



Hospitality Offering For Sale

Quality Inn - Port Clinton Ohio

1723 E Perry St, Port Clinton, OH 43452



presented by:

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Hospitality Offering For Sale

PROPERTY INFORMATION

Section 1



Executive Summary



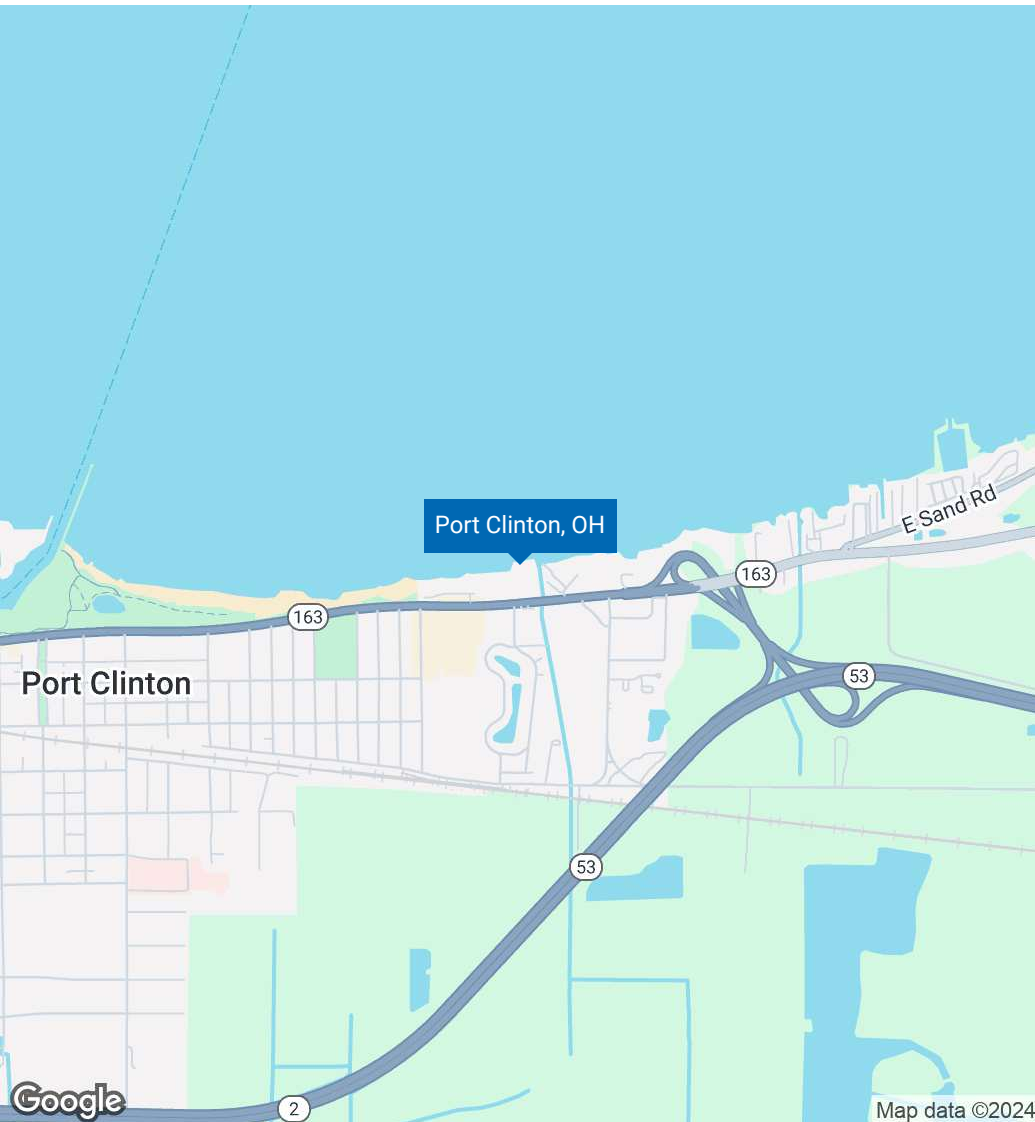
OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,799,000 |
| Available SF: | |
| Lot Size: | 0.13 Acres |
| Year Built: | 1987 |
| Building Size: | 25,476 SF |
| Renovated: | 2004 |
| Zoning: | Commercial |
| Price / SF: | \$109.87 |

HIGH LEVEL OVERVIEW

Discover the potential of this impressive property in the heart of the Port Clinton area. Boasting a substantial 25,476 SF building with 54 units, this property presents a prime opportunity for Hospitality and Select Service investors. The well-maintained building is ideally suited for commercial use and is zoned accordingly. With its strategic location in the vibrant Port Clinton area, this property offers an attractive prospect for those looking to make a strong investment in the thriving hospitality sector. Don't miss the chance to explore the possibilities that await within this exceptional commercial property.

