



2023 Fact Sheet

Hello, Mello

A mod, laid-back retreat for those visiting the sandy shores of Anna Maria Island along Florida's Gulf of Mexico, **Mello on the Beach** provides a uniquely retro refuge for beachgoers, families, couples, and solitary souls. Located directly on Manatee Beach, the all-new property offers 11 one-, two- or three-bedroom vacation rentals, each vibrantly decorated to reflect the colors of the sea, sand, and sunsets. It's a fun and funky secluded escape from all things stressful, and the ideal spot to "Mello" out amid the island's lush landscapes, just a few flip-flopped steps from powder-white sandy beaches.

Island Vibes

Perfect place. Perfect pace. That's Anna Maria Island. A treasured hideaway for residents and visitors alike, it offers a rare combination of Old Florida coastal charm, outdoor adventure, and natural wonders. Lounging quietly in the heart of this low-rise, beachside paradise, Mello on the Beach effortlessly slows the clock, inviting guests to ease up and breathe deep.

Accommodations

Owned by Tampa-based Dahl Investments and managed by Mainsail Vacation Rentals, Mello on the Beach is a groovy collection of 11 rental units that are nostalgic, eclectic, and built to recharge. With playful names such as Sol Mate, Hip Nautic, and Vitamin Sea, each of the one-, two- and three-bedroom units offer a fully equipped kitchenette with refrigerator, dishwasher, stove, dishware, blender, coffeemaker, and toaster. Adaptable to fit the needs of the guest, all units include a terrazzo dining table that doubles as storage, movable ottomans, and a sleeper sofa in the living area. Units also feature full dressers with an in-drawer safe, hidden washer and dryer, exposed shelves and hanging rods, and a cooler for beach and pool days.

Depending on which unit they choose, guests can lounge and unwind on the front terrace and either their own personal patio, balcony, or porch. Some units also feature ocean views, an outdoor shower, and dedicated luggage storage space.

Mello Amenities

Its ideal location on Manatee Beach is an amenity enough, but Mello on the Beach offers plenty of extras to help create the perfect island vacation.

- Poolside Lounge – The best spot to gather any time of day, with cool places to lounge and an outdoor shower.
- Grill & Chill – Guests can fire up the BBQ grills to cook a family favorite or pull up an Adirondack chair to a communal fire pit.
- The Lawn – This green space is Mello’s private beach access for guests and the place for lawn games and hanging out.
- Bike Rentals – Just scan the QR code to explore the island on our Mello bicycles using the Zybra app. The first hour is on the house.
- Pet Friendly – Guest can also bring their four-legged friend under 35 pounds for a small cleaning fee.

Beachy Background

Mello on the Beach is all new, but the land it sits on has a deep-rooted history on the island, providing a quiet retreat to guests for decades. It started in 1975 as Aquarius Beach Resort, with nine beachfront units featuring bathtubs and cable TV. The property was later renovated and renamed Anna Maria Island Resort, but the warm sun and salt air took a toll and it fell into disrepair. In 2018, the property was completely reimagined, and the vision to create a unique new vacation experience came to life in July of 2023. The existing structure was razed and redesigned to create Mello on the Beach, bringing a whole new personality and a friendly, hip and youthful atmosphere.

Out and About

Whether exploring by foot, bike, car or trolley, guests will find plenty to see and do around Mello on the Beach, from casual coastal dining to shopping and eco-excursions. Sarasota and Bradenton are just a short commute away and offer everything from aquariums and botanical gardens to adventure courses and family-friendly activities.

Getting Around

Getting around the island is easy thanks to the free Anna Maria Island trolley, with a nearby stop at Manatee Public Beach. Riders can hop on and off the air-conditioned trolley as often as they like, as it loops the island from Coquina Beach on the southern tip in Bradenton Beach up to the City Pier.

There is also the Monkey Bus, offering tips-only transport to the beach, bars and beyond from Bradenton Beach, Anna Maria Island, Cortez, and Holmes Beach.

Getting Here

Anna Maria Island is just an hour south of Tampa or a 20-minute drive due west from Bradenton, accessible via I-75 (Exit 220) from points north and south, and I-275 (toll road) from the north. Arriving from the mainland by the Cortez (SR 684) or Manatee Avenue (SR 64) bridges, guests can feel time start to slow down as they cross Sarasota Bay and spot the island on the horizon.

Mello on the Beach is a 30-minute drive from Sarasota-Bradenton International Airport (SRQ), and about a one-hour drive from both Tampa International (TPA) and St. Pete-Clearwater International Airport (PIE).

Reservations

Mello on the Beach

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About Dahl Investments

Dahl Investments is a diversified single-family office established with the objective of seeking long-term capital protection and growth through multi-asset class investments. We make direct real estate investments supported by our in-house management and development platform. Additionally, we collaborate with external real estate fund managers who specialize in specific niches or have identified market inefficiencies. Together with a select group of valued partners, we invest directly in a variety of private operating companies, aiming for exceptional rates of long-term sustainable growth. Our ability to adapt quickly and our enthusiasm for deals with strong economics, excellent management teams, and reasonable valuations make us particularly excited.

About Mainsail Lodging & Development

Mainsail Lodging & Development is an award-winning, Tampa, Florida-based company specializing in hotel, corporate furnished housing, and resort property management and development, marketing and sales. An established company with a dynamic entrepreneurial spirit, Mainsail prides itself in finding unique lodging opportunities with a purpose, and applying its passion and expertise to each project. Created by President Joe Collier with a combination of daring vision and dogged determination, Mainsail has built an impressive portfolio of top-branded properties throughout the southeastern United States

and Caribbean. Each Mainsail property inspires guests with a distinct character and meticulously crafted, sophisticated style, from a private island resort, and urban culinary showplaces, to waterfront marvels, boutique southern hotels, and a historic jazz era icon. Through its Mainsail Corporate Housing and Mainsail Vacation Rentals brands, the company manages a collection of private vacation homes in Florida and corporate housing solutions across the country. To ensure long-term success and profitability, Mainsail relies on the dedication of its high-performing leadership team, a growing group of enterprising investors, and a commitment to giving back, every step of the way. MainsailHotels.com

About Studio J & Co

Studio J & Co is a full-service interior design boutique firm specializing in high-end residential and commercial projects, including hotels, restaurants, retail spaces, and workplace environments. Our team of highly talented interior designers is equipped with the technical skills, talent, and creativity to bring projects to life.

Our elevated designs center around the collaboration of clients' visions and goals, encompassing all aspects of design, including aesthetics, style, timeline, and cost. With a focus on fresh, new ideas from concept to completion, we pride ourselves on running a highly organized and detail-oriented firm that ensures a well-managed process from start to finish.

The principal, Jennifer Rosenthal, graduated with a Bachelor of Science degree from the College of Human Ecology, Design + Environmental Analysis at Cornell University. She is a licensed interior designer in both Florida and New York and a member of NCIDQ and ASID. Her work has been featured in press publications such as Vogue, The New York Times Magazine, Interior Design Magazine, and Hospitality Design Magazine. StudioJandCo.com