



Hospitality Offering For Sale

Baymont By Wyndham Zanesville OH

230 Scenic Crest Dr, Zanesville, OH 43701



presented by:

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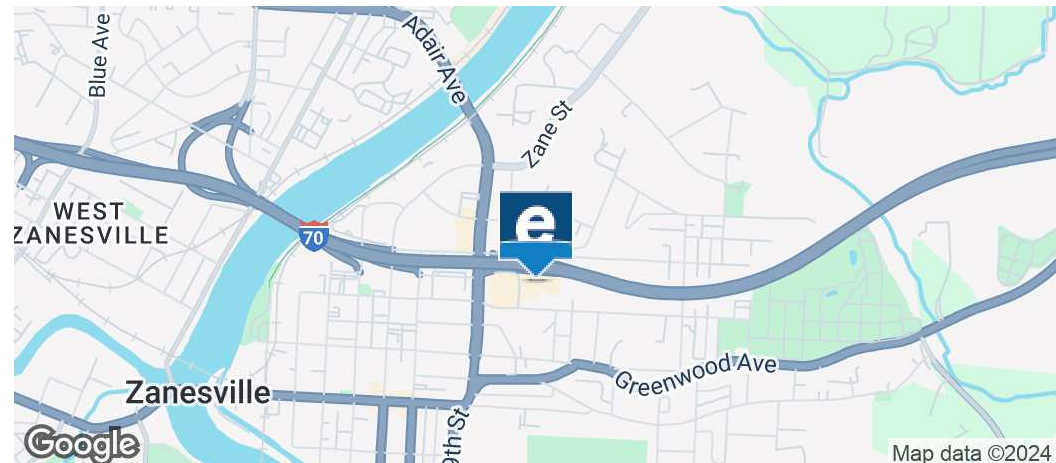
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PROPERTY INFORMATION

Section 1



Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,990,000
Cap Rate:	11.03%
NOI:	\$440,000
Lot Size:	1.99 Acres
Year Built:	1996
Building Size:	27,583 SF
Zoning:	C2
Price / SF:	\$144.65

HIGH LEVEL OVERVIEW

This outstanding property at 230 Scenic Crest Dr in Zanesville, OH, presents a compelling opportunity for prospective Hospitality / Limited Service investors.

Property Description



PROPERTY OVERVIEW

Offering a substantial 27,583 SF building, this well-maintained property, built in 1996, provides an excellent platform for various hospitality ventures. Zoned C2, it offers flexibility for a range of hospitality and limited service options. With its strategic location in the thriving Zanesville area, the property enjoys high visibility and accessibility. Its impressive features, spacious layout, and strategic positioning make it a prime investment for those seeking an entry into the dynamic and lucrative hospitality market in Zanesville.

LOCATION OVERVIEW

Conveniently located in the heart of Zanesville, OH, the area surrounding the property at 230 Scenic Crest Dr offers a wealth of attractions and amenities ideal for prospective Hospitality / Limited Service investors. Just a short distance from the property, guests can enjoy the historic charm of the Y Bridge, offering stunning views of the Muskingum and Licking Rivers. Nearby, the iconic Tom's Ice Cream Bowl and the enchanting Lorena Sternwheeler provide unique local experiences for visitors. With its close proximity to dining, entertainment, and local landmarks, this prime location presents an enticing opportunity for investors looking to capitalize on the dynamic hospitality market in Zanesville.



Complete Highlights



PROPERTY HIGHLIGHTS

- 27,583 SF building
- Built in 1996
- Zoned C2
- Prime location in Zanesville
- Ideal for limited service hotel
- Spacious interior layout
- Well-maintained property
- Ample parking space
- Potential for renovations or expansion
- Strong investment opportunity
- Established commercial area
- High visibility and accessibility
- Proximity to major transportation routes
- Favorable market conditions

Hotel Details

HOTEL DETAILS

Building	Baymont by Wyndham Zanesville OH
Name	
Address	230 Scenic Crest Dr
City, State,	Zanesville, OH 43701
Zip	
County	Muskingum
County	84-32-02-02-001
Parcel ID	
Website	wyndhamhotels.com/baymont/zanesville-ohio/baymont-inn-suites-zanesville/overview
Total SF	27,583 SF
Guest	59
Rooms	
Typical	17
King	
Typical Q/Q	36
Suites	4
ADA	2
Accessible	

BUILDING AMENITIES

Pool Type	Indoor Pool
Number Of Floors	2
Meeting Space / Total Size	yes
Business Center	yes
Exercise Room / Size	yes

GUEST ROOM INFORMATION

Size	Std
Door Width	Std
Floor	2
TV Size / Last Replaced	43" replaced in 2023

RENOVATION INFORMATION

PIP Status	\$100,000
Last Renovation - Guest Rooms	2023
Last Renovation - Public Areas	2023
Last Renovation - Exterior	2023 (New Roof 2022)

FINANCIAL INFORMATION

Years Remaining On Franchise	17 years with Wyndham
Years New Owner Can Get For A New Franchise	17 years
Fee Simple Or Lease Hold; Details	Fee Simple

