



Executive Summary

Comfort Suites *Milledgeville*

2621 N Columbia St. | Milledgeville, GA 31061



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Investment Summary

Comfort Suites Milledgeville

2621 N Columbia St., Milledgeville, GA 31061

Highlights

- PIP is 50% completed, leaving minimal work for new owner
- Strong college town market
- Less than two hours from Atlanta
- Flagship Choice brand

Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$1,281,114	98.3%
Other Revenue	\$22,366	1.7%
Gross Revenue	\$1,303,480	100.0%
Total Expenses	\$1,181,422	90.6%
Net Operating Income	\$122,059	9.4%

Income	YEAR 2	% OF GR
Room Revenue	\$1,372,992	98.0%
Other Revenue	\$28,200	2.0%
Gross Revenue	\$1,401,192	100.0%
Total Expenses	\$910,547	65.0%
Net Operating Income	\$490,645	35.0%



Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$5,000
PIP Estimate	\$240,000
Total Number of Rooms	48
Number of Stories	2
Year Built	1998
Acres	2.13
Ownership Type	Fee Simple
Debt	New