



Hospitality Offering For Sale

# Rodeway Inn Columbus (Hilliard) OH

1313 W Saint James Lutheran Ln, Columbus, OH 43228



*presented by:*

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Hospitality Offering For Sale

# PROPERTY INFORMATION

Section 1



# Executive Summary



**SALE PRICE** **\$3,990,000**

## OFFERING SUMMARY

Cap Rate:	10.17%
NOI:	\$405,879
Available SF:	
Lot Size:	2.55 Acres
Year Built:	1987
Building Size:	108,288 SF
Price / SF:	\$36.85

## HIGH LEVEL OVERVIEW

Rodeway Inn Columbus, OH is a well-located, budget-friendly hotel offering investors and owner-operators a strategic opportunity in the bustling Columbus market. This property combines convenient highway access, proximity to major demand drivers, and a recognized brand, making it a prime candidate for operational improvements and enhanced returns.

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	408	1,395	4,680
Total Population	923	3,164	10,469
Average HH Income	\$102,616	\$103,978	\$98,695



# City Information



## LOCATION DESCRIPTION

Nestled just off Interstate 70 and within minutes of downtown Columbus, the Rodeway Inn benefits from exceptional connectivity to the city's top attractions, corporate offices, and universities. Its strategic location near key transit routes ensures high visibility and steady demand from leisure and business travelers alike.

## LOCATION DETAILS

County	Franklin
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# Property Description



## PROPERTY OVERVIEW

This Rodeway Inn presents a rare chance to acquire an affordable hospitality asset in Columbus, a city known for its vibrant economy and diverse visitor base. Positioned near major roadways, this property offers consistent demand from travelers drawn by the city's numerous business hubs, universities, and entertainment venues. With essential guest amenities and room for operational growth, the Rodeway Inn is well-suited for immediate revenue generation and value-add potential.

## LOCATION OVERVIEW

Nestled just off Interstate 70 and within minutes of downtown Columbus, the Rodeway Inn benefits from exceptional connectivity to the city's top attractions, corporate offices, and universities. Its strategic location near key transit routes ensures high visibility and steady demand from leisure and business travelers alike.



# Complete Highlights



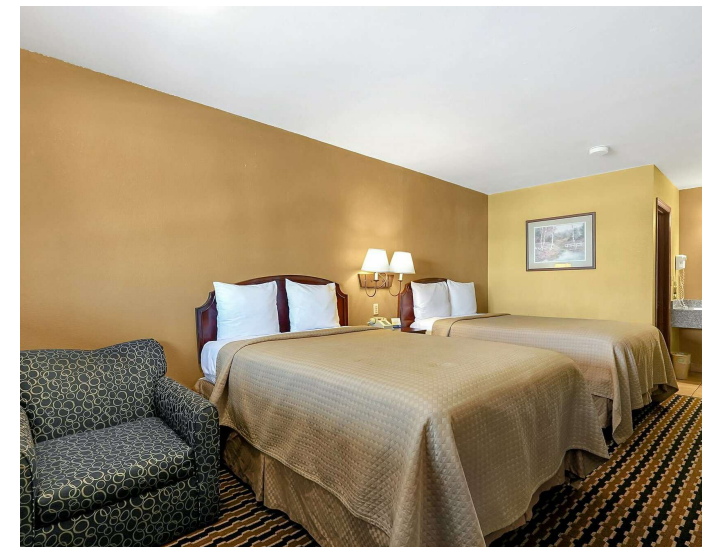
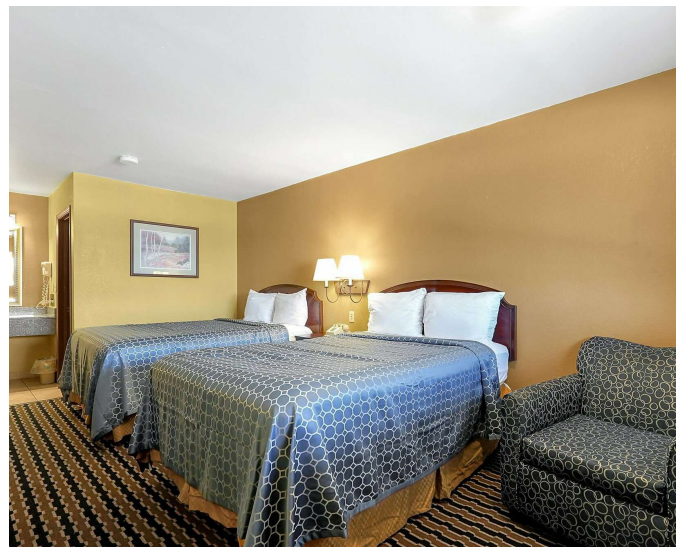
## PROPERTY HIGHLIGHTS

