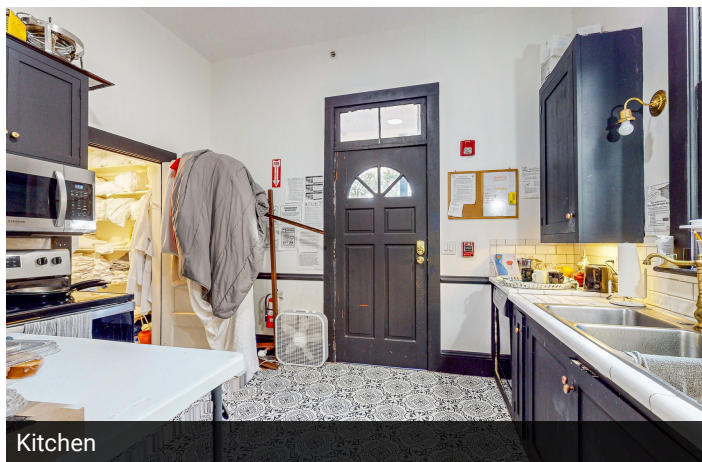
Powder Room by the Front Entrance



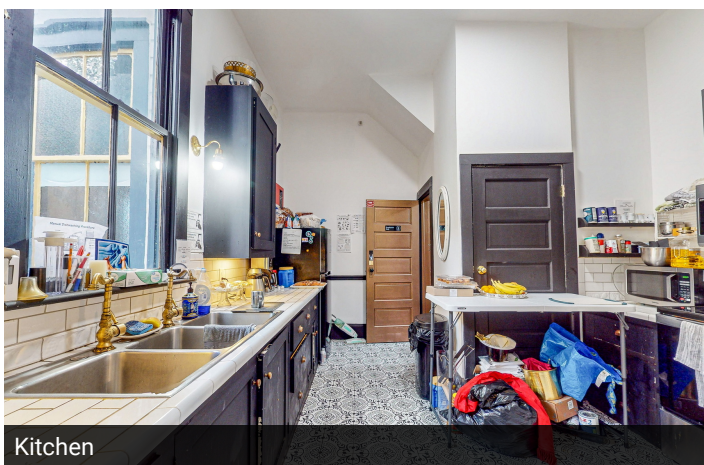
2nd Floor Shared Balcony



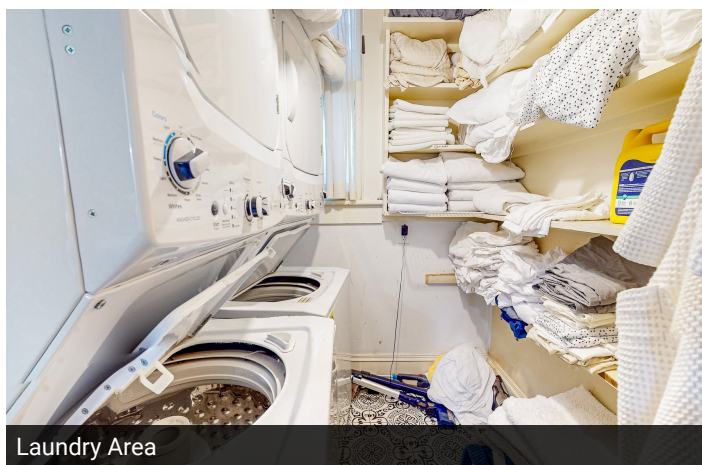
Kitchen



Kitchen



Kitchen



