AGUSTIN INN BED & BREAKFAST

29 Cuna Street | Saint Augustine, FL

OFFERING MEMORANDUM



RECEIVERSHIP SALE

COLLISON CAPITAL

Agustin Inn Bed & Breakfast

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COLLISON CAPITAL

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	29 Cuna Street Saint Augustine FL 32084
COUNTY	St. Johns
MARKET	Jacksonville, FL
SUBMARKET	St. Augustine
BUILDING SF	6,218 SF
LAND ACRES	0.11
TOTAL KEYS	17
LAND SF	4,746 SF
YEAR BUILT	1898
APN	1968000000

FINANCIAL SUMMARY

PRICE	Determined by Market
NOI (Pro Forma)	$398,460

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,632	34,434	68,844
2026 Median HH Income	$110,771	$80,308	$87,253
2026 Average HH Income	$160,374	$116,487	$125,302

PROPERTY VIDEO



Investment Overview

- Discover one of St. Augustine's premier hospitality offerings - The Agustin Inn, a distinguished 17-room boutique inn nestled within the Historic District's premier walking corridor. This three-story inn with elevator access combines timeless architecture and modern comfort, only steps from the energy of St. George Street and the charm of the nation's most visited historic destination. Originally crafted with classic character and lovingly updated, the Agustin Inn exudes warmth, sophistication, and Southern hospitality in every detail.

  The renovated lobby and breakfast area blend historic appeal with modern elegance, while the courtyard entry provides a relaxed outdoor gathering space. The property has a beer and wine license, allowing guests to unwind after a long day of sightseeing.

  With turn-key operations the Agustin Inn presents a rare opportunity to acquire a well-positioned, boutique hospitality property in the heart of St. Augustine.







02 Location

Location Summary
Local Business Map
Aerial View Map

Location Highlights

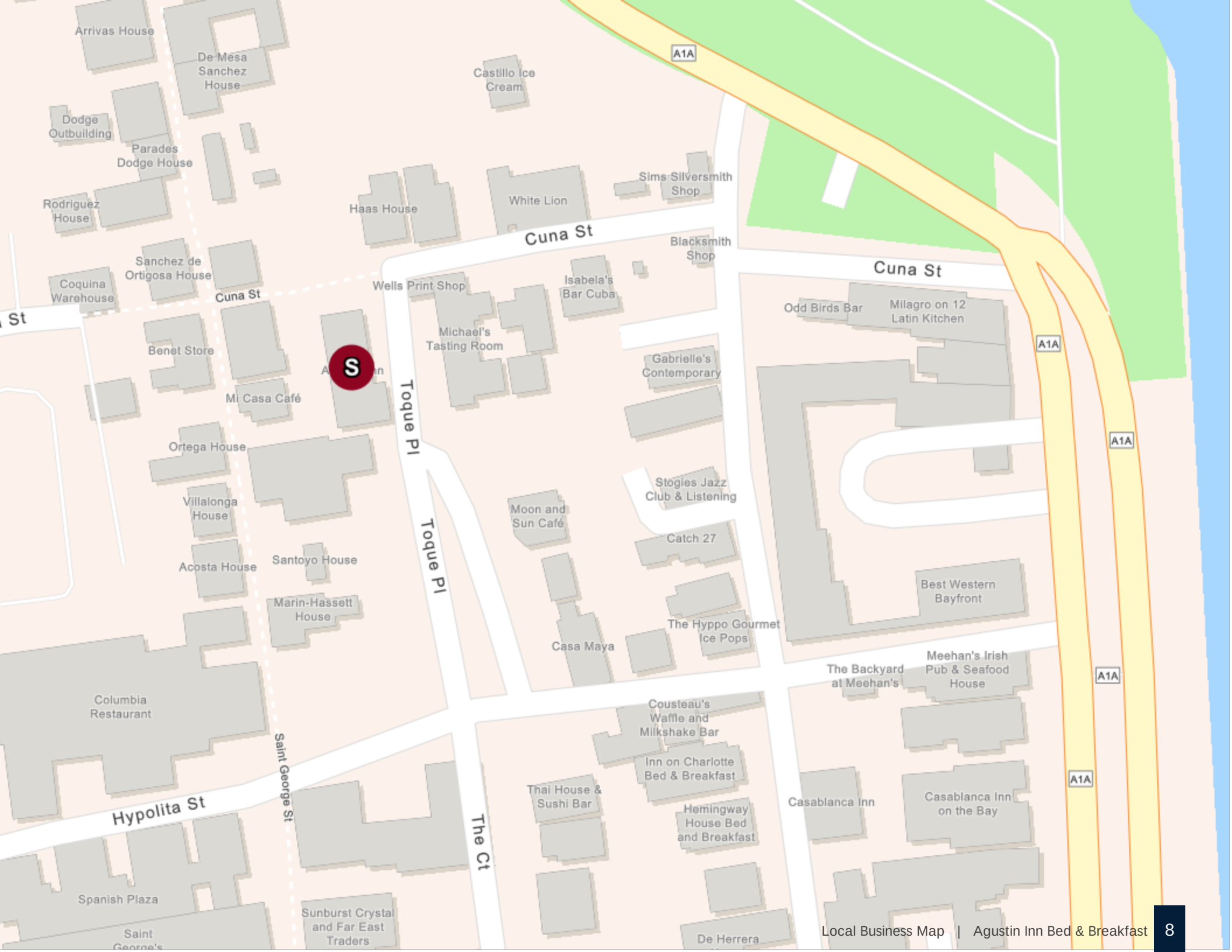
- Historic District: The property is located in the heart of Saint Augustine's historic district (the oldest continuously habituated European settlement in the United States), known for its well-preserved Spanish colonial architecture and cobblestone streets. Nearby attractions include the Castillo de San Marcos, the Lightner Museum, and Flagler College.
- Tourist Destination: The area draws a high volume of tourists year-round due to its historical significance and proximity to the beach. Tourists seek out local shops, restaurants, and entertainment venues, creating a vibrant and bustling atmosphere.
- Walking Distance to Amenities: Within walking distance, are a multitude of restaurants, art galleries, boutique shops, and hotels. This pedestrian-friendly neighborhood offers convenience and accessibility to both residents and visitors.
- Event Hub: The historic district hosts numerous events and festivals throughout the year, such as the Nights of Lights holiday celebration and the Saint Augustine Arts & Crafts Festival. These events attract large crowds from around the Southeast U.S. and contribute to the area's lively ambiance.
- Preservation: The historic nature of the district comes with preservation regulations aimed at maintaining the area's charm and historical integrity. Any renovations or modifications to the property may be subject to approval and specific guidelines to ensure compliance with historic preservation standards.
- Strong Economic Growth: Over the past 10 years, the St. Augustine submarket and greater St. Johns county has experienced annual GDP growth of nearly 2x the national average.

