

# SLEEP INN & SUITES BELMONT OHIO

41371 Reco Drive Belmont, OH 43718



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## HOSPITALITY OFFERING FOR SALE

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A photograph of a multi-story hotel building, identified by the 'SLEEP INN & SUITES' logo on its tower. The building features a mix of stone and light-colored siding. In the foreground, there is a paved area and a small outdoor seating area with umbrellas. The entire image is overlaid with a semi-transparent blue filter.

# PROPERTY INFORMATION

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## SECTION 1

# SLEEP INN & SUITES BELMONT OHIO

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## HOSPITALITY OFFERING FOR SALE



### SALE PRICE

**\$3,799,000**

### OFFERING SUMMARY

Lot Size: 1.64 Acres

Year Built: 2014

Building Size: 34,608 SF

Price / SF: \$109.77

### HIGH LEVEL OVERVIEW

This is a rare value-add opportunity: a Sleep Inn & Suites (Choice Hotels) strategically located in Belmont / St. Clairsville, OH (43718), being offered for **\$3,799,000**.

The 63-room, mid-scale property sits in Belmont County — a growing Appalachian-I-70 corridor — and offers proximity to major highways, outdoor recreation, and regional demand generators.

### DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 6         | 19        | 147      |
| Total Population  | 16        | 50        | 373      |
| Average HH Income | \$90,177  | \$89,147  | \$85,140 |

# SLEEP INN & SUITES BELMONT OHIO

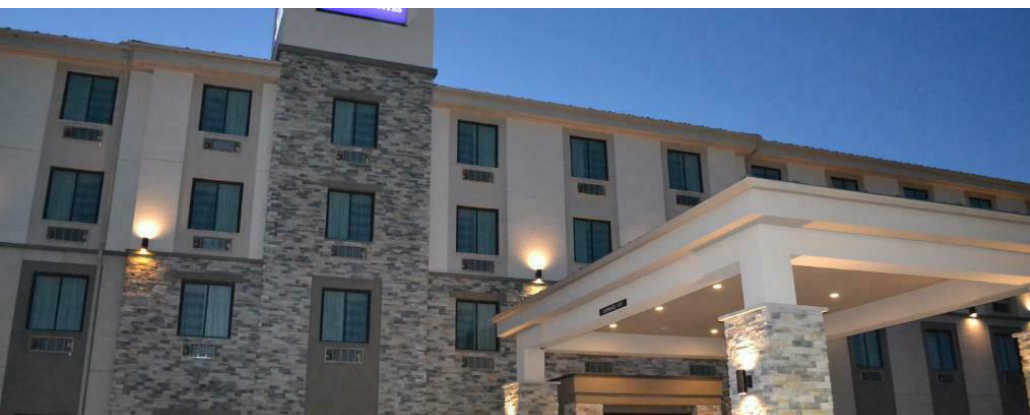
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## HOSPITALITY OFFERING FOR SALE



### LOCATION DESCRIPTION

Situated just off Interstate 70 (Exit 208), this Sleep Inn offers exceptional visibility and convenient access for both leisure and business travelers moving through the Ohio–West Virginia–Pennsylvania corridor. The property sits in Belmont County, a growing area known for its Appalachian charm, outdoor recreation, and steady interstate traffic. Guests benefit from close proximity to Barkcamp State Park, local nature attractions, and the nearby commercial centers of St. Clairsville and Wheeling, which provide additional retail, dining, and business demand. With its central position along a major travel route and its access to surrounding regional markets, the location supports consistent year-round occupancy potential.



### LOCATION DETAILS

|        |         |
|--------|---------|
| County | Belmont |
|--------|---------|



# SLEEP INN & SUITES BELMONT OHIO

41371 Reco Drive, Belmont, OH 43718

HOSPITALITY OFFERING FOR SALE



## PROPERTY OVERVIEW

This offering features a well-maintained Sleep Inn & Suites by Choice Hotels, a 63-room, midscale property positioned for strong performance and future growth. Priced at \$3.825MM, the hotel provides investors with a stable, branded asset in a high-visibility location along I-70. The property delivers manageable operations, consistent interstate and regional demand, and clear value-add upside through revenue optimization, targeted renovations, and enhanced marketing. Its placement within a growing Belmont County market—and near key leisure, business, and travel drivers—makes this an attractive opportunity for both first-time hotel investors and seasoned operators looking to expand their portfolio with a reliable, strategically located asset.

# SLEEP INN & SUITES BELMONT OHIO

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## HOSPITALITY OFFERING FOR SALE

### PROPERTY DETAILS

- **Building Name:** Sleep Inn Belmont Ohio
- **Address:** 41371 Reco Drive, Belmont, OH 43718
- **County:** Belmont
- **County Parcel:** 39-01232.002
- **Website:** <https://www.choicehotels.com/ohio/belmont/sleep-inn-hotels/oh581>
- **Date Built/Open:** 2014
- **Total Sq Feet:** 34,608 SF

### Franchise Information

- **Years remaining on franchise:** Choice Hotels
- **Years new owner can get for a new franchise:** Oct 2024 - 5 year contract (with no PIP)
- **Fee simple or lease hold:** Fee Simple
- **QA Audit:** Q4 2024



