



**PROPOSAL**

**Quality Inn and Suites  
- Atlanta Hartsfield  
International Airport**

**4427 SOUTH COMMERCE DRIVE**

East Point, GA 30344

**PRESENTED BY:**

**MELANIE YATES**

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**Quality**®

**BY CHOICE HOTELS**

**SECTION 1**  
**Property Information**



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$9,020,000
<b>NUMBER OF ROOMS:</b>	70
<b>LOT SIZE:</b>	2.2 Acres
<b>BUILDING SIZE:</b>	32,012 SF
<b>NOI:</b>	\$850,000.00
<b>CAP RATE:</b>	9.42%

## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of East Point, GA! This well-maintained 32,012 SF property boasts 70 units and underwent a full PIP renovation in 2024, ensuring modern comfort for guests. With a favorable C zoning, this Quality Inn and Suites presents a turnkey investment for hospitality and economy investors. Additional features include a spacious 600SF storage unit with roll-up doors, visible interstate presence, and potential for owner financing. Don't miss out on the chance to own a thriving business just 4 miles from Atlanta Hartsfield Jackson Airport.

70 UNITS - QUALITY INN AND SUITES - (Interstate visible sign install - scheduled for March, 2025)

A 32,012 SF property current PIP Renovation rooms completed, zoned C, boasts 70 units and is a sought-after piece of real estate. Porte Cochere completion - Estimated March, 2025

Enjoy the immediate income potential with continually booked rooms and a strategic location visible from I-285, directly off the exit.

AIRPORT PARKING - 230 CAR PARKS

Estimated additional annual income for overnight parking = 230 Car parks - 70% Occupied @ a cost per night )

See parking plan for layout of new parking area. Demolition of building and added parking.

Estimated completion - April, 2025

This can be completed by Purchaser or continued by the Seller.

Immediate frontage location for immediate start of additional hotel rooms.

Current sale model includes pad-ready site only.

This property presents an ideal solution for a savvy Hospitality / Economy investor looking to secure a solid return. Explore the potential of this well-positioned asset, offering a robust foundation for future growth.

## PROPERTY HIGHLIGHTS

- Quality Inn and Suites - 70 Units
- 70 Unit - PIP Renovation Completion - March, 2025
- 600SF Storage Unit w/Roll up doors

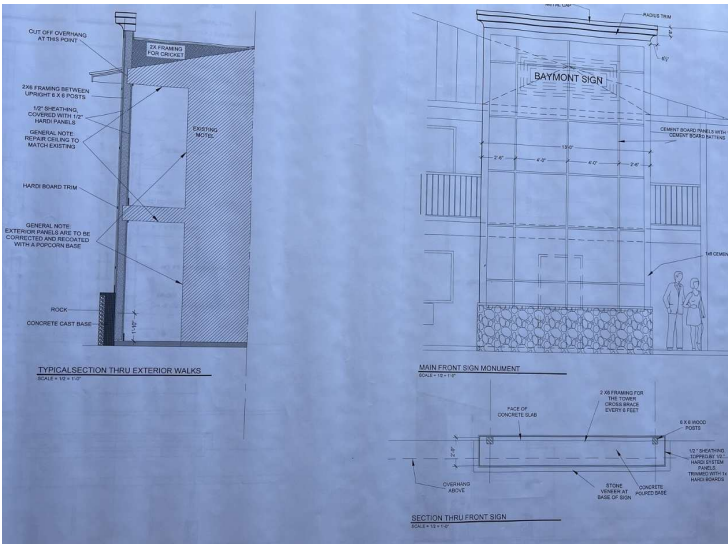
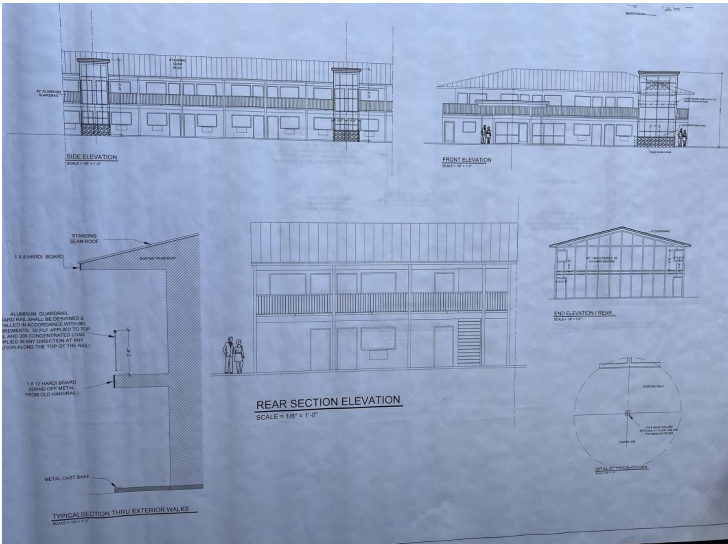


# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Quality Inn and Suites - 70 Units
- 70 Unit - PIP Renovation Completion - March, 2025
- 600SF Storage Unit w/Roll up doors
- Owners Quarters Available
- Visible from Interstate 285
- Directional Immediate Access at Interstate 285
- Additional Income - Airport Parking for 230 Car Parks
- Approx. 4 miles from Concourse A - Atlanta Hartsfield Jackson Airport
- Potential for Owner Financing

