

A photograph of a Red Roof Inn building at dusk. The building is a multi-story structure with a light-colored facade and dark brown horizontal bands. The Red Roof Inn logo, consisting of a stylized red roof icon above the words "Red Roof Inn" in a red, cursive font, is mounted on the upper left portion of the building. The sky is a deep blue, and the building's interior lights are visible through the windows and under the overhanging roof sections.

Red
Roof
Inn

RED ROOF INN AKRON OHIO

2939 South Arlington Rd

Akron, OH 44312



RED ROOF INN AKRON OHIO

2939 SOUTH ARLINGTON RD
AKRON, OH 44312

EXCLUSIVELY PRESENTED BY:



MANUEL

Broker

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Broker

7285 Orchard Lake Rd
West Bloomfield, MI 48322

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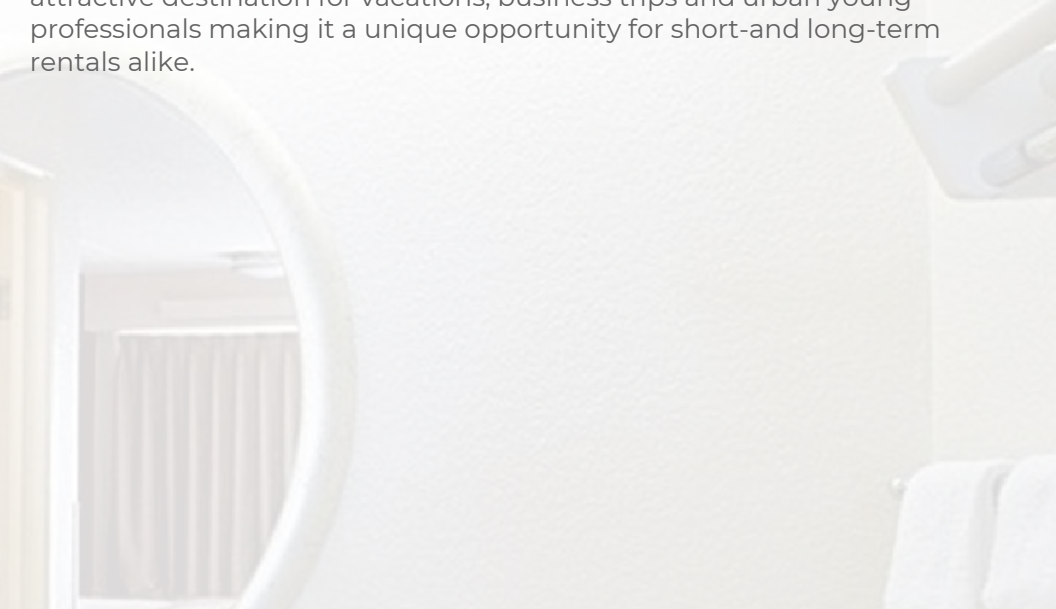


