



OFF MARKET

CONFIDENTIAL HOTEL INVESTMENT OPPORTUNITY

Orlando, Florida | International Drive / Theme Park Corridor

\$32,000,000

118-key full-service hotel | New construction | Opened 2023

118
KEYS

~73K SF
BUILDING

1.07 AC
SITE

2023
OPENED

Investment Overview

Newly constructed full-service hotel in Orlando's International Drive / Universal tourism corridor. The property combines a modern 118-key room product with multiple food-and-beverage outlets and a differentiated rooftop amenity package, with immediate access to major theme parks, convention demand, entertainment and outlet shopping.

KEY INVESTMENT HIGHLIGHTS

- Newer physical plant: opened in late 2023.
- Prime tourism location: less than one mile from Universal Orlando Resort.
- Diversified leisure, convention, group, shopping and entertainment demand.
- Multiple revenue centers beyond guestrooms.

PROPERTY & AMENITIES

- 118 contemporary guestrooms.
- Rooftop bar and rooftop pool.
- Two full-service restaurants plus one coffee shop / cafe.
- Full fitness center and business-friendly amenities.

Location, Demand Drivers & Acquisition Summary

The asset is positioned in the International Drive / Universal corridor with immediate access to Orlando's major tourism, convention, retail and entertainment demand generators. Distances are approximate and intentionally shown without a property address or map pin.

Demand Generator	Approx. Distance
Universal Orlando Resort	< 1.0 mi
Universal CityWalk	~ 0.9 mi
Orlando International Premium Outlets	~ 1.5 mi
ICON Park	~ 1.5 mi
Universal Epic Universe	~ 2.8 mi
Orange County Convention Center	~ 3.0 mi
SeaWorld Orlando	~ 5.0 mi
Orlando International Airport (MCO)	~ 14 mi
Walt Disney World Resort	~ 15.6 mi

Acquisition Summary

Asking Price

\$32,000,000 (~\$271,000 per key)

Property

118-key full-service | ~73,000 SF | 1.07 acres

Amenities

Rooftop bar + pool | 2 restaurants | coffee shop | full gym

Offering

Confidential, off-market presentation



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