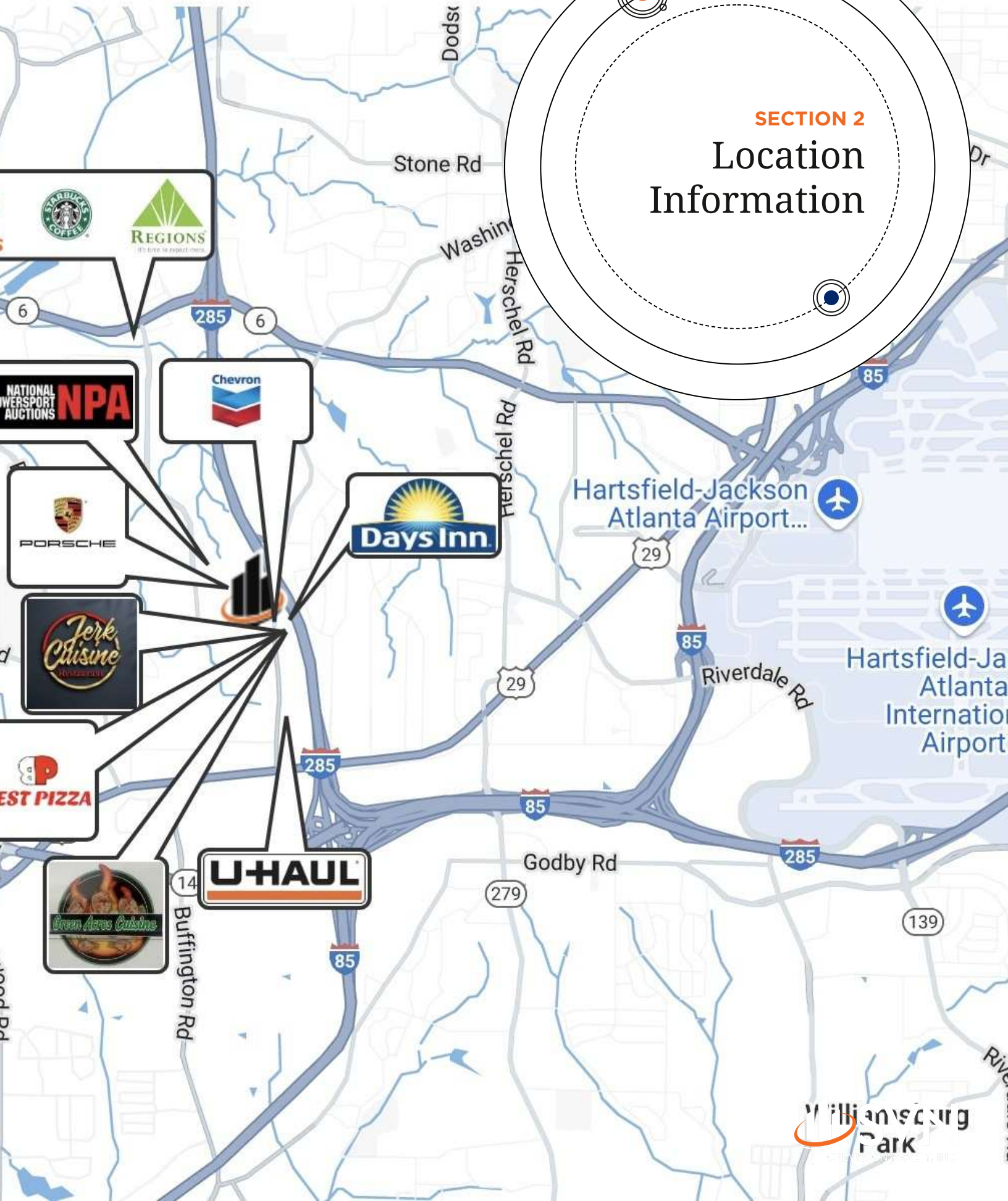




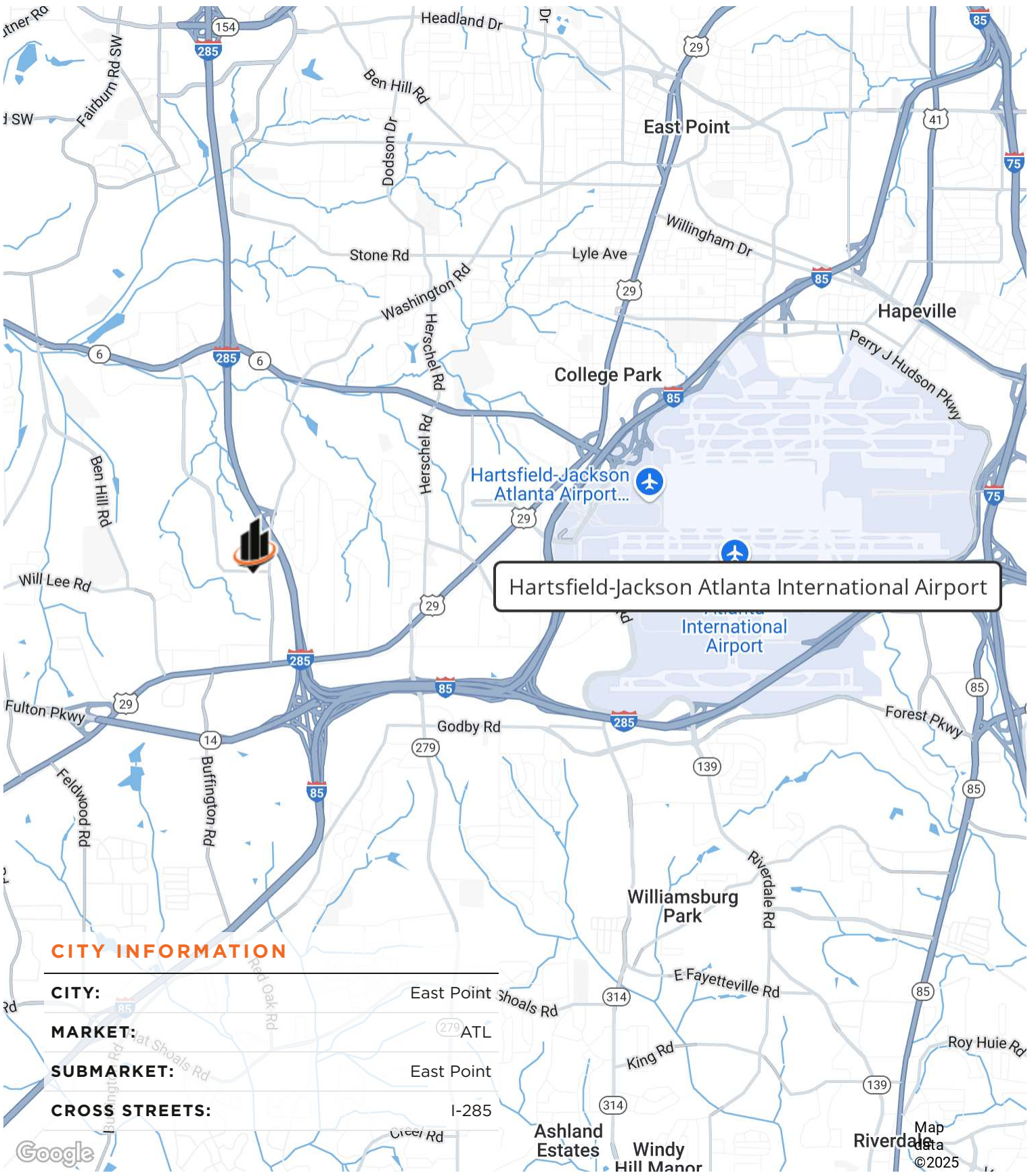




**SECTION 2**  
**Location Information**



# REGIONAL MAP

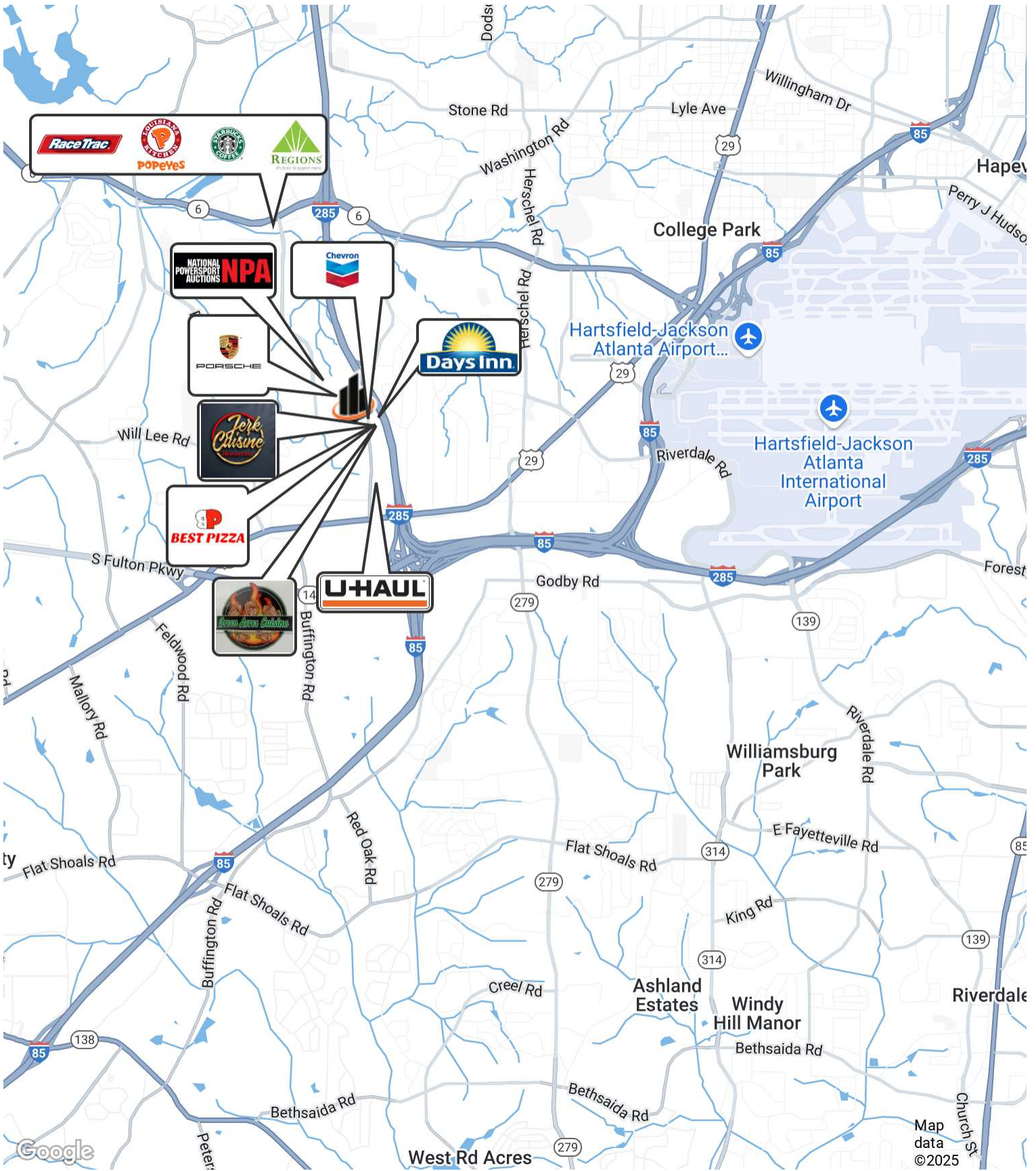


