

FOR SALE

Quality Inn & Suites and Days Inn Ann Arbor Hwy 23

2380 CARPENTER RD

Ann Arbor , MI 48108

\$8.50M

PRICE

MANUEL

broker

1248 207 6307 (Mobile)

joe.manuel@myrealtysselect.com

Broker

7285 Orchard Lake Rd

West Bloomfield, MI

248 419 3999

myrealtysselect.com



Executive Summary

2380 CARPENTER RD
Ann Arbor , MI 48108

\$8,500,000

PRICE

\$100.07

PRICE/SF

PROPERTY DATA

Building SqFt	84,937 SqFt
Year Built	1973 and 1993
Lot Size (acres)	4.54
Parcel ID	L -99-30-011-590
Zoning Type	OTHER / UNKNOWN
County	Washtenaw
Frontage	314.00 Ft
Coordinates	42.252233,-83.681966
Quality Inn Rooms	50
Days Inn Rooms	127
Days Inn Rooms	127

- Broker is pleased to offer Quality Inn & Suites and Days Inn Ann Arbor Hwy 23 in Ann Arbor, MI. This is a 60% percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well constructed 2 Hotels in one location Cash-on-Cash Return. The property is a 84,937 square foot inline center on Carpenter Rd.

Investment Highlights

- Investment Overview

The side-by-side, two-property portfolio, consisting of a Days Inn and Quality Inn, has a combined room count of 178, with each property featuring two stories. Situated on 6.32 acres near Interstate 94 and U.S. Highway 23, this well located property offers convenient access to the University of Michigan, the state's largest university, with enrollment exceeding 50,000. Outdoor enthusiasts in Ann Arbor can enjoy year round activities at the nearby 1,549-acre Waterloo Recreation Area, including hiking, fishing, and winter cross-country skiing. Nature lovers can explore Matthaei Botanical Gardens and Nichols Arboretum, while sports fans can catch a game at the University of Michigan's iconic Michigan Stadium. For a cultural experience, the Ann Arbor Hands-On Museum and the vibrant downtown scene offer a rich mix of art, food, and entertainment.