Laundry Area

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Rear Entrance



On-site parking for 9 vehicles

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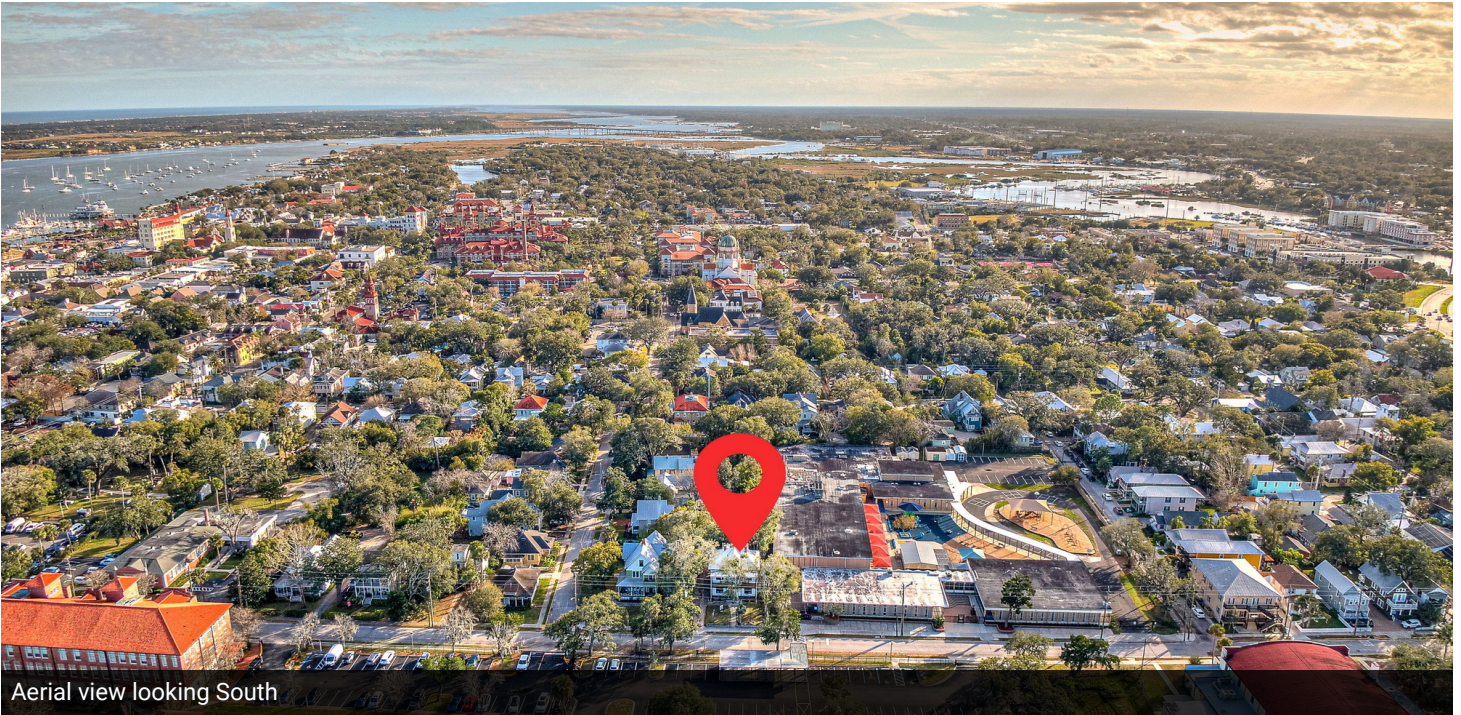