## CITY INFORMATION

**CITY:** East Point  
**MARKET:** ATL  
**SUBMARKET:** East Point  
**CROSS STREETS:** I-285

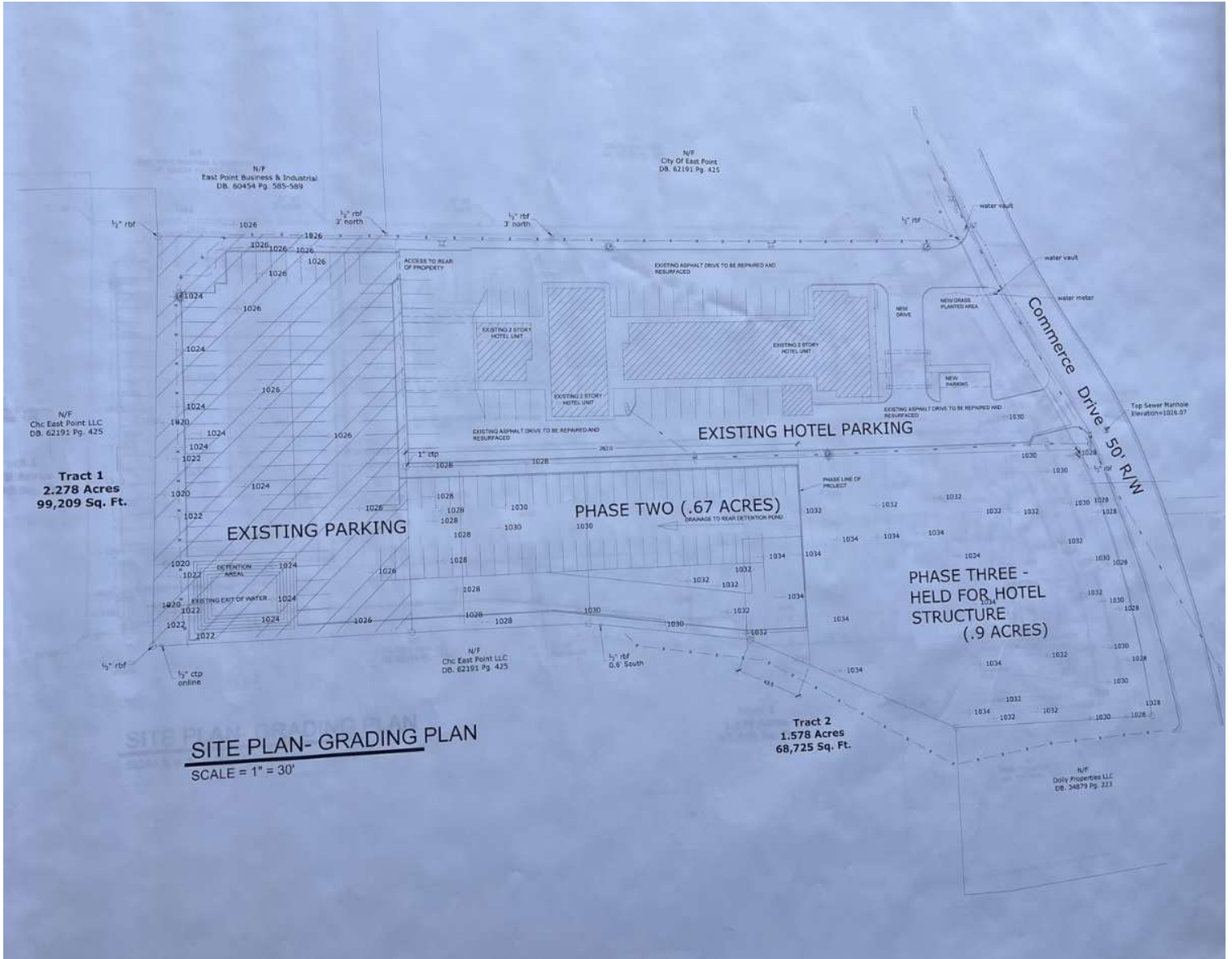


# RETAILER MAP





# SITE PLANS





**SECTION 3**  
Financial  
Analysis

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$9,020,000
PRICE PER SF	\$282
PRICE PER UNIT	\$128,857
REVPAR	\$1,788,500
ADR	\$17,885
CAP RATE	9.42%
CASH-ON-CASH RETURN (YR 1)	11.65%
TOTAL RETURN (YR 1)	\$580,907
DEBT COVERAGE RATIO	2.62

