



Hospitality

Hampton by Hilton Inn
Louisville I-65
@ Brooks Rd

180 Willabrook Dr., Brooks, KY 40109

Executive Summary

Investment Summary

Hampton Inn Louisville

180 Willabrook Dr., Brooks, KY 40109

Highlights

- Fully renovated in 2019
- Small key count: Perfect for regional or local owners
- Strong upwards trend year-over-year
- 148% RevPAR penetration

Pricing Summary

Price	Request For Offers
Property Improvement Plan (est.)	\$5,500 (est.)
PIP Estimate	\$320,000
Total Number of Rooms	64
Number of Stories	3
Year Built/Renovated	1998/2019
Acres	1.82
Ownership Type	Fee Simple
Debt	New



Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$2,227,796	98.5%
Other Revenue	\$32,805	1.5%
Gross Revenue	\$2,260,601	100.0%
Total Expenses	\$1,575,993	69.7%
Net Operating Income	\$684,608	30.3%

Income	YEAR 2	% OF GR
Room Revenue	\$2,295,372	98.5%
Other Revenue	\$34,629	1.5%
Gross Revenue	\$2,330,001	100.0%
Total Expenses	\$1,583,755	68.0%
Net Operating Income	\$746,245	32.0%



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