

# Crown Efficiency Extend Stay Hotel

7271 Airline Highway, Baton Rouge LA 70805



OFFERING MEMORANDUM

# Crown Efficiency Extend Stay Hotel

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*Inquire today:*

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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	7271 Airline Highway Baton Rouge LA 70805
BUILDING SF	60,937 SF
LAND ACRES	4.05
TOTAL ROOMS	97
YEAR BUILT	1981
APN	269271

## FINANCIAL SUMMARY

OFFERING PRICE	\$2,100,000
PRICE PER KEY	\$21,649
PRICE PSF	\$34.46

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	5,609	72,624	166,732
2022 Median HH Income	\$36,819	\$35,739	\$48,906
2022 Average HH Income	\$56,900	\$56,938	\$74,686

- Hotel Business being sold separate from Real Estate





02

## Property Description

- Property Features
- Aerial Map
- Property Images

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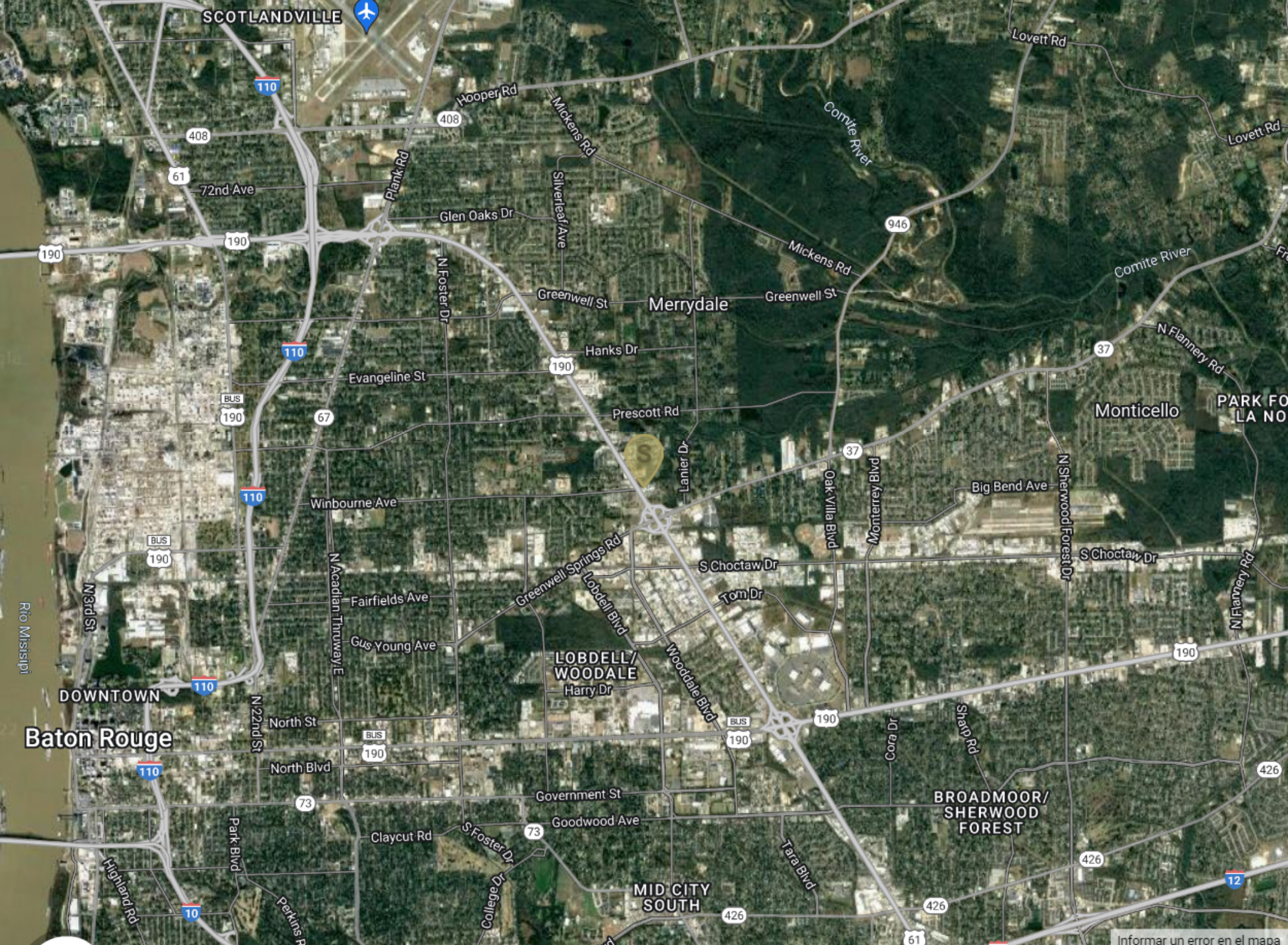
## PROPERTY FEATURES