City Information



LOCATION DESCRIPTION

Nestled in charming Port Clinton, Ohio, the area surrounding the property offers a perfect blend of business and leisure. Just minutes from the shimmering waters of Lake Erie, this location provides a serene backdrop for investors seeking an Office or Office Building. Visitors can explore nearby attractions such as the Port Clinton Lighthouse, take a ferry to South Bass Island, or enjoy fresh seafood at local restaurants. With easy access to major highways and airports, the area appeals to businesses and professionals looking for a picturesque yet convenient setting. Invest in this thriving community and enjoy the best of both worlds.

LOCATION DETAILS

| | |
|-----------------|--|
| County | Ottawa |
| Nearest Highway | The Quality Inn Port Clinton is conveniently located near Route 163 & Highway 2 (State Route 2), a major roadway that provides easy access to nearby attractions such as Cedar Point, Sandusky, and Toledo, as well as connections to other regional highways. |
| Nearest Airport | Toledo Express Airport (TOL), located approximately 50 miles (about 1 hour) west of the hotel. Another nearby option is Cleveland Hopkins International Airport (CLE), which is around 75 miles (about 1.5 hours) east of Port Clinton. |

Complete Highlights



LOCATION INFORMATION

| | |
|------------------|---------------------------------|
| Building Name | Quality Inn - Port Clinton Ohio |
| Street Address | 1723 E Perry St |
| City, State, Zip | Port Clinton, OH 43452 |
| County | Ottawa |

BUILDING INFORMATION

| | |
|---------------------|------|
| Building Class | C |
| Number of Floors | 2 |
| Year Built | 1987 |
| Year Last Renovated | 2004 |

PROPERTY HIGHLIGHTS

- 25,476 SF building
- 54 units
- Zoned Commercial
- Prime Port Clinton location
- Versatile commercial potential
- Well-maintained property
- Ample space for hospitality services
- Established in a thriving area
- Strong investment opportunity



Hotel Details

HOTEL DETAILS

| | |
|-------------------|---|
| Building Name | Quality Inn - Port Clinton Ohio |
| Address | 1723 E Perry St |
| City, State, Zip | Port Clinton, OH 43452 |
| County | Ottawa |
| County Parcel ID | 021-00451-13936-000 |
| Website | choicehotels.com/ohio/port-clinton/quality-inn-hotels/oh424 |
| Date Built / Open | 1987 |
| Total SF | 25,476 SF |
| Guest Rooms | 54 |
| Typical King | 9 |
| Typical Q/Q | 33 |
| Suites | 12 |
| ADA | 1 |
| Accessible | |
| Total Rooms | 54 |

BUILDING AMENITIES

| | |
|-------------------------|-------------------------------|
| Pool Type | Outdoor |
| Number Of Floors | 2 |
| Food Service Facilities | Breakfast Area with 12 tables |
| Boardroom | 1 |
| Business Center | yes |

LOCATION INFORMATION

| | |
|-------------------------|--|
| Nearest Major City | Sandusky, OH (about 30 minutes east); Toledo, OH (about 50 minutes west) ; Cleveland, OH (about 1.5 hours east) |
| Restaurants Nearby | Jolly Roger Seafood House; Dock's Beach House; 1812 Food & Spirits; Rosie's Bar & Grill; Canoe Club Wine Bar |
| Entertainment Nearby | Cedar Point; Put-in-Bay (via ferry) ; African Safari Wildlife Park; Fisherman's Wharf; Ottawa National Wildlife Refuge |
| Major Demand Generators | Lake Erie; Cedar Point; Camp Perry Training Site; Ferry Access to the Lake Erie Islands; Seasonal festivals and events |

