



**2485 GEORGE BUSBEE PKWY NW,
KENNESAW, GA 30144**

EXECUTIVE SUMMARY

EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY

HOLIDAY INN EXPRESS

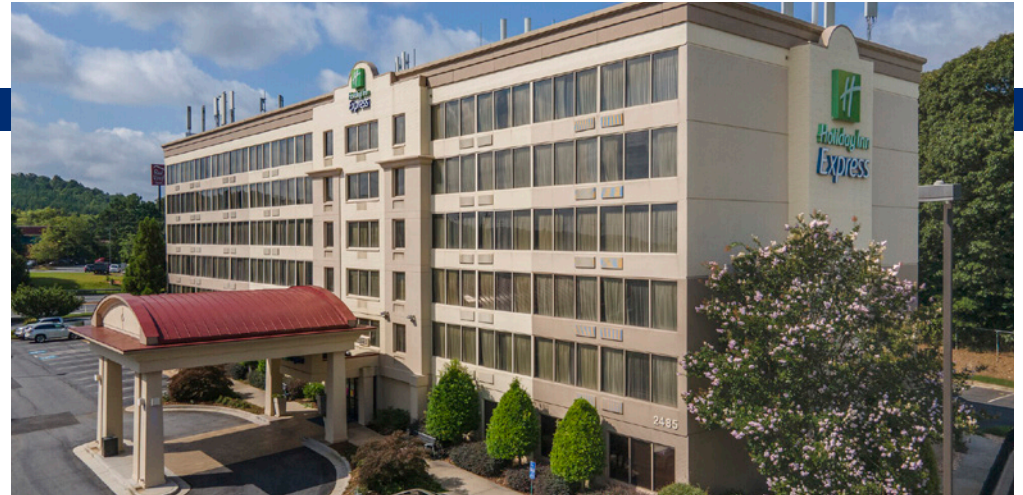
2485 George Busbee Parkway NW,
Kennesaw, GA 30144

HIGHLIGHTS

- Fully renovated in 2018/2019
- Priced well below replacement cost
- Great location near all demand generators including KSU (3rd largest university in GA)
- Less than 15 miles from Atlanta - Top 10 MSA

PRICING SUMMARY

Price	TBD
Total Number of Rooms	149
Number of Stories	6
Year Built/Renovated	1989/2018
Acres	2.18 AC
Ownership Type	Fee Simple



ANNUALIZED OPERATING DATA

Income	2023	% of GR
Room Revenue	\$3,600,466	99.42%
Other Revenue	\$21,063	0.58%
Gross Revenue	\$3,621,529	100.00%
Total Expenses	\$2,482,022	68.54%
Net Operating Income	\$1,139,507	31.46%

Income	Year 2	% of GR
Room Revenue	\$4,601,427	99.28%
Other Revenue	\$33,528	0.72%
Gross Revenue	\$4,634,955	100.00%
Total Expenses	\$3,251,162	70.14%
Net Operating Income	\$1,383,793	29.86%