- **Strategic Location:** Easy access to I-70 and I-71, connecting guests to downtown Columbus and surrounding areas.
- **Proximity to Demand Generators:** Minutes from Nationwide Arena, Ohio State University, and Greater Columbus Convention Center.
- **Brand Recognition:** Operates under Choice Hotels' Rodeway Inn brand, providing marketing support and loyalty-driven business.
- **Value-Add Opportunity:** Potential to enhance ADR and occupancy rates through renovations and operational improvements.
- **Guest Amenities:** Free Wi-Fi, ample parking, and pet-friendly policies to cater to a broad traveler base.
- **Tourism and Business Hub:** Columbus is one of the fastest-growing metros in the Midwest, attracting diverse travelers year-round.
- **Affordable Asset:** Positioned as a cost-effective investment with attractive upside potential.
- **Consistent Demand:** Reliable year-round traffic from local events, conferences, and university activities.

# Guest Rooms

ROOMS	QUANTITY
King	13
Q/Q	21
D/D	71
ADA Accessible	2
<b>TOTALS</b>	<b>106</b>

- **Guest Room Size:** 18' x 14'
- **Bathroom Size:** 9' x 5'
- **Door Width:** 36"
- **Tub Surround:** Yes
- **Floor:** Carpet & Tile
- **Vanity:** Granite
- **TV Size/Last replaced:** 34" and 42" Flat Screens





# Property Information

## PROPERTY DETAILS

- ▶ **Property Name:** Rodeway Inn
- ▶ **Address:** 1313 W St James Lutheran Lane, Columbus, OH, 43228, US
- ▶ **County:** Franklin
- ▶ **County Parcel:** 570-207089
- ▶ **Website:** [choicehotels.com/ohio/fairborn/comfort-inn-hotels/oh4983](http://choicehotels.com/ohio/fairborn/comfort-inn-hotels/oh4983)
- ▶ **Date Built / Open:** 1987
- ▶ **Total Sq Feet:** 36,906 SF

### Franchise Information

- ▶ **Bought:** 3 years ago
- ▶ **Years new owner can get for a new franchise:** 10, 15, 20 Years
- ▶ **Fee simple or lease hold:** Fee Simple



## BUILDING AMENITIES

- ▶ **Number of Floors:** 2
- ▶ **Number of Buildings:** 2
- ▶ **Vending Machines:** Yes
- ▶ **Guest Laundry:** Yes

## RENOVATION INFORMATION

- ▶ **PIP Status:** \$250k - \$300K

## BUILDING INFORMATION

- ▶ **Telephone systems:** Mitel SX
- ▶ **Guest Room Door Lock System:** E Lox Inc. (Secure Lox Co.)
- ▶ **Sprinkler System (wet/dry):** Yes in certain areas
- ▶ **HVAC:** PTAC in Guestrooms



# Photos





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# LOCATION INFORMATION

Section 2



# LOCATION INFORMATION



## ADDITIONAL INSIGHTS

### Major cities nearby:

- ▶ Columbus, Ohio – The state capital and a fast-growing metropolitan hub.

### Restaurants nearby:

- ▶ The Refectory Restaurant & Bistro
- ▶ Northstar Café
- ▶ Schmidt's Sausage Haus

### Entertainment nearby

- ▶ **The Ohio State University**
- ▶ Nationwide Arena
- ▶ Easton Town Center
- ▶ Columbus Zoo and Aquarium

## COMPETITORS

- ▶ **Hotel 1:** Red Roof PLUS+ Columbus Downtown
- ▶ **Hotel 2:** Days Inn by Wyndham Columbus Airport
- ▶ **Hotel 3:** Comfort Suites East Broad at 270

## MAJOR DEMAND GENERATORS

- ▶ Ohio State University – A major driver of leisure and business travel for academic, sporting, and cultural events.

Greater Columbus Convention Center – Hosting year-round events, trade shows, and conferences.