GUEST ROOM INFORMATION

| | |
|-------------------------|----------------------------|
| TV Size / Last Replaced | 2024 - new 42" flat screen |
|-------------------------|----------------------------|

LISTING INFORMATION

| | |
|-------------------------|------------------------------------|
| Listing Start Date | 2024-09-06 |
| Listing Commission | - |
| Listing Agent | Anish Shah, Tom Buoni & Neeti Shah |
| Listing Broker | Anish Shah |
| Listing Agent Signature | - |
| Date | September 10, 2024 |

RENOVATION INFORMATION

| | |
|------------|------------|
| PIP Status | See report |
|------------|------------|

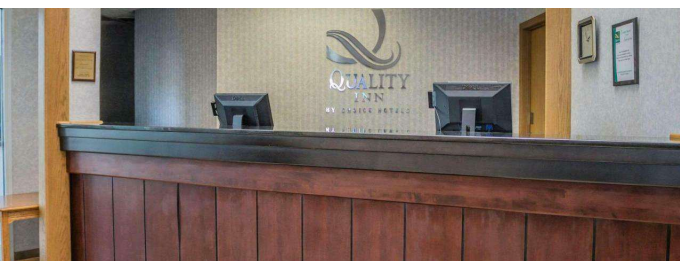
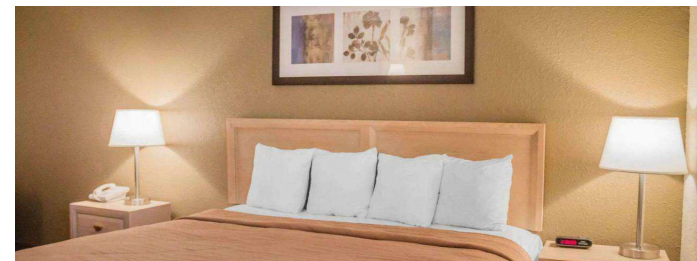
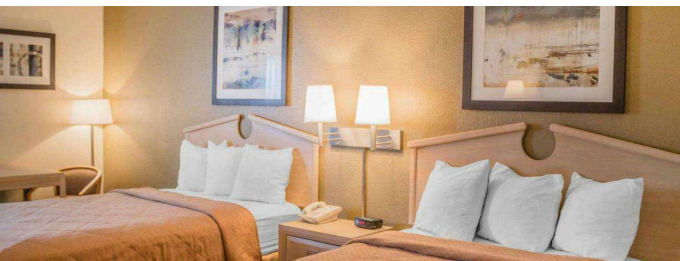
FINANCIAL INFORMATION

| | |
|-----------------------------------|------------|
| Fee Simple Or Lease Hold; Details | Fee Simple |
|-----------------------------------|------------|

LISTING INFORMATION

| | |
|---------------|--------------------|
| Listing Price | \$2,799,000 |
| Date | September 10, 2024 |

