



Country Inn & Suites Alpharetta

3000 Mansell Road, Alpharetta, GA 30022

EXECUTIVE SUMMARY

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Hospitality

Investment Summary

Country Inn & Suites Alpharetta

3000 Mansell Road, Alpharetta, GA 30022

Highlights

- Highly attractive submarket being Alpharetta
- 70 total keys with opportunity to expand to 75 keys
- Franchise Agreement runs through beginning of 2025
- Financeable through SBA program
- Upside in more hands-on operator



PRICING SUMMARY

Price	Request For Offers
Property Improvement Plan	\$10,000 (est.)
PIP Estimate	\$700,000
Total Number of Rooms	70
Number of Stories	3
Year Built	1996/2019
Acres	2.00
Ownership Type	Fee Simple
Debt	New

Annualized Operating Data

Income	2023 (EST.)	% OF GR
Room Revenue	\$874,777	98.3%
Other Revenue	\$15,561	1.7%
Gross Revenue	\$890,338	100.0%
Total Expenses	\$578,155	64.9%
Net Operating Income	\$312,182	35.1%

Income	YEAR 2	% OF GR
Room Revenue	\$1,374,234	98.8%
Other Revenue	\$16,800	1.2%
Gross Revenue	\$1,391,034	100.0%
Total Expenses	\$865,384	62.2%
Net Operating Income	\$525,650	37.8%