LISTING INFORMATION

Listing Price	\$3,990,000
Date	December 29, 2024



Hotel Details

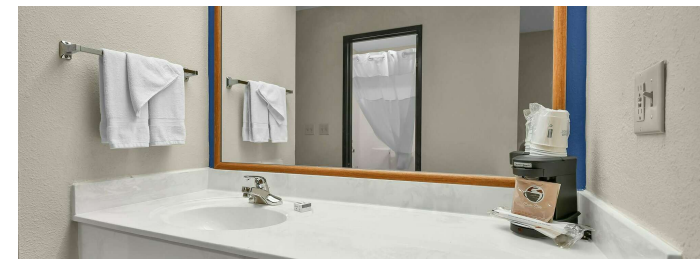
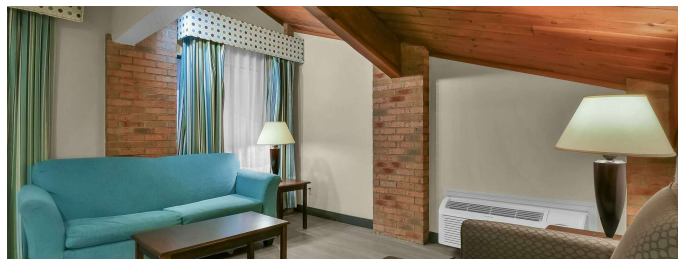
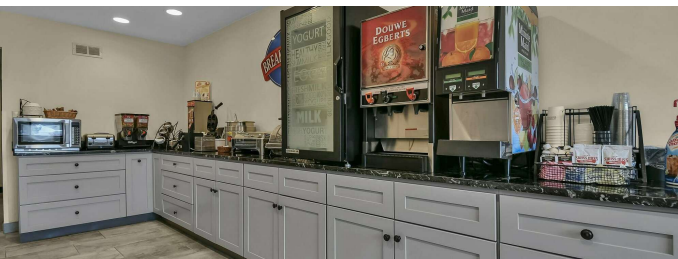
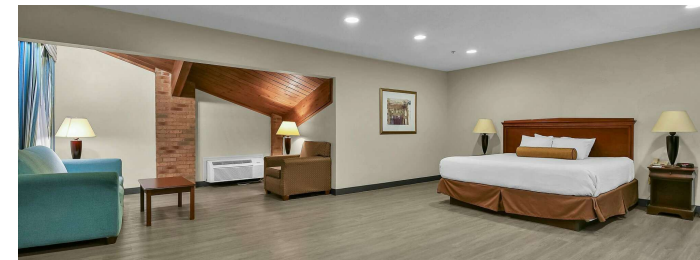
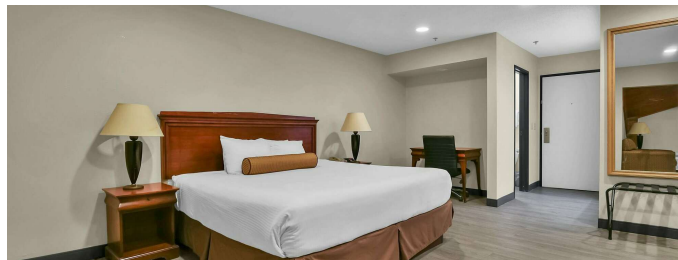
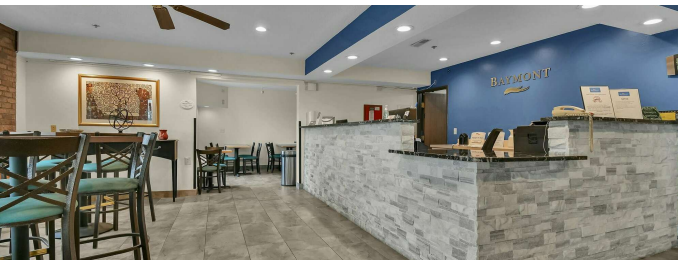
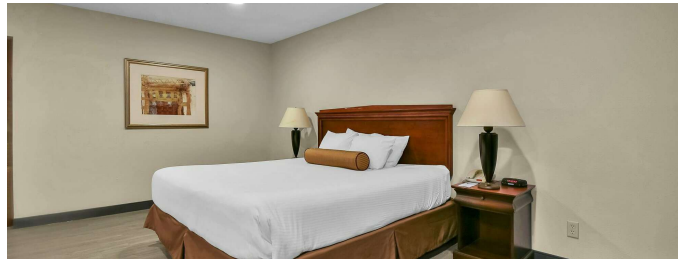
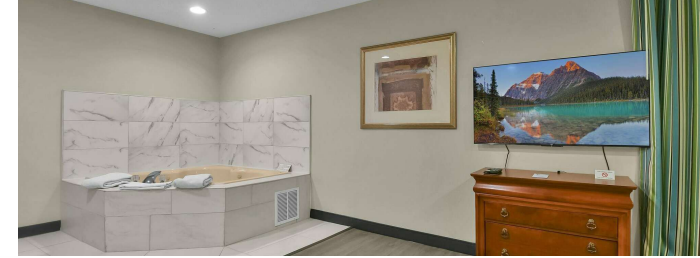
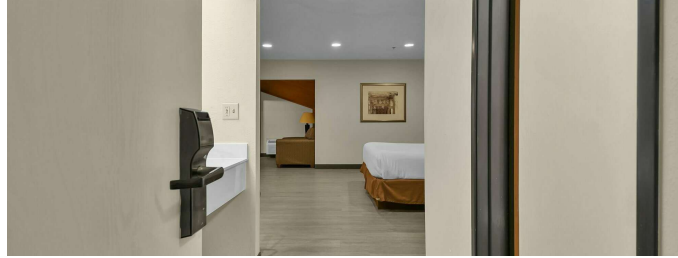