Tourism Overview

- St. Augustine's tourism market remains one of Florida's most resilient and steadily growing sectors, anchored by its status as the nation's oldest city. St. Augustine welcomes over 3 million tourists annually, including nearly 800,000 day visitors and more than 2.25 million overnight visitors. Visitor numbers surged after COVID-19, as Florida became one of the most accessible early reopening destinations, and St. Augustine continues to ride that wave.

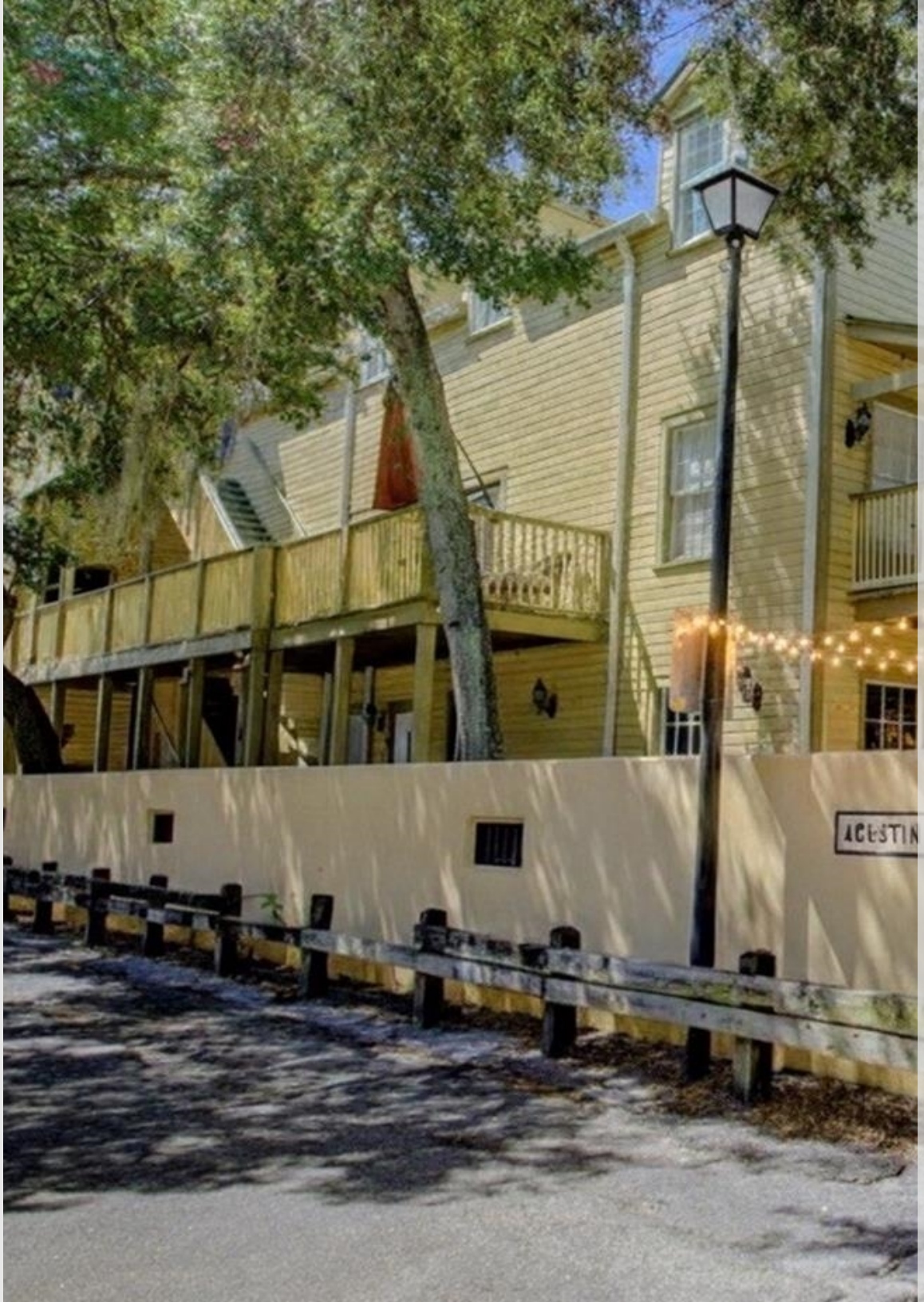
  Regionally, Northeast Florida (Jacksonville and St. Augustine combined) attracts roughly 7-8 million visitors annually, about 5-6% of the state's total tourism traffic, with strong seasonal concentration. Statewide, Florida tourism spending reached approximately $112 billion in 2025 and is projected to climb to $116-118 billion in 2026 — a tailwind for St. Augustine's hospitality, retail, and short-term rental segments.




Arrivas House
De Mesa Sanchez House
Castillo Ice Cream
Dodge Outbuilding
Parades Dodge House
Rodriguez House
Haas House
White Lion
Sims Silversmith Shop
Cuna St
Blacksmith Shop
Sanchez de Ortigosa House
Coquina Warehouse
Wells Print Shop
Isabela's Bar Cuba
Odd Birds Bar
Milagro on 12 Latin Kitchen
Benet Store
Michael's Tasting Room
Gabrielle's Contemporary
Mi Casa Café
Toque Pl
Ortega House
Villalonga House
Stogies Jazz Club & Listening
Moon and Sun Café
Catch 27
Acosta House
Santoyo House
Marin-Hassett House
Best Western Bayfront
The Hyppo Gourmet Ice Pops
Casa Maya
The Backyard at Meehan's
Meehan's Irish Pub & Seafood House
Columbia Restaurant
Saint George St
Cousteau's Waffle and Milkshake Bar
Inn on Charlotte Bed & Breakfast
Thai House & Sushi Bar
Hemingway House Bed and Breakfast
Casablanca Inn
Casablanca Inn on the Bay
Hypolita St
The Ct
Spanish Plaza
Sunburst Crystal and Far East Traders
Saint George's
De Herrera
A1A