### AMENITIES

- **Pool Type:** Indoor Heated Pool
- **Number of Floors:** 4
- **Meeting Room:** Yes
- **Business Center:** Yes
- **Exercise Room/ Size:** Yes
- **Guest Vending Machine:** Yes
- **Ice Machine:** Yes

### RENOVATION INFORMATION

- **PIP Status:** Minimal PIP
- **Last Renovations:** 2019  
(FD Computers, Carpeting, FF&E, Exterior  
Signage, Phone system, Elevator cabling, Generator)

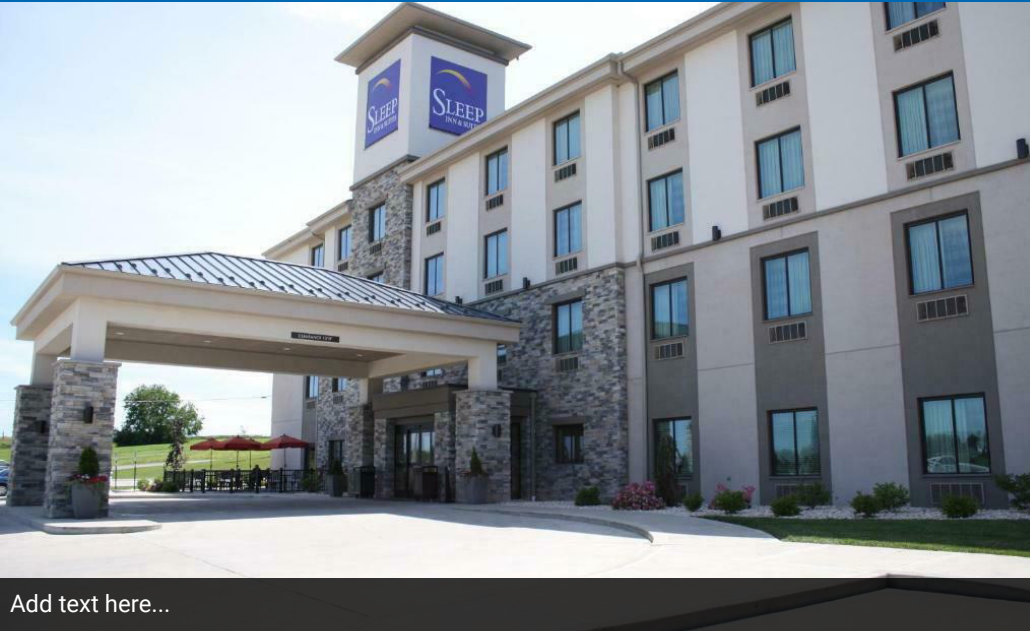
### BUILDING INFORMATION

- **Telephone Systems:** VOIP, provided and managed by Full Service Network.
- **Guest Room Door Lock System:** ASSA ABOY/Vingcard
- **Sprinkler (wet/dry):** wet
- **Fire Panel - Direct Connect to Fire Dept:** yes
- **HVAC: Public Areas:** Heating/AC

# SLEEP INN & SUITES BELMONT OHIO

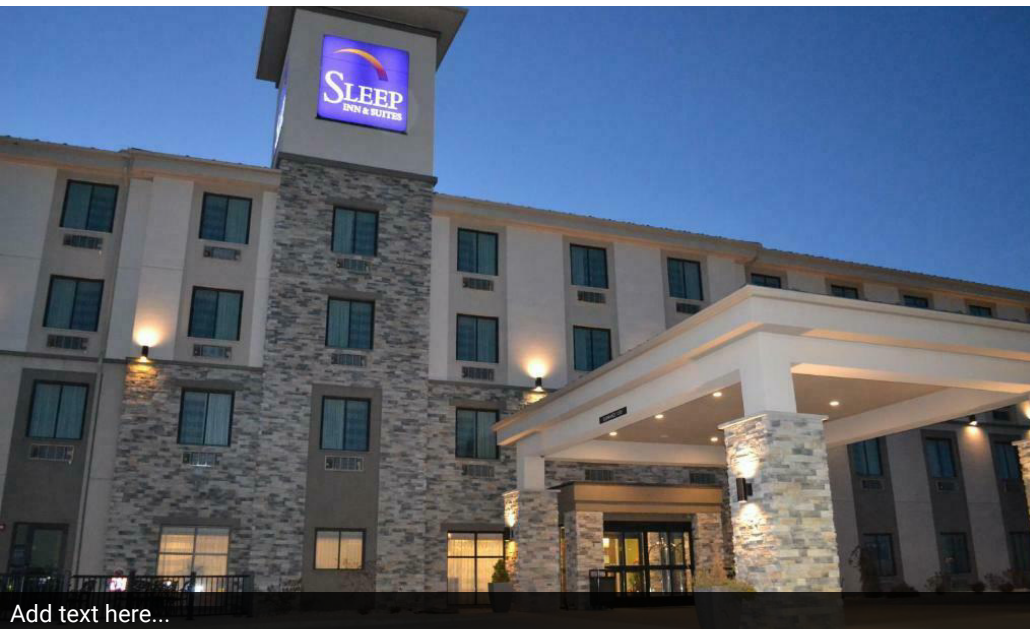
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## HOSPITALITY OFFERING FOR SALE



