



NewGenAdv.com

EXCLUSIVE LISTING:

New Orleans Inn

600 US-61,
Portageville, MO
63873

Jigar "Jay" Desai
SENIOR VICE PRESIDENT
#SA675144000

Richard Queen Jr.
NewGen Advisory MO, LLC
Designated Broker
#2012001776



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EXCLUSIVELY LISTED BY:

Jigar “Jay” Desai

Senior Vice President

jigar.desai@newgenadv.com

C: (520) 664-4091

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INVESTMENT PROFILE

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Located at 600 US-61 in Portageville, Missouri, the New Orleans Inn offers a cozy and accessible lodging option for travelers. This quaint two-story hotel features 25 well-maintained rooms that provide a comfortable and convenient base for guests visiting the region. The property is strategically situated near key local attractions, enhancing its appeal to various types of visitors. Just a short drive away, the Discovery Park of America offers an immersive educational experience with interactive exhibits spanning from natural history to futuristic technologies, ideal for families and curious explorers alike. Additionally, the Bootheel Youth Museum, also nearby, provides interactive and educational fun for young guests, making the hotel a favorable choice for family vacations. The hotel's proximity to these attractions, coupled with its commitment to providing personalized service, ensures a memorable stay for both leisure and business travelers. With its classic architecture and warm atmosphere, the New Orleans Inn stands as a welcoming beacon in Portageville, inviting guests to explore the local culture and history.



OFFERING SUMMARY

	Sale Price:	\$550,000
	Building Size:	11,498 SF
	Lot Size:	0.95 AC
	Year Built:	1980
	Number of Rooms:	25
	Stories:	2
	Zoning:	C
	Hotel Type:	Independent

PROPERTY HIGHLIGHTS

- 25 units, 2 stories, independent hotel
- Priced at \$22,000/key
- 2024 room revenue - \$151,720.82
- 2023 room revenue - \$198,154.85
- 2022 room revenue - \$212,677.52
- Manager's apartment available
- Financing in place for qualified buyers
- Absentee managed



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PROPERTY IMPRESSIONS

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TENNESSEE SAFARI PARK

The Tennessee Safari Park provides a unique adventure unlike any other in the region. This drive-through safari park allows visitors to get up close with exotic animals from around the world, all from the comfort of their vehicles. It's an ideal spot for families, animal enthusiasts, and photographers looking to capture the beauty of wildlife. The park's ability to offer personal encounters with wildlife draws significant crowds, enhancing its role as a key demand generator for local accommodations.



DISCOVERY PARK OF AMERICA

This museum and education center enriches the region as a hub of learning, featuring a diverse range of exhibits from prehistoric artifacts to futuristic technologies. Visitors can engage with interactive displays like a replica earthquake simulator and a large aquarium, enhancing their understanding through immersive experiences. The park also hosts special exhibitions and educational events, making it an attractive destination for all ages interested in exploring the wonders of science and history.



HUNTER-DAWSON STATE HISTORIC SITE

The Hunter-Dawson State Historic Site preserves a piece of Missouri's antebellum history through its well-preserved mansion and furnishings. Offering a glimpse into the 19th century, this site attracts history buffs, educational groups, and cultural tourists. Its special events and reenactments bring the past to life, providing a compelling reason for history enthusiasts to visit. Located conveniently near the New Orleans Inn, it serves as a significant cultural draw for guests interested in the rich history of the region.





BOOTHEEL YOUTH MUSEUM

This dynamic museum provides a vibrant learning environment designed specifically for children. It features a wide array of hands-on exhibits that encourage exploration and problem-solving across diverse subjects such as physics, art, and biology. Highlights include a magnetic ball wall, a giant bubble station, and interactive displays that teach mechanics and engineering through playful activities. The museum also hosts special events, educational programs, and workshops that make it an essential resource for local schools and families, fostering an early love of learning and creativity in a highly interactive setting.