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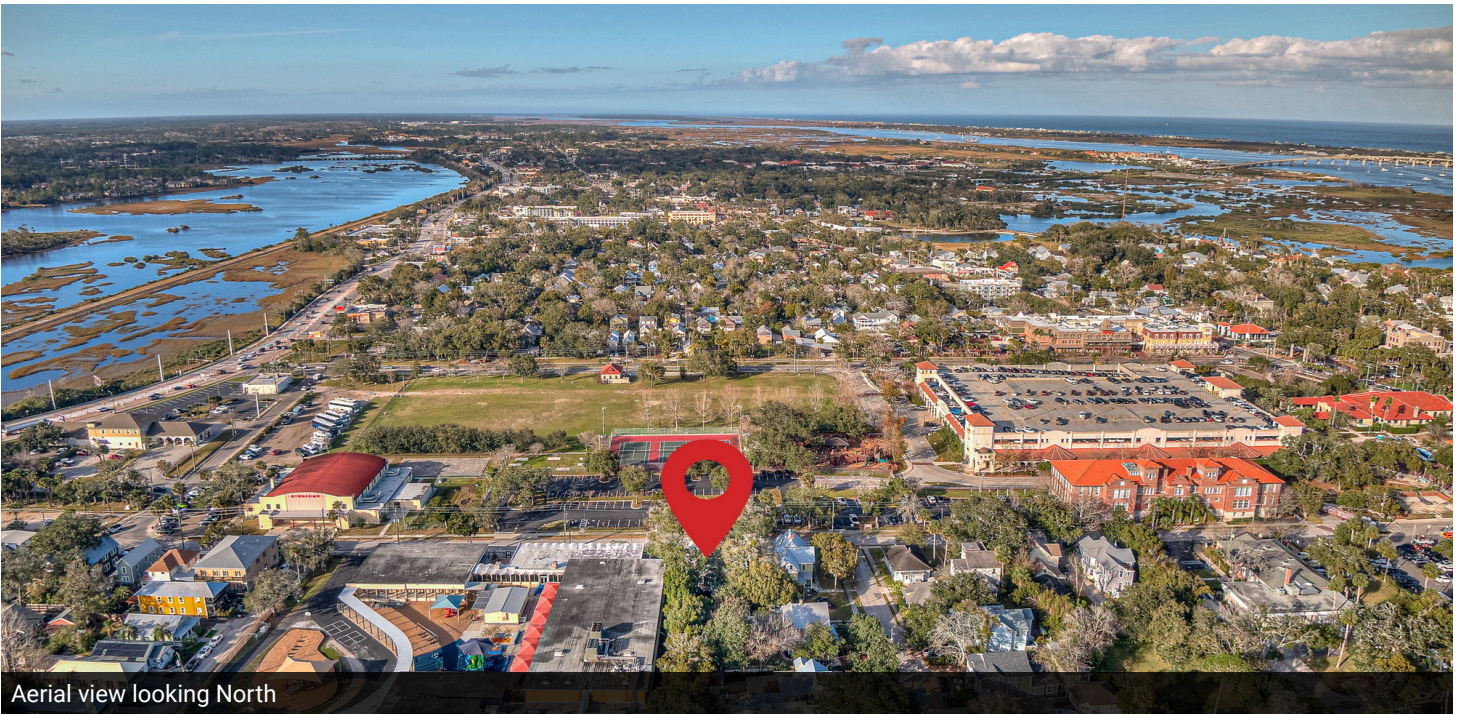
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Aerial view looking South



Aerial view looking North

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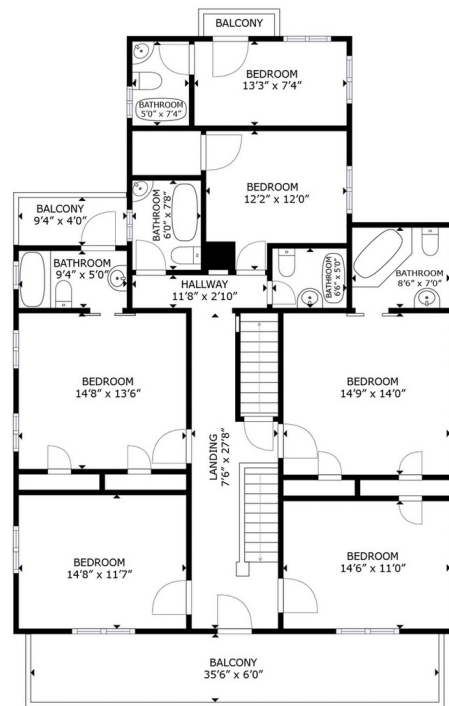
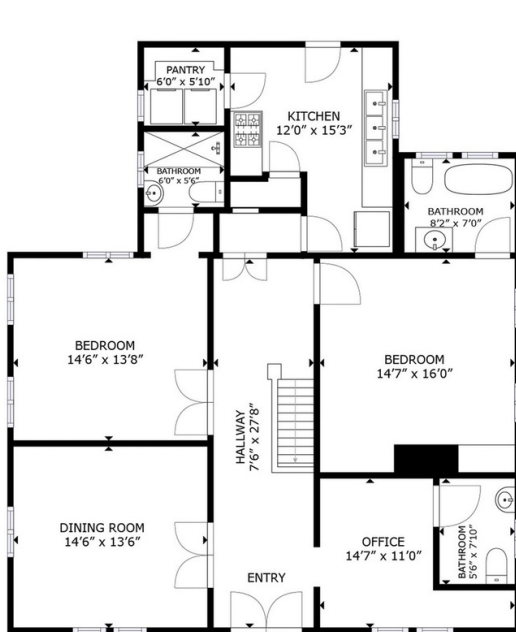