Additional Photos



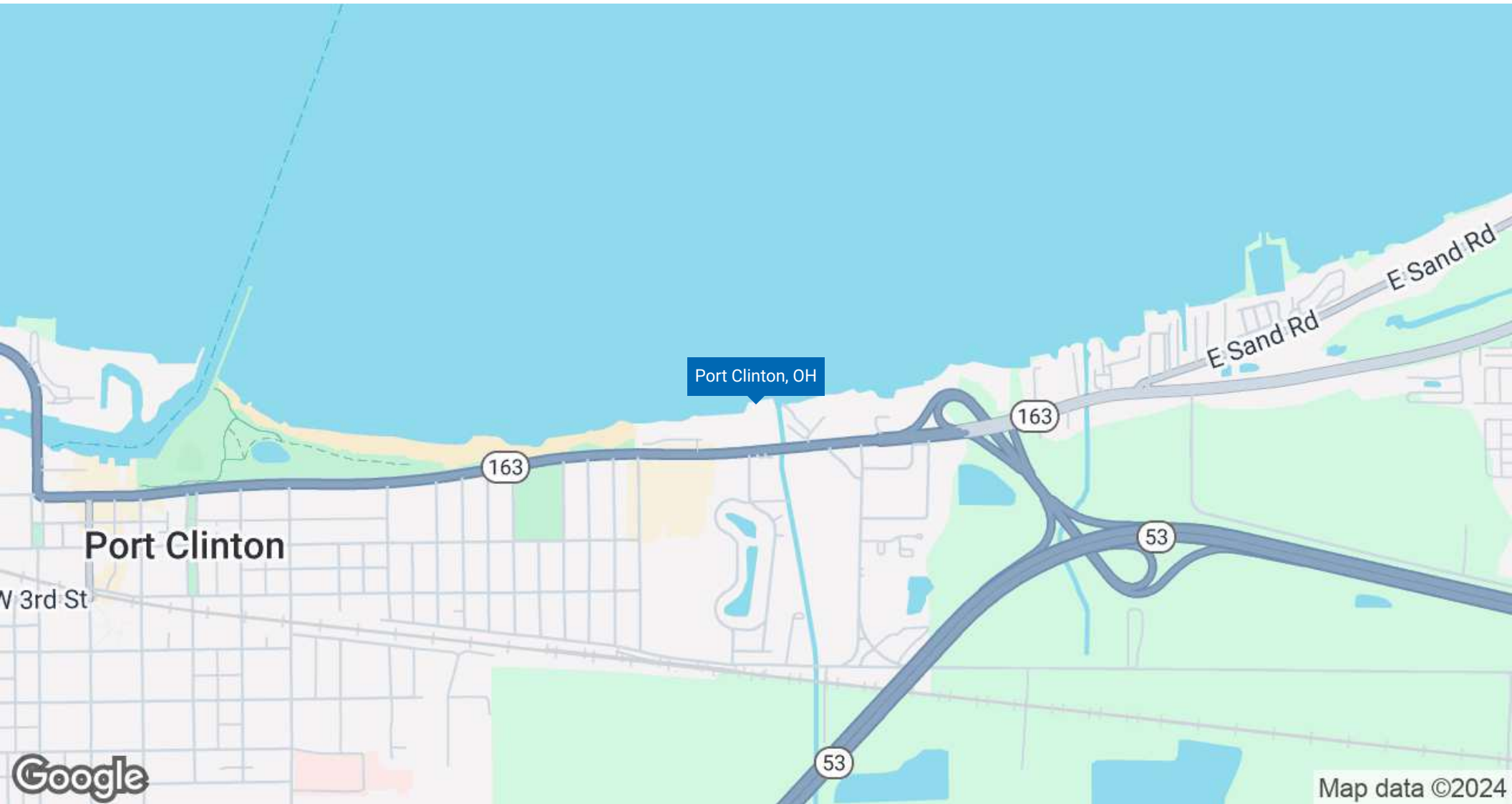
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LOCATION INFORMATION

