

RAMADA BY WYNDHAM • STUDIO SUITES

30-Unit Apartment-Style Hospitality Asset — Dothan, AL

TURNKEY EXTENDED STAY OR PREMIUM MULTIFAMILY CONVERSION OPPORTUNITY



★ FLEXIBLE OWNER FINANCING AVAILABLE

To facilitate a seamless transaction for qualified buyers, the seller will consider attractive **Owner Financing terms**. Structure and interest rates are highly adaptable, depending closely on the buyer's professional experience, financial track record, and down payment strength.

Executive Investment Summary

A rare, high-flexibility hospitality asset located in the primary commercial and medical corridor of Dothan, Alabama. This premium 30-key property stands unique in the market: **every individual suite features a fully equipped, apartment-style kitchen**. Priced attractively at approximately **3x gross revenue**, this asset presents immediate cash flow alongside a built-in, low-risk exit or repositioning strategy.

PROPERTY OVERVIEW & DEAL STRUCTURE

Property Name	Ramada by Wyndham Studio Suites	Total Asset Count	30 Apartment-Style Suites
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PROPERTY OVERVIEW & DEAL STRUCTURE

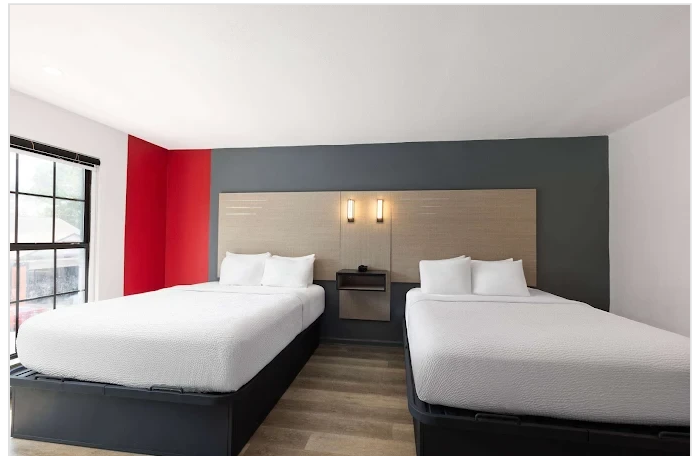
Asset Valuation	~3x Gross Sales Multiplier	Unit Kitchens	100% Fully Kitched Layouts
Zoning Profile	Commercial / High Adaptability	Financing Track	Seller Financing Available

Premium Apartment-Style Interiors

Unlike traditional, limited-service motel and hotel buildings, this asset was intentionally engineered for long-term extended-stay occupancy. Every room mimics a modern studio loft apartment, drastically expanding market demand.



Fully equipped premium kitchenettes with full-sized appliances & dining counter



Modern, spacious studio layouts featuring custom built-in headboards

Dual-Track Investment Play

TRACK A: HOSPITALITY & EXTENDED STAY

Maintain the recognized Wyndham flag to capture immediate business travel, military contractors supporting nearby Fort Novosel, and specialized medical professionals. Daily and weekly average rates maximize cash flow margins.

TRACK B: MULTI-FAMILY CONVERSION

Transition the property seamlessly into a 30-unit affordable micro-apartment or corporate housing community. Because all plumbing, kitchens, and cabinetry are pre-installed, capital expenditure requirements are virtually near zero.

The Value-Add Opportunity

⚡ Designed for an Owner-Operator or First-Time Commercial Buyer

The current ownership group manages a diverse, multi-property real estate and hospitality portfolio. Consequently, this specific asset is run under institutional, remote management rather than receiving localized, daily operational focus.

This operational structure leaves an extraordinary amount of "low-hanging fruit" for an on-site owner-operator or an ambitious first-time commercial buyer. A dedicated operator giving 100% focus to local marketing, localized corporate accounts, and tight overhead controls can immediately reduce waste, optimize daily metrics, and dramatically drive up overall net business revenue.

Modern Guest & Operational Infrastructure

The property includes a highly polished, architectural reception lobby and common amenity facilities that project a premium modern lifestyle image to incoming residents or travelers.



Vaulted designer ceilings with modern wood-paneled accent walls and premium tile floors



On-site guest marketplace, convenience hub, and wide double-staircase core access

Location & Regional Economic Drivers

- **Medical Infrastructure Core:** Minutes away from Southeast Health Medical Center and Flowers Hospital, drawing thousands of traveling nurses, clinical students, and long-term contract workers annually.
- **Military Support Network:** High-volume business travel stemming directly from defense contractors and transient personnel operating out of nearby Fort Novosel.
- **Exceptional Accessibility:** Situated off major commercial transit arteries, providing quick, convenient access to regional dining, retail centers, and workforce employers.



CONFIDENTIALITY & ACQUISITION PROCESS

Full underlying property financials, historical profit & loss metrics, and the formal Offering Memorandum (OM) are strictly confidential and will be released exclusively to qualified prospects upon receipt of a signed Non-Disclosure Agreement (NDA).

SERIOUS ACQUISITION INQUIRIES ONLY

Please be prepared to provide a professional business bio and verifiable proof of investment funds.