Aerial View of St. Augustin Inn Bed & Breakfast



03 Property Description

Property Features
Parcel Map
Property Images
Bed & Breakfast Amenities
Room Amenities

PROPERTY FEATURES

TOTAL KEYS	17
BUILDING SF	6,218
LAND SF	4,746
LAND ACRES	0.11
YEAR BUILT	1898
PARCEL ID	1968000000
PROPERTY USE CODE	Bed & Breakfasts (3910)
NUMBER OF STORIES	3
WEBSITE	https://www.agustininn.com/

NEIGHBORING PROPERTIES

NORTH	Bull & Crown Publick House
SOUTH	Savannah Sweets
EAST	Boho Boutique
WEST	Pierre's Pub

MECHANICAL

AIR CONDITIONING	Various
ELECTRICAL / POWER	Yes
LIGHTING	Yes

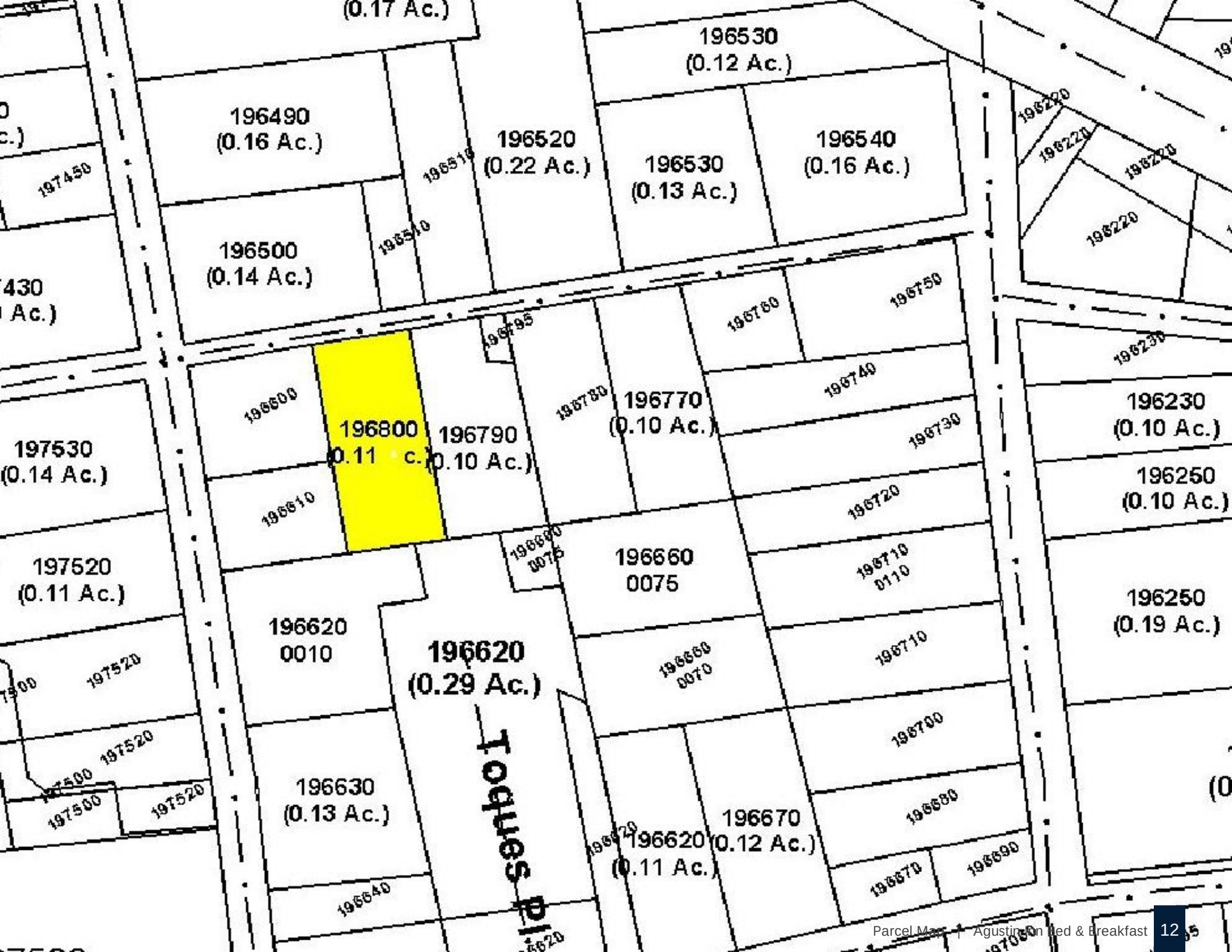
CONSTRUCTION

FRAMING	Wood
ROOF	Modular Metal
FLOORING	Oak Hardwood in some areas
ADA COMPLIANT	Some
ELEVATOR	Yes

AMENITIES

SUN ROOM	Yes
COFFEE STATION/SNACK BAR	Yes
FRONT PORCH	Yes
BREAKFAST AREA	Yes
COURTYARD	Yes
WIFI	Yes
BAR	Yes




(0.17 Ac.)
196530
(0.12 Ac.)
196490
(0.16 Ac.)
196520
(0.22 Ac.)
196530
(0.13 Ac.)
196540
(0.16 Ac.)
196500
(0.14 Ac.)
196800
(0.11 Ac.)
196790
(0.10 Ac.)
196770
(0.10 Ac.)
196230
(0.10 Ac.)
197530
(0.14 Ac.)
196250
(0.10 Ac.)
197520
(0.11 Ac.)
196660
0075
196620
0010
196620
(0.29 Ac.)
196250
(0.19 Ac.)
196630
(0.13 Ac.)
196620
(0.11 Ac.)
196670
(0.12 Ac.)
Toques Pl




STOP


Agustin Inn Guest Check-In Parking Spots Located To The Right
AGUSTIN INN
FINE LODGING
DIAMOND COLLECTION
VACANCY
TROLLEY TICKETS SOLD HERE
Toques PL
DO NOT
TIN INN





















Bed & Breakfast Amenities

- ❖ Three-Story Building with Elevator
- ❖ Outdoor Courtyard
- ❖ Beer and Wine License
- ❖ Renovated Common Areas



Room Amenities

- Private Spa Tubs (14 Rooms)
- Private Balconies (Select Units)
- Central Air Conditioning
- Upgraded Room Soft Goods



