

Executive Summary

Colliers

Zaver Hotels
Team



Gatlinburg Work and Travel Lodge

602 East Parkway | Gatlinburg, Tennessee 37738

Investment Highlights

- 1 mile from downtown Gatlinburg
- Short term rental property
- Very strong NOI due to minimal overhead
- Apartment on site



Annualized Operating Data

Income	2021	% OF GR
Room Revenue	\$817,915	99.9%
Other Revenue	\$897	0.1%
Gross Revenue	\$818,812	100.0%
Total Expenses	\$247,244	30.2%
Net Operating Income	\$571,568	69.8%

Pricing Summary

Price	Request to Offers
Total Number of Rooms	30
Occupancy	57.84%
ADR	\$138.00
RevPAR	\$79.82
Year Built	1965
Number of Stories	2
Acres	1.71
Gross Leasable Area (SF)	10,800

Income	Year 1	% OF GR
Room Revenue	\$926,898	99.9%
Other Revenue	\$1,200	0.1%
Gross Revenue	\$928,098	100.0%
Total Expenses	\$369,435	39.8%
Net Operating Income	\$558,663	60.2%