PROPERTY SUMMARY

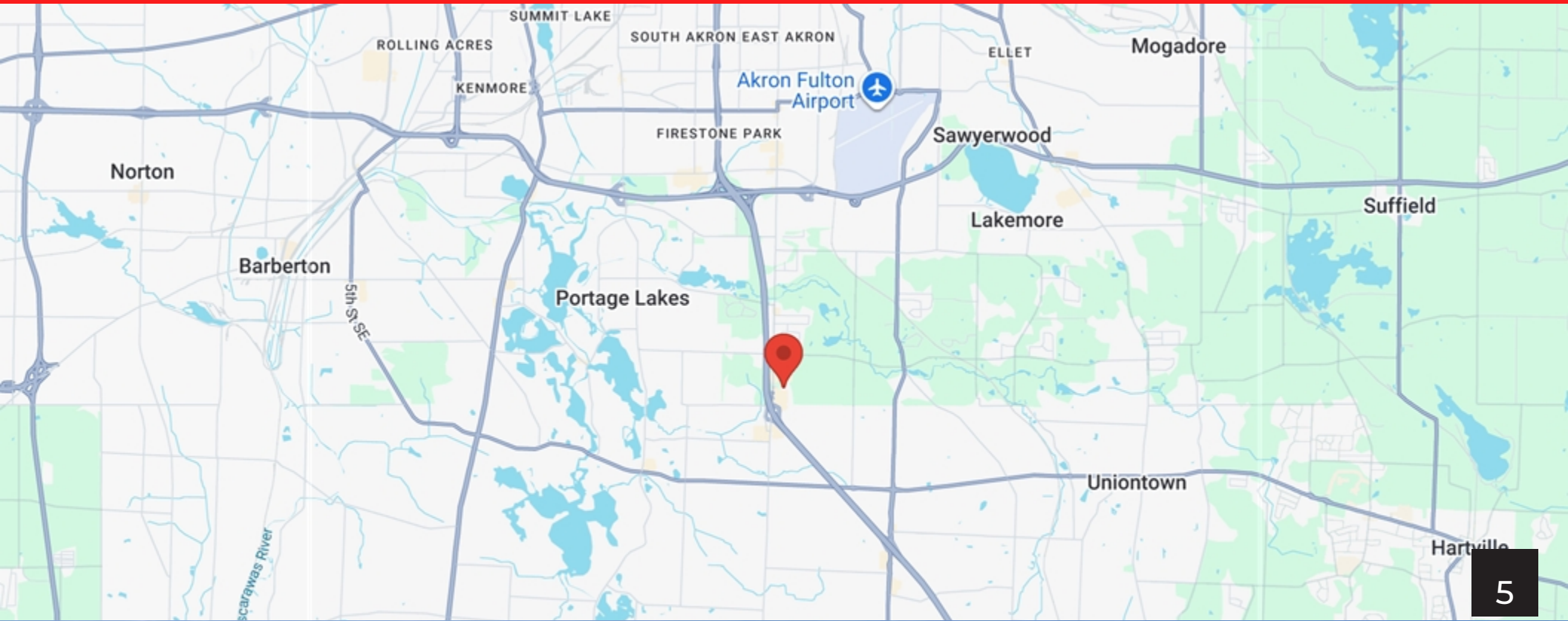
Offering Price	Negotiable
Building SqFt	37,440 SqFt
Lot Size (acres)	4.74
Levels	3
Units	121.00
Year Built	1990
Subdivision Name	SPRINGFIELD
County	Summit
Parcel ID / APN	51-08892
Construction	Brick

INVESTMENT SUMMARY

Broker is pleased to present the exclusive opportunity to acquire to Red Roof Inn Akron Ohio, a building comprised of 121 renovated hotel rooms ideally located in the heart of Akron, OH. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short-and long-term rentals alike.



INVESTMENT HIGHLIGHTS





Red
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LOCATION HIGHLIGHTS

- Welcome to Summit County, OH, where vibrant culture, natural beauty and deep history converge to provide an unforgettable experience for visitors of all ages. From nature lovers and foodies to history buffs and art enthusiasts, Greater Akron boasts a diverse array of attractions and activities for everyone. Explore the Akron Art Museum to immerse yourself in contemporary art, embark on outdoor adventures throughout Summit Metro Parks, or indulge in retail therapy at the shops of Summit Mall or Northside Marketplace. History enthusiasts can step back in time at Stan Hywet Hall & Gardens, while music lovers can catch a show at Blossom Music Center or [click here to learn more about concerts and music venues in Summit County](#). Whether you're here for outdoor exploration, delving into the past, or simply to unwind, Summit County promises a memorable journey filled with discovery and delight. [Hidden Gems: A Memorable Day Trip Guide to Ohio's Vibrant City](#) Providing incredible



RENT ROLL



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

IN PLACE NOI	\$317,275.55
YEAR 1 NOI	\$317,275.55

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	03/04/2026

ADDITIONAL INCOME BREAKDOWN

2023 FINANCIAL	\$1,348,351.09
TOTAL ADDITIONAL INCOME	\$1,348,351.09

EXPENSE BREAKDOWN

GENERAL EXPENSES	
TOTAL OTHER EXPENSE	\$852,853.00
TOTAL GENERAL EXPENSES	\$852,853.00
PROPERTY INSURANCE	\$77,500.19
PROPERTY TAX	\$75,372.40
MANAGEMENT FEE	\$25,349.95
TOTAL EXPENSES	\$1,031,075.54