04 Comps

Comps
Comps Map

1



# OF KEYS	9
YEAR BUILT	1930
SALE PRICE	$2,880,000
SALE PSF	$352.98
PRICE/KEY	$320,000
CLOSING DATE	12/12/2022
BUILDING SF	8,159
LAND ACRES	.12
DISTANCE	0.3 miles

Centennial House Bed & Breakfast

26 Cordova St
Saint Augustine, 32084

2



# OF KEYS	6
YEAR BUILT	1902
SALE PRICE	$1,730,000
SALE PSF	$296.23
PRICE/KEY	$288,333
CLOSING DATE	3/31/2022
BUILDING SF	5,840
LAND ACRES	.23
DISTANCE	0.6 miles

At Journey's End B&B

89 Cedar St
Saint Augustine, 32084

3



# OF KEYS	8
YEAR BUILT	1920
SALE PRICE	$1,900,000
SALE PSF	$533.71
PRICE/KEY	$237,500
CLOSING DATE	2/23/2026
BUILDING SF	3,560
LAND ACRES	.09
DISTANCE	0.2 miles

44 Spanish Street Inn

44 Spanish Street
Saint Augustine, 32084

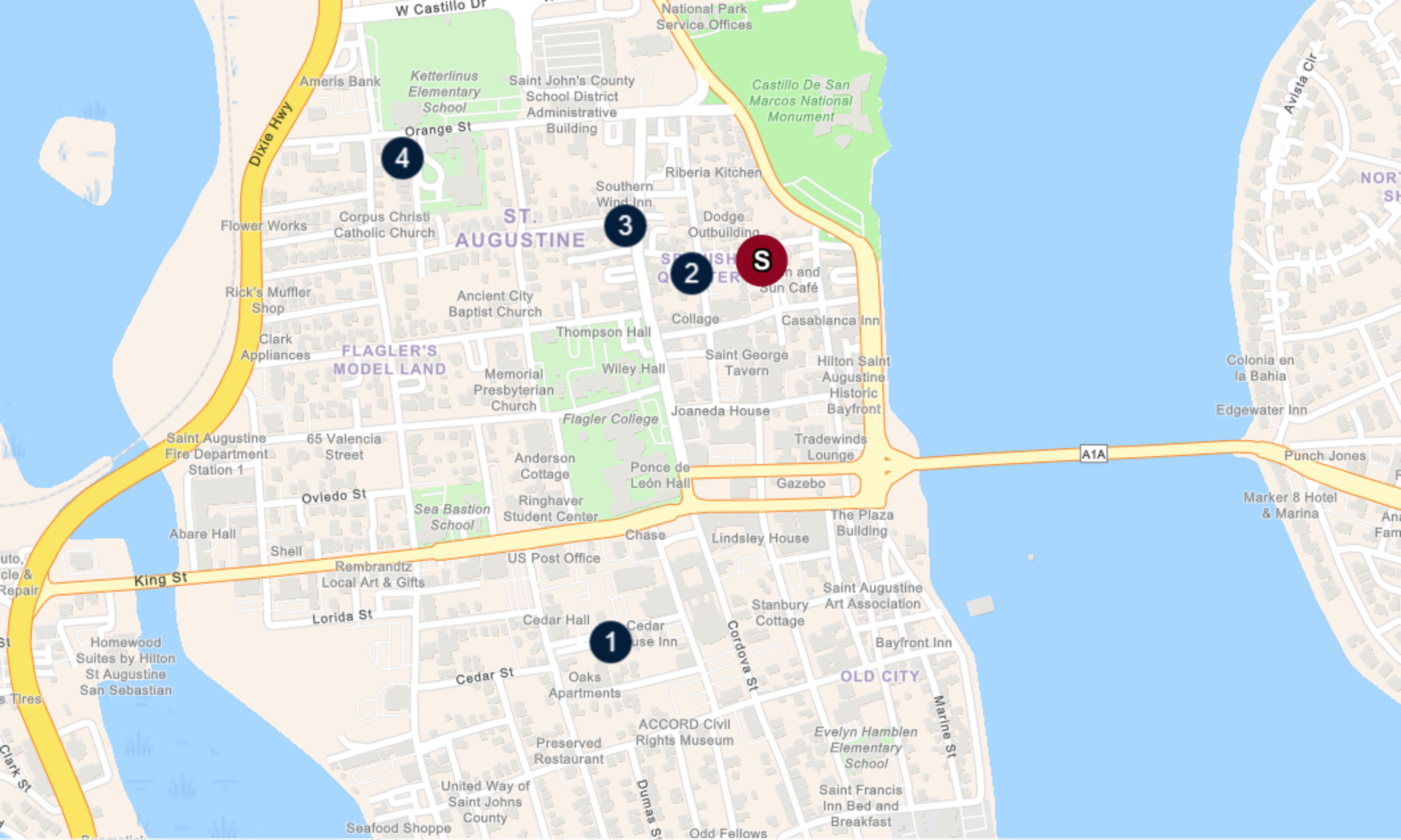
4



# OF KEYS	6
YEAR BUILT	1999
SALE PRICE	$1,500,000
SALE PSF	$635.59
PRICE/KEY	$250,000
CLOSING DATE	7/18/2025
BUILDING SF	2,360
DISTANCE	0.6 miles

Casa de Teo

2 Mulvey St
Saint Augustine, 32084



#	Property Name	Address	City
S	Agustin Inn Bed & Breakfast	29 Cuna Street	Saint Augustine
1	Centennial House Bed & Breakfast	26 Cordova St	Saint Augustine
2	At Journey's End B&B	89 Cedar St	Saint Augustine
3	44 Spanish Street Inn	44 Spanish Street	Saint Augustine
4	Casa de Teo	2 Mulvey St	Saint Augustine