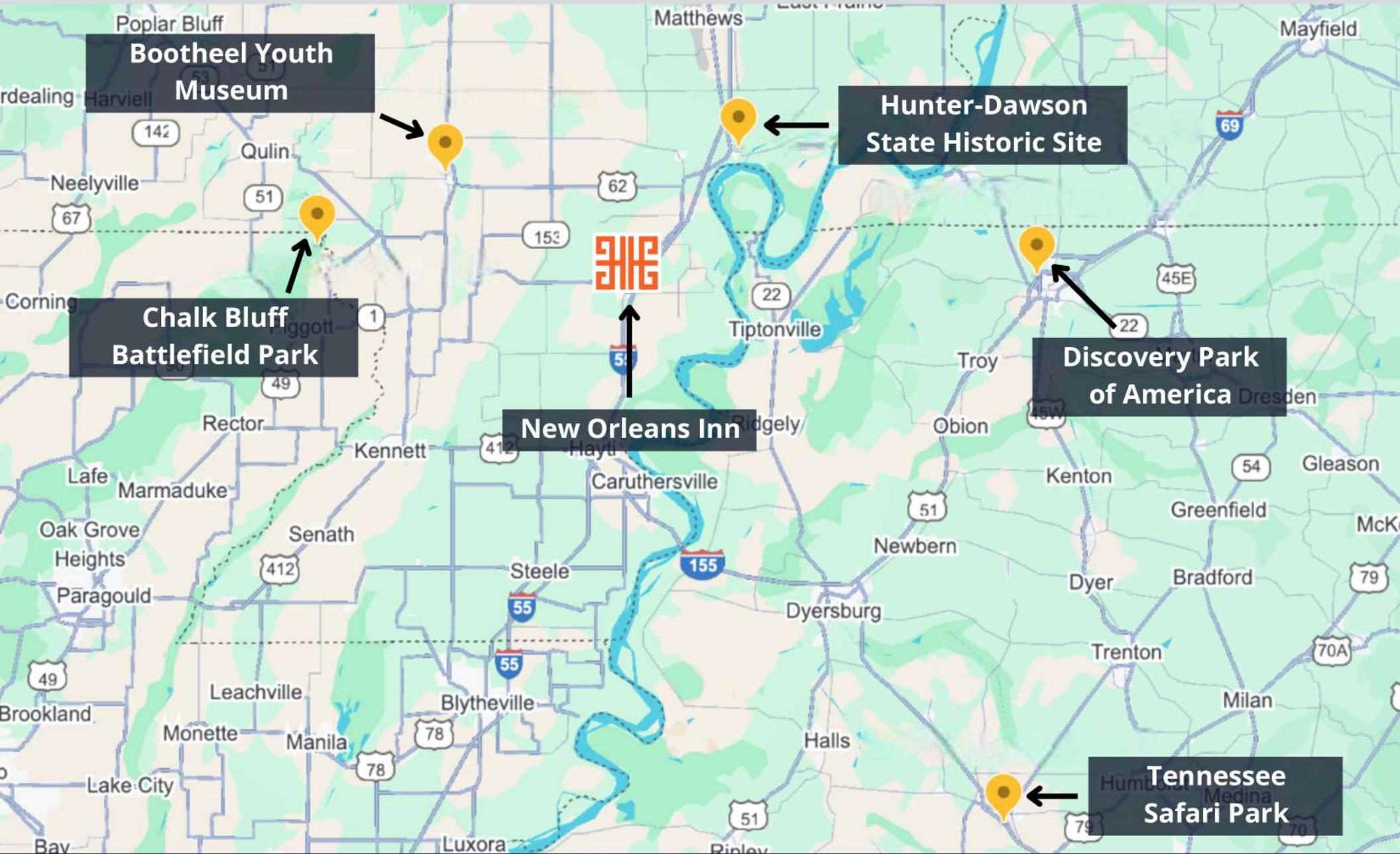
CHALK BLUFF BATTLEFIELD PARK

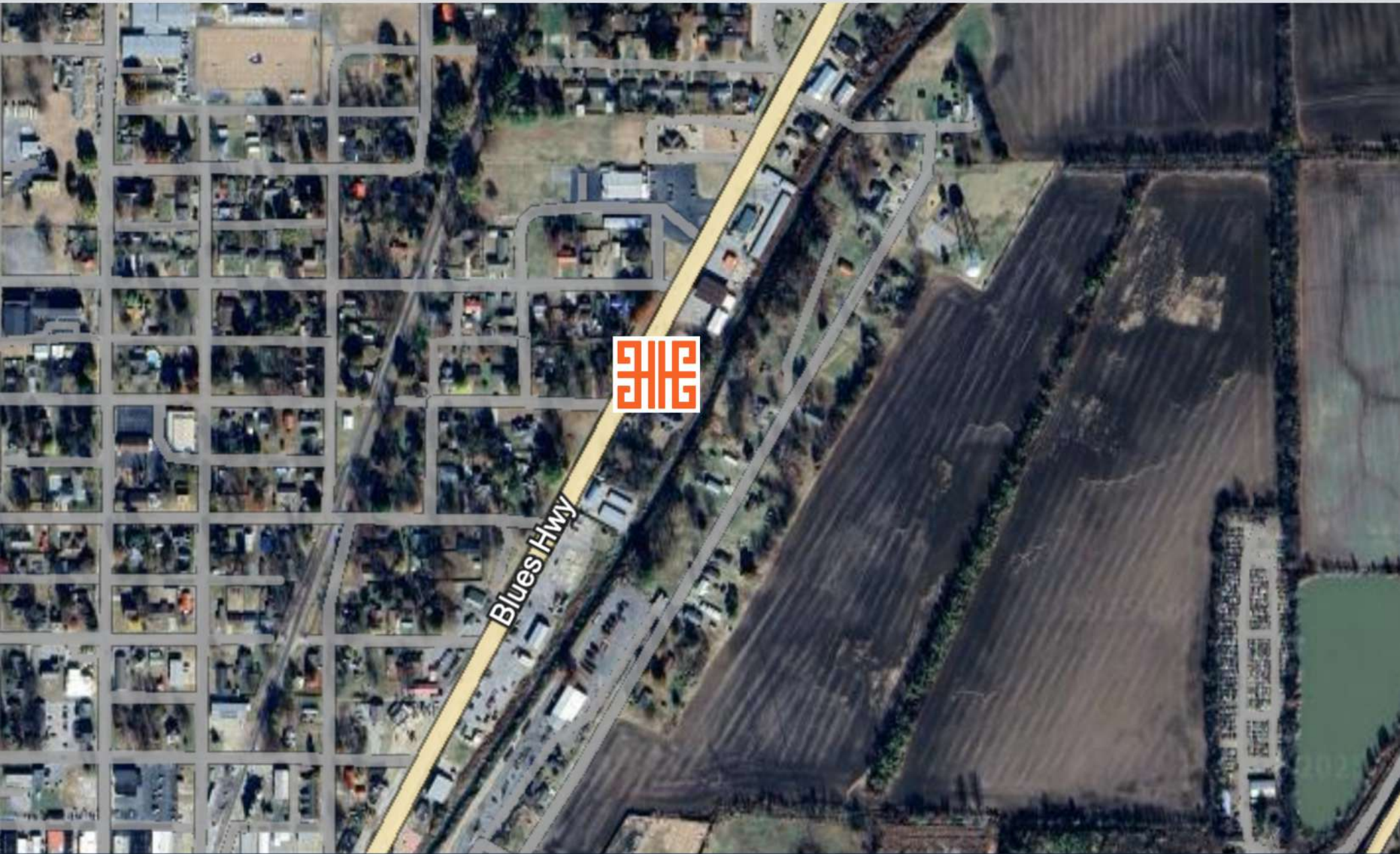
Chalk Bluff Battlefield Park combines historical significance with natural beauty, standing as a site where significant Civil War battles took place. Today, visitors can explore its hiking trails, enjoy picnics, and learn about the area's wartime history through available markers and information stands. The park's dual appeal to both history enthusiasts and nature lovers makes it a prominent local attraction. Its proximity to the New Orleans Inn allows the hotel to serve as a convenient base for visitors looking to explore the park's scenic and historical offerings.