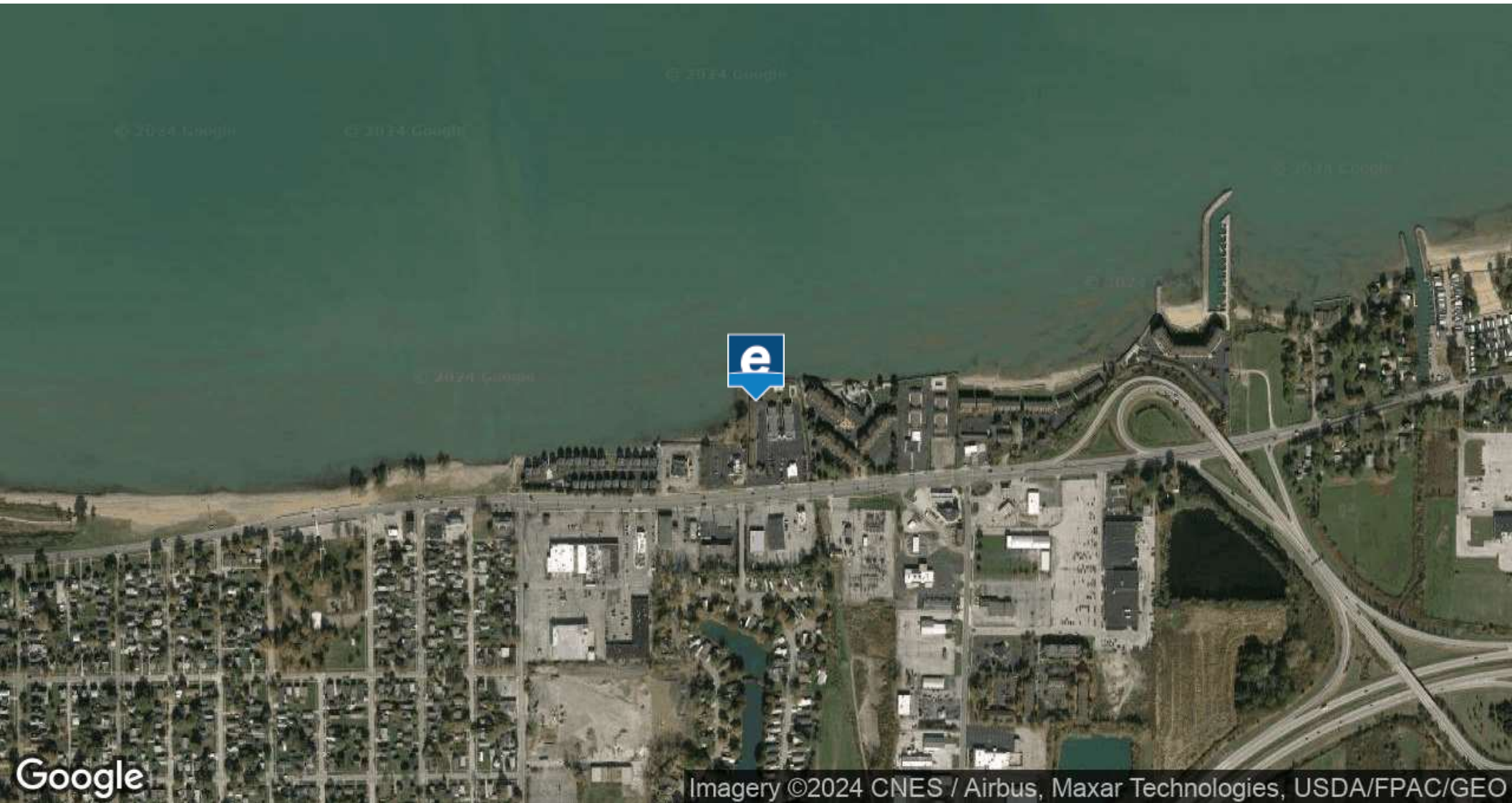
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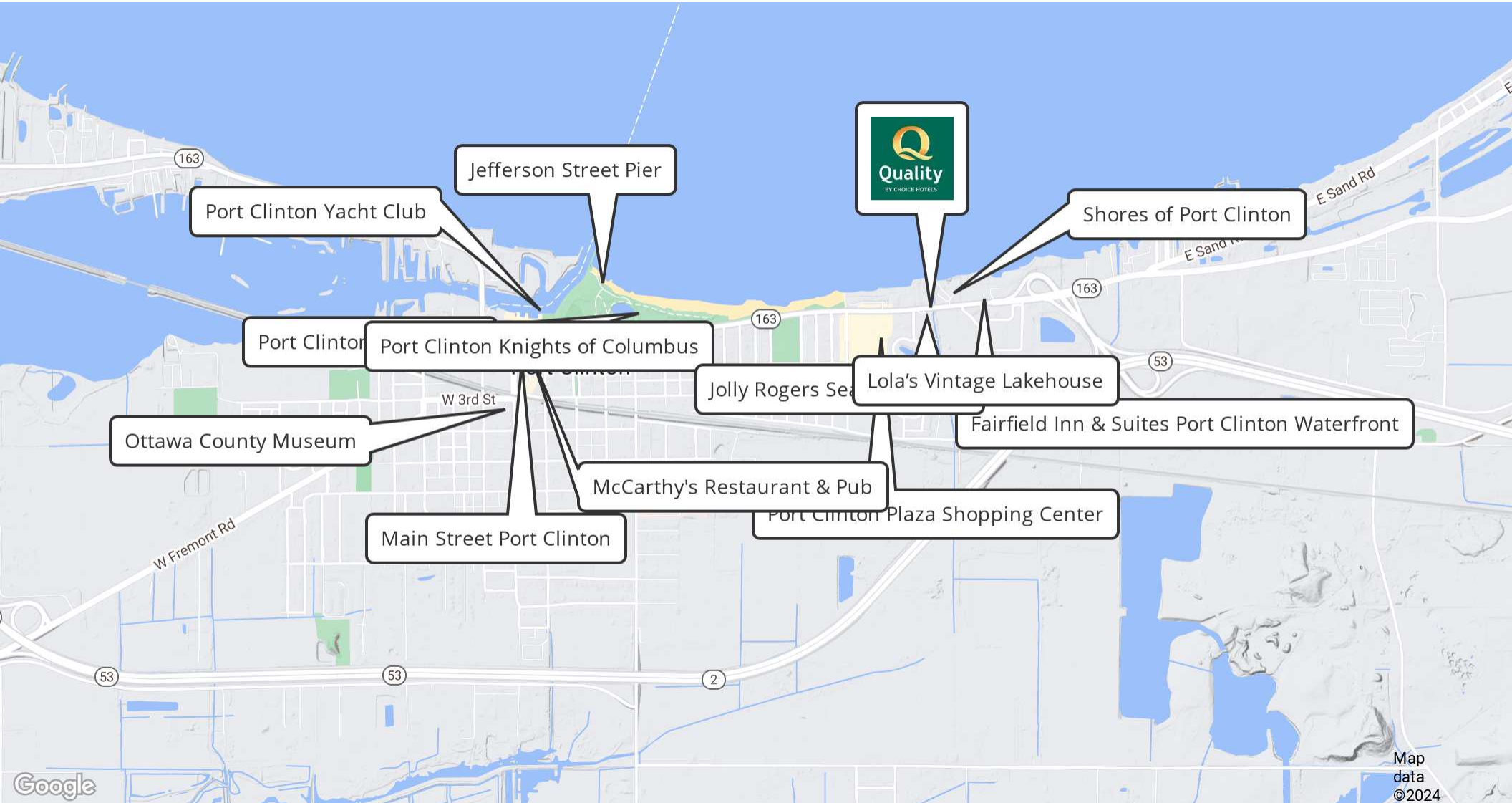
Regional Map



