



Executive Summary

Quality Inn Decatur

5300 Snapfinger Park Dr, Decatur, GA 30035



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Investment Summary

Quality Inn Decatur

5300 Snapfinger Park Dr, Decatur, GA 30035

Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$1,351,504	98.2%
Other Revenue	\$24,228	1.8%
Gross Revenue	\$1,375,732	100.0%
Total Expenses	\$1,232,309	89.6%
Net Operating Income	\$143,423	10.4%

Income	YEAR 2	% OF GR
Room Revenue	\$1,484,142	98.3%
Other Revenue	\$25,703	1.7%
Gross Revenue	\$1,509,845	100.0%
Total Expenses	\$1,015,099	67.2%
Net Operating Income	\$494,747	32.8%

Proposed Loan Terms To Purchase Terms

Interest Rate	6.50%
Amortization Period	30
Loan Term	Up to 3 years
Loan to Value	80%
Down Payment	20%



Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$3,500 (est.)
PIP Estimate	\$220,500
Total Number of Rooms	63
Number of Stories	2
Year Built	2001
Acres	2.00
Ownership Type	Fee Simple
Debt	New