

DEAL 3: THE JADE MERRITT ISLAND

In Contract: \$38M Hotel to Apartments in Cape Canaveral

DEAL HIGHLIGHTS

- SPG will convert every two hotel rooms into 576 SF one-bedrooms and add a third floor, creating 100 apartments.
- The 7-acre site with 240+ parking spaces allows for significant expansion to increase unit count.
- Plans include ten family townhomes along the south property line and a 48-unit, 3-story residential building.
- Once a successful Holiday Inn, now a non-branded 2-star hotel, the property retains strong structural integrity, making it ideal for transformation.
- SPG will replicate The Jade Winter Haven's success with similar features for a lifestyle driven community
- With limited supply and overpriced alternatives, The Jade Merritt Island will offer lower rents, superior amenities, and a better living experience.

MARKET HIGHLIGHTS

- Prime location: 8 miles from SpaceX in Cape Canaveral, a growing economic hub.
- Severely limited housing: Few new or renovated options for local workforce seeking affordable, secure, and stylish living.
- Strong long-term demand: Space Coast expansion is driving rents up and boosting future exit values.

PROPERTY HIGHLIGHTS

Location:	Merritt Island, FL
# of Units:	158
Current GSF:	74,621 SF
Planned Resi NSF:	110,750 SF
Planned Gross SF:	162,773 SF
Existing Use:	128-Room Hotel
Planned Use:	Residential
Unit Description	1-3 Beds
Avg Unit SF	701 SF
Purchase Price:	\$7.0 million (\$94 psf)

Project Cost:	\$25.2 M
Estimated Exit Value:	\$37.2 M

HOLD PERIOD	60 MONTHS
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PROJECT RETURNS

Deal Equity	\$7.5 M
Deal Profit	\$12.7 M
Deal IRR	31.4%
Deal MOIC	2.68x