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TOTAL ROOMS	97
BUILDING SF	60,937
LAND ACRES	4.05
YEAR BUILT	1981
BUILDING CLASS	C
NUMBER OF STORIES	2

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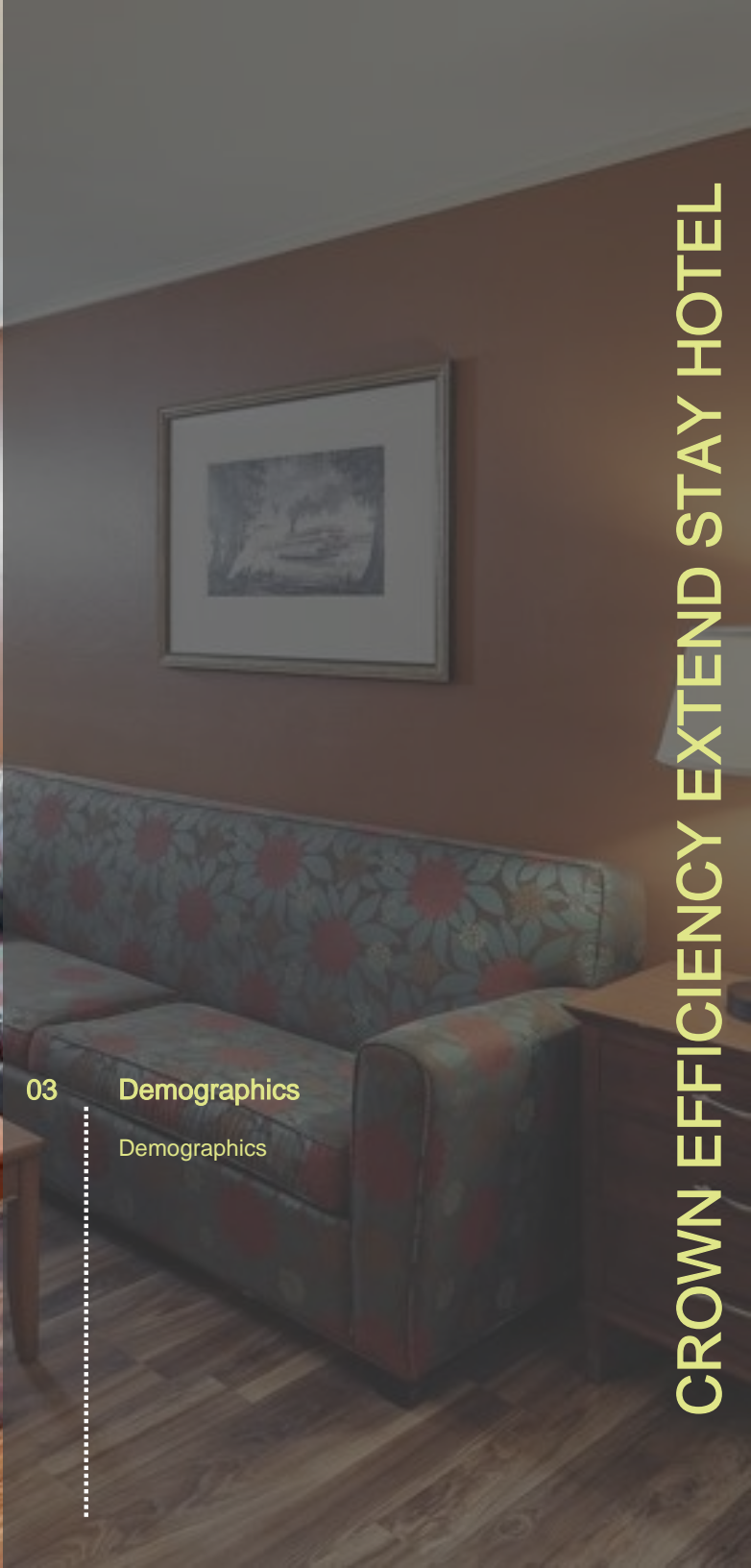




