



Offering Memorandum

Best Western *University Inn*

3801 McFarland Blvd E | Tuscaloosa, AL 35405

Vik Zaver

Associate Vice President
Zaver Hotels | Atlanta
Direct: +1 404 877 9208
Mobile: +1 678 488 0260
vik.zaver@colliers.com

Helen Zaver

Senior Vice President
Zaver Hotels | Atlanta
Direct: +1 404 877 9207
Mobile: +1 678 524 6120
helen.zaver@colliers.com

Joe Montgomery

Senior Vice President
Principal
Retail Investment Services
AL License: #70174

Investment Summary

Best Western University Inn

3801 McFarland Blvd E, Tuscaloosa, AL 35405

Highlights

- Inclusion of Park Plaza Self Storage with hotel – additional ±\$150,000 income
- Good location off Interstate 20 and 4 Miles from The University of Alabama
- Great size for owner-operator in prime location of highly sought after college town
- Best Western flag to transfer to new owner
- Asset sits on large tract of land - ±3.82 acres

Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$1,848,699	93.9%
Other Revenue	\$120,356	6.1%
Gross Revenue	\$1,969,055	100.0%
Total Expenses	\$1,570,659	84.3%
Net Operating Income	\$398,396	20.2%

Income	YEAR 2	% OF GR
Room Revenue	\$2,161,118	93.4%
Other Revenue	\$153,276	6.6%
Gross Revenue	\$2,314,394	100.0%
Total Expenses	\$1,534,765	66.3%
Net Operating Income	\$779,629	33.7%



Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$5,000
PIP Estimate	\$585,000
Total Number of Rooms	117
Number of Stories	2
Year Built/Renovated	1974/2021
Acres	3.82
Ownership Type	Fee Simple
Debt	New

Investment Summary

Self Storage At Park Plaza

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Current Monthly Income	\$12,570.00
Currently Yearly Income	\$150,840
Average Monthly Unit Rate (WTD.)	\$20



Unit Type (Size)	PRICE MONTHLY	# VACANT UNITS	# OCCUPIED UNITS	TOTAL # OF UNITS
10 X 10	\$100	5	30	35
10 X 15	\$115	0	18	18
10 X 20	\$130	1	49	50
10 X 25	\$155	1	4	5
10 X 30	\$170	0	3	3
GRAND TOTAL		7	104	111