



**CROWNE
PLAZA**
HOTEL & SUITES



CROWNE PLAZA®

HOTELS & RESORTS

Crowne Plaza

Pittsburgh South

164 Fort Couch Rd., Pittsburgh, PA 15241-1032

EXECUTIVE SUMMARY

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Colliers Hospitality

Investment Summary

Crowne Plaza Pittsburgh South

164 Fort Couch Rd., Pittsburgh, PA 15241

Highlights

- Opportunity to continue as Crowne Plaza, or rebrand to possible options such as Doubletree or Delta
- Pricing is perfect for a large regional player with other full service hotels
- Great Corporate location outside Pittsburgh



PRICING SUMMARY

Price	Request For Offers
Property Improvement Plan	\$20,000 (est.)
PIP Estimate	\$3,580,000
Total Number of Rooms	179
Number of Stories	8
Year Built	1969/2017
Acres	5.41
Ownership Type	Fee Simple

Annualized Operating Data

Income	OCT 2023 TTM	% OF GR
Room Revenue	\$4,246,382	78.1%
Other Revenue	\$1,193,929	21.9%
Gross Revenue	\$5,440,311	100.0%
Total Expenses	\$5,195,835	95.5%
Net Operating Income	\$244,477	4.5%

Income	YEAR 2	% OF GR
Room Revenue	\$5,082,062	80.3%
Other Revenue	\$1,247,934	19.7%
Gross Revenue	\$6,329,996	100.0%
Total Expenses	\$5,078,177	80.2%
Net Operating Income	\$1,251,820	19.8%