



Executive Summary

Radisson Hotel Louisville *North*

505 Marriott Drive | Clarksville, IN 47129

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Investment Summary

Radisson Hotel Louisville North

505 Marriott Dr., Clarksville, IN 47129

Highlights

- Unique opportunity for investors to acquire almost 20 Acres only 3 miles North of Downtown Louisville
- Large redevelopment consisting of apartments along with hotel and banquet space
- Can redevelop into a dual-branded hotel to acquire additional clientele

Annualized Operating Data

Income	YEAR 1	% OF GR
Room Revenue	\$3,585,257	83.9%
Other Revenue	\$690,000	16.1%%
Gross Revenue	\$4,275,257	100.0%
Total Expenses	\$2,929,113	68.5%
Net Operating Income	\$1,346,143	31.5%

Income	YEAR 3	% OF GR
Room Revenue	\$4,461,621	85.5%
Other Revenue	\$756,000	14.5%
Gross Revenue	\$5,217,621	100.0%
Total Expenses	\$3,496,752	67.0%
Net Operating Income	\$1,720,869	33.0%



Pricing Summary

Price (as is)	Request For Offers
Property Improvement Plan	\$30,000/Key
PIP Estimate	\$10,590,000
Total Number of Rooms	246
Number of Stories	9
Year Built	1969
Acres	19.97
Ownership Type	Fee Simple
Debt	New

Investment Summary

Independent Hotel Louisville North

505 Marriott Dr., Clarksville, IN 47129

Highlights

- Opportunity to rebrand under new flag or convert to extended-stay
- Will be able to feed off the full-service hotel and future apartments/development
- Optimal key count for owner-operator or regional management
- Great basis and price per key upon conversion

Annualized Operating Data

Income	YEAR 1	% OF GR
Room Revenue	\$1,760,599	100.0%
Gross Revenue	\$1,760,599	100.0%
Total Expenses	\$1,206,648	68.5%
Net Operating Income	\$553,951	31.5%

Income	YEAR 3	% OF GR
Room Revenue	\$2,095,694	100.0%
Gross Revenue	\$2,095,694	100.0%
Total Expenses	\$1,410,321	67.3%
Net Operating Income	\$685,373	32.7%



Pricing Summary

Price (as is)	Request For Offers
Property Improvement Plan	\$20,000/Key
PIP Estimate	\$2,140,000
Total Number of Rooms	107
Number of Stories	3
Year Built	1969
Acres	19.97
Ownership Type	Fee Simple
Debt	New