



Executive Summary

Best Western *Acworth Inn*

5155 Cowan Rd | Acworth, GA 30101



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Investment Summary

Best Western Acworth Inn

5155 Cowan Rd, Acworth, GA 30101

Highlights

- Excellent submarket of Atlanta (Top 10 MSA) - Acworth
- Major Interstate (I-75) traffic and visibility
- Good size for owner-operator
- Upside upon PIP completion to push RevPAR through renovated asset

Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$1,386,748	99.6%
Other Revenue	\$5,000	0.4%
Gross Revenue	\$1,391,748	100.0%
Total Expenses	\$1,074,750	77.2%
Net Operating Income	\$316,998	22.8%

Income	YEAR 2	% OF GR
Room Revenue	\$1,530,638	99.5%
Other Revenue	\$7,952	0.5%
Gross Revenue	\$1,538,590	100.0%
Total Expenses	\$1,039,623	67.6%
Net Operating Income	\$498,966	32.4%



Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$7,500
PIP Estimate	\$675,000
Total Number of Rooms	90
Number of Stories	2
Year Built	1984
Acres	2.00
Ownership Type	Fee Simple
Debt	New