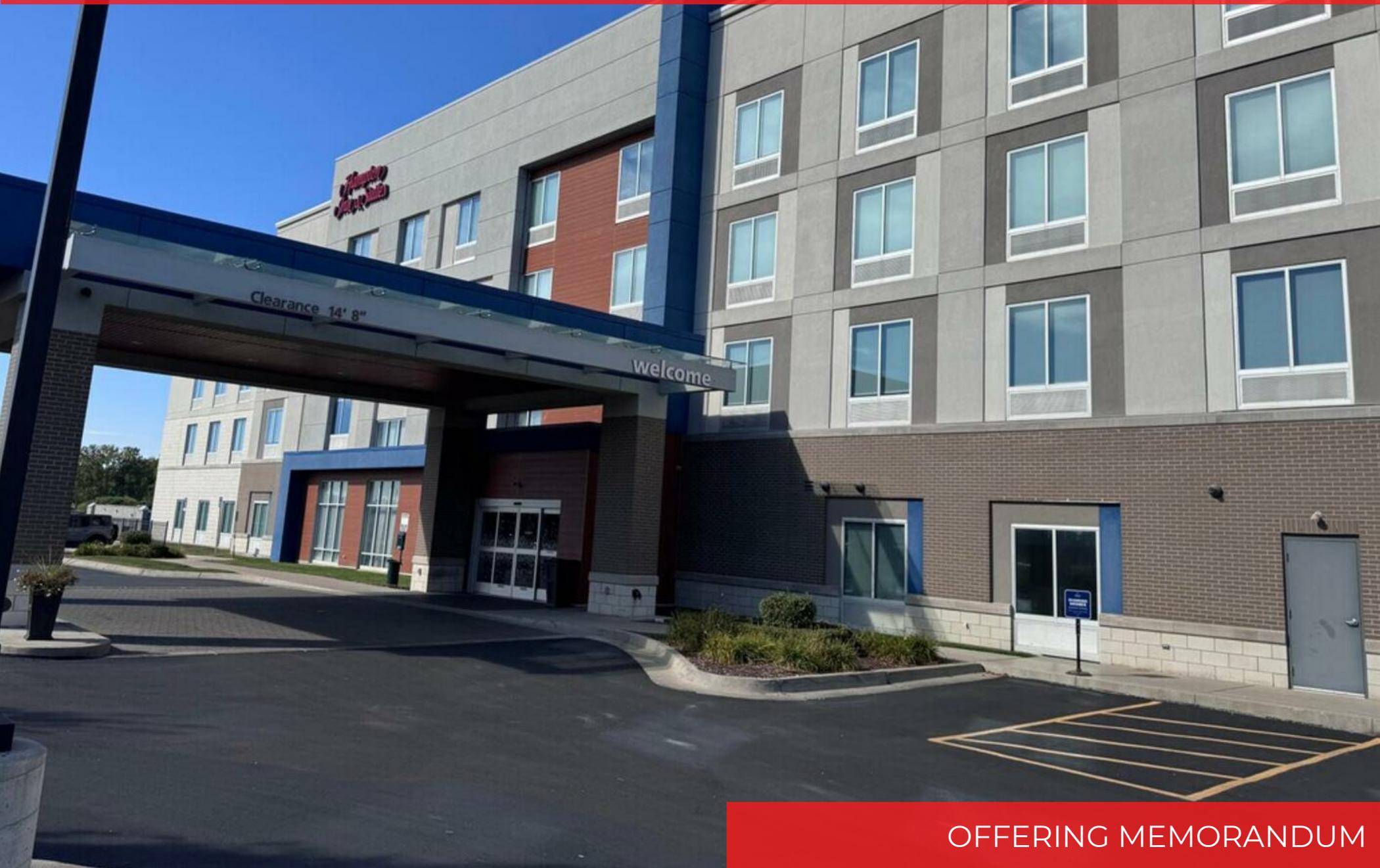


HAMPTON INN BY HILTON & SUITES ADRIAN, MI

1335 South Main Street,
Adrian, MI 49221



OFFERING MEMORANDUM

HAMPTON INN BY HILTON &
SUITES ADRIAN, MI

1335 SOUTH MAIN STREET,
ADRIAN , MI 49221

EXCLUSIVELY PRESENTED BY:



