



*Executive Summary*

Red Roof Inn  
*Atlanta Smyrna*

2200 Corporate Plaza Pky | Smyrna, GA 30080



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# Investment *Summary*

## Red Roof Inn Atlanta Smyrna

2200 Corporate Plaza Pky, Smyrna, GA 30080

### Highlights:

- Perfect for Owner-Operator with opportunity to bring occupancy up in a high traffic market
- Excellent location near Truist Park, the Atlanta Braves home stadium
- Red Roof latest remodel completed 2018-2019

### Annualized Operating Data

| Income                      | 2023             | % OF GR      |
|-----------------------------|------------------|--------------|
| Room Revenue                | \$1,356,804      | 100.0%       |
| Gross Revenue               | \$1,356,804      | 100.0%       |
| Total Expenses              | \$1,031,162      | 70.0%        |
| <b>Net Operating Income</b> | <b>\$325,642</b> | <b>24.0%</b> |

| Income                      | YEAR 2           | % OF GR      |
|-----------------------------|------------------|--------------|
| Room Revenue                | \$1,692,930      | 100.0%       |
| Gross Revenue               | \$1,692,930      | 100.0%       |
| Total Expenses              | \$1,125,235      | 66.5%        |
| <b>Net Operating Income</b> | <b>\$567,695</b> | <b>33.5%</b> |



## Pricing Summary

|                           |                    |
|---------------------------|--------------------|
| Price                     | Request For Offers |
| Property Improvement Plan | \$1,500/key        |
| PIP Estimate              | \$193,500          |
| Total Number of Rooms     | 129                |
| Number of Stories         | 2                  |
| Year Built                | 1983/2018          |
| Acres                     | 3.27               |
| Ownership Type            | Fee Simple         |
| Debt                      | New                |