Informar un error en el mapa







03

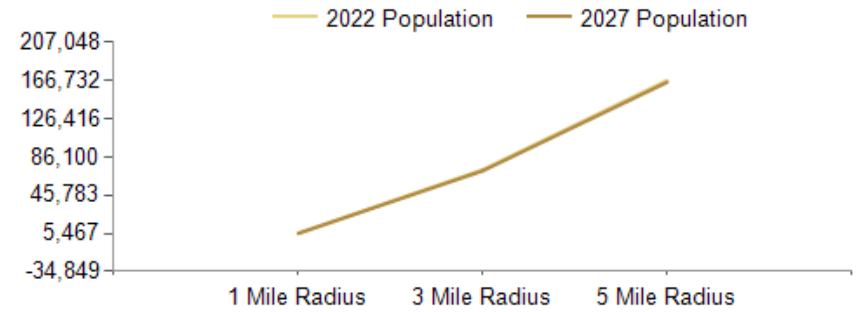
Demographics

Demographics

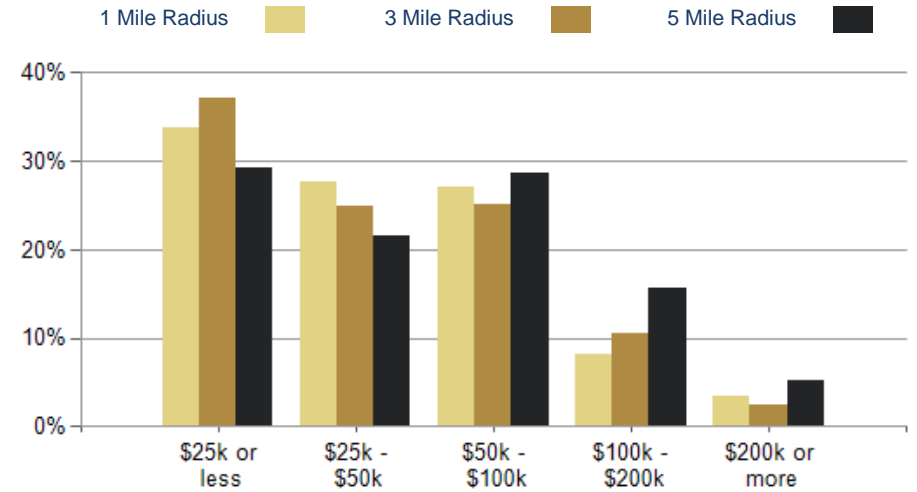
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,032	81,027	176,148
2010 Population	6,035	78,989	176,545
2022 Population	5,609	72,624	166,732
2027 Population	5,467	71,473	164,766
2022-2027: Population: Growth Rate	-2.55%	-1.60%	-1.20%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	454	6,340	11,972
\$15,000-\$24,999	282	4,210	7,660
\$25,000-\$34,999	305	3,411	6,693
\$35,000-\$49,999	295	3,645	7,789
\$50,000-\$74,999	416	4,423	11,567
\$75,000-\$99,999	175	2,701	7,703
\$100,000-\$149,999	174	2,203	7,055
\$150,000-\$199,999	3	772	3,457
\$200,000 or greater	73	705	3,458
Median HH Income	\$36,819	\$35,739	\$48,906
Average HH Income	\$56,900	\$56,938	\$74,686

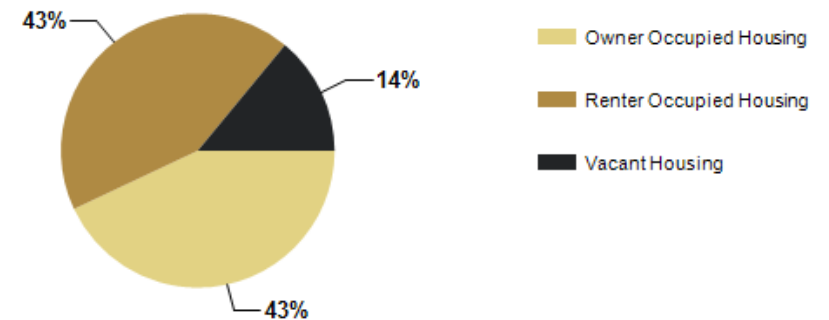
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,593	33,115	74,152
2010 Total Households	2,324	29,486	68,378
2022 Total Households	2,176	28,409	67,353
2027 Total Households	2,135	28,126	66,920
2022 Average Household Size	2.46	2.53	2.42
2022-2027: Households: Growth Rate	-1.90%	-1.00%	-0.65%