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joe.manuel@myrealtysselect.com

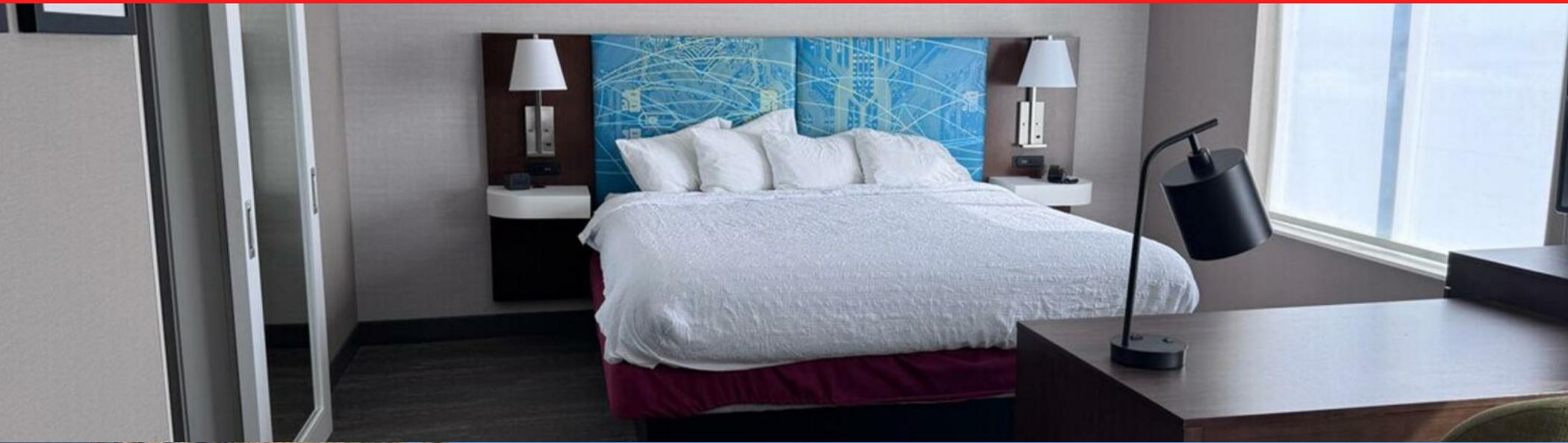
License #: 302689



My Realty Select

7285 Orchard Lake Rd
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INVESTMENT SUMMARY

Hampton Inn and Suites by Hilton Adrian, Michigan, USA build 2020 101 suites and rooms best location with lots of parking,2.76 acres 4 story, approx. 71,000 sq. ft. 2024 taxes \$103,592.00 Make yourself at home in one of the 101 air-conditioned rooms featuring microwaves. Complimentary wireless internet access is available to keep you connected. Private bathrooms have hair dryers and toothbrushes and toothpaste. beautiful indoor rooms. With a stay at Hampton Inn & Suites Adrian, you'll be centrally located in Adrian, just a 5-minute walk from Crossroads and 7 minutes by foot from Adrian Mall. This hotel is 0.7 mi (1.1 km) from Dana Park and 1.1 mi (1.8 km)