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
ADDITIONAL INCOME	\$1,348,351.09	\$1,348,351.09
TOTAL POTENTIAL GROSS REVENUE	\$1,348,351.09	\$1,348,351.09
EFFECTIVE GROSS REVENUE	\$1,348,351.09	\$1,348,351.09
OPERATING EXPENSES		
PROPERTY TAX	\$75,372.40	\$75,372.40
INSURANCE	\$77,500.19	\$77,500.19
MANAGEMENT FEE	\$25,349.95	\$25,349.95
GENERAL EXPENSES	\$852,853.00	\$852,853.00
TOTAL OPERATING EXPENSES	\$1,031,075.54	\$1,031,075.54
NET OPERATING INCOME	\$317,275.55	\$317,275.55

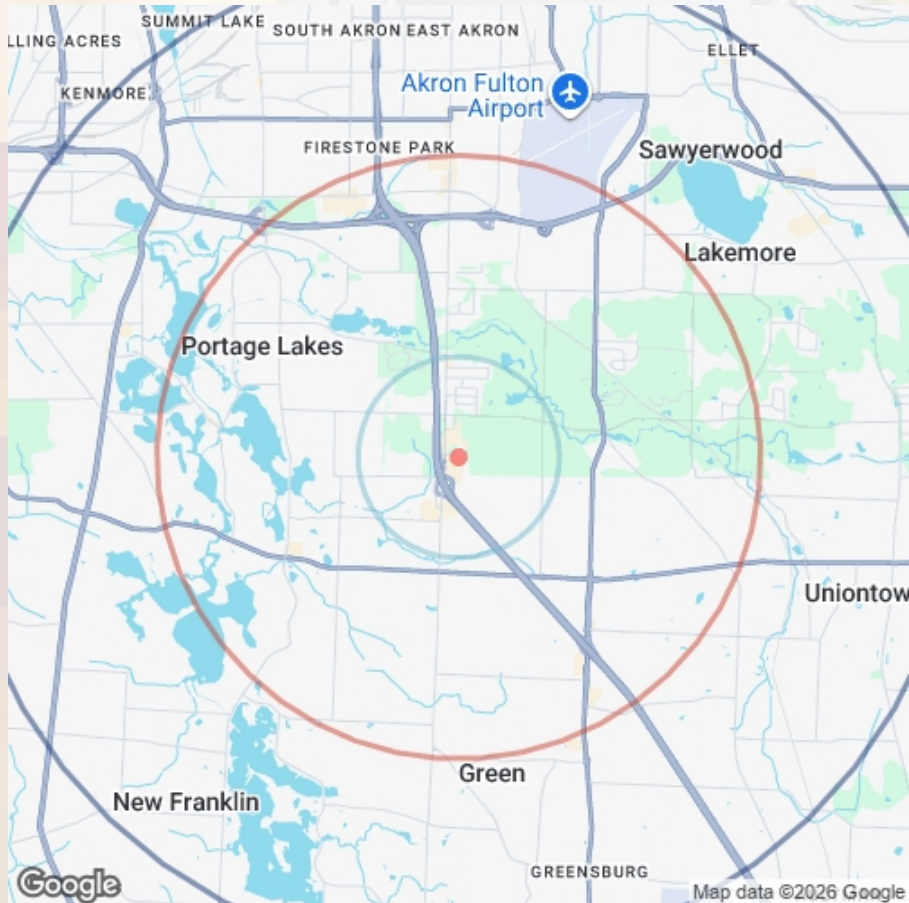




DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,936	29,405	116,307
2010 Population	3,462	31,539	115,761
2025 Population	3,459	31,323	110,484
2030 Population	3,468	31,140	108,784
2025-2030 Growth Rate	0.05 %	-0.12 %	-0.31 %
2025 Daytime Population	5,153	33,706	106,268