2022 Household Income

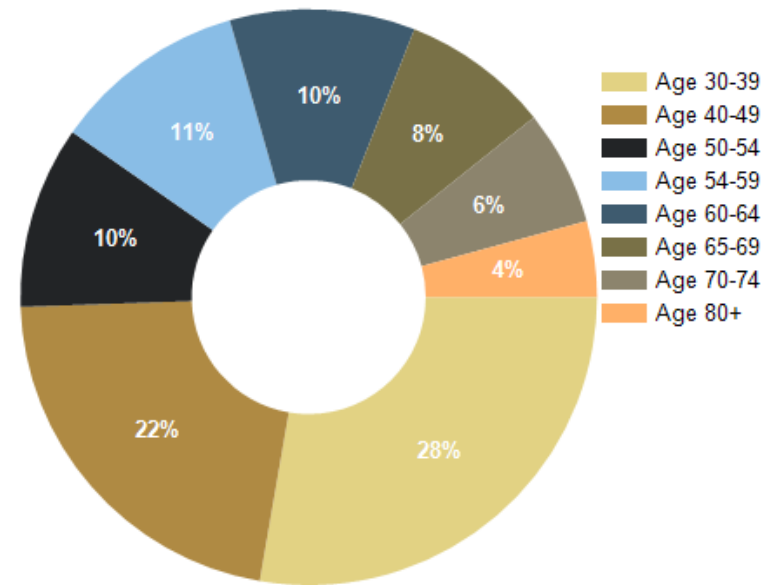


2022 Own vs. Rent - 1 Mile Radius

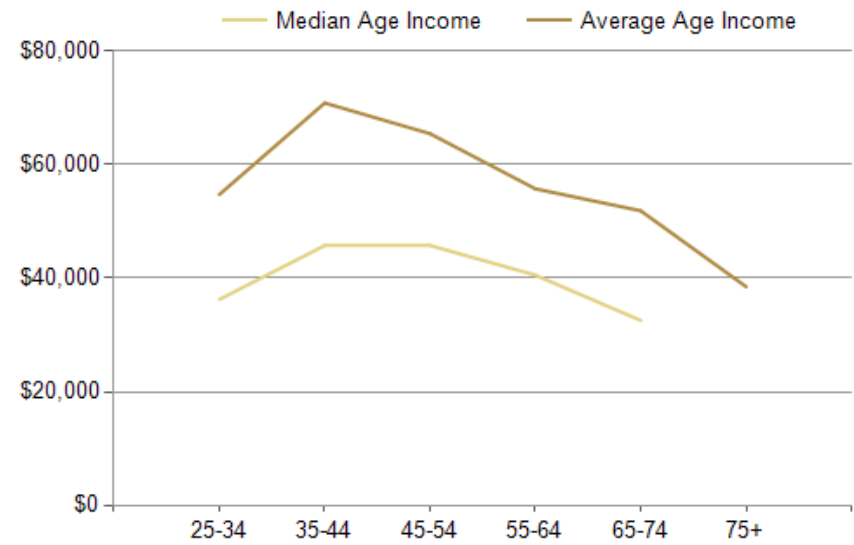


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	404	5,257	12,848
2022 Population Age 35-39	402	4,699	11,211
2022 Population Age 40-44	333	4,107	9,621
2022 Population Age 45-49	299	3,879	8,935
2022 Population Age 50-54	298	3,961	9,120
2022 Population Age 55-59	316	4,383	10,054
2022 Population Age 60-64	302	4,441	10,142
2022 Population Age 65-69	241	3,776	8,997
2022 Population Age 70-74	188	2,803	6,803
2022 Population Age 75-79	124	1,849	4,808
2022 Population Age 80-84	54	1,082	3,109
2022 Population Age 85+	66	1,278	3,597
2022 Population Age 18+	4,209	54,218	129,193
2022 Median Age	33	35	36
2027 Median Age	33	36	38



2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,242	\$37,214	\$52,341
Average Household Income 25-34	\$54,742	\$56,768	\$71,492
Median Household Income 35-44	\$45,757	\$43,202	\$57,811
Average Household Income 35-44	\$70,866	\$66,178	\$85,542
Median Household Income 45-54	\$45,760	\$43,903	\$58,273
Average Household Income 45-54	\$65,462	\$66,705	\$88,585
Median Household Income 55-64	\$40,531	\$37,775	\$52,002
Average Household Income 55-64	\$55,743	\$58,143	\$79,143
Median Household Income 65-74	\$32,548	\$32,772	\$41,704
Average Household Income 65-74	\$51,866	\$51,421	\$70,405
Average Household Income 75+	\$38,495	\$43,949	\$58,417



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*Inquire today:*

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