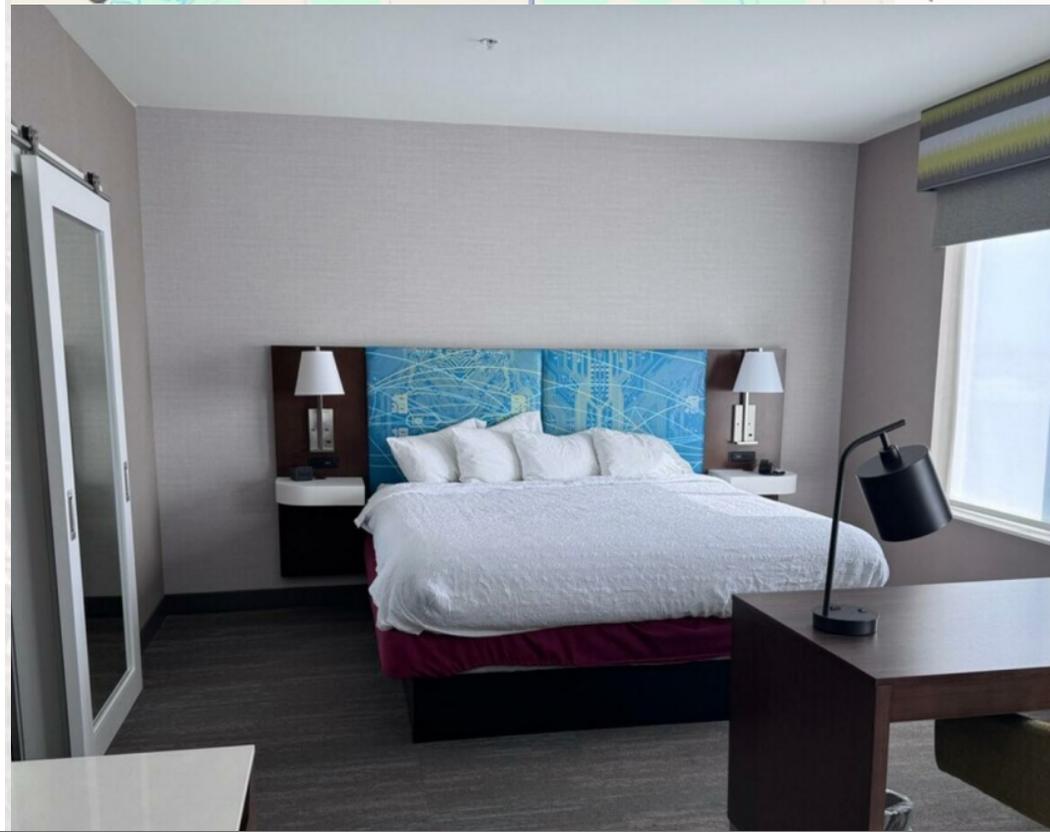
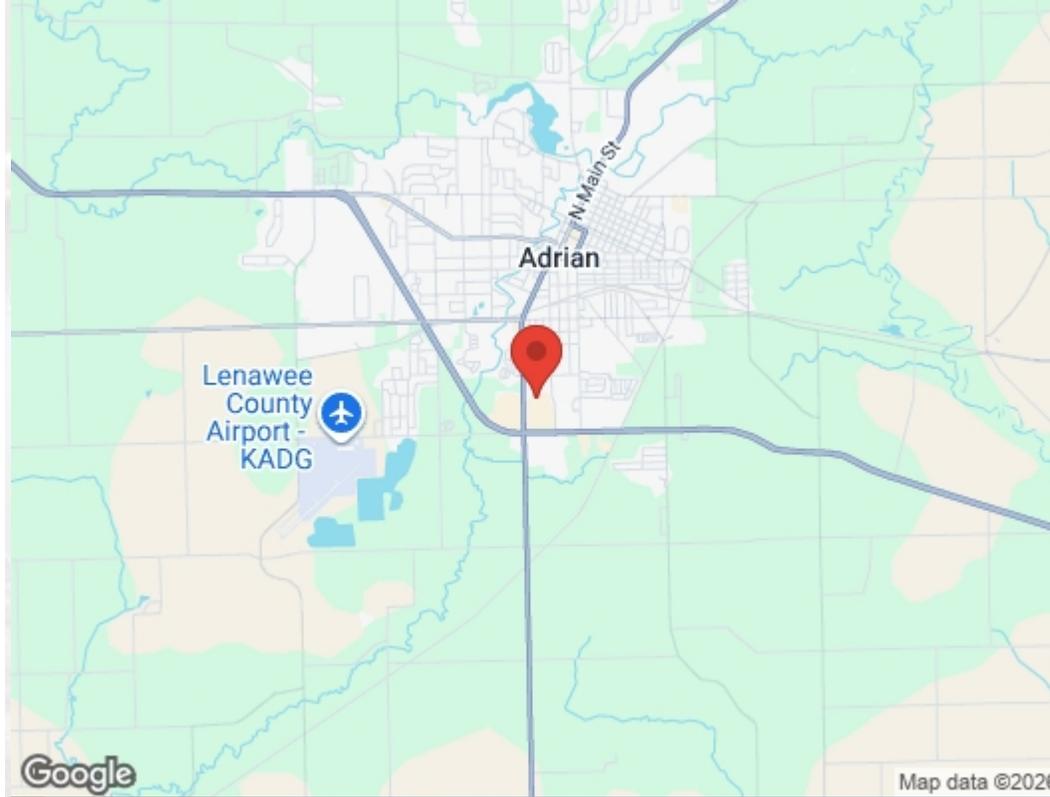
PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	71,000 SqFt
Lot Size (acres)	2.76
Parcel ID	XA0-100-0357-13
Zoning Type	Commercial Hotel
County	Lenawee
Frontage	300.00 Ft
Coordinates	41.879345,-84.041062
Levels	4
Tax Amount	\$103,592.00
Parking Size	0.00 SqFt



