

# TRAVELODGE

2 6 2 5 W F L O R I D A A V E , H E M E T , C A



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## HEMET BACKGROUND

Strands Realty Group is pleased to present our exclusive listing, the Travelodge by Wyndham Hemet, located at 2625 W Florida Ave, Hemet, CA. This well-positioned property offers comfortable and affordable accommodations, ideal for both short and long-term stays. Located in the scenic San Jacinto Valley, the hotel is close to local attractions like Diamond Valley Lake Reservoir, shopping outlets, and recreational activities, making it a perfect choice for leisure and business travelers alike. With a variety of amenities, including free WiFi, microwaves, and mini-refrigerators in every room, the Travelodge Hemet represents a valuable investment opportunity in a growing market.

### ABOUT HEMET:

Hemet, CA, is a charming city located in the heart of the San Jacinto Valley, known for its sunny climate and picturesque surroundings. The city offers a blend of small-town charm and growing urban amenities, making it an attractive place for both residents and visitors. Hemet is home to the popular Diamond Valley Lake Reservoir, a hotspot for boating, fishing, and outdoor recreation, drawing nature enthusiasts year-round.

Hemet also boasts a rich cultural scene, with venues like the Ramona Bowl Amphitheatre hosting the country's longest-running outdoor drama. The city's diverse community, affordable living, and convenient access to Southern California's attractions make it a vibrant and welcoming destination.

# THE NUMBERS

## HEMET TRAVELODGE Profit and Loss September - December 2023

	Total
Income	
Sales	411,845.19
Sales - other	-401.22
Services	0.00
	\$
<b>Total Income</b>	<b>411,443.97</b>
	\$
<b>Gross Profit</b>	<b>411,443.97</b>
Expenses	
Business licenses	76.00
Consulting Charges - Mehul	16,666.66
Contract labor	28,426.00
Employee benefits	
Workers' compensation insurance	2,260.00
	\$
<b>Total Employee benefits</b>	<b>2,260.00</b>
General business expenses	
Bank fees & service charges	1,725.99
	\$
<b>Total General business expenses</b>	<b>1,725.99</b>
Insurance	20,359.57
Interest paid	
Mortgage interest	96,380.21
	\$
<b>Total Interest paid</b>	<b>96,380.21</b>
Legal & accounting services	940.00
Accounting fees	1,353.95
Legal fees	1,100.00
	\$
<b>Total Legal &amp; accounting services</b>	<b>3,393.95</b>
Office expenses	140.36
Merchant account fees	4,004.76
Office supplies	128.86
Shipping & postage	31.56
Software & apps	15.00
	\$
<b>Total Office expenses</b>	<b>4,320.54</b>
Payroll expenses	
Salaries & wages	56,643.40
	\$
<b>Total Payroll expenses</b>	<b>56,643.40</b>
Repairs & maintenance	7,674.78
Supplies	8,472.48

Supplies & materials	9,168.69
	\$
<b>Total Supplies</b>	<b>17,641.17</b>
Taxes paid	
Payroll taxes	6,657.39
Property taxes	28,320.22
	\$
<b>Total Taxes paid</b>	<b>34,977.61</b>
Travel	
Hotels	4,616.97
	\$
<b>Total Travel</b>	<b>4,616.97</b>
Utilities	16,892.10
Internet & TV services	345.88
Water & sewer	9,349.36
	\$
<b>Total Utilities</b>	<b>26,587.34</b>
	\$
<b>Total Expenses</b>	<b>321,750.19</b>
	\$
<b>Net Operating Income</b>	<b>89,693.78</b>
	\$
<b>Net Income</b>	<b>89,693.78</b>