### PROPERTY HIGHLIGHTS

- Interstate visibility and access (I-70, Exit 208)
- Stable, mid-scale brand with strong recognition (Choice / Sleep Inn)
- 63-room scale – manageable operations, room to improve margins
- Proximity to Barkcamp State Park and scenic outdoor assets
- Location within a designated Opportunity Zone, allowing for potential tax-advantaged investment.
- Econ Dev & Community Resilience
- Tri-state regional exposure (OH, WV, PA)
- Limited direct competition in immediate vicinity (see comps below)
- Potential to drive ancillary revenues (breakfast, events, local partnerships)



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## HOSPITALITY OFFERING FOR SALE

| ROOMS                       | QUANTITY  |
|-----------------------------|-----------|
| King                        | 16        |
| Queens                      | 37        |
| King w/handicap accessible. | 3         |
| King Suites                 | 4         |
| King Jetted Tub Suites      | 3         |
| <b>TOTALS</b>               | <b>63</b> |

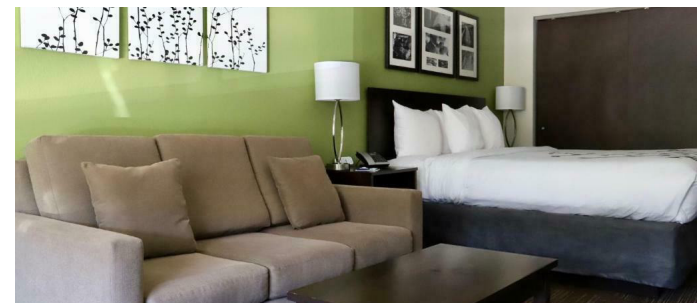
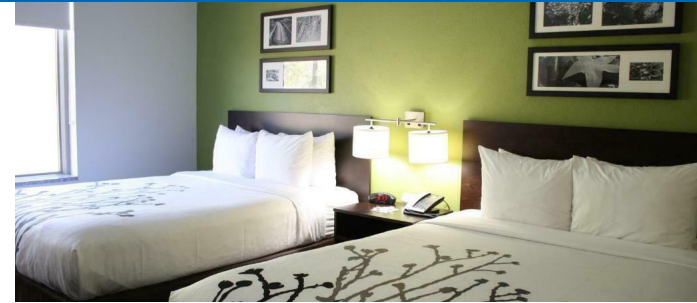
- **Guest Room Size:** 250 sq ft up to 675 sq ft
- **Bathroom Size:** 64 sq ft up to 118 sq ft
- **Door Width:** 36 in
- **Tub Surround:** Fiberglass
- **Floor:** Carpet and ceramic tile
- **Vanity:** Cultured Marble
- **TV Size/Last replaced:** 2014 / 32 In.



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# LOCATION INFORMATION

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## SECTION 2

# SLEEP INN & SUITES BELMONT OHIO

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## ADDITIONAL INSIGHTS

### Restaurants nearby:

- Schlepp's Family
- Annie K's
- Gulla's Lunch

### Entertainment nearby:

- Add text here
- Add text here
- Add text here

### Major cities nearby:

- St. Clairsville, OH
- Martins Ferry, OH
- Wheeling, WV
- Pittsburgh, PA
- Columbus, OH

## COMPETITORS

- **Hotel 1:** Comfort Inn, St. Clairsville (OH)
- **Hotel 2:** Wingate by Wyndham, St. Clairsville / Wheeling area
- **Hotel 3:** Super 8 by Wyndham, St. Clairsville