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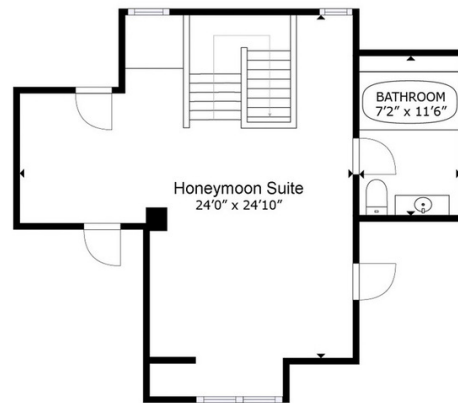
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GROSS INTERNAL AREA
FLOOR 1: 1,398 sq. ft. FLOOR 2: 1,596 sq. ft.
FLOOR 3: 565 sq. ft. TOTAL: 3,559 sq. ft.
EXCLUDED AREA: BALCONY: 249 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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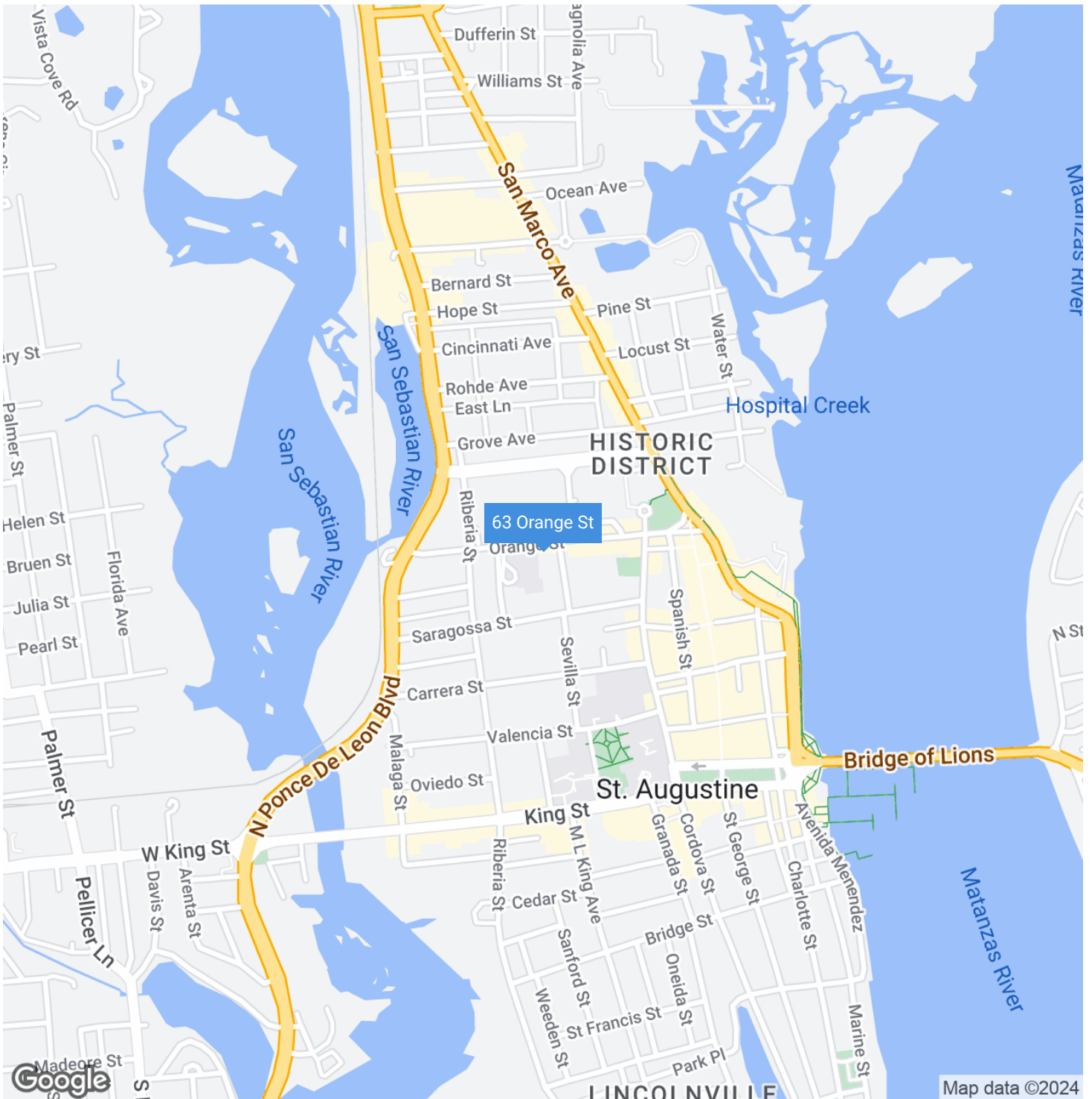


