



# THE PRESENT HOTEL

224 Houston Street  
Savannah, GA 31401

OFFERING MEMORANDUM

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# INVESTMENT SUMMARY

Unlock a lucrative opportunity with The Present Hotel, a prized asset for sale in Savannah, GA. Nestled in the coveted Historic District, directly facing Crawford Square, this boutique gem boasts high occupancy rates, stellar financial performance, and a prime location near Savannah's top attractions. Each uniquely designed room exudes character, offering guests a blend of historic charm and modern comfort. With its proven track record of success, including robust financials and a loyal clientele, The Present Hotel presents a rare chance to invest in a thriving hospitality business. Don't miss your chance to own a piece of Savannah's hospitality legacy—schedule your private viewing today and envision the future of luxury hospitality at The Present Hotel. Supplemental pictures, videos, and financials available upon request.



# PROPERTY SUMMARY

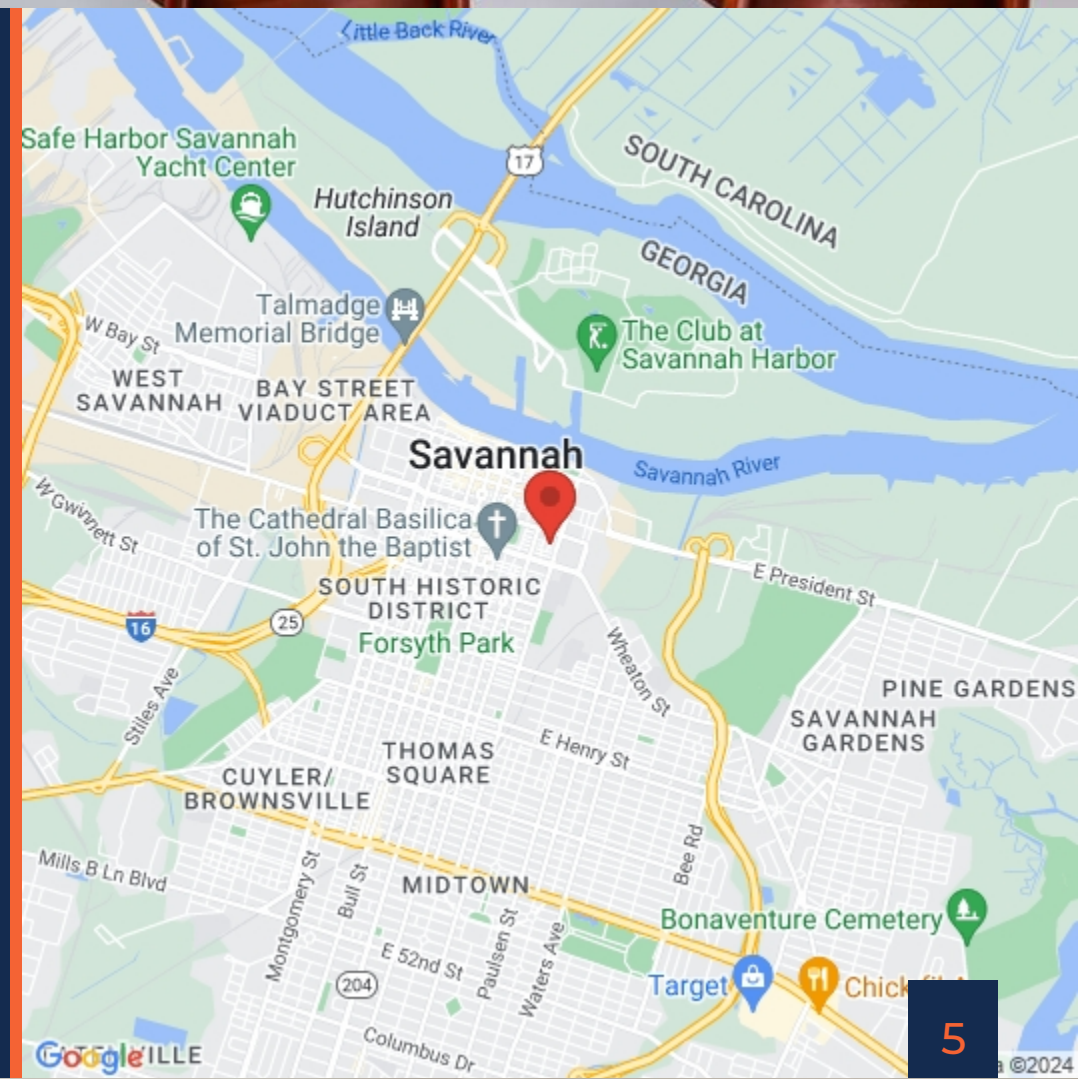
Offering Price	\$6,950,000.00
Building SqFt	9,954 SqFt
Lot Size (acres)	0.12
Levels	3
Year Built	1935
Subdivision Name	CRAWFORD
County	Chatham
Parcel ID / APN	2-0014 -07-003