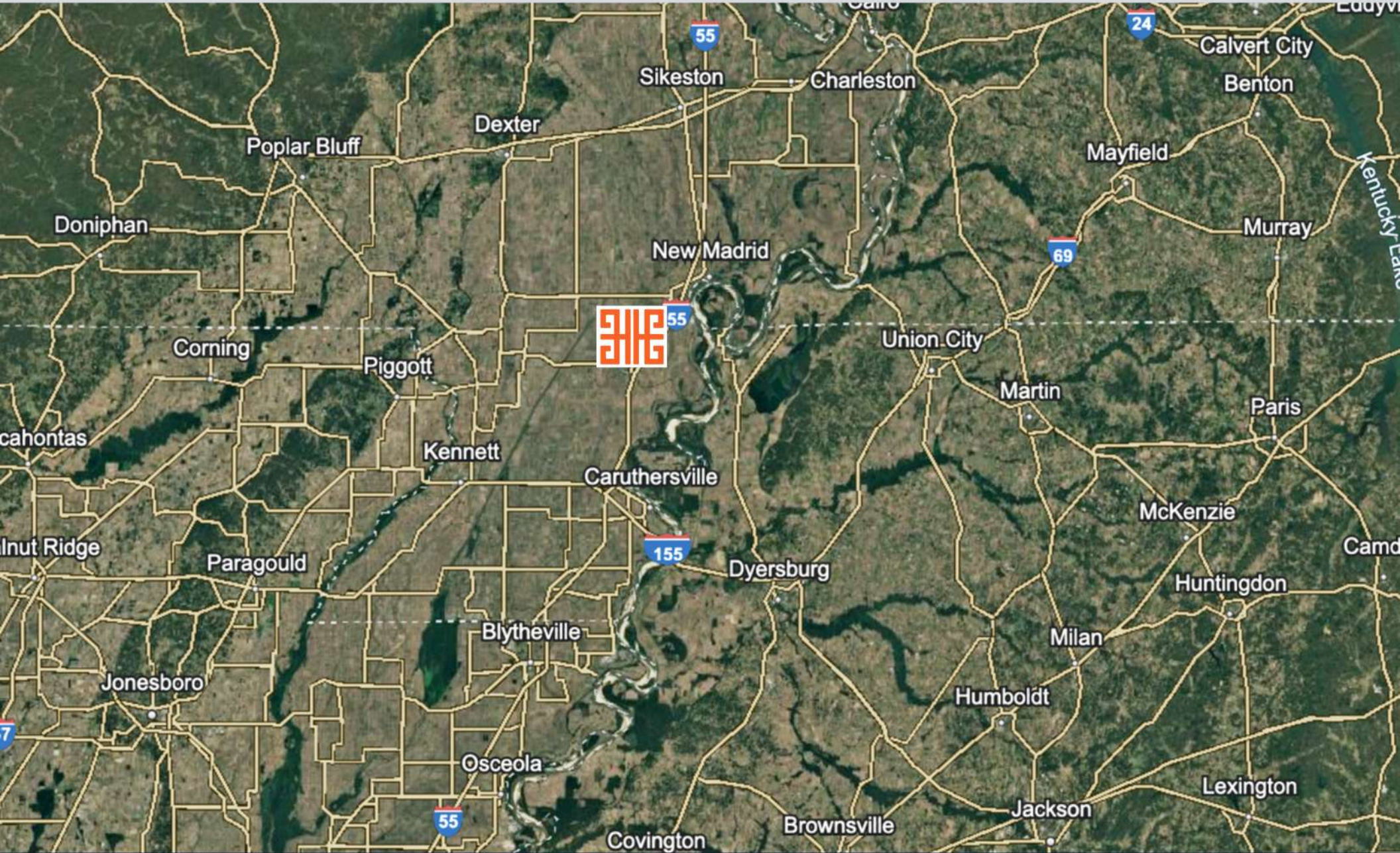


DEMAND GENERATORS MAP

New Orleans Inn
Portageville, MO









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ADVISORY

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SALES COMPARABLES

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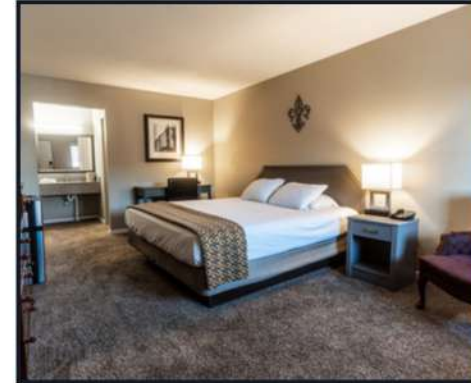
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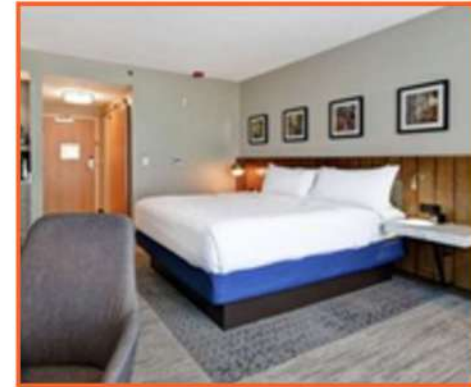
New Orleans Inn
600 US-61 | Portageville, MO 63873

Price:	\$650,000
Lot Size (AC):	0.95 AC
Building Size (SF):	11,498 SF
Price\Unit:	\$22,000
No. Units:	25



Airways Motel
576 Airways Blvd. | Jackson, TN 38301

Sold Price:	\$550,000
Lot Size (AC):	1.40
Building Size (SF):	28,434 SF
Price\Unit:	\$10,000
No. Units:	55



Super 8 by Wyndham Potosi
820 E High St. | Potosi, MO 63664

Sold Price:	\$1,675,000
Lot Size (AC):	1.06
Building Size (SF):	19,180 SF
Price\Unit:	\$34,184
No. Units:	49





Kingsway Motel
806 W Highland Dr | Fulton, KY 42041

Price:	\$350,000
Lot Size (AC):	3.4
Building Size (SF):	7,400 SF
Price\Unit:	\$17,500
No. Units:	20



Casey Jones Motel
110 S Interstate Dr | Sikeston, MO 63801