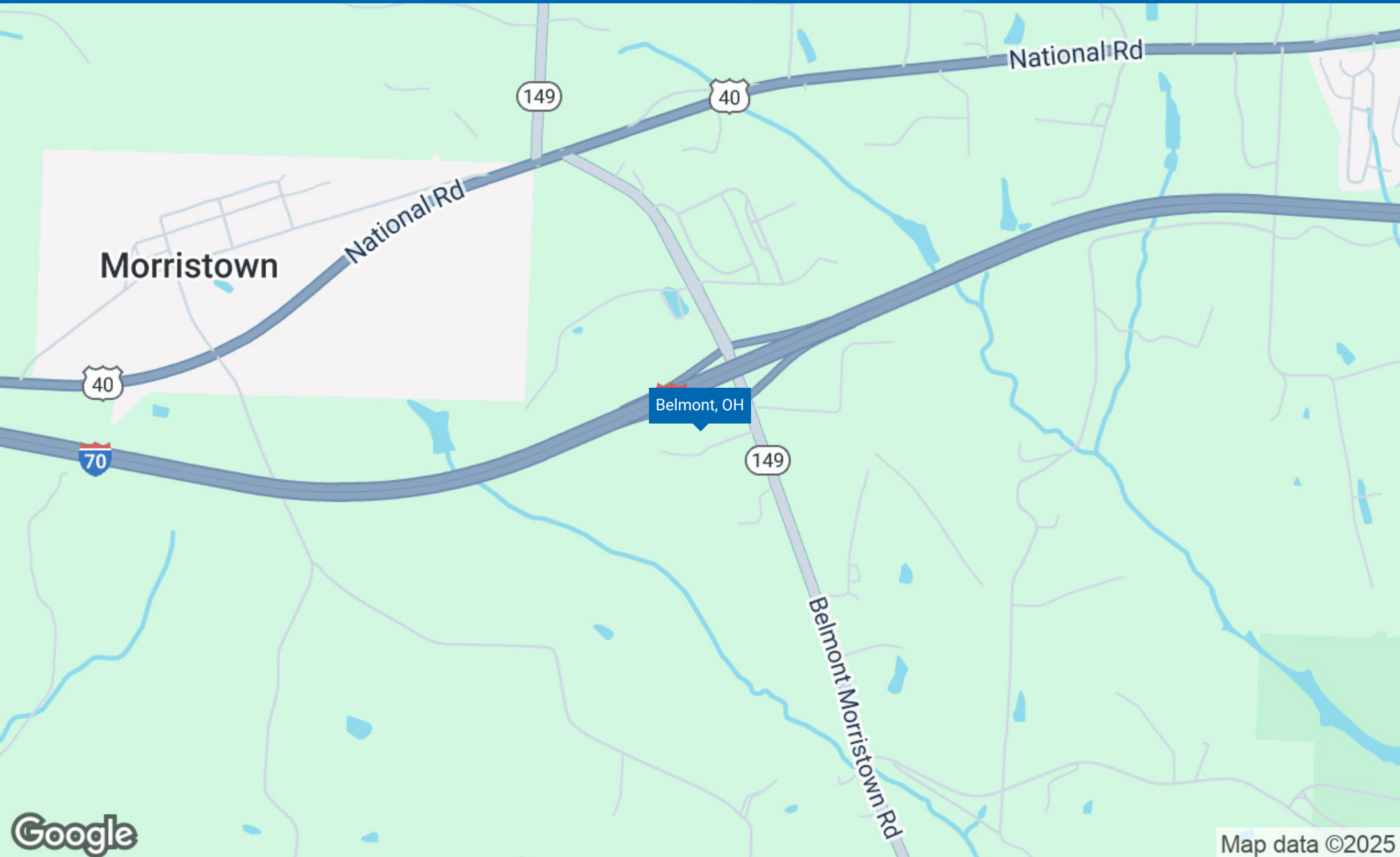
## MAJOR DEMAND GENERATORS

- **Outdoor Recreation:** Barkcamp State Park (hiking, camping, boating)
- **Nature / Conservation Tourism:** Dysart Woods old-growth forest is nearby.
- **Regional Events:** While Jamboree in the Hills (country music festival) is currently on hiatus, historically this region has hosted major draw events.
- **Commuter & Interstate Traffic:** Proximity to I-70 brings steady highway traffic, business travel, and stopovers.
- **Opportunity Zone Investment Activity:** The property is within a Belmont/Bethesda Opportunity Zone