## INVESTMENT HIGHLIGHTS

- Building amenities include secure access, a large communal outdoor courtyard, a back porch, perfect to sip on a cocktail and reflect on a wonderful stay, a coffee bar, and thoughtfully curated art and design choices.
- All units feature upgraded interiors that include custom cabinetry, high end finishes, SS appliances, and modern bathrooms. Select units boast spacious bathrooms with soaking tubs, large kitchens with quartz countertops, and breathtaking views of Crawford Square.
- Investors seeking a product and location that is irreplaceable, with a proven track record of success, with a loyal clientele, will strongly consider this once in a lifetime investment.





# LOCATION HIGHLIGHTS

- The Present Hotel offers the welcoming residential atmosphere of a home while being right in the heart of the Landmark Historic District in walking distance to countless restaurants, cafes, world class shopping and all of Savannah's historic attractions.
- This 16 unit property is in a prime location on the corner of Houston Street between Hull and McDonough Street in the bustling Crawford Ward, known for its cultural and culinary hotspots.
- The air is filled with the aroma of Southern cuisine, teasing your senses and inviting you to indulge in a culinary adventure. Visitors can experience the magic of Savannah by taking a leisurely horse-drawn carriage ride, or perhaps by hopping aboard a trolley tour that weaves through the city's rich history and folklore
- Less than a mile to Savannah's riverfront, with its cobblestone streets and antique shops, feels like a portal to a bygone era, while the eccentric art galleries and vibrant street performers add a touch of the unexpected. And don't forget the ethereal Bonaventure Cemetery, where moss-draped oaks create an otherworldly setting for the resting souls of the past.



# RENT ROLL



# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$6,950,000.00
Year 1 NOI	\$621,869.00
Year 1 Cap Rate	8.95%
Year 1 Leveraged Cash / Cash Return	0.00%

## GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	07/15/2024
Market Rent/SF	\$0.00

## EXIT

## OTHER INCOME BREAKDOWN

Net Operating Income	\$621,869.00
Total Additional Income	\$621,869.00



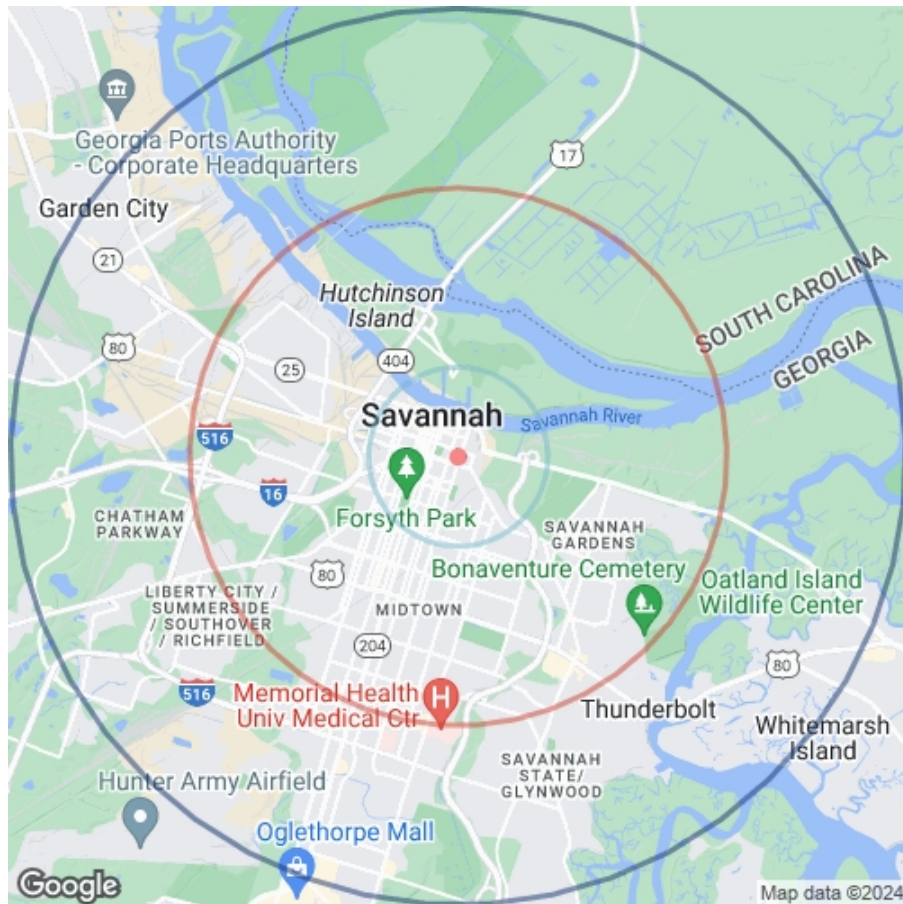
# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
ADDITIONAL INCOME	\$621,869.00	\$621,869.00
TOTAL POTENTIAL GROSS REVENUE	\$621,869.00	\$621,869.00
EFFECTIVE GROSS REVENUE	\$621,869.00	\$621,869.00
NET OPERATING INCOME	\$621,869.00	\$621,869.00
CAP RATE		8.95%

# DEMOGRAPHICS

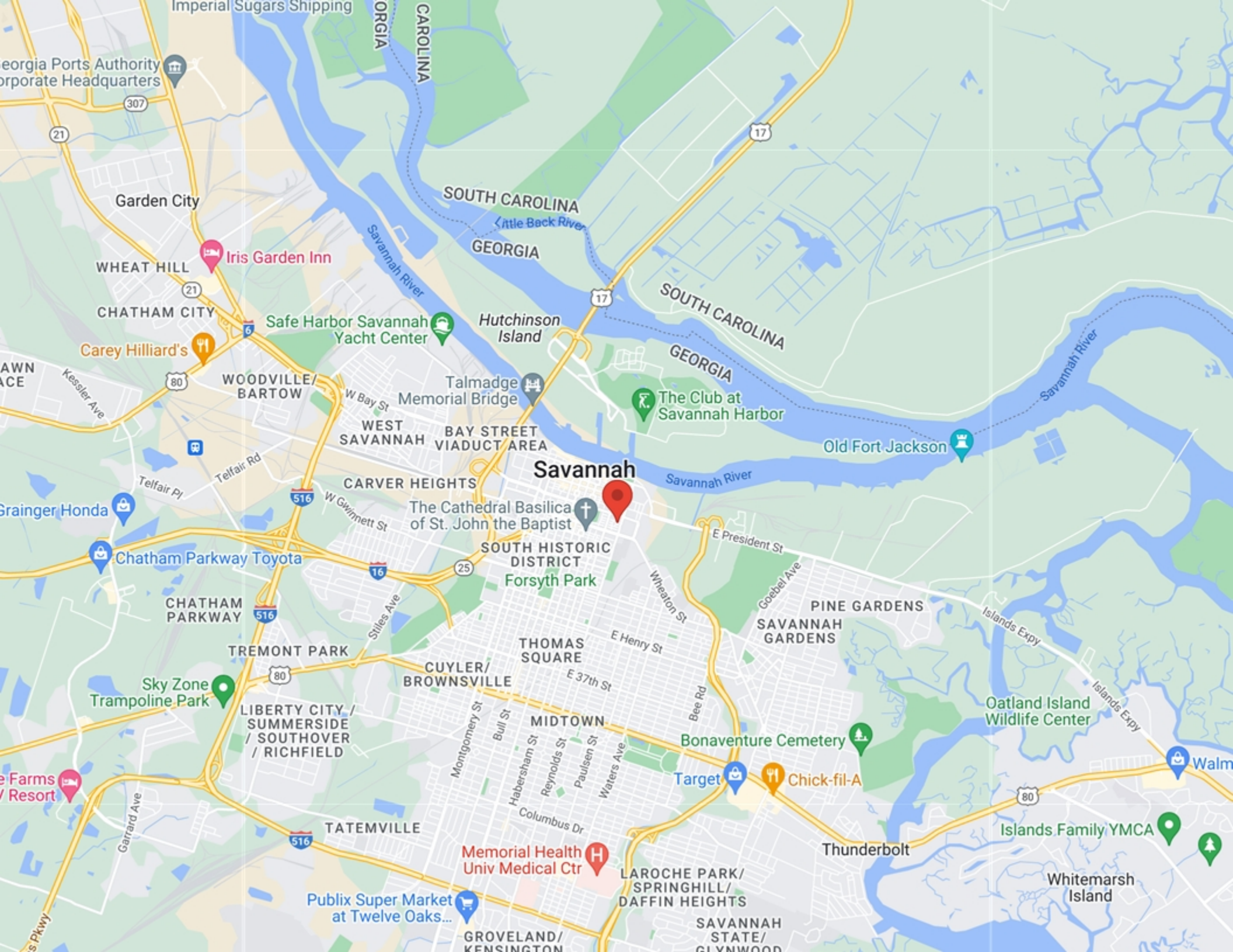
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,564	68,686	109,398
2010 Population	12,354	66,510	108,820
2024 Population	14,256	69,578	111,201
2029 Population	15,240	70,016	111,350
2024-2029 Growth Rate	1.34 %	0.13 %	0.03 %
2024 Daytime Population	35,578	89,667	153,066