Thursday, Aug 22, 2024 02:22:08 PM GMT-7 - Accrual Basis

## HEMET TRAVEL LODGE 2024 YTD Income Statement January - July 2024

Room Revenue	902,048.53
Other Income	13,804.51
Tax Revenue	72,674.11
<b>TOTAL</b>	<b>988,527.15</b>
<b>EXPENSES</b>	
401K	4,806.39
Advertisement	1,500.00
Bank Fees	235.24
CC Fees	19,881.49
Donation	251.00
Equipment	7,200.00
Franchise	22,236.98
Insurance	42,135.43
Outside Services	33,332.99
Occupancy tax	56,641.73
Outside	347.84
Payroll Fees	211,653.42
Payroll Fees	6,922.02
Pest	4,000.00
Repairs	15,420.69
Supplies	6,836.42
Utilities	76,788.02
Dues	651.31
Franchise	60,513.97
Laundry Supplies	5,166.36
License	69.55
Meals	157.63
Office	69.93
Pest	400.00
Repair	7,704.65
Supplies	53,165.96
Telephone	1,747.92
Travel	2,452.25
Utilities	20,061.66
Water	30,976.23
<b>TOTAL</b>	<b>693,327.08</b>
<b>NET INCOME</b>	<b>295,200.07</b>

# PROPERTY OVERVIEW

Address: 2625 W Florida Ave, Hemet, CA 92545

Year Built: 1978

Stories: 2

Buildings: 1

Rooms: 74

GBA: 56,240 SF

Brand: Travelodge by Wyndham Hotels & Resorts

Parking: 86 Spaces









# ROOM DEALS

Queen Rooms: 44 Rooms

King Rooms: 26 Rooms

ADA Rooms: 4 Rooms

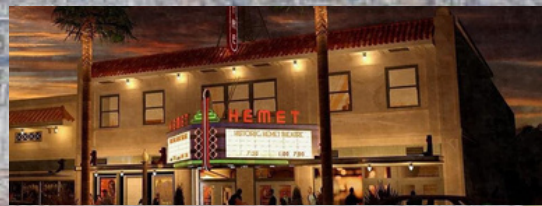
# AMENITIES

-  Parking
-  Bus/RV Parking
-  Outdoor Pool
-  Free WiFi
-  Pet Friendly
-  Early Check-In Availability
-  Lobby
-  Cribs Available

-  ADA Accessible Amenities
-  In Room Mini Refrigerators

# LOCAL MAP

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS

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# ▶▶▶ EXTERIOR/LOBBY PHOTOS

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# HEMET HOTEL MARKET

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The Hemet hotel market is currently experiencing growth and revitalization, driven by the city's recent initiatives to boost the local hospitality sector. The City of Hemet has introduced a Hotel Investment Program aimed at encouraging investment in existing hotel properties and promoting the development of new lodging options. This initiative is designed to improve the quality of hotel amenities, attract more visitors, and enhance the city's overall appeal as a destination. By offering competitive tax incentives and support for renovations, Hemet is positioning itself as a promising market for hospitality investments, which is expected to drive economic growth and increase tourism in the area.

Additionally, the broader U.S. hotel market is showing positive trends, with increasing occupancy rates, average daily rates (ADR), and revenue per available room (RevPAR). The American Hotel & Lodging Association (AHLA) forecasts continued growth in these key performance indicators, driven by a resurgence in group business, meetings, and events, which are making a strong comeback. These factors, combined with local incentives and market support, make Hemet an attractive opportunity for hotel investors looking to capitalize on a growing market with solid potential for returns.



# **DISCLAIMER**



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Strands Realty Group, LP, and should not be made available to any other person or entity without the written consent of Strands Realty Group, LP.

By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that they will not photocopy, duplicate, or distribute any part of this offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Strands Realty Group, LP.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Strands Realty Group, LP has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs, or asbestos, the compliance with local, state, and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Strands Realty Group, LP is a leading commercial real estate brokerage and advisory firm specializing in the hospitality sector across California and the United States. With deep expertise in hotel transactions, we deliver strategic solutions that maximize value and drive growth in the competitive hospitality market. Our services encompass acquisitions, dispositions, and tailored advisory support, ensuring that every transaction is handled with the highest level of professionalism and attention to detail.

We pride ourselves on our personalized approach, working closely with clients to understand their unique goals and challenges. Whether navigating complex transactions or identifying new investment opportunities, Strands Realty Group, LP is committed to providing the insights and support needed to achieve success. With a strong presence across the nation, we are a trusted partner for investors, developers, and property owners seeking to optimize their hospitality portfolios in an ever-changing landscape.

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