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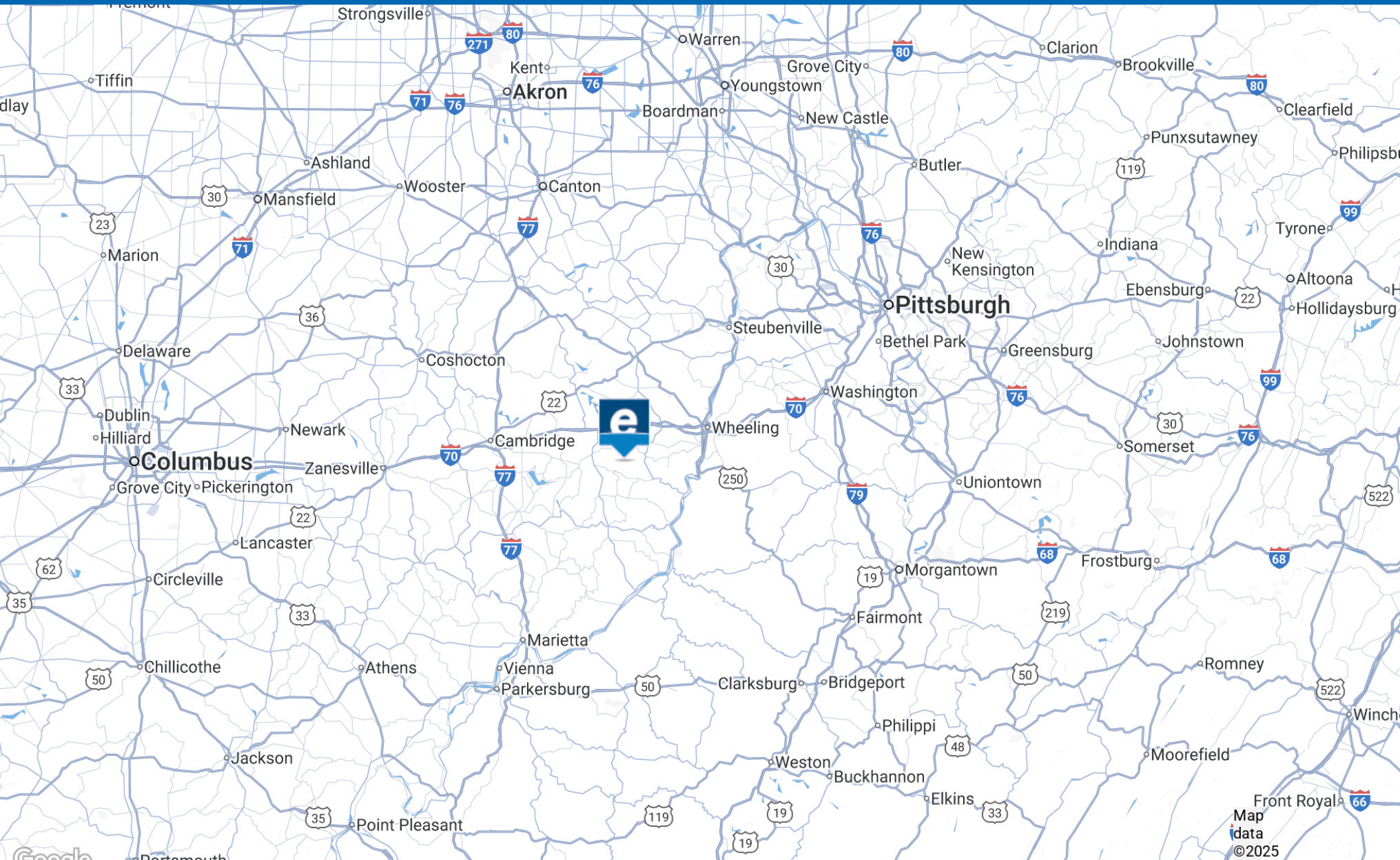
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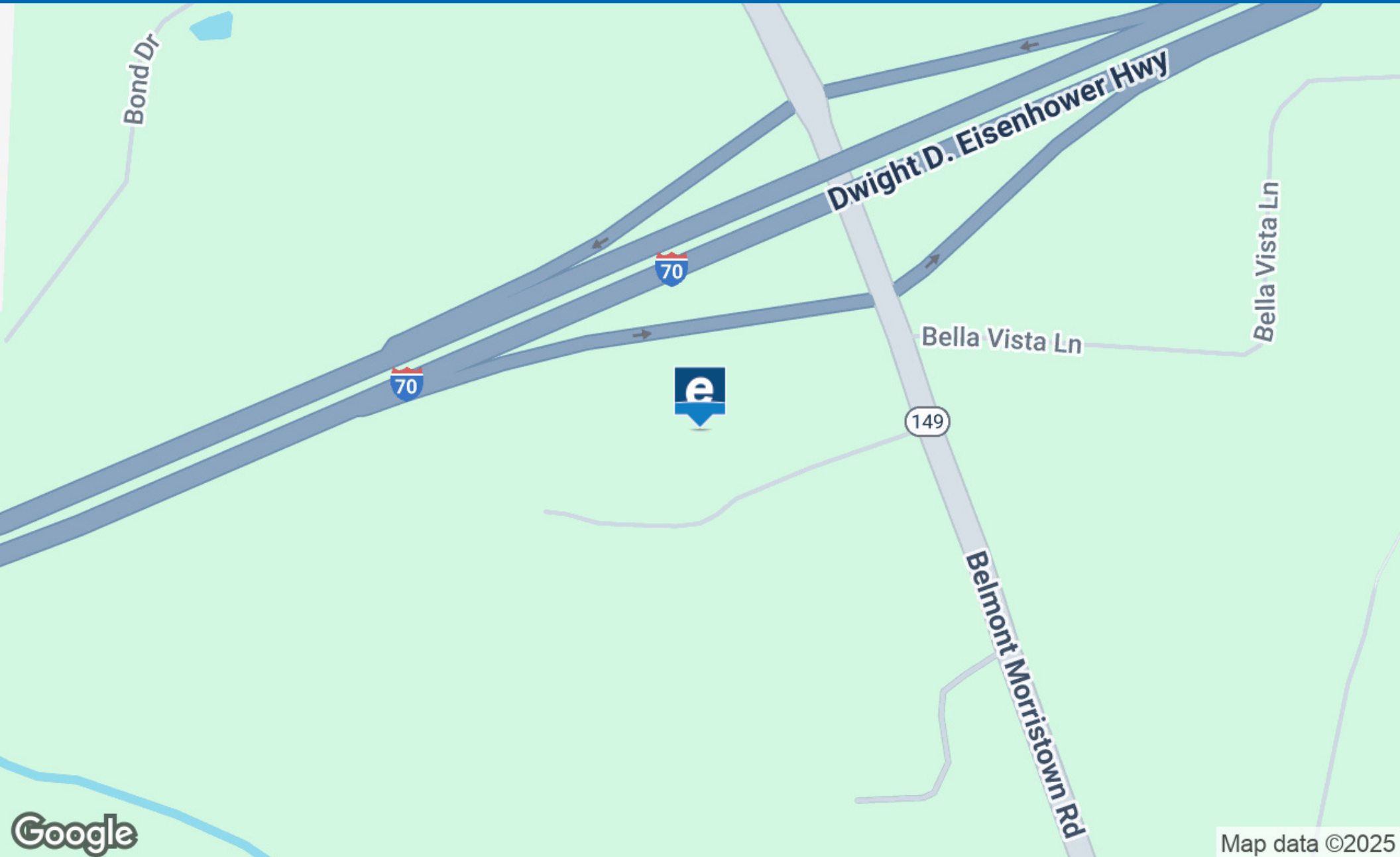
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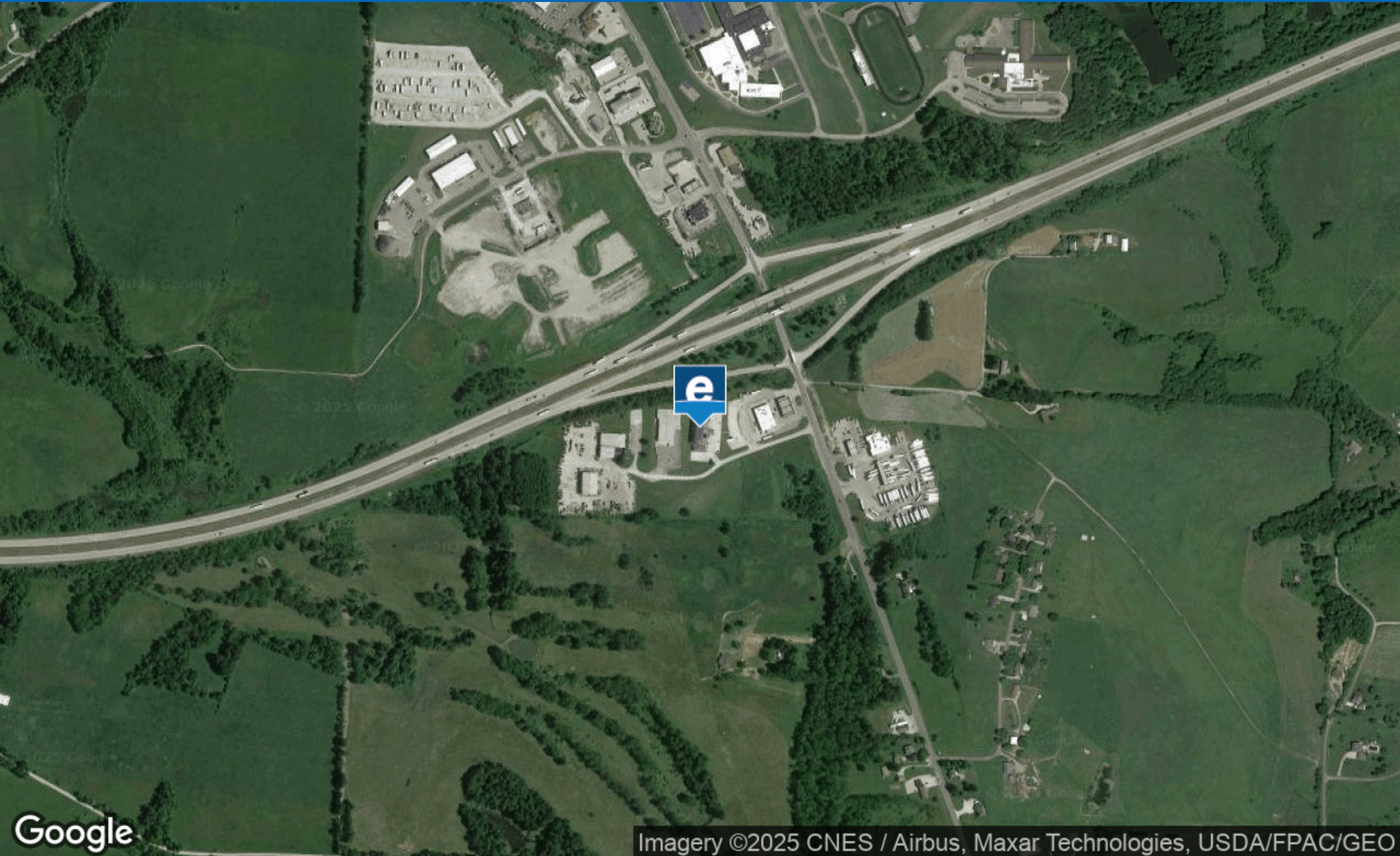