Aerial Map



Retailer Map



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FINANCIAL ANALYSIS

Section 3





Financial Analysis Quality Inn Port Clinton OH

Financial Overview

| Operating Income | 2022 Act | 2023 Act | 2024 Fcst* | 2025 Bud |
|-------------------------|----------|----------|------------|----------|
| Avg # of Rentable Rooms | 54 | 54 | 54 | 54 |
| Avg ADR | \$0.00 | \$101.77 | \$105.00 | \$107.00 |
| Occupancy % OOS | 0.00% | 36.86% | 39.00% | 45.00% |

| | | | | |
|----------------|------------|------------------|------------------|------------------|
| Revenue | \$0 | \$709,190 | \$807,125 | \$949,037 |
|----------------|------------|------------------|------------------|------------------|

| Operating Expense | 2022 Act | 2023 Act | 2024 Fcst* | 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 | \$0 | \$0 | \$0 | \$0 |
|-----------------|------------|------------|------------|------------|

| | | | | |
|--------------|-----------|-----------|------------|------------|
| <i>Exp %</i> | <i>0%</i> | <i>0%</i> | <i>65%</i> | <i>62%</i> |
|--------------|-----------|-----------|------------|------------|

| | | | | |
|--------------|------------|------------|------------------|------------------|
| EBITA | \$0 | \$0 | \$282,494 | \$360,634 |
|--------------|------------|------------|------------------|------------------|

| | | | | |
|----------------------|-----------|-----------|------------|------------|
| EBITDA margin | 0% | 0% | 35% | 38% |
|----------------------|-----------|-----------|------------|------------|

Investment Overview

| | |
|---------------------------------------|-----------|
| Capitalization Rate | 12.88% |
| Total Annual Cash Flow (before taxes) | \$112,412 |
| Cash on Cash Return (ROI) | 13.33% |
| True Cash Flow | \$170,846 |
| Internal Rate of Return (IRR) | 20.25% |
| DSCR | 1.45 |

