



St. Johns River Inn, Restaurant & Intimate Pub Jacksonville, Florida

Inn	10 Guest Rooms / 12 Guest Baths 60-seat Restaurant & Intimate Pub On-site Owners Flat Fully Equipped Commercial Kitchen	9,000 sq. ft. Heat/Cool On-site Guest Parking Historic Riverside Location 4COP-S Beverage License
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Assets At the turn-of-the-century, Jacksonville natives referred to the more than fifty grand estates that lined the boulevard in this riverside neighborhood as “the row”. A hundred years later, only two of the legendary mansions remain. The St. Johns River Inn is one of them. Recently renovated and refurbished, the elegant, shingle-style structure retains the original solid heart pine floors, wainscoting, crown molding, fireplaces and elegant staircase leading to the luxury guest accommodations on the upper floors. Situated in an in-town neighborhood along Jacksonville’s famed St. Johns River, the Inn draws heavily on its location to attract business and meeting guests, medical professionals and patient families from two nearby medical campuses as well as leisure visitors seeking the convenience of being in an urban neighborhood and the beauty of the nearby St. Johns River.

Inn Operations*	ADR	Occupancy Rate	Room Revenue	F&B Revenue	Gross Revenue
2006	\$132	48%	\$230,436	\$540,348	\$770,784
2007	\$138	52%	\$262,635	\$525,888	\$788, 523
2008	\$133	49%	\$286,822	\$344,674	\$631, 496

Offering \$2,200,000. Cash or new loan.

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**Data prepared using information supplied by owner. Prospective buyers should perform their own due diligence.*