



## Teitelbaum adds Seaside Inn to portfolio

By Tom Vaught | Sun Staff Writer | Aug 13, 2008

BRADENTON BEACH – This resort city has been good to David Teitelbaum and he has returned the favor in the form of adding to Bradenton Beach's inventory of rooms for rent.

His latest venture involves purchasing Seaside Inn and Resort at 2200 Gulf Drive, located on the beach just north of the S curve.

Teitelbaum said he would give the rooms makeovers including changes in floorplans for some of the units, new windows and doors, tile flooring, an upgraded roof, a hot tub for the top unit and local wi-fi. There will also be a new name – Seaside Inn Beach Resort.

A landmark fixture on the beach, the Seaside Inn

and Resort offers six studio units and an extra room on the ground floor. The second floor features a one-bedroom unit that can be expanded to include to extra rooms to sleep more people.

Teitelbaum said he and his partners purchased this unit in a time when real estate sales are depressed because of the income it generates.

"I think this resort is unique," he said. "It has the ability to pay its way as a resort."

Teitelbaum, who replaced a ramshackle collection of wood fishing cabins with mixture of modern residences and commercial units called Old Bridge Village near Bridge Street, also bought the Tortuga Inn and Trade Winds, all in Bradenton Beach. He refurbished Trade Winds, a collection of stand-alone units with their own parking spaces, and added a considerable number of rooms to Tortuga Inn. He then sold the units in both resorts to investors while keeping them as tourist lodgings. He said he does not have plans to convert Seaside Inn and Resort into condo ownership because of the income it generates.

"Eighty percent of the customers here are returns or referrals," he said. "There is a loyal base of customers here."

Teitelbaum, who sits on Manatee County Tourist Development Council, said this beachfront property has a future because Anna Maria Island continues to grow as a nationally-known tourist destination.

"People are coming from within the state because of the price of gas," he said. "They would rather visit a nice area with great beaches close to home."

He points out the fact that Anna Maria Island has great restaurants, beautiful beaches and the free trolleys that allow people to come here, park their cars and enjoy a vacation without having to fill a gas tank.

As for the Seaside Inn and Resort, soon to be the Seaside Beach Resort, he feels people will continue to enjoy it.

"It ain't broke and I think it has been well managed in the past," he said. "It's on the beach and people love it."



**PHOTO PROVIDED**

**The Seaside Inn was purchased recently by David Teitelbaum**