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## OPERATING DATA

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GROSS INCOME	\$1,300,000
OPERATING EXPENSES	\$450,000
NET OPERATING INCOME	\$850,000
PRE-TAX CASH FLOW	\$525,523

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## FINANCING DATA

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DOWN PAYMENT	\$4,510,000
LOAN AMOUNT	\$4,510,000
DEBT SERVICE	\$324,477
DEBT SERVICE MONTHLY	\$27,039
PRINCIPAL REDUCTION (YR 1)	\$55,384

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**INCOME & EXPENSES**

**INCOME SUMMARY**

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**GROSS INCOME** **\$0**

**EXPENSES SUMMARY**

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**OPERATING EXPENSES** **\$450,000**

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**NET OPERATING INCOME** **\$850,000**





**SECTION 4**  
Sale  
Comparables



**Quality<sup>®</sup>**

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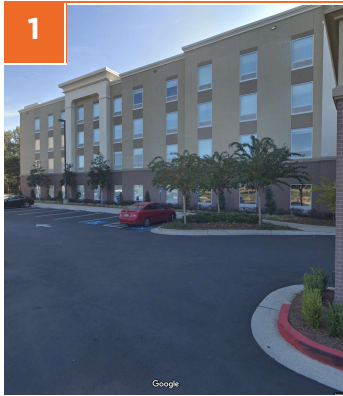
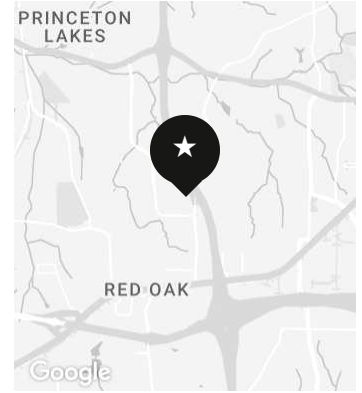
# SALE COMPS



## QUALITY INN AND SUITES - ATLANTA HARTSFIELD INTERNATIONAL AIRPORT

4427 South Commerce Drive, East Point, GA 30344

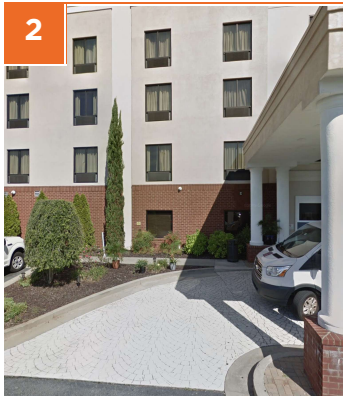
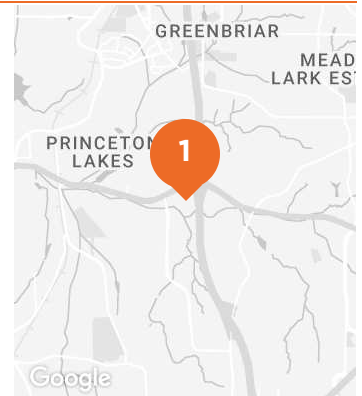
<b>PRICE:</b>	\$9,020,000	<b>BLDG SIZE:</b>	32,012 SF
<b>CAP RATE:</b>	9.42%	<b>YEAR BUILT:</b>	1974
<b>PRICE/SF:</b>	\$281.77	<b>OCCUPANCY:</b>	100%
<b>NOI:</b>	\$850,000		



## HAMPTON BY HILTON INN

3450 Creek Pointe Dr, Atlanta, GA 30344

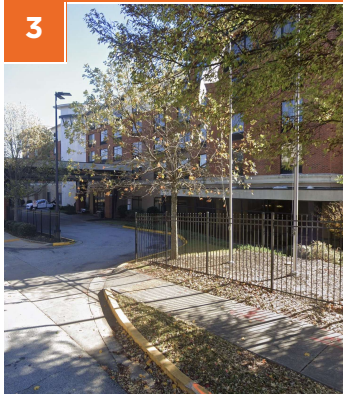
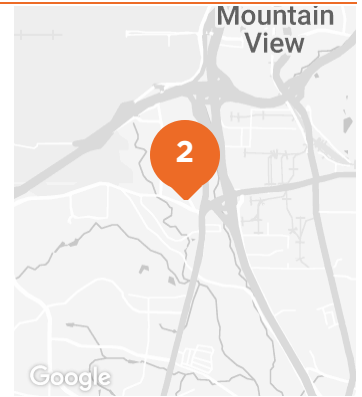
<b>PRICE:</b>	\$14,750,000	<b>PRICE/SF:</b>	\$91.52
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## COMFORT INN

5087 Clark Howell Hwy, Atlanta, GA 30349

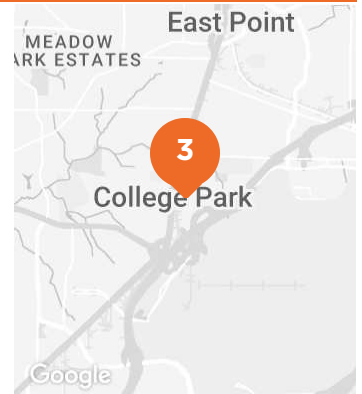
<b>PRICE:</b>	\$6,540,000	<b>YEAR BUILT:</b>	2009
<b>PRICE/SF:</b>	\$86.78		