LOCATION INFORMATION

Nearest Major City	Columbus, OH (approx. 55 miles west of Zanesville)
Restaurants Nearby	Bob Evans – Classic American comfort food, located less than 0.5 miles away. Olive Garden – Italian dining, around 1 mile from the property. Roosters – Casual sports bar with wings and burgers, 1.2 miles away.
Entertainment Nearby	Zanesville Museum of Art – Featuring diverse art collections, about 2 miles away. The Wilds – A 10,000-acre wildlife conservation center with safari tours, approximately 20 miles away. Weasel Boy Brewing Co. – Local brewery with live music and craft beer, less than 3 miles away.
Major Demand Generators	Local Businesses and Corporate Offices: The presence of industrial and corporate offices nearby generates weekday business travel. Healthcare Sector: Genesis Healthcare System, a major hospital and regional healthcare provider, draws medical professionals and visiting families. Tourism and Events: Nearby attractions like Dillon State Park and Zane’s Landing Park bring leisure travelers. Education: Proximity to Muskingum University and Zane State College results in a steady flow of visitors during school events and graduation.
Hotel 1 - Rms & Info	Hampton Inn Zanesville
Hotel 2 - Rms & Info	Quality Inn & Suites
Hotel 3 - Rms & Info	Comfort Inn & Suites

