



Executive Summary

Motel 6 *Columbus*

3050 Victory Drive | Columbus, GA 31903

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Investment Summary

Motel 6 Columbus

3050 Victory Dr., Columbus, GA 31903

Highlights

- Recently renovated Motel 6 Phoenix package
- Stable demand drivers including from military base, leisure, and blue collar travelers
- Tremendous opportunity for a hands-on owner operator
- Only 90 minutes from Atlanta

Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$823,943	97.3%
Other Revenue	\$22,735	2.7%
Gross Revenue	\$846,678	100.0%
Total Expenses	\$643,479	82.0%
Net Operating Income	\$152,399	18.0%

Income	YEAR 2	% OF GR
Room Revenue	\$1,059,368	97.0%
Other Revenue	\$33,000	3.0%
Gross Revenue	\$1,092,368	100.0%
Total Expenses	\$578,237	58.9%
Net Operating Income	\$448,588	41.1%



Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$1,000
PIP Estimate	\$110,000
Total Number of Rooms	110
Number of Stories	2
Year Built/Renovated	1971/2023
Acres	3.28
Ownership Type	Fee Simple
Debt	New