## 1776 HARVARD AVE

Atlanta, GA 30337

<b>PRICE:</b>	\$10,500,000	<b>YEAR BUILT:</b>	2012
<b>PRICE/SF:</b>	\$136.96		





# SALE COMPS

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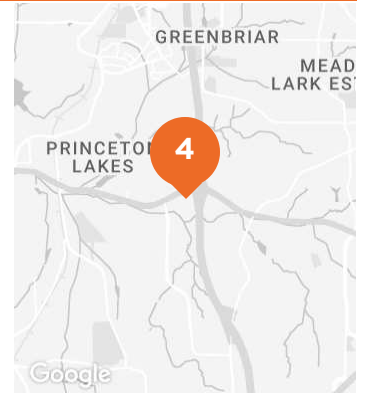


## COURTYARD ATLANTA AIRPORT

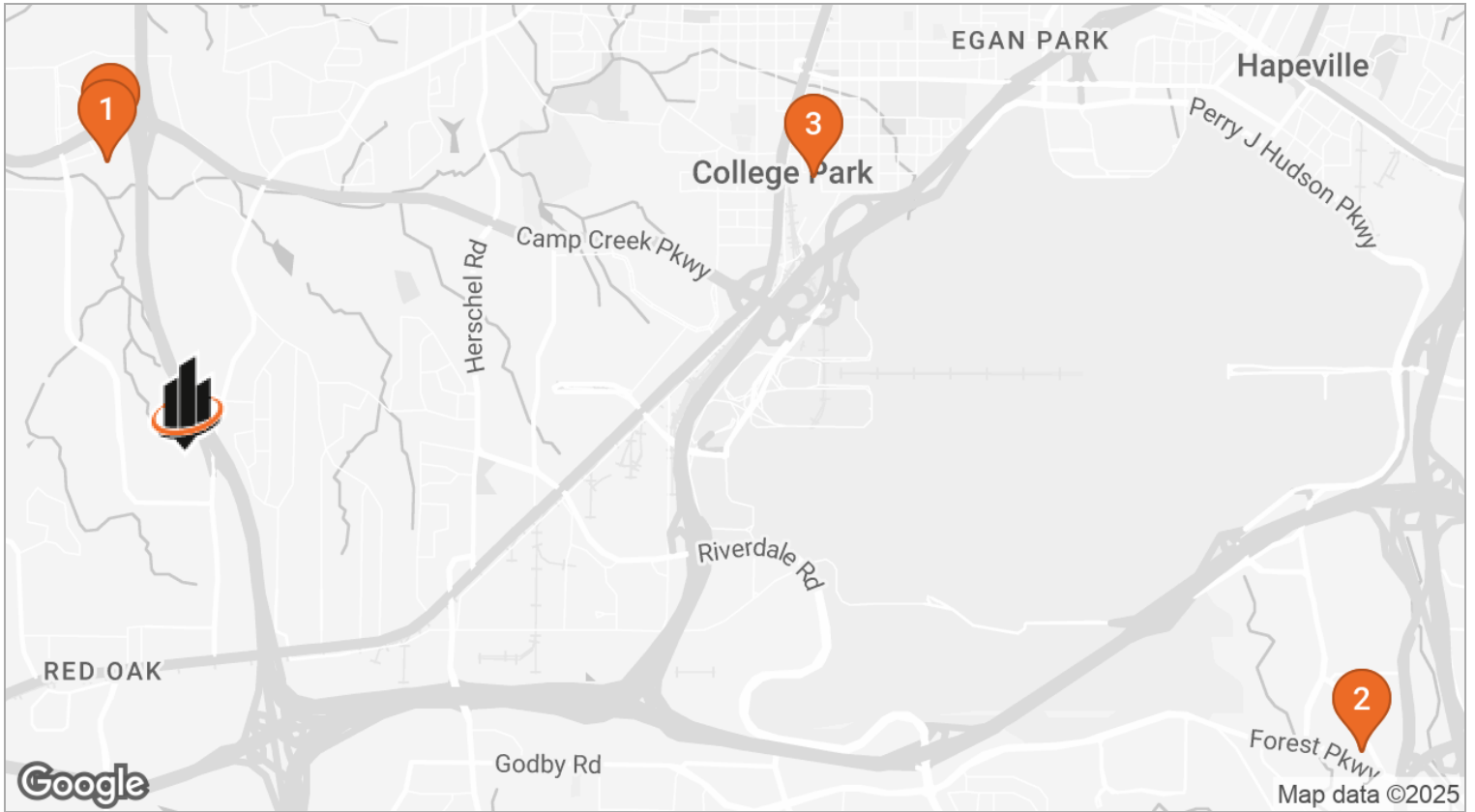
3400 Creek Pointe Dr , Atlanta, GA 30344