PROPERTY HIGHLIGHTS

- 101 Rooms, 70 Guest Rooms and 31 suites
- Investing in a Hampton by Hilton hotel requires a substantial initial investment ranging from approximately \$15 million to over \$25 million for new construction, depending on room count, according to data from 2025. As a top-ranked, premium, select-service brand under Hilton Worldwide, it offers a strong reputation around the world.
- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Adrian, Michigan, features a diverse business mix of roughly 778 establishments, driven by manufacturing, healthcare, education, and retail. The economy is supported by the Adrian-Tecumseh SmartZone, focusing on industrial growth, alongside a rebounding





LOCATION HIGHLIGHTS

- Like the maple trees found here, Adrian has deep roots. Many civic institutions date back to the 19th century: the Adrian City Band, founded in 1838, is one of the oldest community bands in the country, and the Croswell Opera House, opened in 1866, is the oldest theater in Michigan. Outside the Lenawee County Historical Museum, you'll find a statue of local abolitionist Laura Smith Haviland, who helped organize the state of Michigan's first anti-slavery group in 1832, founded its first racially integrated school in 1837, and established its first station on the Underground Railroad.



IVING IN
AN, MIC

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

IN PLACE NOI	\$834,482.59
YEAR 1 NOI	\$834,482.59

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	02/27/2026

ADDITIONAL INCOME BREAKDOWN

OTHER INCOME	\$57,949.62
TOTAL ADDITIONAL INCOME	\$57,949.62

EXPENSE BREAKDOWN

GENERAL EXPENSES	
GENERAL EXPENSES	\$1,612,510.00
TOTAL GENERAL EXPENSES	\$1,612,510.00
PROPERTY INSURANCE	\$50,201.35
PROPERTY TAX	\$78,491.85
MANAGEMENT FEE	\$65,000.00
TOTAL EXPENSES	\$1,806,203.20

CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$2,582,736.17	\$2,582,736.17
SCHEDULED BASE RENTAL REVENUE	\$2,582,736.17	\$2,582,736.17
ADDITIONAL INCOME	\$57,949.62	\$57,949.62
TOTAL POTENTIAL GROSS REVENUE	\$2,640,685.79	\$2,640,685.79
EFFECTIVE GROSS REVENUE	\$2,640,685.79	\$2,640,685.79
OPERATING EXPENSES		
PROPERTY TAX	\$78,491.85	\$78,491.85
INSURANCE	\$50,201.35	\$50,201.35
MANAGEMENT FEE	\$65,000.00	\$65,000.00
GENERAL EXPENSES	\$1,612,510.00	\$1,612,510.00
TOTAL OPERATING EXPENSES	\$1,806,203.20	\$1,806,203.20
NET OPERATING INCOME	\$834,482.59	\$834,482.59