Nationwide Arena District – A vibrant hub of concerts, professional sports, and nightlife.

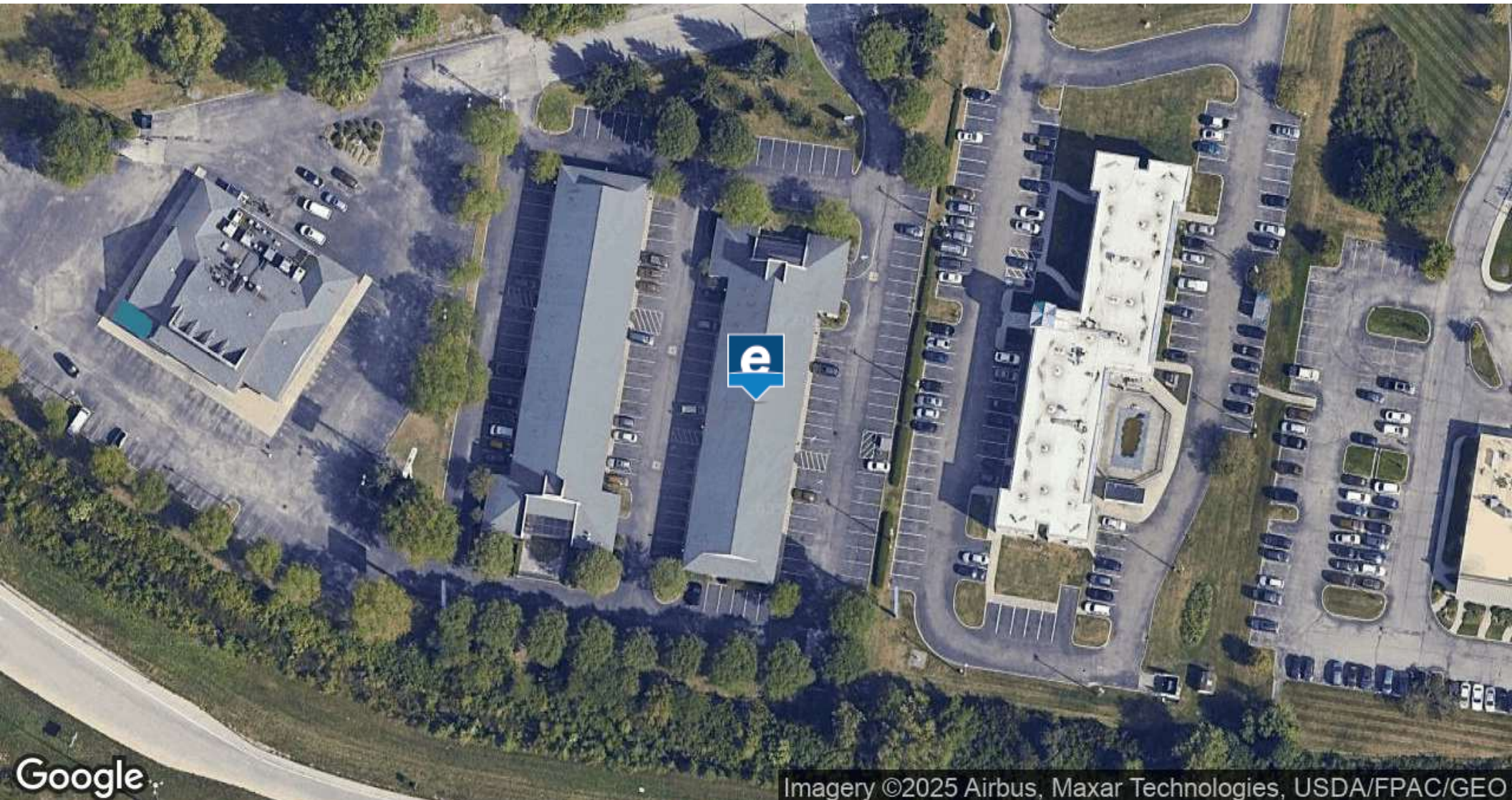


# Regional Map



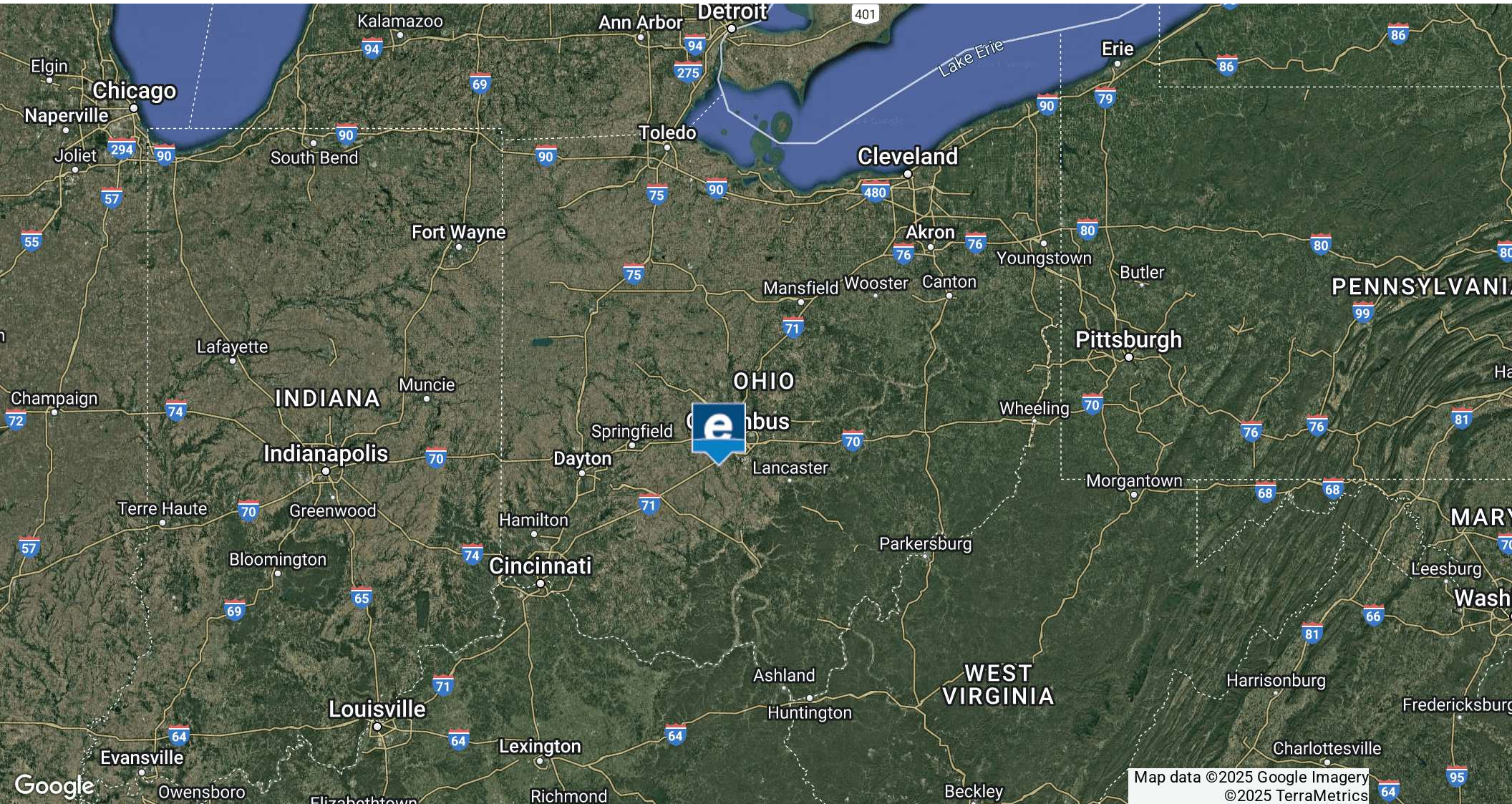


# Aerial Map



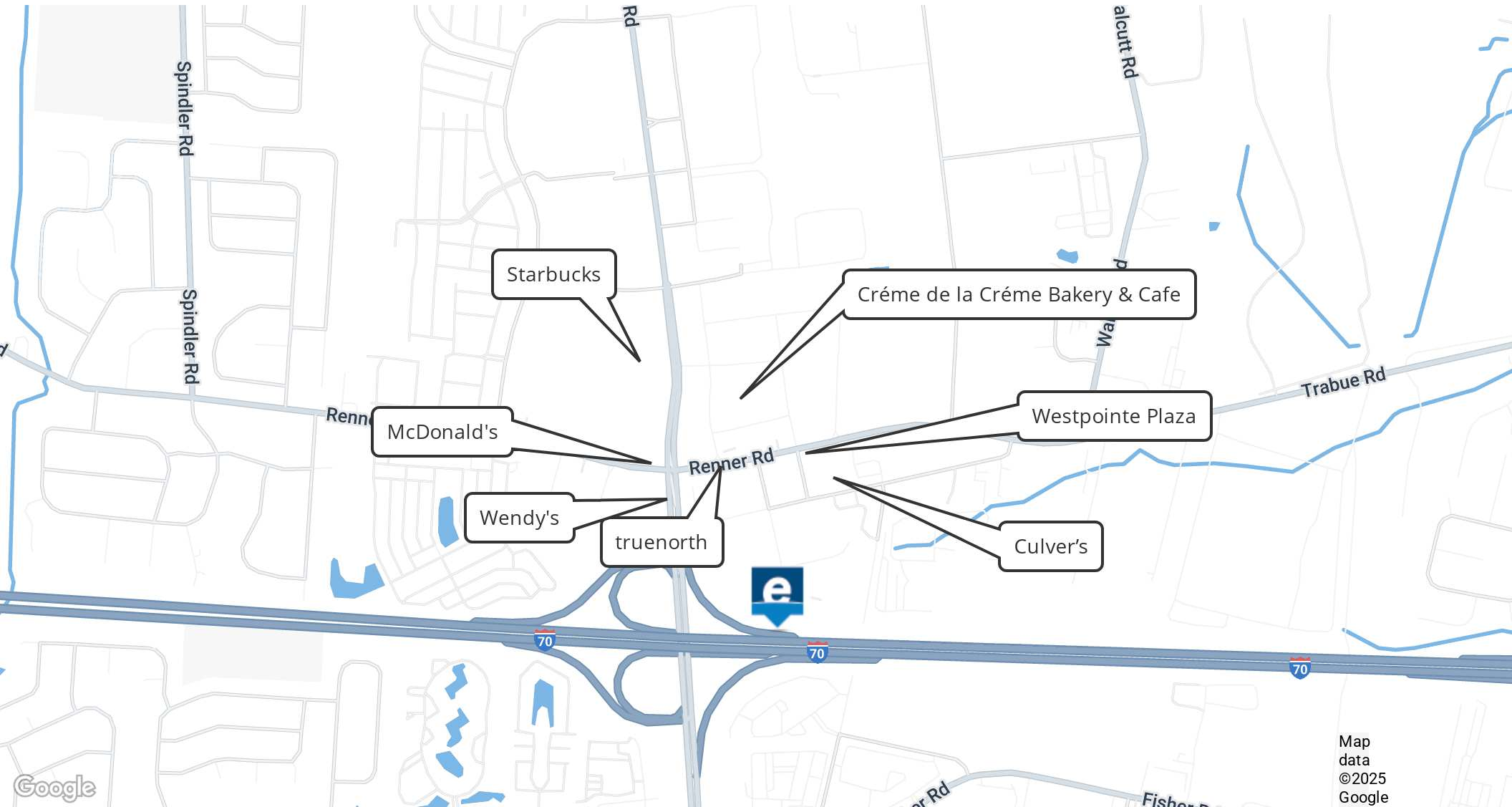


# Map





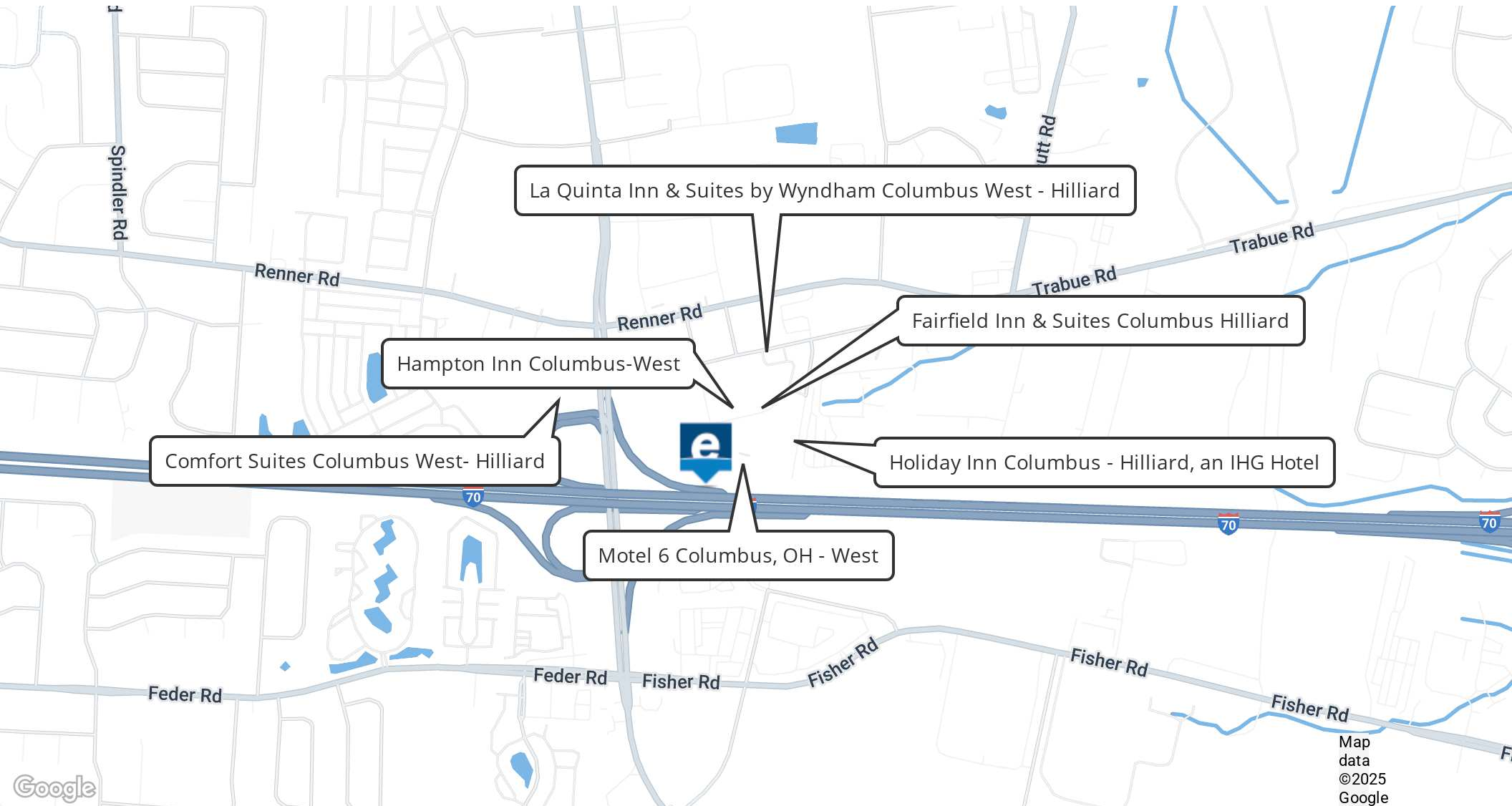
# Retailer Map



Map data ©2025 Google



# Competitor Map



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# FINANCIAL ANALYSIS

Section 3







# Rodeway Inn Columbus Hilliard OH Financial Analysis

## Financial Overview

Operating Income	2022 Act	2023 Act	2024 Act	2025 Bud
Avg # of Rentable Rooms	117	117	117	117

Revenue	2022 Act	2023 Act	2024 Act	2025 Bud
	\$1,012,076	\$903,063	\$1,159,655	\$1,200,000

Operating Expense	2022 Act	2023 Act	2024 Act	2025 Bud
Payroll Expense				
Interest Expense				
Franchise Fees				
Property Taxes				
City, County & Sales Taxes				
Cable/Tv/Internet				
Utilities				
Supplies				
Accounting and Legal				
Other (see PNLs)				

Expenses	2022 Act	2023 Act	2024 Act	2025 Bud
	\$657,850	\$586,991	\$753,775	\$720,000

Exp %	2022 Act	2023 Act	2024 Act	2025 Bud
	65%	65%	65%	65%

EBITA	2022 Act	2023 Act	2024 Act	2025 Bud
	\$354,227	\$316,072	\$405,879	\$480,000