Hospitality Offering For Sale

Additional Photos



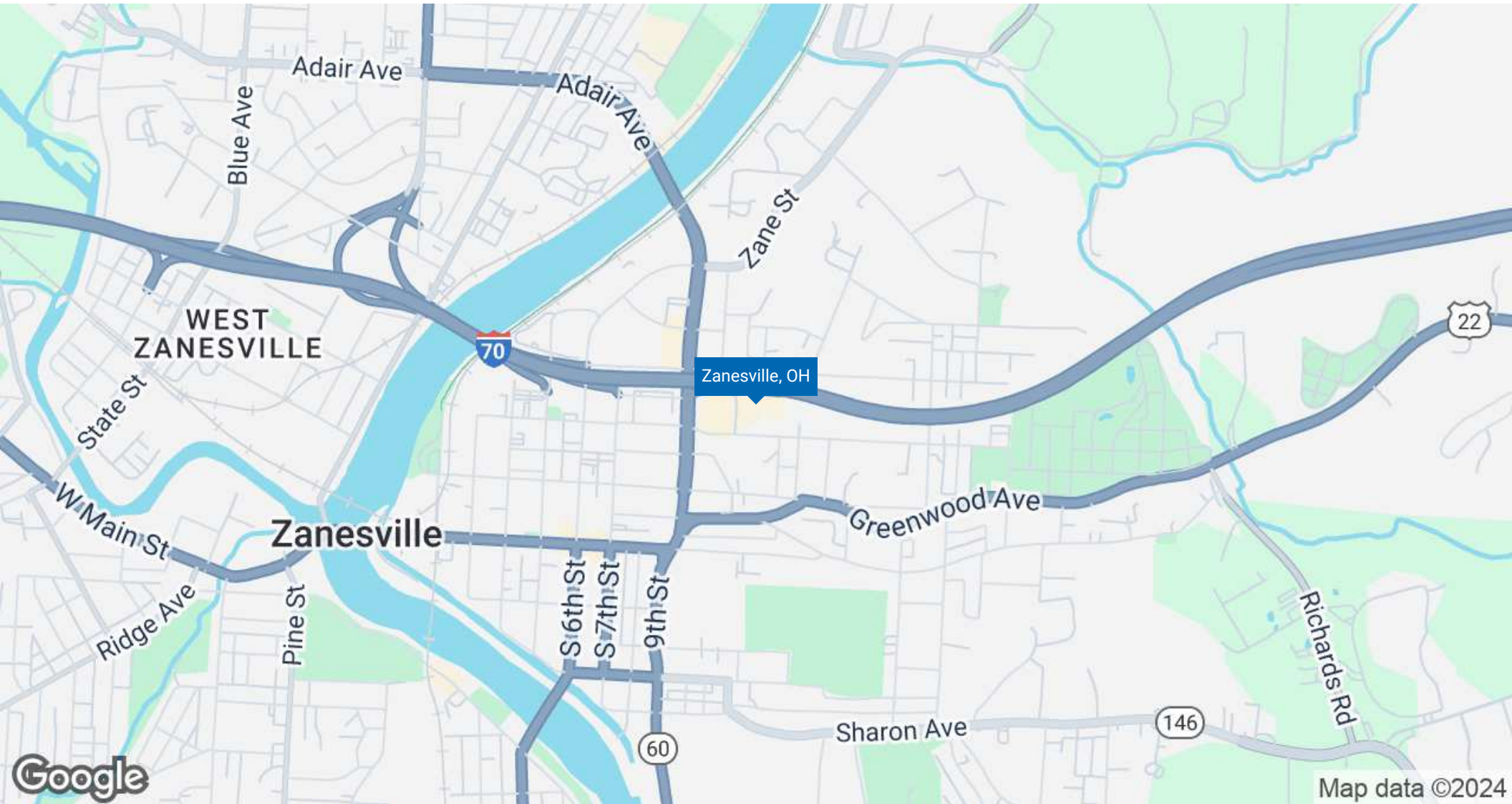
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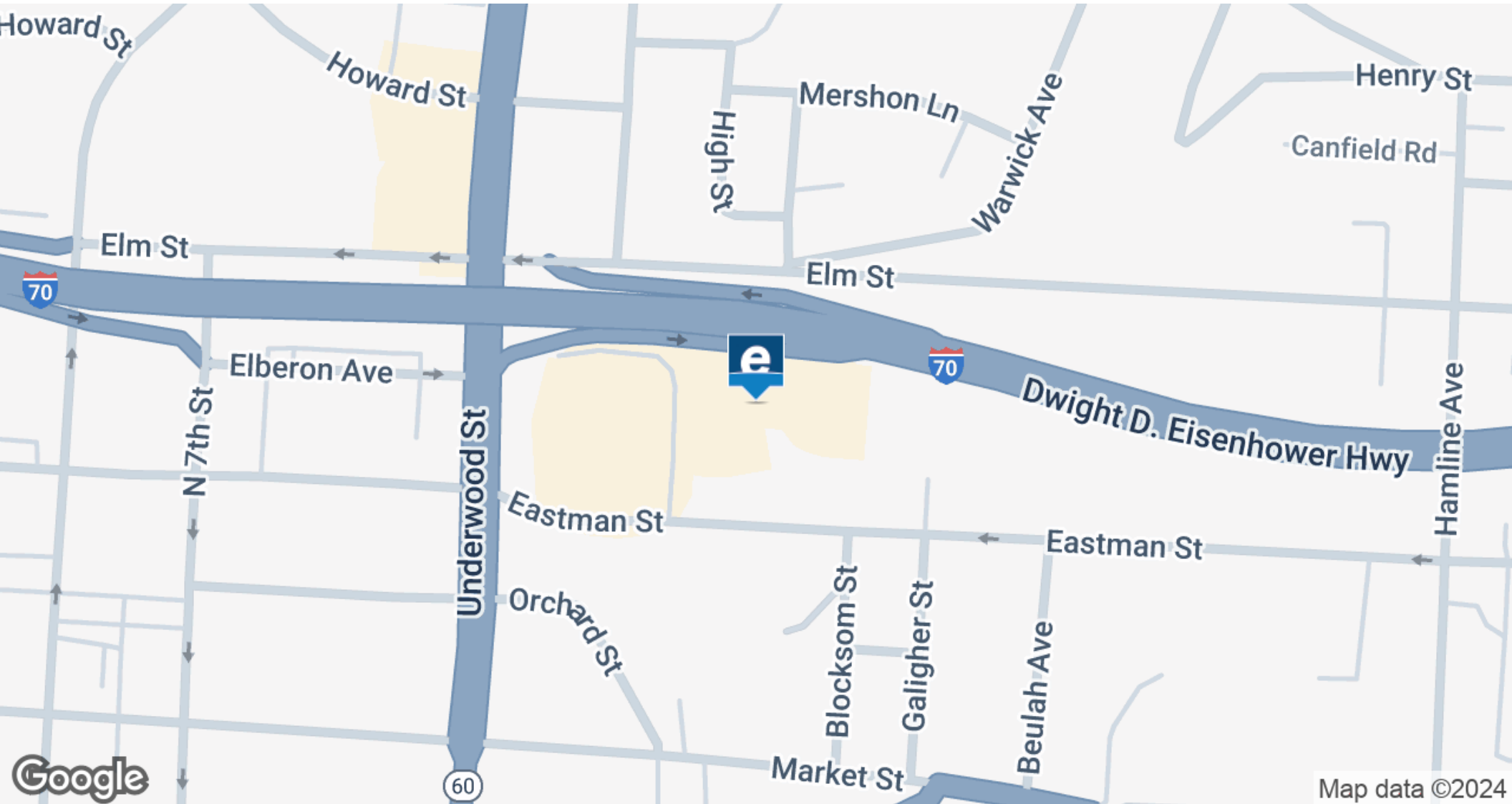
Section 2