**PRICE:** \$16,500,000      **YEAR BUILT:** 2008

**PRICE/SF:** \$138.24



# SALE COMPS MAP & SUMMARY

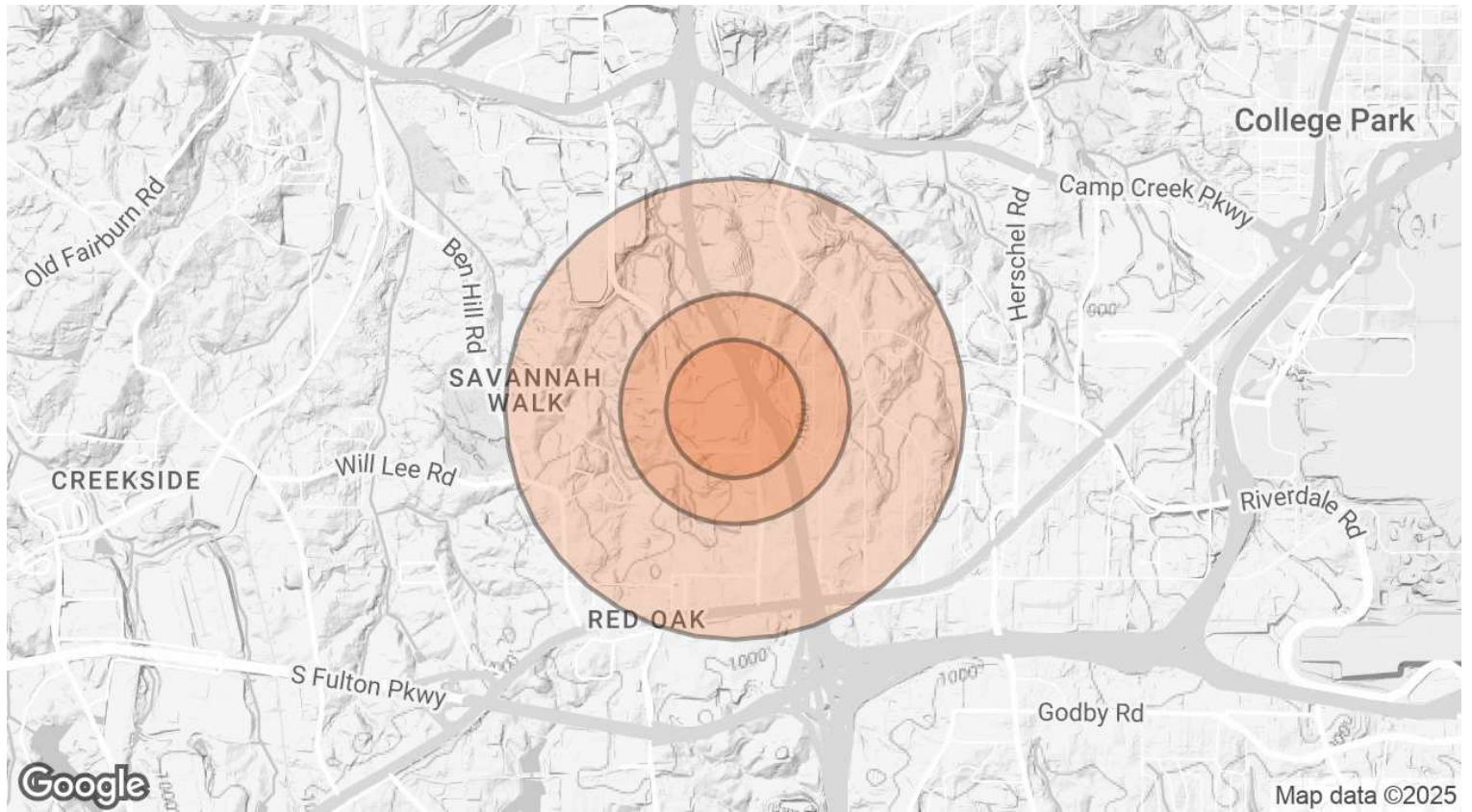


	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	<b>Quality Inn and Suites - Atlanta Hartsfield International Airport</b> 4427 South Commerce Drive East Point, GA	\$9,020,000	32,012 SF	70	9.42%	\$281.77
1	<b>Hampton by Hilton Inn</b> 3450 Creek Pointe Dr Atlanta, GA	\$14,750,000	-	119	-	\$91.52
2	<b>Comfort Inn</b> 5087 Clark Howell Hwy Atlanta, GA	\$6,540,000	-	79	-	\$86.78
3	<b>1776 Harvard Ave</b> Atlanta, GA	\$10,500,000	-	142	-	\$136.96
4	<b>Courtyard Atlanta Airport</b> 3400 Creek Pointe Dr Atlanta, GA	\$16,500,000	-	119	-	\$138.24
	<b>AVERAGES</b>	<b>\$12,072,500</b>	<b>NAN SF</b>	<b>114</b>	<b>NAN%</b>	<b>\$113.38</b>





