

INVESTMENT OPPORTUNITY

CLARION INN & SUITES

ORLANDO UNIVERSAL

2027 PRO-FORMA

PROJECTED FINANCIAL SUMMARY



195
ROOMS



66.70%
OCCUPANCY



\$108.19
ADR



\$72.16
REVPAR

EXCLUSIVELY MARKETING BY:



MILTON OCASIO
COMMERCIAL
REAL ESTATE ADVISOR

☎ (407) 536-0041

✉ milton.ocasio@larosacre.com



LUZ JOSANNY COLÓN
COMMERCIAL ADVISOR

☎ 407-452-2154

✉ luz.colon@larosacre.com



COMMERCIAL
LA ROSA COMMERCIAL REAL ESTATE



LA ROSA COMMERCIAL REAL ESTATE
1420 Celebration Blvd. Suite 200
Celebration, FL 34747



larosacre.com

2027 PROJECTED PRO-FORMA SUMMARY

All figures are projections for the 12 months ending December 31, 2027.

Number of Rooms	195
Occupancy	66.70%
ADR (Average Daily Rate)	\$108.19
RevPAR (Revenue Per Available Room)	\$72.16

PROJECTED ROOM REVENUE

RevPAR	\$72.16
× Number of Rooms	195
× 365 Days	365
Projected Room Revenue	\$5,135,988

OPERATING EXPENSES

Operating Expenses	40.00%
Total Operating Expenses	(\$2,054,395)

PROJECTED NET OPERATING INCOME (NOI) – 2027

\$3,081,593

INVESTMENT OVERVIEW

Projected Sale Price	\$16,750,000
Projected 2027 NOI	\$3,081,593
Implied Cap Rate	18.40%
Price Per Room / Key	\$85,897

This information is based on assumptions and projections and is intended for marketing purposes only. All information should be independently verified by the Buyer prior to making a purchase decision.



CLARION
INN & SUITES
BY CHOICE HOTELS