Regional Map

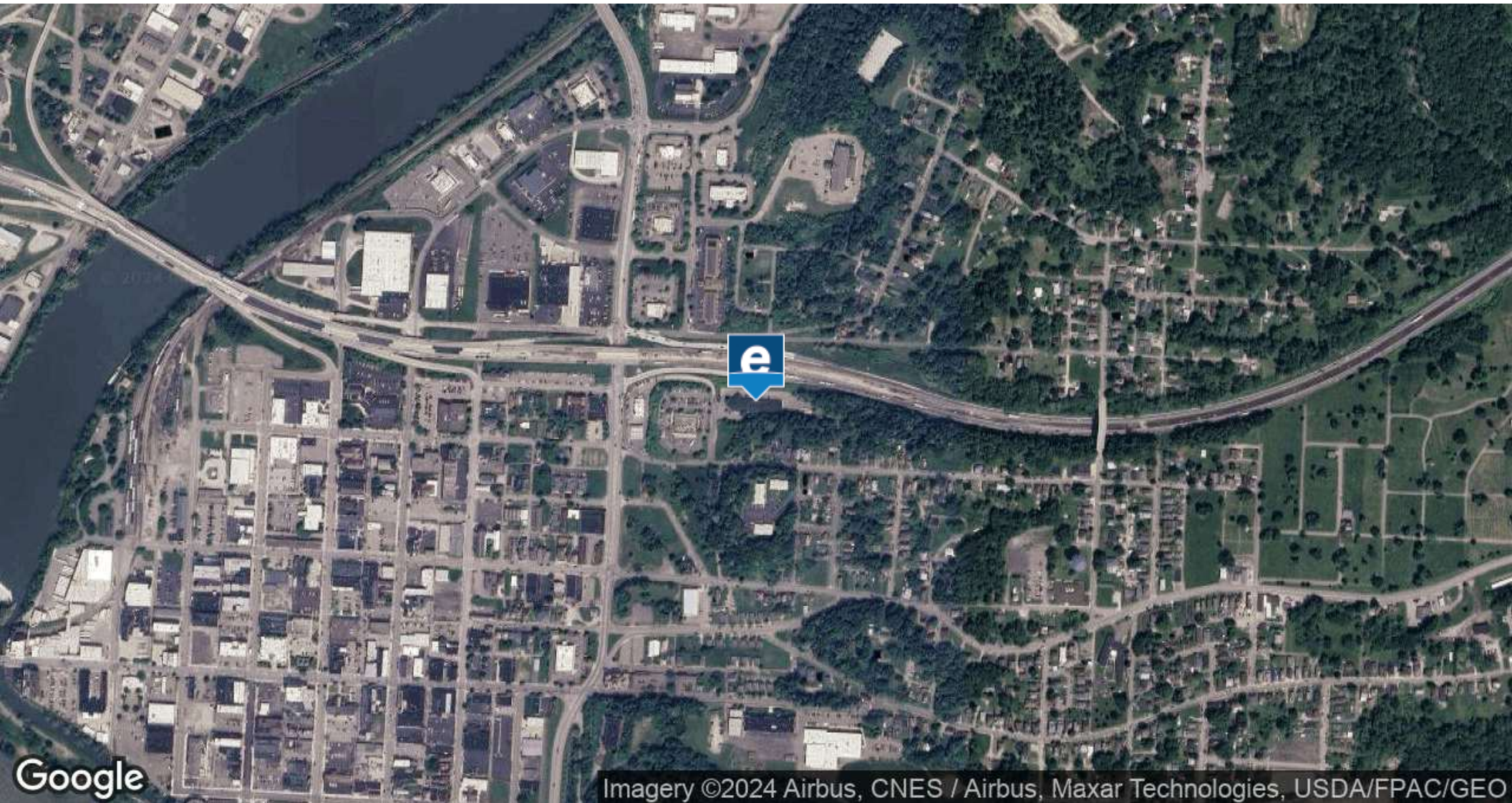


Location Map

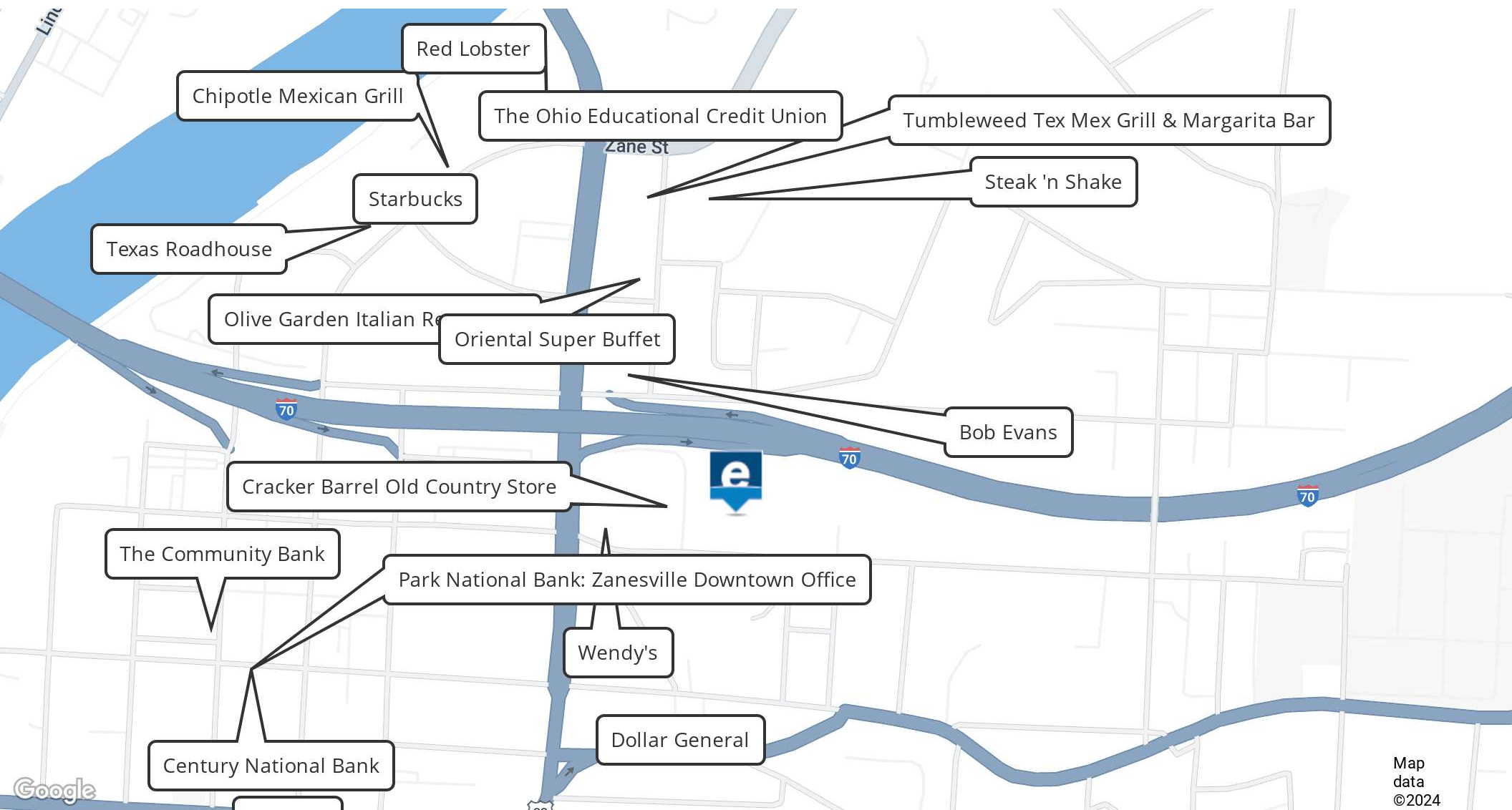


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Aerial Map

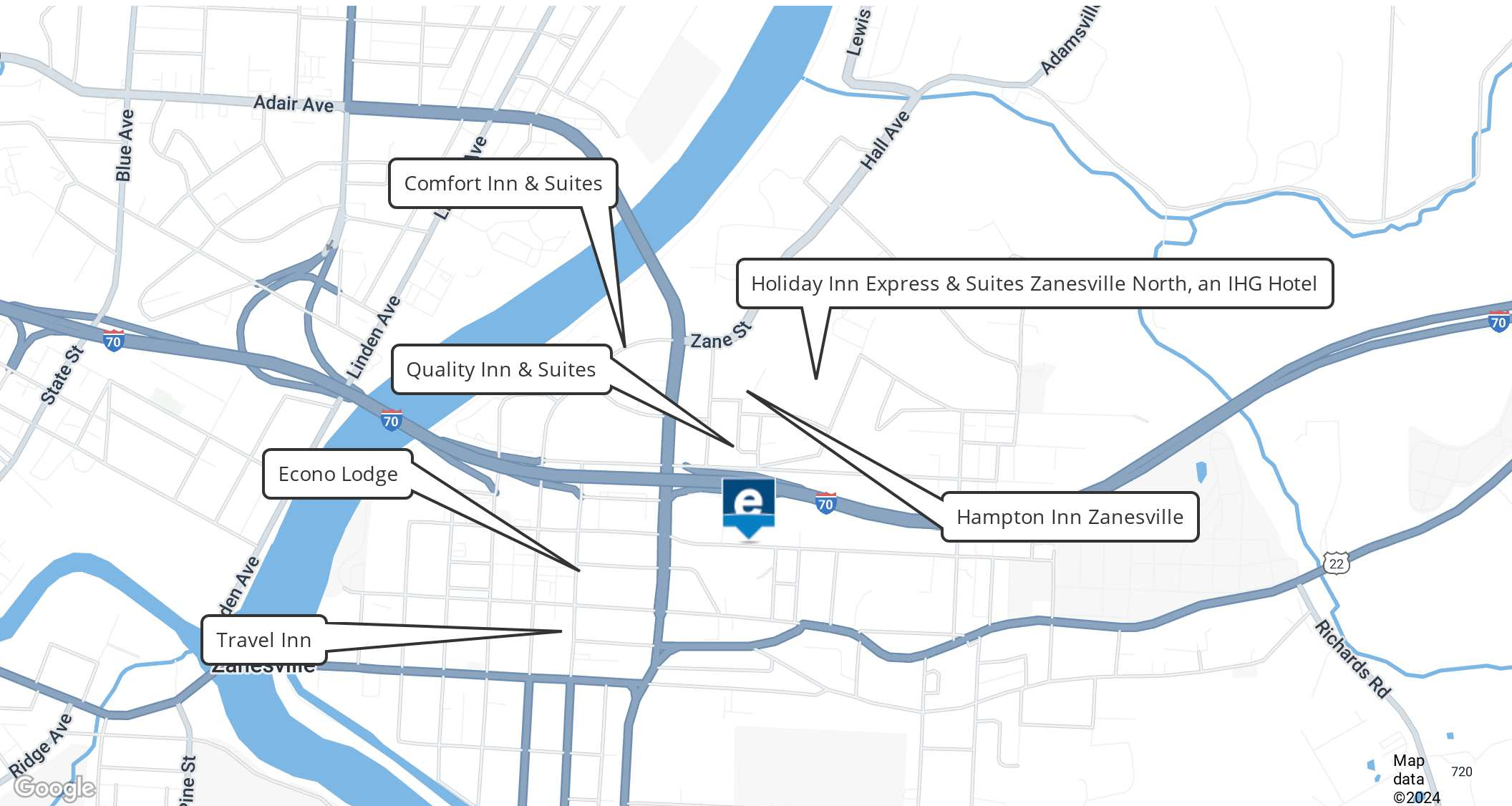


Retailer Map



Map data ©2024

Competitors Map



Hospitality Offering For Sale

FINANCIAL ANALYSIS

Section 3



Financial Summary

INVESTMENT OVERVIEW

Price	\$3,990,000
Price per Room	-
RevPAR	-
ADR	-
CAP Rate	11.0%
Cash-on-Cash Return (yr 1)	13.94 %
Total Return (yr 1)	\$145,140
Debt Coverage Ratio	1.49

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$1,100,000
Operating Expenses	\$660,000
Net Operating Income	\$440,000
Pre-Tax Cash Flow	\$145,140

FINANCING DATA

Down Payment	\$1,041,250
Loan Amount	\$3,123,750
Debt Service	\$294,860
Debt Service Monthly	\$24,571

Financial Summary

INVESTMENT OVERVIEW

Principal Reduction (yr 1)

-



Financial Analysis Baymont Inn Zanesville OH

Financial Overview

Operating Income	2022 Act	2023 Act	2024 Fcst*	2025 Bud
Avg # of Rentable Rooms	59	59	59	59