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# FINANCIAL ANALYSIS

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## SECTION 3

# SLEEP INN & SUITES BELMONT OHIO

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## HOSPITALITY OFFERING FOR SALE

### Financial Overview

|  | 2024 Act           | 2025 Est           | 2026 Proforma      |
|--|--------------------|--------------------|--------------------|
| <b>Operating Income</b>                      |                    |                    |                    |
| Sales  | \$1,032,071        | \$1,144,655        | \$1,150,000        |
| <b>Operating Expense</b>                     |                    |                    |                    |
| Expenses                                     | (\$1,006,334)      | (\$1,117,598)      |                    |
| + Addback - Professional Fees                |                    |                    |                    |
| + Addback - Interest                         |                    |                    |                    |
| + Addback - Management Fee                   |                    |                    |                    |
| + Addback - New Phone System                 |                    |                    |                    |
| + Addback - Generator upgrade                |                    |                    |                    |
| + Addback - Exterior Signage/Choice Mandated |                    |                    |                    |
| + Addback - Barn Painting                    |                    |                    |                    |
| + Addback - Elevator upgrade                 |                    |                    |                    |
| Addbacks total                               | \$300,192          | \$394,404          |                    |
| <b>Expenses w/ addbacks</b>                  | <b>(\$706,142)</b> | <b>(\$723,194)</b> | <b>(\$726,571)</b> |
| Exp %  | 68%                | 63%                | 65%                |
| <b>Net Profit</b>                            | <b>\$325,928</b>   | <b>\$421,461</b>   | <b>\$402,500</b>   |
| <b>Net Profit margin</b>                     | <b>32%</b>         | <b>37%</b>         | <b>35%</b>         |

2024 Addbacks: \$300,191.92 (MGMT Fees, Interest, Professional Fees, New Phone System, and Generator upgrade).

2025 Addbacks: \$394,404.03 (MGMT Fees, Interest, Professional Fees, Exterior Signage/Choice Mandated and Barn Painting, Elevator upgrade).