* 2024 Fcst as of August Annualized for 2024

Capital Structure

Total Acquisition Cost

| | | |
|-------------------------------|--------------------|------------------|
| Revenue Multiplier | 3.47 | |
| Listing Price | \$2,799,000 | \$51,833 Per Key |
| Closing Costs | \$25,000 | |
| Franchise Fee | \$50,000 | |
| Capital Renovation | \$500,000 | \$9,259 Per Key |
| Total Acquisition Cost | \$3,374,000 | |

Capital Requirements

| | |
|------------------------------|-------|
| Equity | 25% |
| Loan-To-Value (Leverage PCT) | 75% |
| Amortization (Years) | 20 |
| Interest Rate | 7.50% |

| | |
|--------------------|-------------|
| Buyer Down Payment | \$843,500 |
| Mortgage | \$2,530,500 |

| | |
|-----------------------|-------------|
| Annual Interest Pmt | (\$189,788) |
| Annual Principal Pmt | (\$58,435) |
| Annual Total Debt Svc | (\$248,222) |

Investment Snapshot

| | |
|---------------------------|-------------|
| Listing Price | \$2,799,000 |
| Renovations/Closing Costs | \$575,000 |
| Total | \$3,374,000 |
| Mortgage | \$2,530,500 |
| Equity | \$843,500 |

DISCLAIMER: All information including but not limited to the property information & description, area, price is received from seller & third parties and is deemed to be accurate but not cannot be guaranteed. Any data, analysis, projections, assumptions and all information contained herein or our website/emails/correspondences are for illustration only and should not be relied upon and you should make your own enquiries and seek legal advice.

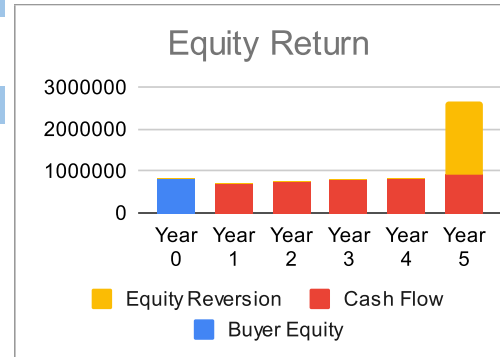
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Potential 5yr Investment Return

| Mortgage Balance | Beginning | Ending (yr5) |
|------------------|-------------|--------------|
| | \$2,530,500 | \$2,209,109 |

Capital Gain on Investment

| | |
|--------------------------|------------------|
| Year 5 NOI | \$1,153,560 |
| Terminal Cap Rate | |
| Room Revenue Multipler | 3.47 |
| Selling Costs | 1.00% |
| Terminal Reversion Value | 4,000,000 |
| Less: Mortgage | 2,209,109 |
| Less: Closing Costs | 40,000 |
| Equity Residual | 1,750,891 |



| Cash Flow | Year 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|----------------------|--------|------------------|------------------|------------------|------------------|------------------|
| <i>YoY Growth %</i> | | | 5% | 5% | 5% | 5% |
| Revenue | | \$949,037 | \$996,488 | \$1,046,313 | \$1,098,628 | \$1,153,560 |
| Expenses | | \$0 | \$0 | \$0 | \$0 | \$0 |
| EBITA | | \$949,037 | \$996,488 | \$1,046,313 | \$1,098,628 | \$1,153,560 |
| Annual Debt Service | | (\$248,222) | (\$248,222) | (\$248,222) | (\$248,222) | (\$248,222) |
| Cash Flow | | \$700,814 | \$748,266 | \$798,090 | \$850,406 | \$905,338 |
| Debt Coverage | | 3.82 | 4.01 | 4.22 | 4.43 | 4.65 |

| Equity Return | Year 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|----------------------|--------------------|------------------|------------------|------------------|------------------|--------------------|
| Buyer Equity | \$843,500 | | | | | |
| Cash Flow | | \$700,814 | \$748,266 | \$798,090 | \$850,406 | \$905,338 |
| Equity Reversion | | | | | | \$1,750,891 |
| Net Cash Flow | (\$843,500) | \$700,814 | \$748,266 | \$798,090 | \$850,406 | \$2,656,229 |