Revenue	\$1,128,538	\$1,117,776	\$1,050,000	\$1,100,000
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	\$630,000	\$660,000
<i>Exp %</i>	<i>0%</i>	<i>0%</i>	<i>60%</i>	<i>60%</i>
EBITA	\$582,222	\$713,495	\$420,000	\$440,000
EBITDA margin	52%	64%	40%	40%

Investment Overview

Capitalization Rate	11.03%
Total Annual Cash Flow (before taxes)	\$145,140
Cash on Cash Return (ROI)	13.94%
True Cash Flow	\$221,338
Internal Rate of Return (IRR)	21.26%
DSCR	1.49

Capital Structure

Total Acquisition Cost	
Revenue Multiplier	3.80
Listing Price	\$3,990,000 \$67,627 Per Key
Closing Costs	\$25,000
Franchise Fee	\$50,000
Capital Renovation	\$100,000 \$1,695 Per Key
Total Acquisition Cost	\$4,165,000

Capital Requirements

Equity	25%
Loan-To-Value (Leverage PCT)	75%
Amortization (Years)	20
Interest Rate	7.00%
Buyer Down Payment	\$1,041,250
Mortgage	\$3,123,750
Annual Interest Pmt	(\$218,663)
Annual Principal Pmt	(\$76,197)
Annual Total Debt Svc	(\$294,860)

Investment Snapshot

Listing Price	\$3,990,000