\$8,500,000

ASKING PRICE



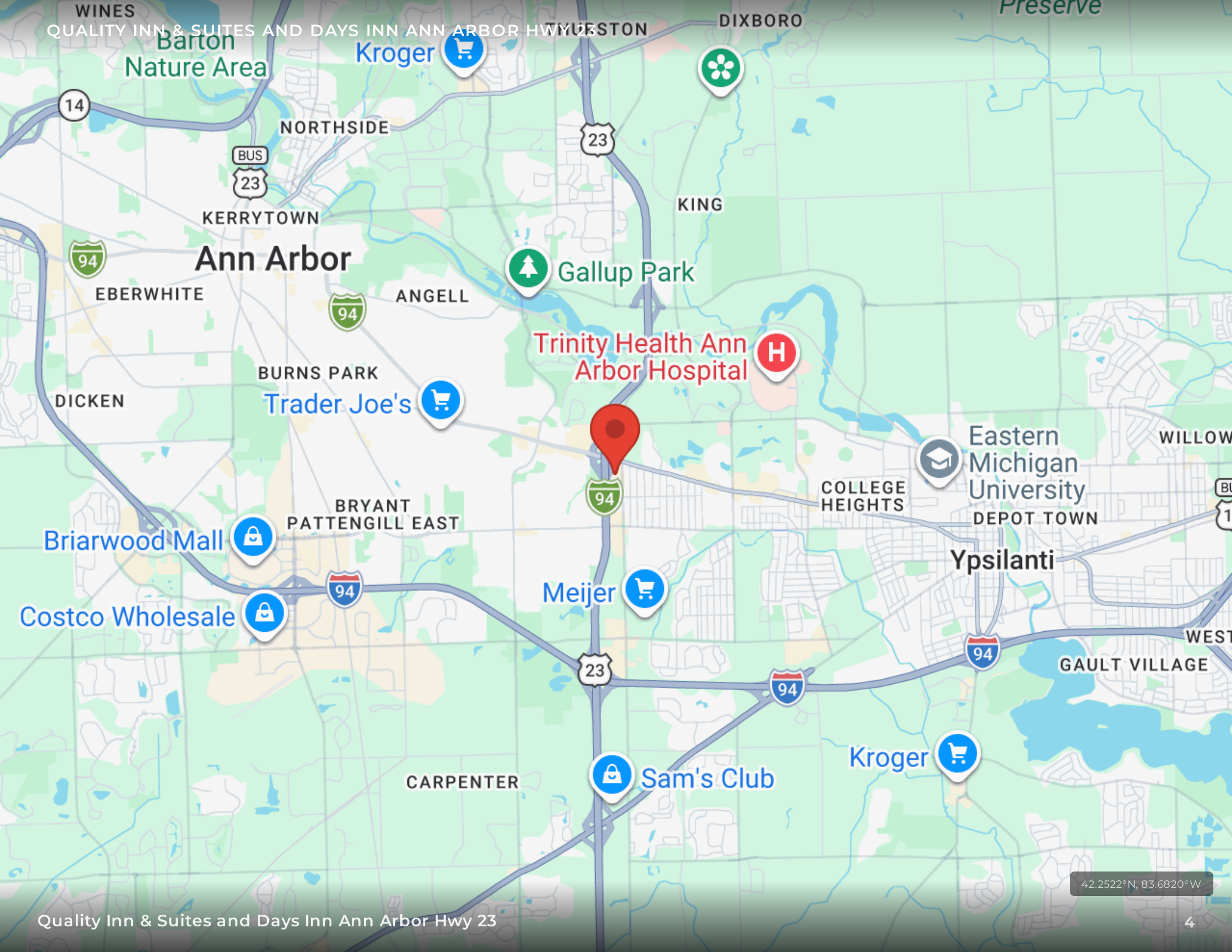
\$100.07

PRICE/SF



84,937 SqFt

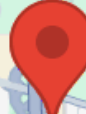
BUILDING SF



WINES QUALITY INN & SUITES AND DAYS INN ANN ARBOR HWY 23 DIXBORO

Ann Arbor

Trinity Health Ann Arbor Hospital



42.2522°N, 83.6820°W



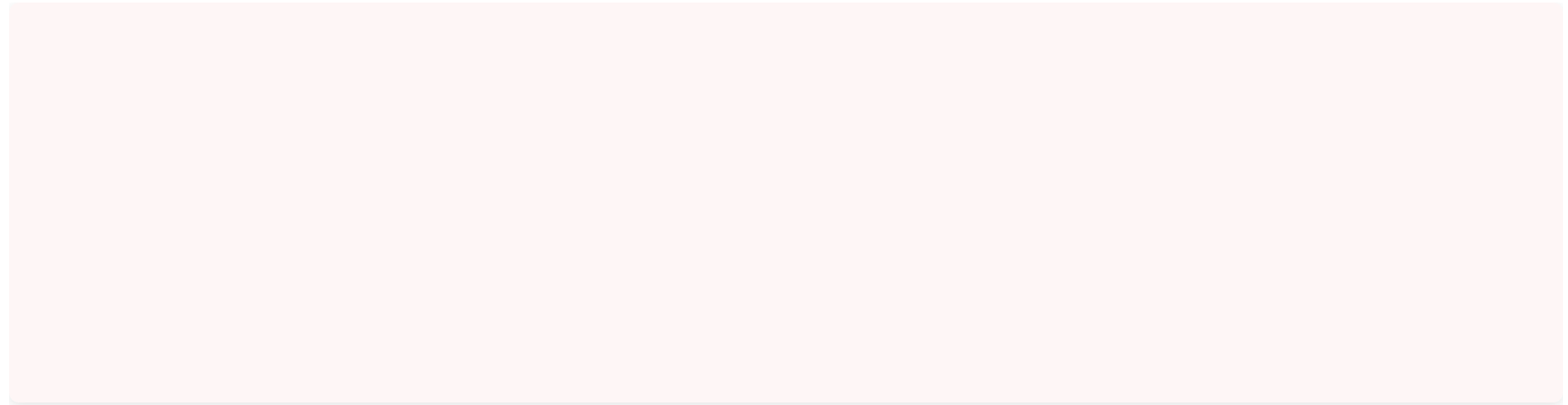
 **QUALITY**
INN & SUITES

2376





Market Overview



Ann Arbor is a city in Washtenaw County, Michigan, United States, of which it is the county seat. It had a population of 123,851 in 2020, making it the fifth most populous in Michigan. The city is home to the University of Michigan, the oldest university in the state.

DEMOGRAPHIC SNAPSHOT

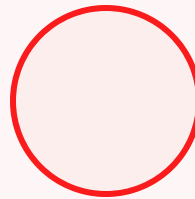
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,398	Population	72,628	Population	190,851
Median HH Income	\$61,176	Median HH Income	\$75,623	Median HH Income	\$76,355
Households	5,749	Households	32,103	Households	81,739

Source: ESRI / ArcGIS Business Analyst

PRESENTED BY

Quality Inn & Suites and Days Inn Ann Arbor Hwy 23

2380 CARPENTER RD, Ann Arbor , MI, 48108



MANUEL

broker

1248 207 6307

joe.manuel@myrealtysselect.com

Lic# 302689

Broker

7285 Orchard Lake Rd

West Bloomfield, MI

248 419 3999 myrealtysselect.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BROKER and it should not be made available to any other person or entity without the written consent of BROKER.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BROKER. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BROKER has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BROKER has not verified, and will not verify, any of the information contained herein, nor has BROKER conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BROKER ADVISOR FOR MORE DETAILS.