WARNING: To ensure safety, please do not use the pool if you are pregnant, have a heart condition, high blood pressure, or are on medication. Please do not drink alcohol or use drugs before swimming. Please do not use the pool if you are ill or have a fever. Please do not use the pool if you have a recent injury or surgery. Please do not use the pool if you are wearing jewelry or contact lenses. Please do not use the pool if you are wearing shoes or sandals. Please do not use the pool if you are wearing swimwear that is not appropriate for a pool. Please do not use the pool if you are wearing swimwear that is not appropriate for a pool. Please do not use the pool if you are wearing swimwear that is not appropriate for a pool.

Pool
Hours
1 pm - 7 pm

NO LIFING
NO DIVING

4 FT
1.2 M

NO DIVING
NO LIFING

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,905	29,732	36,531
2010 Population	6,005	29,593	36,743
2025 Population	5,645	27,681	34,745
2030 Population	5,552	27,333	34,278
2025-2030 Growth Rate	-0.33 %	-0.25 %	-0.27 %
2025 Daytime Population	7,985	30,957	35,725

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,378	10,161	12,615
2010 Total Households	2,432	10,282	12,969
2025 Total Households	2,471	10,336	13,169
2030 Total Households	2,464	10,331	13,157
2025 Average Household Size	2.16	2.32	2.35
2025 Owner Occupied Housing	1,440	6,478	8,977
2030 Owner Occupied Housing	1,498	6,727	9,249
2025 Renter Occupied Housing	1,031	3,858	4,192
2030 Renter Occupied Housing	965	3,604	3,908
2025 Vacant Housing	246	1,256	1,384
2025 Total Housing	2,717	11,592	14,553

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	315	1,557	1,730
\$15000-24999	165	738	834
\$25000-34999	273	1,174	1,404
\$35000-49999	525	1,564	1,860
\$50000-74999	592	2,204	2,754
\$75000-99999	271	1,272	1,903
\$100000-149999	204	1,130	1,534
\$150000-199999	75	450	622
\$200000 or greater	51	248	528
Median HH Income	\$ 48,706	\$ 50,935	\$ 54,629
Average HH Income	\$ 59,413	\$ 63,962	\$ 71,600



CITY OF ADRIAN

INCORPORATED

3/27/1836

AREA

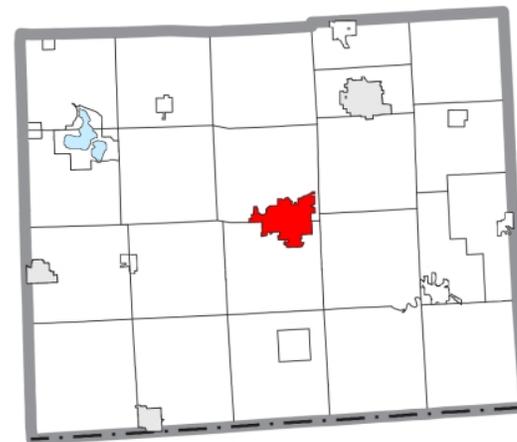
CITY	8.2 SQ MI
LAND	8 SQ MI
WATER	0.1 SQ MI
ELEVATION	787 FT

POPULATION



ABOUT ADRIAN

Adrian is a city in the U.S. state of Michigan and the county seat of Lenawee County. The population was 20,645 at the 2020 census. Adrian lies in Michigan's 5th congressional district.



CONFIDENTIALITY STATEMENT

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 BROKER and it should not be made available to any other person or entity without the written consent of BROKER.

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 recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BROKER. 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. BROKER 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BROKER has not verified, and will not verify, any of the information contained herein, nor has BROKER conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BROKER ADVISOR FOR MORE DETAILS.**

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