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DEMOGRAPHICS

Section 4

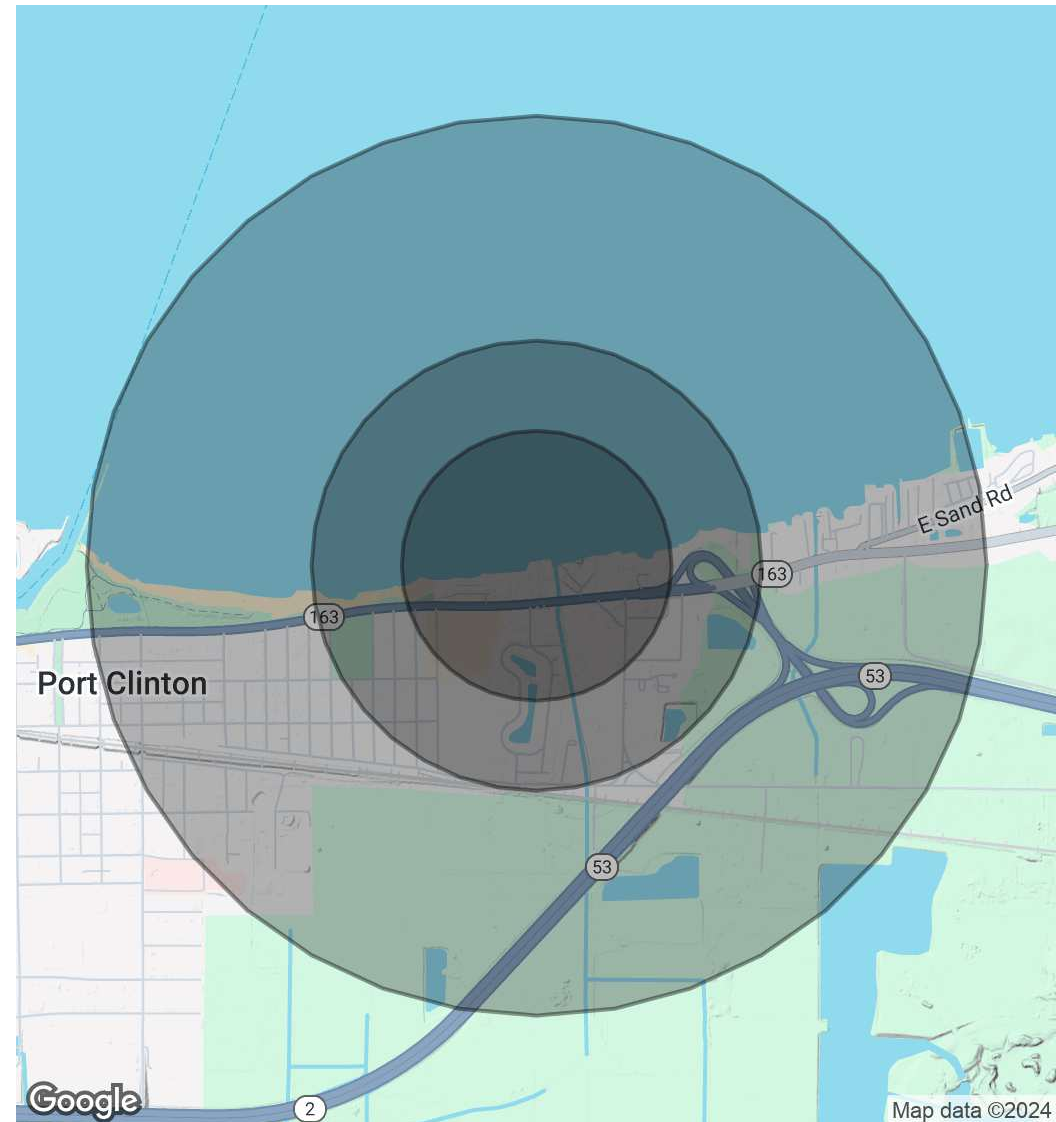


Demographics Map & Report

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 86 | 812 | 1,913 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 43 | 42 | 43 |
| Average Age (Female) | 47 | 47 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 47 | 444 | 974 |
| # of Persons per HH | 1.8 | 1.8 | 2 |
| Average HH Income | \$63,361 | \$58,489 | \$71,996 |
| Average House Value | \$142,279 | \$135,708 | \$162,476 |

Demographics data derived from AlphaMap



Hospitality Offering For Sale

ADVISOR BIOS

Section 5



Meet The Team

Anish Shah



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