05 Financial Analysis

Income & Expense Analysis

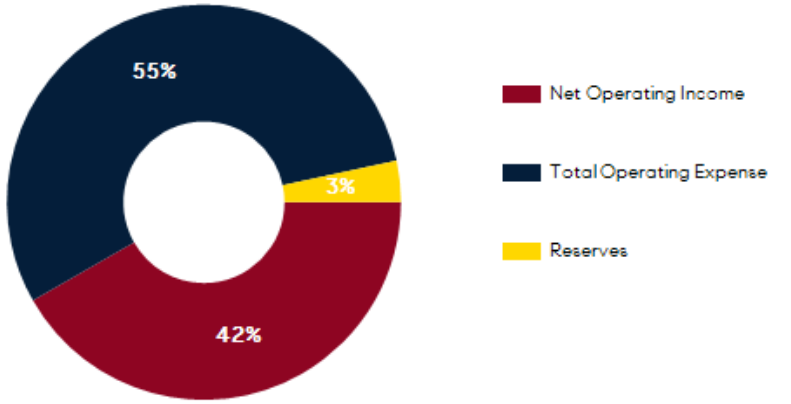
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

REVENUE ALLOCATION

PRO FORMA

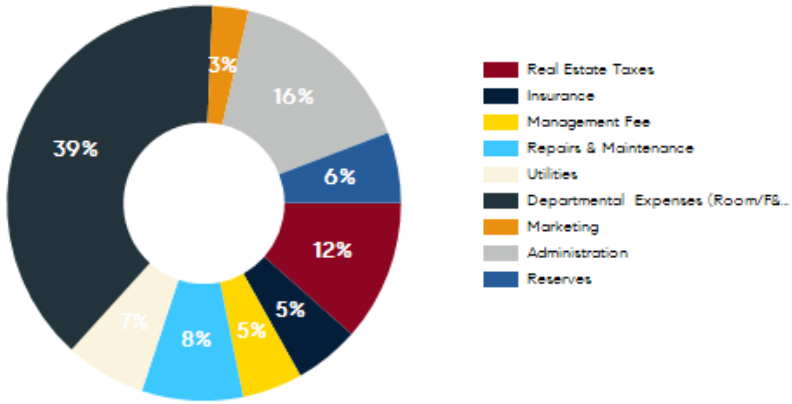
INCOME	PRO FORMA	
Occupancy	65.00%	
Room Revenue	$918,158	99.5%
Other Income	$4,591	0.5%
Total Operating Revenue	**$922,749**	
Less Expenses	$524,289	56.81%
Net Operating Income	**$398,460**	



DISTRIBUTION OF EXPENSES

PRO FORMA

EXPENSES	PRO FORMA
Real Estate Taxes	$64,151
Insurance	$29,700
Management Fee (3.00% of Total Revenue)	$27,545
Repairs & Maintenance	$46,137
Utilities	$36,910
Departmental Expenses (Room/F&B)	$216,846
Marketing	$16,500
Administration	$86,500
Total Operating Expense	**$524,289**
Reserves	$32,296
Expense / SF	$84.32
% of EGI	56.81%