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	93	1,139	3,900
\$15000-24999	36	796	3,627
\$25000-34999	86	1,051	4,324
\$35000-49999	175	1,357	6,315
\$50000-74999	221	2,441	9,128
\$75000-99999	224	1,614	5,469
\$100000-149999	231	2,453	7,690
\$150000-199999	109	1,314	3,877
\$200000 or greater	342	1,835	4,068
Median HH Income	\$ 89,852	\$ 77,648	\$ 64,913
Average HH Income	\$ 132,849	\$ 107,216	\$ 90,849



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,124	11,878	46,753
2010 Total Households	1,377	13,183	47,384
2025 Total Households	1,517	13,999	48,398
2030 Total Households	1,559	14,153	48,475
2025 Average Household Size	2.23	2.22	2.27
2025 Owner Occupied Housing	1,001	9,575	32,731
2030 Owner Occupied Housing	1,000	9,619	32,940
2025 Renter Occupied Housing	516	4,424	15,667
2030 Renter Occupied Housing	559	4,534	15,535
2025 Vacant Housing	138	1,342	4,551
2025 Total Housing	1,655	15,341	52,949

ABOUT AKRON

Akron is a city in Summit County, Ohio, United States, and its county seat. It is located in Northeast Ohio along the Little Cuyahoga River, approximately 40 miles (64 km) south of Cleveland. Akron had a population of 190,469 at the 2020 census, making it the fifth-most populous city in Ohio.

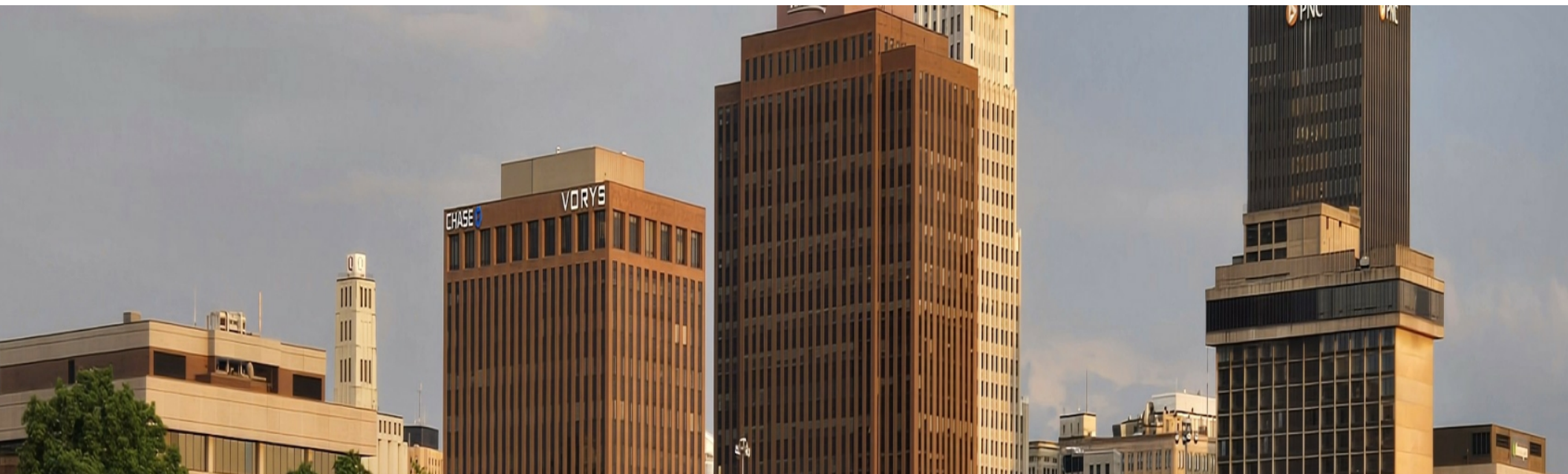


CITY OF AKRON

AREA

CITY	62.3 SQ MI
LAND	61.9 SQ MI
WATER	0.3 SQ MI
ELEVATION	945 FT

POPULATION



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