



Motel 6



77 Gwinco Boulevard Suwanee, GA 30024

- Bank-Owned, 49-unit, Interior Corridor, Motel 6
- Only 28 miles North of Atlanta on Major Exit of I-85
- Formerly Best Western, recently improved and converted
- Local Attractions include, Gwinnett Convention Center, Mall of Georgia, Gwinnett Arena
- Suwanee Major Employers include Avon, Google, Hewlett-Packard and Mitsubishi Electric
- All Reasonable Offers Will Be Considered

Number of Units: 49

Asking Price: \$1,455,000

Room Multiplier:

Property Website:

http://http://www.motel6.com/reservations/motel_de

Site

- **Interest:** Fee-simple
- **Lot Size:** 1.75 acres
- **APN:** 7-152-066

Construction

- **Year Built:** 1996
- **Construction Type:** Wood Frame with Stucco Exterior
- **Buildings:** One building
- **Stories:** Two stories
- **Corridors:** Interior corridors
- **Fire Sprinklers:** Fire sprinklers throughout the property
- **Last Renovation:** 2010-2011

Area/Market

- **Competitive Market:** Hospitality properties in the immediate area include Comfort Inn, Sun Suites, Fairfield Inn, Days Inn, Super 8, Motel 6, Courtyard by Marriott, Holiday Inn Express and Hampton Inn.
- **Area Description:** The general Suwanee area is located 28 miles northeast of the Atlanta central business district, and encompasses portions of the City of Sugar Hill. Main thoroughfares include Peachtree Industrial Boulevard, I-85, I-985, Lawrenceville Suwanee Road and Buford Highway. Avon, Dish Network, Flowers Bakery, Google, Hewlett-Packard, Kubota Tractor, Mary Kay and Mitsubishi Electric all have locations in Suwanee.
- **Local Attractions:** Local attractions include Gwinnett Convention Center, Mall of Georgia, 300 acres of recreational park area, Suwanee Sports Academy, Gwinnett Arena, Gwinnett Medical Center, Cool Ray Field, Atlanta Zoo.
- **Freeway/Highway Access:** Access and visibility from Interstate 85

Guestrooms

- **Number of Units:** 49
- **Single Rooms:** 8 King Single Rooms
- **Double Rooms:** 37 Double Bed Rooms
- **Suites:** 4 Suites
- **HVAC:** Individual HVAC wall units in guest rooms
- **Televisions:** Available in all rooms

- **Tubs/showers:** Tubs/showers in all rooms
- **Hair Dryers:** Available in all rooms
- **Refrigerators:** Available in all rooms
- **Microwaves:** Available in all rooms
- **Iron/Ironing Boards:** Available in all rooms

Amenities

- **Pool:** Outdoor Swimming Pool
- **Breakfast Room:** Breakfast area adjacent to the Lobby
- **Guest Laundry:** Guest laundry room available
- **Parking Spaces:** Ample Guest Parking
- **Picnic Area/BBQ Area:** Patio with access to Meeting Room

Meeting & Banquet Facilities

- **Meeting/Banquet Rooms:** One meeting room
- **Meeting Banquet Square Footage:** 700 (+/-) square feet

P & Ls

Year:	Trlg 12 (Oct 2010-Sept 2011)		
Room Revenue:	\$315,686		
Other Revenue:	\$7,096		
Total Revenue:	\$322,782		
Average Daily Rate:	\$46.45		
Occupancy Percent:	39.55%		

Monthly Financial Summary

Year:	2010			2011					
	Occ	Adr	Rev	Occ	Adr	Rev	Occ	Adr	Rev
Jan:				21.9%	\$51.20	\$16,998			
Feb:				24.8%	\$49.34	\$16,777			
Mar:				34.8%	\$45.75	\$24,200			
Apr:				40.8%	\$44.99	\$26,947			
May:				41.9%	\$47.39	\$30,188			
Jun:				39.7%	\$48.98	\$28,556			
Jul:				49.9%	\$45.42	\$34,429			
Aug:				68.6%	\$36.18	\$37,698			
Sep:				69.9%	\$36.02	\$37,026			
Oct:	33.3%	\$51.82	\$26,221						
Nov:	26.9%	\$50.67	\$20,014						
Dec:	22.1%	\$49.65	\$16,633						
Avg:	27.4%	\$50.71	\$62,868	43.6%	\$45.03	\$252,819			