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

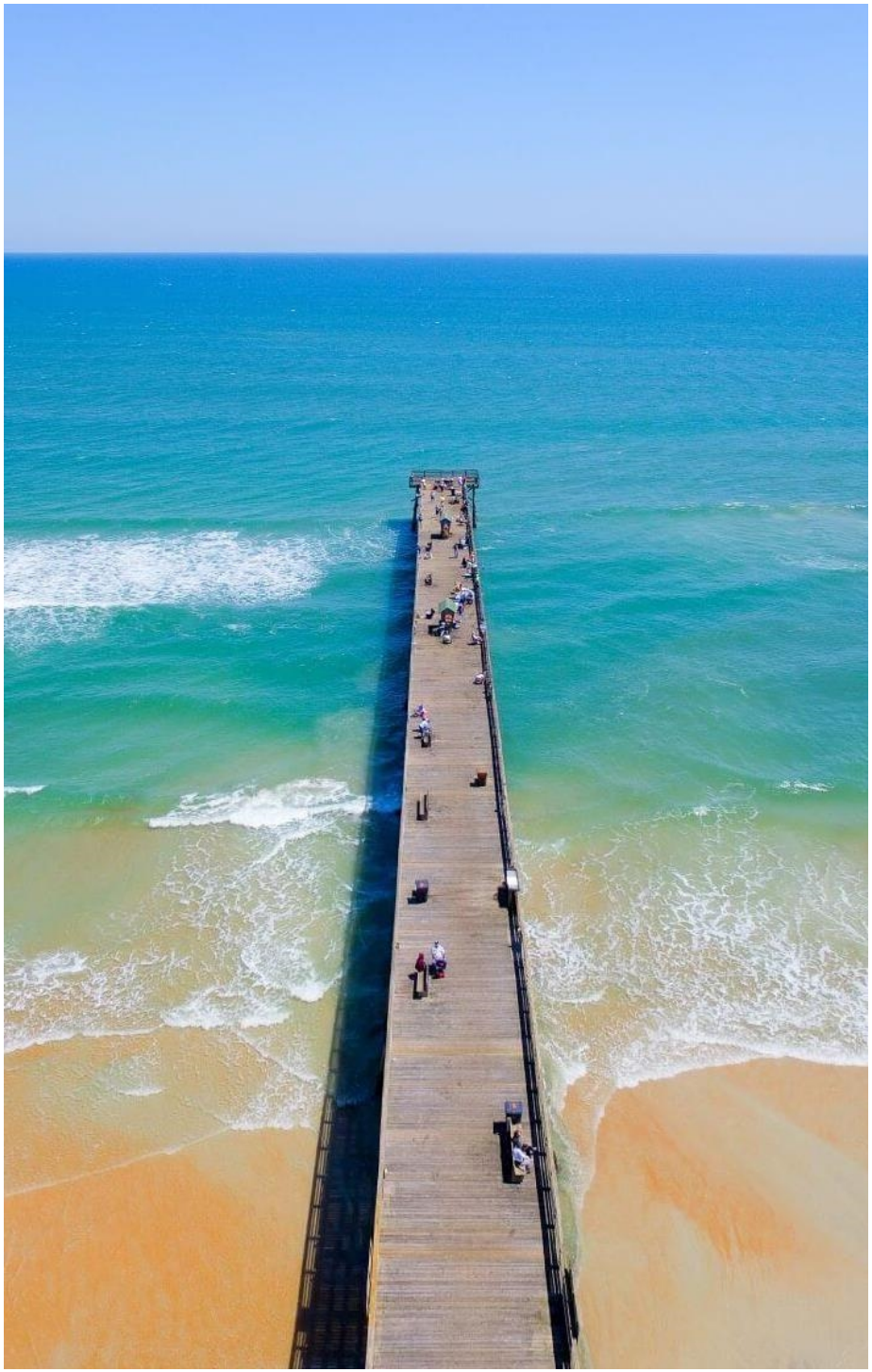
INCOME - Growth Rates

Room Revenue	3.00%
Other Income	5.00%

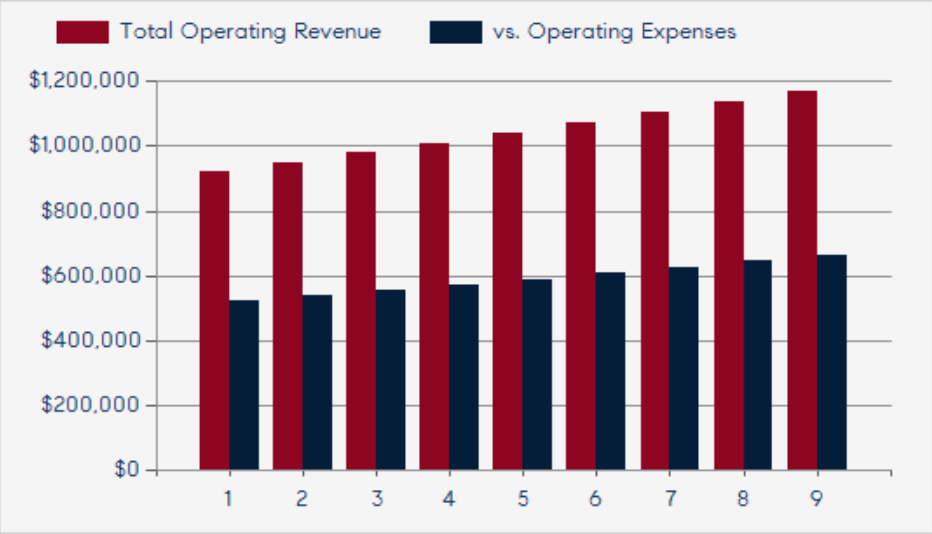
EXPENSES - Growth Rates

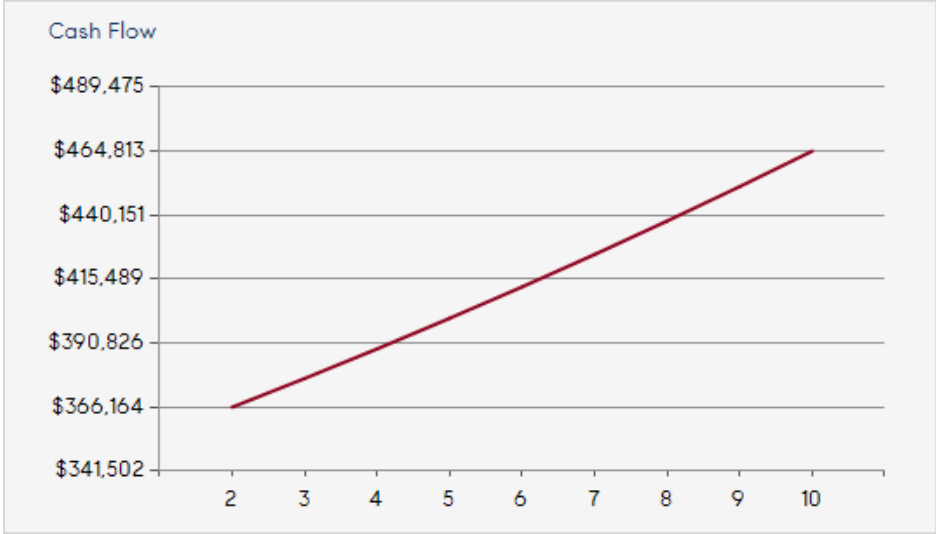
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Administration	3.00%
Reserves	3.00%