# DEMOGRAPHICS MAP & REPORT



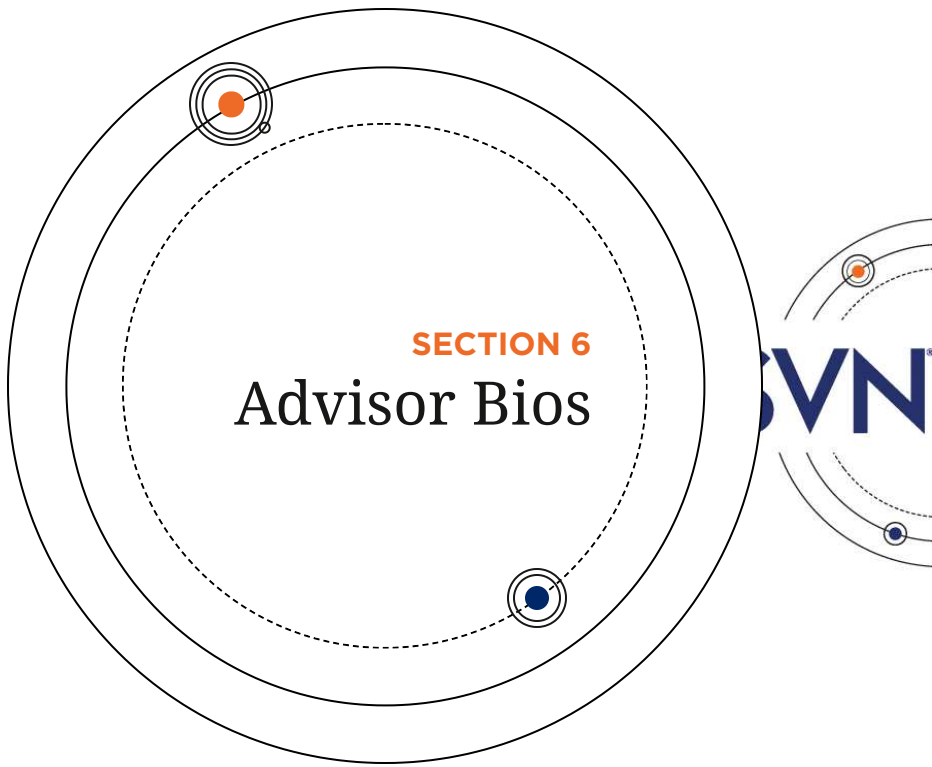
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	672	2,613	8,446
<b>AVERAGE AGE</b>	30	32	35
<b>AVERAGE AGE (MALE)</b>	28	31	34
<b>AVERAGE AGE (FEMALE)</b>	31	33	35

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	251	1,055	3,391
<b># OF PERSONS PER HH</b>	2.7	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$59,360	\$57,326	\$61,193
<b>AVERAGE HOUSE VALUE</b>	\$247,582	\$250,811	\$260,325

Demographics data derived from AlphaMap



- SALES
- LEASING
- PROPERTY MANAGEMENT
- TENANT REPRESENTATION
- CORPORATE SERVICES
- CAPITAL MARKETS
- ACCELERATED SALES



## ADVISOR BIO 1



### MELANIE YATES

Advisor

melanie@svn.com

Direct: **901.500.1461** | Cell: **901.500.1461**

### PROFESSIONAL BACKGROUND

I'm a Memphis native, dually licensed in both Tennessee and Georgia, with a passion for helping others succeed. After earning a Bachelor's in Psychology from the University of Tennessee at Chattanooga, I moved to Nashville to pursue new opportunities. It wasn't long before I followed my calling into Real Estate, launching my career in 2018.

While I began in residential Real Estate, my focus quickly shifted to Commercial Real Estate — a decision that's proven to be one of the most rewarding of my career. Over the years, I've honed my expertise in retail, office spaces, and land development, dedicating myself to understanding the complexities of the commercial market and educating my clients along the way.

I specialize in working with business owners, landlords, and startups, helping them navigate the world of Commercial Real Estate with confidence. My approach is built on integrity, dedication, and a commitment to providing long-term solutions that allow my clients to thrive.

At the core of my work is a simple but powerful motto: "Making connections for a lifetime, not just a transaction." My clients are my priority, and I'm dedicated to being a trusted advisor for them every step of their journey.

### EDUCATION

University of Tennessee Chattanooga

### MEMBERSHIPS

Greater Nashville Realtors

**SVN | Creviston Realty, Inc.**  
10882 Crabapple Rd. Suite 4  
Roswell, GA 30075  
770.992.5112

## ADVISOR BIO 2



### DEL CREVISTON, CCIM

Managing Director

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Direct: **770.992.5112** | Cell: **678.230.8541**

GA #161898

### PROFESSIONAL BACKGROUND

Del Creviston, CCIM Broker / R.E. Trainer serves as a senior advisor for SVN/Creviston Realty, Inc., specializing in the sale of industrial, office, retail, multi-family in the Metro Atlanta area. With over 25 years of experience in the real estate and design/build industry, Creviston has worked on a variety of projects, including commercial, industrial, medical, judicial, and mixed-used design.

Prior to joining SVN, Creviston served as the director of real estate services for the Atlanta office of a national real estate developer. Creviston has provided real estate brokerage services for such notable companies as Cingular Wireless, SBC Telecom and Verizon.

Creviston holds the prestigious Certified Commercial Investment Member designation and is also a member of the North Fulton Chamber of Commerce, the Atlanta Commercial Board of Realtors, and the International Council of Shopping Centers. In addition, he is a member and Past Chairman of the Design Build Institute of America, Southeast chapter where he led the chapter to become one of the fastest growing chapters in the nation. Creviston was also recently nominated to the Board of Directors of HomeStretch, a non-profit organization that places low income families in affordable housing.

Bachelors of Science from Purdue University  
Second degree in computer science from Vincennes University.

### MEMBERSHIPS

CCIM  
ACBR  
North Fulton Chamber of Commerce

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