

# February 2007 Newsletter

## Condo-Hotels



**Paul Gibson**

Realtor ®



A Condo-Hotel is a fee simple owned hotel room, often in the size of a small Condominium. There are numerous advantages to Condo-Hotel ownership over a Condominium, including but not limited to the following:

- Lower purchase cost
- Rental income sharing
- No minimum rental period
- A hotel brand, such as Hyatt, with a reservation system to improve rental yield and occupancy rate
- Convention and business facilities to attract high yield business guests
- No management obligations
- No cleaning and maintenance obligations
- Owner occupancy for up to 60 days per year at no cost

I recommend Condo-Hotel units for both investors and owners. A new four star Hyatt resort is presently under construction in the center of Beach Walk, the City of Clearwater's redevelopment project on south Clearwater Beach. I have entered into a contract to purchase a Hyatt Condo-Hotel for myself. You should feel free to call any time to discuss the advantages of adding a Hyatt Condo-Hotel to your real estate portfolio.

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