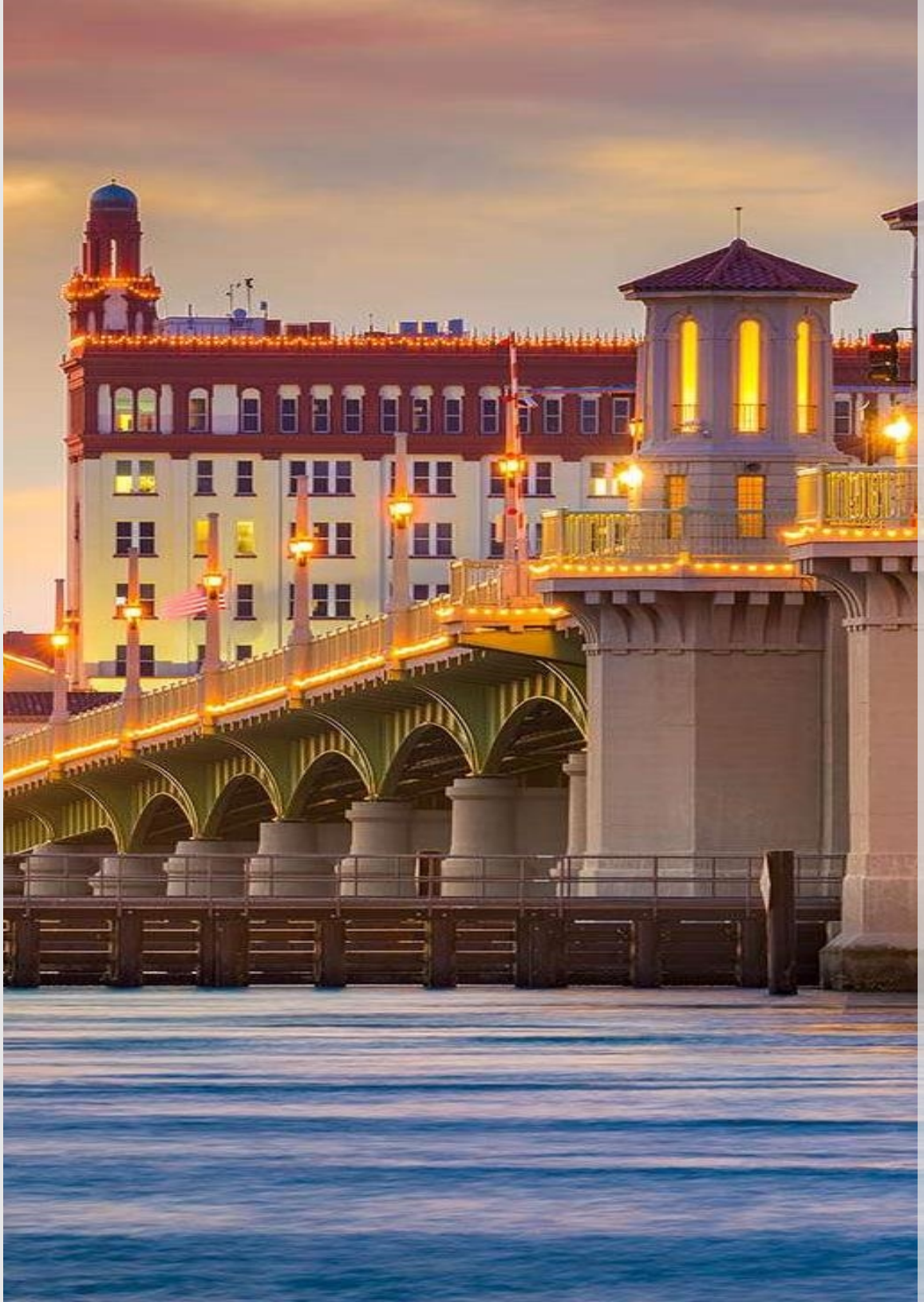
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Calendar Year	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Occupancy	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
ADR	$227.65	$234.48	$241.51	$248.76	$256.22	$263.91	$271.82	$279.98	$288.38
Operating Revenue									
RevPar	$147.97	$152.41	$156.98	$161.69	$166.54	$171.54	$176.68	$181.99	$187.44
Room Revenue	$918,158	$945,703	$974,074	$1,003,296	$1,033,395	$1,064,397	$1,096,329	$1,129,219	$1,163,095
Other Income	$4,591	$4,821	$5,062	$5,315	$5,580	$5,859	$6,152	$6,460	$6,783
Total Operating Revenue	**$922,749**	**$950,523**	**$979,135**	**$1,008,611**	**$1,038,975**	**$1,070,256**	**$1,102,481**	**$1,135,679**	**$1,169,878**
Operating Expenses									
Real Estate Taxes	$64,151	$66,076	$68,058	$70,100	$72,203	$74,369	$76,600	$78,898	$81,265
Insurance	$29,700	$30,591	$31,509	$32,454	$33,428	$34,430	$35,463	$36,527	$37,623
Management Fee	$27,545	$28,371	$29,222	$30,099	$31,002	$31,932	$32,890	$33,877	$34,893
Repairs & Maintenance	$46,137	$47,521	$48,947	$50,415	$51,928	$53,485	$55,090	$56,743	$58,445
Utilities	$36,910	$38,017	$39,158	$40,333	$41,543	$42,789	$44,072	$45,395	$46,756
Departmental Expenses (Room/F&B)	$216,846	$223,351	$230,052	$236,953	$244,062	$251,384	$258,925	$266,693	$274,694
Marketing	$16,500	$16,995	$17,505	$18,030	$18,571	$19,128	$19,702	$20,293	$20,902
Administration	$86,500	$89,095	$91,768	$94,521	$97,357	$100,277	$103,286	$106,384	$109,576
Total Operating Expense	**$524,289**	**$540,017**	**$556,218**	**$572,904**	**$590,092**	**$607,794**	**$626,028**	**$644,809**	**$664,153**
Net Operating Income	**$398,460**	**$410,506**	**$422,917**	**$435,706**	**$448,884**	**$462,462**	**$476,453**	**$490,870**	**$505,725**
Capital Costs									
Reserves	$32,296	$33,265	$34,263	$35,291	$36,349	$37,440	$38,563	$39,720	$40,912
Total Capital Costs	**$32,296**	**$33,265**	**$34,263**	**$35,291**	**$36,349**	**$37,440**	**$38,563**	**$39,720**	**$40,912**
Cash Flow	**$366,164**	**$377,241**	**$388,655**	**$400,416**	**$412,534**	**$425,022**	**$437,890**	**$451,150**	**$464,813**