Renovations/Closing Costs	\$175,000
Total	\$4,165,000
Mortgage	\$3,123,750
Equity	\$1,041,250

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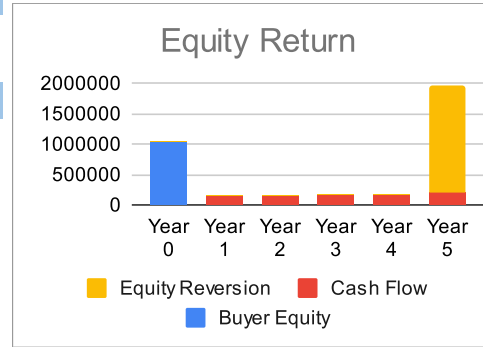
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Potential 5yr Investment Return

Mortgage Balance	Beginning	Ending (yr5)
	\$3,123,750	\$2,704,664

Capital Gain on Investment

Year 5 NOI	\$485,678
Terminal Cap Rate	
Room Revenue Multipler	3.80
Selling Costs	3.00%
Terminal Reversion Value	4,610,000
Less: Mortgage	2,704,664
Less: Closing Costs	138,300
Equity Residual	1,767,036



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			3%	3%	3%	3%
Revenue		\$1,100,000	\$1,127,500	\$1,155,688	\$1,184,580	\$1,214,194
Expenses		\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
EBITA		\$440,000	\$451,000	\$462,275	\$473,832	\$485,678
Annual Debt Service		(\$294,860)	(\$294,860)	(\$294,860)	(\$294,860)	(\$294,860)
Cash Flow		\$145,140	\$156,140	\$167,415	\$178,972	\$190,818
Debt Coverage		1.49	1.53	1.57	1.61	1.65