Sold Price:	\$773,902
Lot Size (AC):	1.56
Building Size (SF):	18,122 SF
Price\Unit:	\$16,123
No. Units:	48



Country Yard Inn & Suites
110 S Interstate Dr | Sikeston, MO 63801

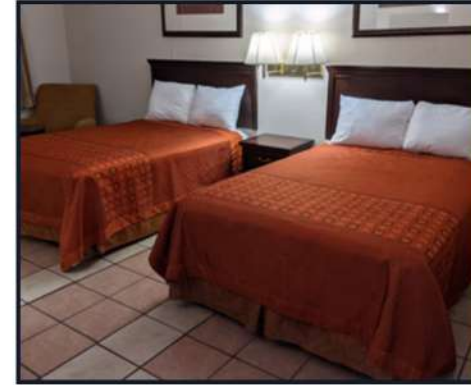
Sold Price:	\$1,862,000
Lot Size (AC):	1.7
Building Size (SF):	18,000 SF
Price\Unit:	\$40,478
No. Units:	46





Reelfoot Lake Inn
1520 State 21 E | Tiptonville, TN 38079

Price:	\$980,000
Lot Size (AC):	4.12
Building Size (SF):	2,878 SF
Price\Unit:	\$19,600
No. Units:	50



Rosewood Inn By OYO Union City I-69
1400 Vaden Ave | Union City, TN 38261

Sold Price:	\$1,900,000
Lot Size (AC):	2.2
Building Size (SF):	26,244 SF
Price\Unit:	\$31,148
No. Units:	61



Economy Inn
1004 US Highway 51 Byp W | Dyersburg, TN 38024-1836

Sold Price:	\$1,066,668
Lot Size (AC):	1.5
Building Size (SF):	36,000 SF
Price\Unit:	\$16,931
No. Units:	63





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ADVISOR BIO

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DIRECT: 520.664.4091

PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



NewGen
ADVISORY

Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004