### Investment Overview

|                                       |           |
|---------------------------------------|-----------|
| Capitalization Rate                   | 10.59%    |
| Total Annual Cash Flow (before taxes) | \$126,471 |
| Cash on Cash Return (ROI)             | 12.97%    |
| True Cash Flow                        | \$197,803 |
| Internal Rate of Return (IRR)         | 20.29%    |
| DSCR                                  | 1.46      |

### Capital Structure

|                               |                              |
|-------------------------------|------------------------------|
| <b>Total Acquisition Cost</b> |                              |
| Rentable Rooms                | 63                           |
| Revenue Multiplier            | 3.30                         |
| Listing Price                 | \$3,799,000 \$60,302 Per Key |
| Closing Costs                 | \$25,000                     |
| Franchise Fee                 | \$25,000                     |
| Capital Renovation            | \$50,000 \$794 Per Key       |
| <b>Total Acquisition Cost</b> | <b>\$3,899,000</b>           |

### Capital Requirements

|                              |             |
|------------------------------|-------------|
| Equity                       | 25%         |
| Loan-To-Value (Leverage PCT) | 75%         |
| Amortization (Years)         | 20          |
| Interest Rate                | 7.00%       |
| Buyer @ 25%                  | \$974,750   |
| Mortgage 75% LTV             | \$2,924,250 |

|                       |             |
|-----------------------|-------------|
| Annual Interest Pmt   | (\$204,698) |
| Annual Principal Pmt  | (\$71,331)  |
| Annual Total Debt Svc | (\$276,029) |

### Investment Snapshot

|                           |             |
|---------------------------|-------------|
| Listing Price             | \$3,799,000 |
| Renovations/Closing Costs | \$100,000   |
| Total                     | \$3,899,000 |
| Mortgage                  | \$2,924,250 |
| Equity                    | \$974,750   |

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## HOSPITALITY OFFERING FOR SALE

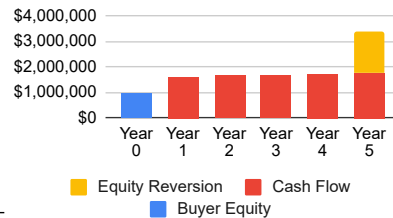
### Potential 5yr Investment Return

| Mortgage Balance | Beginning   | Ending (yr5) |
|------------------|-------------|--------------|
|                  | \$2,924,250 | \$2,531,929  |

#### Capital Gain on Investment

|                          |                  |
|--------------------------|------------------|
| Year 5 NOI               | \$2,020,906      |
| Terminal Cap Rate        | 53.20%           |
| Room Revenue Multplier   | 3.30             |
| Selling Costs            | 3.00%            |
| Terminal Reversion Value | 4,280,000        |
| Less: Mortgage           | 2,531,929        |
| Less: Closing Costs      | 128,400          |
| <b>Equity Residual</b>   | <b>1,619,671</b> |

#### Equity Return



| Cash Flow            | Year 0 | Year 1             | Year 2             | Year 3             | Year 4             | Year 5             |
|----------------------|--------|--------------------|--------------------|--------------------|--------------------|--------------------|
| YoY Growth %         |        |                    | 3%                 | 3%                 | 3%                 | 3%                 |
| Revenue              |        | \$1,150,000        | \$1,184,500        | \$1,220,035        | \$1,256,636        | \$1,294,335        |
| Expenses             |        | 726,571            | 726,571            | 726,571            | 726,571            | 726,571            |
| EBITA                |        | \$1,876,571        | \$1,911,071        | \$1,946,606        | \$1,983,207        | \$2,020,906        |
| Annual Debt Service  |        | (\$276,029)        | (\$276,029)        | (\$276,029)        | (\$276,029)        | (\$276,029)        |
| <b>Cash Flow</b>     |        | <b>\$1,600,542</b> | <b>\$1,635,042</b> | <b>\$1,670,577</b> | <b>\$1,707,179</b> | <b>\$1,744,878</b> |
| <b>Debt Coverage</b> |        | <b>6.80</b>        | <b>6.92</b>        | <b>7.05</b>        | <b>7.18</b>        | <b>7.32</b>        |

| Equity Return        | Year 0             | Year 1             | Year 2             | Year 3             | Year 4             | Year 5             |
|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Buyer Equity         | \$974,750          |                    |                    |                    |                    |                    |
| Cash Flow            |                    | \$1,600,542        | \$1,635,042        | \$1,670,577        | \$1,707,179        | \$1,744,878        |
| Equity Reversion     |                    |                    |                    |                    |                    | \$1,619,671        |
| <b>Net Cash Flow</b> | <b>(\$974,750)</b> | <b>\$1,600,542</b> | <b>\$1,635,042</b> | <b>\$1,670,577</b> | <b>\$1,707,179</b> | <b>\$3,364,548</b> |