EBITDA margin	2022 Act	2023 Act	2024 Act	2025 Bud
	35%	35%	35%	35%

## Investment Overview

Capitalization Rate	10.17%	12.03%
Total Annual Cash Flow (before taxes)	\$112,085	\$186,206
Cash on Cash Return (ROI)	9.82%	16.32%
True Cash Flow	\$166,217	\$240,338
Internal Rate of Return (IRR)	14.56%	21.06%
DSCR	1.38	1.63

## Capital Structure

### Total Acquisition Cost

Revenue Multiplier	3.33
Listing Price	\$3,990,000 <small>\$34,103 Per Key</small>
Closing Costs	\$25,000
Franchise Fee	\$50,000
Capital Renovation	\$500,000 <small>\$4,274 Per Key</small>
<b>Total Acquisition Cost</b>	<b>\$4,565,000</b>

### Capital Requirements

Equity	25%
Loan-To-Value (Leverage PCT)	75%
Amortization (Years)	25
Interest Rate	7.00%

Buyer @ 30%	\$1,141,250
Mortgage 70% LTV	\$3,423,750

Annual Interest Pmt	(\$239,663)
Annual Principal Pmt	(\$54,131)
Annual Total Debt Svc	(\$293,794)

### Investment Snapshot

Listing Price	\$3,990,000
Renovations/Closing Costs	\$575,000
Total	\$4,565,000
Mortgage	\$3,423,750
Equity	\$1,141,250

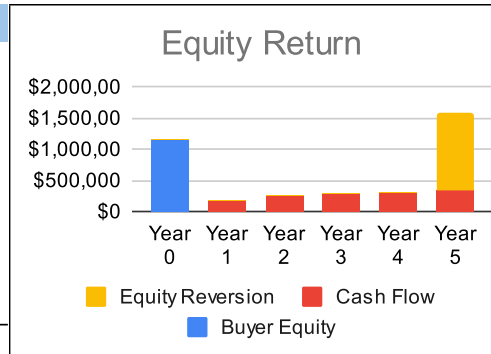
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## Potential 5yr Investment Return

Mortgage Balance	Beginning	Ending (yr5)
	\$3,423,750	\$3,126,028

Capital Gain on Investment	
Year 5 NOI	\$636,882
Terminal Cap Rate	15.96%
Room Revenue Multplier	3.33
Selling Costs	3.00%
Terminal Reversion Value	4,510,000
Less: Mortgage	3,126,028
Less: Closing Costs	135,300
<b>Equity Residual</b>	<b>1,248,672</b>



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			5%	3%	3%	3%
Revenue		\$1,200,000	\$1,260,000	\$1,291,500	\$1,323,788	\$1,356,882
Expenses		\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
EBITA		\$480,000	\$540,000	\$571,500	\$603,788	\$636,882
Annual Debt Service		(\$293,794)	(\$293,794)	(\$293,794)	(\$293,794)	(\$293,794)
<b>Cash Flow</b>		<b>\$186,206</b>	<b>\$246,206</b>	<b>\$277,706</b>	<b>\$309,994</b>	<b>\$343,088</b>
<b>Debt Coverage</b>		<b>1.63</b>	<b>1.84</b>	<b>1.95</b>	<b>2.06</b>	<b>2.17</b>

Equity Return	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Buyer Equity	\$1,141,250					
Cash Flow		\$186,206	\$246,206	\$277,706	\$309,994	\$343,088
Equity Reversion						\$1,248,672
<b>Net Cash Flow</b>	<b>(\$1,141,250)</b>	<b>\$186,206</b>	<b>\$246,206</b>	<b>\$277,706</b>	<b>\$309,994</b>	<b>\$1,591,760</b>

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# Financial Summary

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$1,159,655
Operating Expenses	\$753,775
Net Operating Income	\$405,879
Pre-Tax Cash Flow	\$112,085

## FINANCING DATA

Down Payment	\$1,141,250
Loan Amount	\$3,423,750
Debt Service	\$293,794
Debt Service Monthly	\$24,482
Principal Reduction (yr 1)	-

# Income & Expenses

## INCOME SUMMARY

Gross Income	\$1,159,655
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## EXPENSE SUMMARY

Gross Expenses	\$753,775
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Net Operating Income	\$405,879
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# DEMOGRAPHICS