Equity Return	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Buyer Equity	\$1,041,250					
Cash Flow		\$145,140	\$156,140	\$167,415	\$178,972	\$190,818
Equity Reversion						\$1,767,036
Net Cash Flow	(\$1,041,250)	\$145,140	\$156,140	\$167,415	\$178,972	\$1,957,853

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Income & Expenses

INCOME SUMMARY

Gross Income	\$1,100,000
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EXPENSE SUMMARY

Gross Expenses	\$660,000
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Net Operating Income	\$440,000
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Hospitality Offering For Sale

DEMOGRAPHICS

Section 4

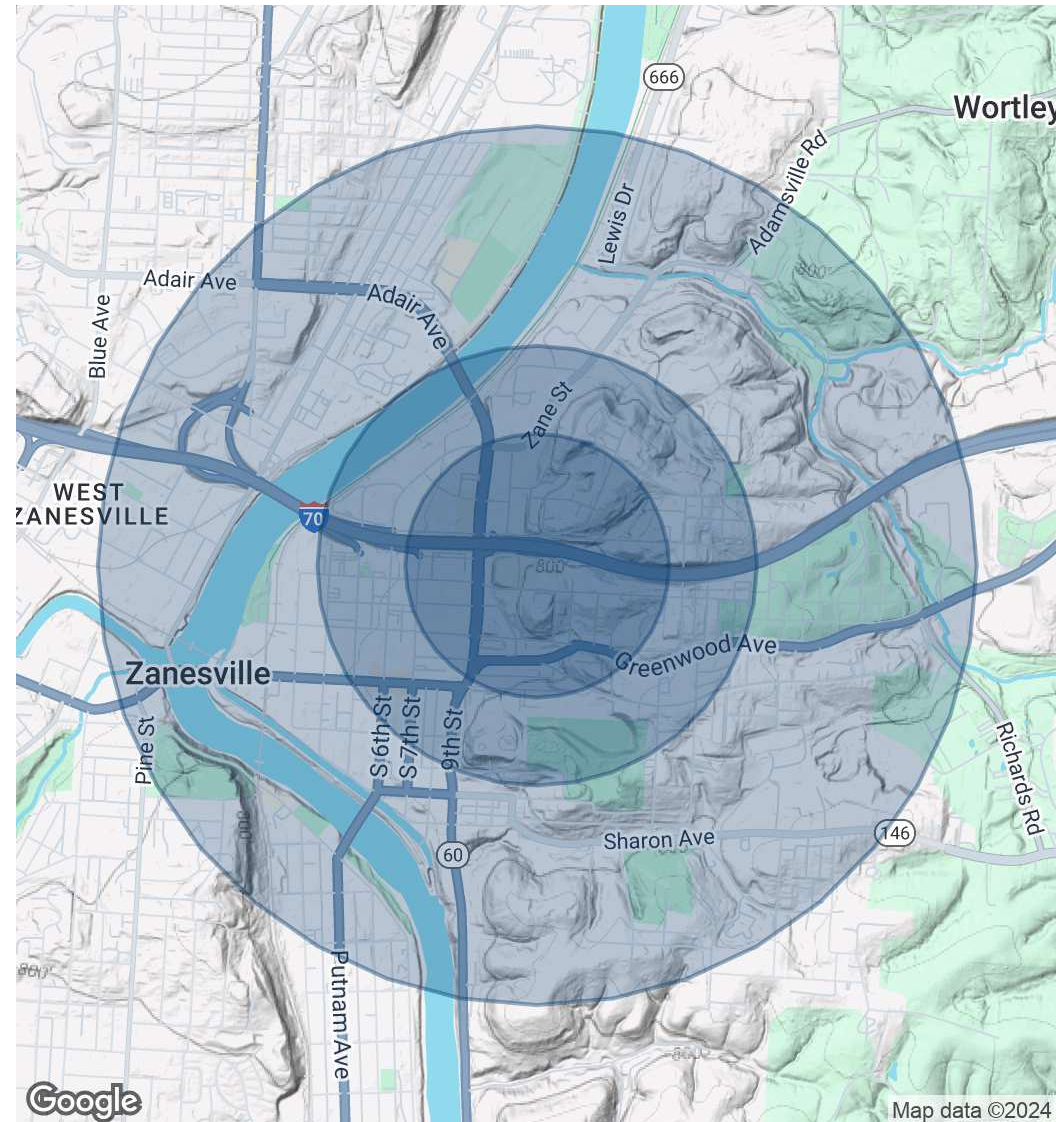


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	608	1,786	5,406
Average Age	37	38	39
Average Age (Male)	37	37	38
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	663	2,164
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$40,700	\$41,105	\$49,172
Average House Value	\$138,107	\$137,789	\$150,927

Demographics data derived from AlphaMap



Hospitality Offering For Sale

ADVISOR BIOS

Section 5



Meet The Team

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