

COMFORT INN

Pittsburgh

820 E OHIO STREET
PITTSBURGH, PA 15212



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EXECUTIVE SUMMARY



Investment SUMMARY

Comfort Inn - Pittsburgh

820 E Ohio Street
Pittsburgh, PA 15212

Highlights

- **Call For Offers: March 15, 2024**
- Conversion opportunity to Hilton, Marriott, or Hyatt
- Greater Downtown Pittsburgh location
- New construction opened in 2020
- Opportunity to Purchase or JV

Annualized Operating Data

Income	2023 (EST.)	% OF GR
Room Revenue	\$1,905,231	93.8%
Other Revenue	\$125,673	6.2%
Gross Revenue	\$2,030,904	100.0%
Total Expenses	\$1,476,226	72.7%
Net Operating Income	\$554,678	27.3%

Income	YEAR 2	% OF GR
Room Revenue	\$3,800,606	89.2%
Other Revenue	\$459,372	10.8%
Gross Revenue	\$4,259,978	100.0%
Total Expenses	\$2,762,114	64.8%
Net Operating Income	\$1,497,864	35.2%



PRICING SUMMARY

TBD
Price

\$20,000 (est.)
Property Improvement Plan

\$1,920,000
PIP Estimate

96
Total Number of Rooms

6
Number of Stories

2020
Year Built

0.69
Acres

FEE SIMPLE
Ownership Type