Section 4



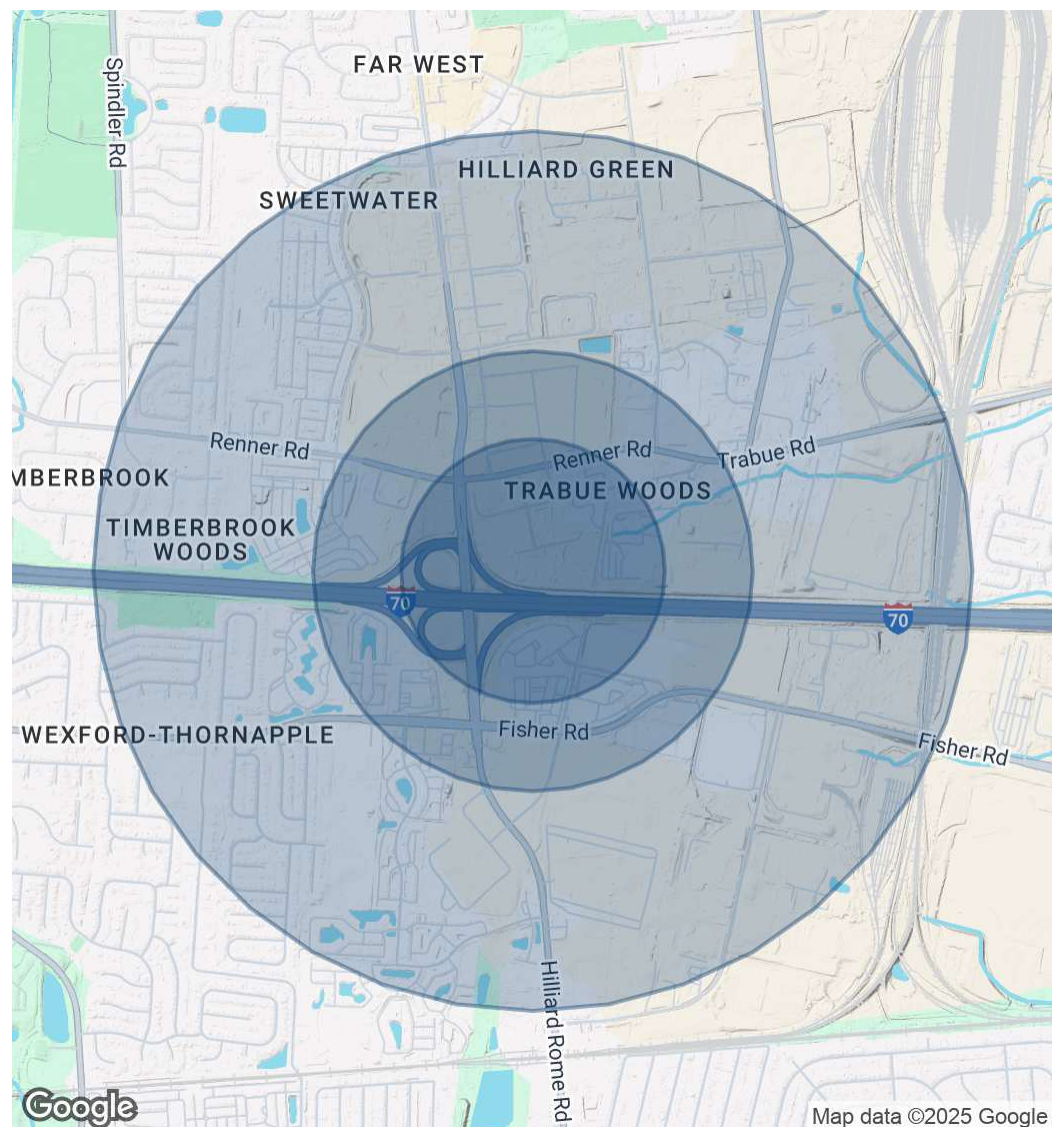
# Demographics Map & Report

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	923	3,164	10,469
Average Age	32	33	34
Average Age (Male)	32	32	34
Average Age (Female)	32	33	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	408	1,395	4,680
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$102,616	\$103,978	\$98,695
Average House Value	\$265,914	\$287,087	\$275,225

Demographics data derived from AlphaMap





Hospitality Offering For Sale

# ADVISOR BIOS

Section 5



# Meet The Team

## Anish Shah



## Tom Buoni



## Neeti Shah



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