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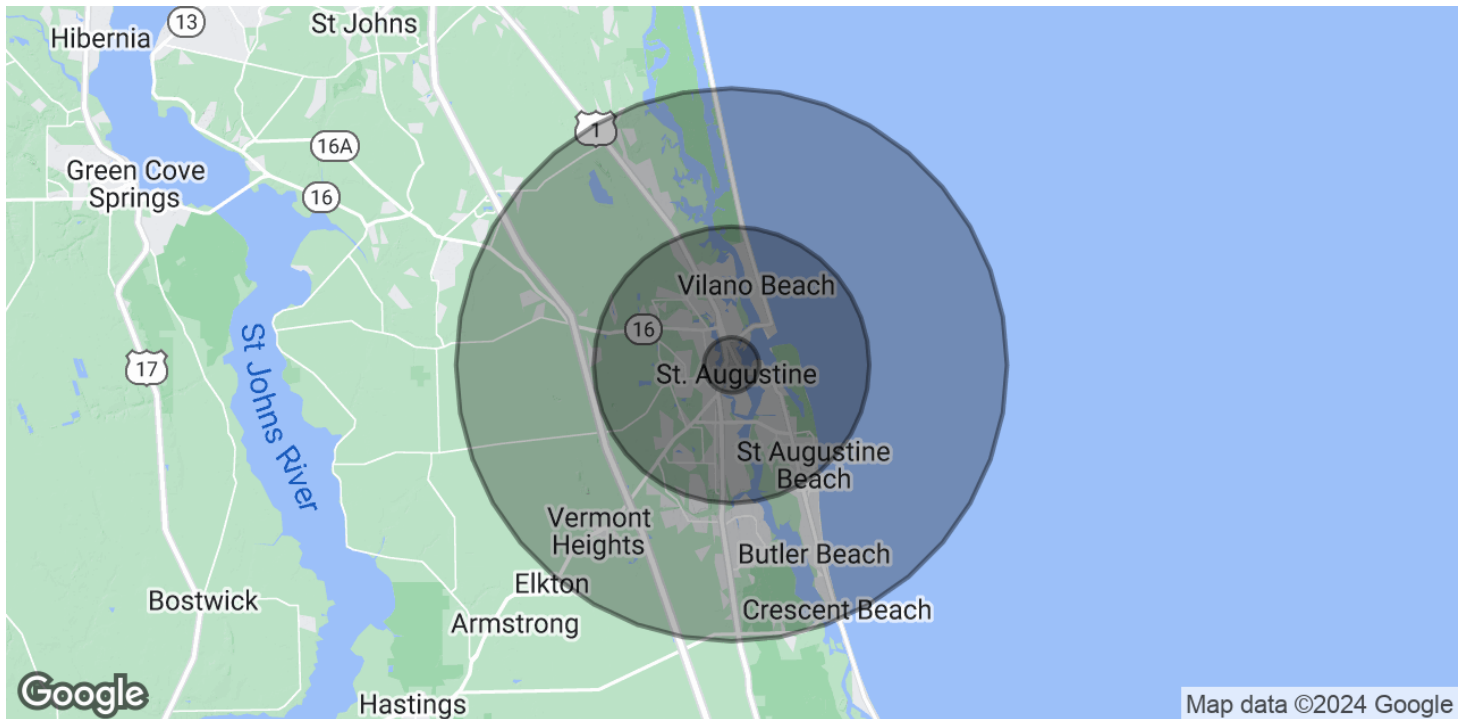


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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 6,084 | 59,033 | 103,514 |
| Average Age | 41.6 | 45.2 | 46.8 |
| Average Age (Male) | 41 | 44.1 | 45.6 |
| Average Age (Female) | 41.7 | 46.1 | 48 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,677 | 27,483 | 51,816 |
| # of Persons per HH | 2.3 | 2.1 | 2 |
| Average HH Income | \$58,295 | \$66,706 | \$67,867 |
| Average House Value | \$356,113 | \$277,453 | \$287,711 |

2020 American Community Survey (ACS)

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RICH O'BRIEN

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Cell: **904.814.2080**

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2022—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission

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