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# DEMOGRAPHICS

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## SECTION 4

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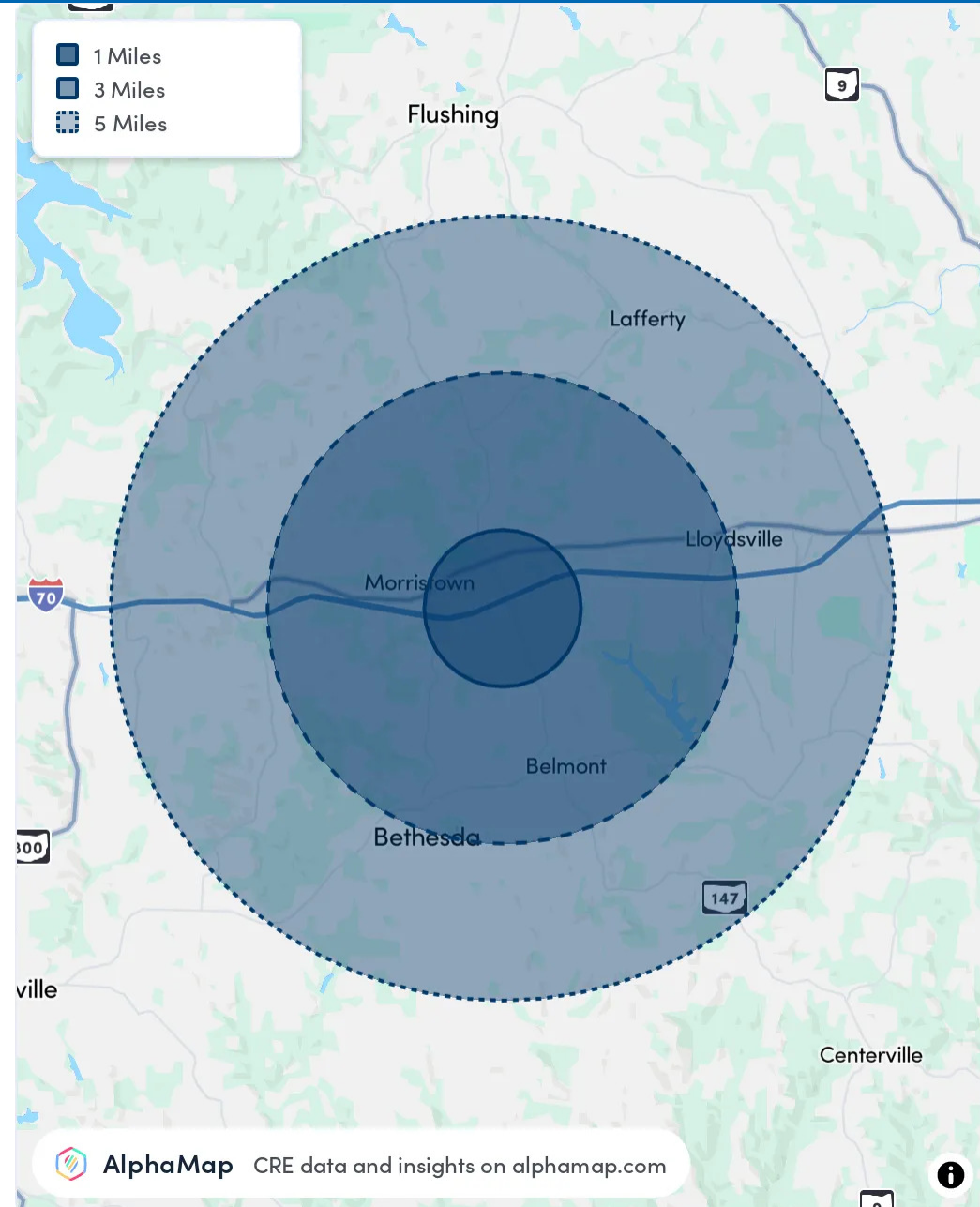
## HOSPITALITY OFFERING FOR SALE

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 373    | 3,125   | 8,529   |
| Average Age          | 43     | 43      | 42      |
| Average Age (Male)   | 43     | 42      | 42      |
| Average Age (Female) | 43     | 44      | 45      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 147       | 1,239     | 2,451     |
| Persons per HH      | 2.5       | 2.5       | 3.5       |
| Average HH Income   | \$85,140  | \$76,949  | \$83,908  |
| Average House Value | \$255,170 | \$223,339 | \$247,683 |
| Per Capita Income   | \$34,056  | \$30,779  | \$23,973  |

Map and demographics data derived from AlphaMap



A photograph of a multi-story hotel building, identified by the 'SLEEP INN & SUITES' logo on its tower. The building features a mix of stone and light-colored siding. In the foreground, there is a covered outdoor area with patio umbrellas. The entire image is overlaid with a semi-transparent blue filter.

# ADVISOR BIOS

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## SECTION 5

# SLEEP INN & SUITES BELMONT OHIO

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HOSPITALITY OFFERING FOR SALE

**Anish Shah**



**Tom Buoni**



**Neeti Shah**



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