



**2762 COBB PARKWAY,  
ATLANTA, GA 30339**

EXECUTIVE SUMMARY

Exclusively Listed by

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**MODERN LIFE  
IN BALANCE**

# INVESTMENT SUMMARY

## WINGATE BY WYNDHAM

2762 Cobb Parkway,  
Atlanta, GA 30339



## HIGHLIGHTS

- Prime location in high barrier-to-entry market: Cumberland Galleria
- Several branding options available
- Over 100% RevPAR penetration
- Option to purchase land next to hotel for additional revenue or construction

## PRICING SUMMARY

Price	TBD
Total Number of Rooms	103
Number of Stories	4
Year Built/Renovated	2005/2018
Acres	2.25 AC
Ownership Type	Fee Simple



## ANNUALIZED OPERATING DATA

Income	2023	% of GR
Room Revenue	\$3,315,977	99.00%
Other Revenue	\$33,505	1.00%
Gross Revenue	\$3,349,482	100.00%
Total Expenses	\$2,378,945	71.02%
Net Operating Income	\$970,538	28.98%

Income	Year 2	% of GR
Room Revenue	\$4,406,964	97.30%
Other Revenue	\$122,232	2.70%
Gross Revenue	\$4,529,196	100.00%
Total Expenses	\$2,989,466	66.00%
Net Operating Income	\$1,539,730	34.00%