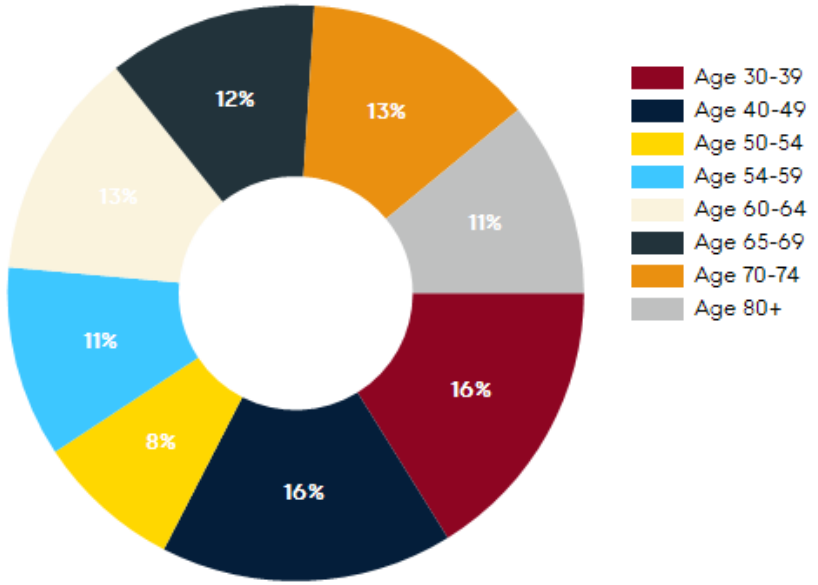
06 Demographics

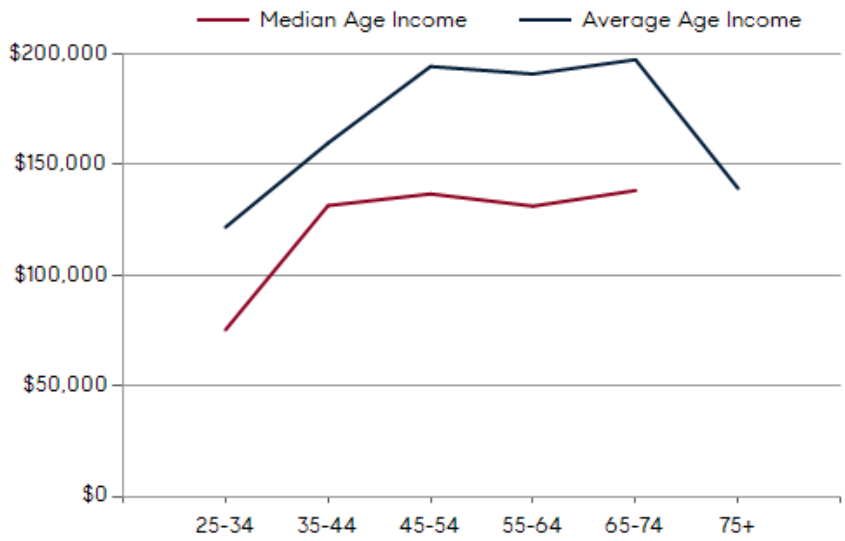
General Demographics

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	281	2,183	4,134
2026 Population Age 35-39	240	2,128	4,270
2026 Population Age 40-44	265	1,873	3,993
2026 Population Age 45-49	264	1,875	3,866
2026 Population Age 50-54	263	1,860	3,905
2026 Population Age 55-59	346	2,025	4,242
2026 Population Age 60-64	414	2,522	5,122
2026 Population Age 65-69	379	2,473	5,175
2026 Population Age 70-74	419	2,417	5,067
2026 Population Age 75-79	354	2,101	4,341
2026 Population Age 80-84	263	1,202	2,435
2026 Population Age 85+	224	1,120	1,989
2026 Population Age 18+	5,031	29,085	57,729
2026 Median Age	47	46	47
2031 Median Age	48	47	48

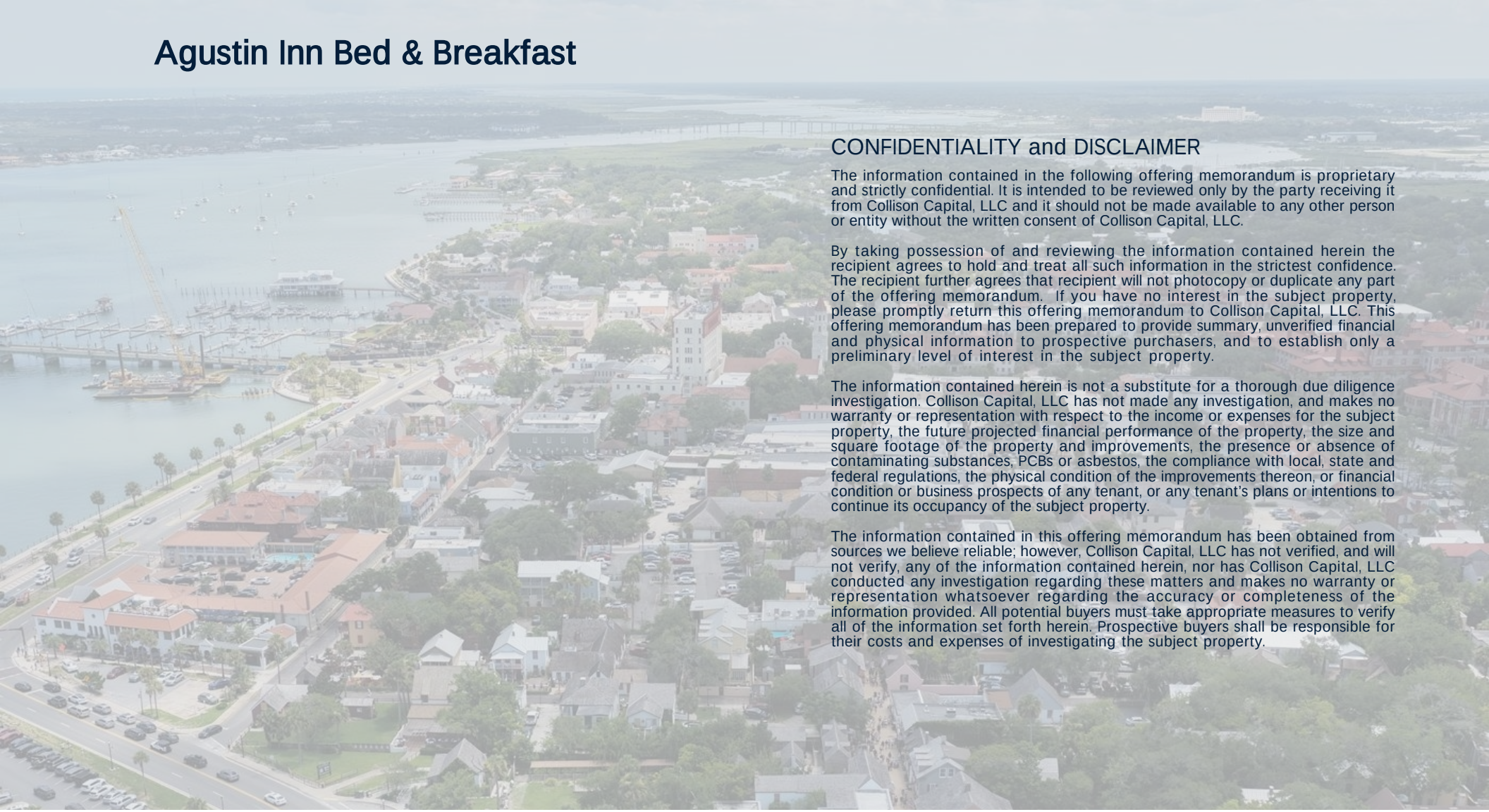
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$75,369	$70,237	$79,196
Average Household Income 25-34	$121,827	$92,155	$103,112
Median Household Income 35-44	$131,558	$83,228	$104,466
Average Household Income 35-44	$159,867	$115,654	$142,890
Median Household Income 45-54	$136,830	$112,620	$116,320
Average Household Income 45-54	$194,502	$151,745	$163,187
Median Household Income 55-64	$131,303	$104,755	$108,531
Average Household Income 55-64	$191,122	$134,746	$146,264
Median Household Income 65-74	$138,399	$77,346	$78,238
Average Household Income 65-74	$197,587	$130,317	$123,455
Average Household Income 75+	$139,360	$91,570	$91,067

Population By Age





Agustin Inn Bed & Breakfast



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The information contained herein is not a substitute for a thorough due diligence investigation. Collison Capital, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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