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,292	4,684	6,754
\$15000-24999	719	3,290	4,857
\$25000-34999	418	3,004	4,748
\$35000-49999	610	3,824	6,112
\$50000-74999	742	3,898	6,537
\$75000-99999	672	3,537	5,322
\$100000-149999	681	3,290	5,515
\$150000-199999	509	1,603	2,488
\$200000 or greater	717	1,948	2,798
Median HH Income	\$ 53,602	\$ 48,647	\$ 50,250
Average HH Income	\$ 95,614	\$ 78,972	\$ 78,804



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,563	27,320	41,891
2010 Total Households	5,448	26,146	41,264
2024 Total Households	6,359	29,077	45,132
2029 Total Households	6,928	29,898	46,092
2024 Average Household Size	1.95	2.23	2.26
2024 Owner Occupied Housing	1,870	12,004	20,336
2029 Owner Occupied Housing	1,954	12,560	21,065
2024 Renter Occupied Housing	4,489	17,073	24,796
2029 Renter Occupied Housing	4,974	17,338	25,028
2024 Vacant Housing	2,050	5,919	7,729
2024 Total Housing	8,409	34,996	52,861





Georgia Ports Authority  
Corporate Headquarters

Garden City

WHEAT HILL

Iris Garden Inn

CHATHAM CITY

Carey Hilliard's

Safe Harbor Savannah  
Yacht Center

Hutchinson  
Island

WOODVILLE/  
BARTOW

Talmadge  
Memorial Bridge

WEST  
SAVANNAH

BAY STREET  
VIADUCT AREA

Savannah

SOUTH CAROLINA  
GEORGIA

Old Fort Jackson

AWN  
ACE

Grainger Honda

Chatham Parkway Toyota

CHATHAM  
PARKWAY

TREMONT PARK

Sky Zone  
Trampoline Park

LIBERTY CITY /  
SUMMERSIDE  
/ SOUTHOVER  
/ RICHFIELD

CUYLER/  
BROWNSVILLE

THOMAS  
SQUARE

MIDTOWN

PINE GARDENS  
SAVANNAH  
GARDENS

Oatland Island  
Wildlife Center

e Farms  
/ Resort

TATEMVILLE

Memorial Health  
Univ Medical Ctr

LAROCHE PARK/  
SPRINGHILL/  
DAFFIN HEIGHTS

Target

Chick-fil-A

Bonaventure Cemetery

Thunderbolt

Islands Family YMCA

Whitemarsh  
Island

Walm

s pkwy

GROVELAND/  
KENSINGTON

SAVANNAH  
STATE/  
GLYNWOOD

## CITY OF SAVANNAH

COUNTY	CHATHAM
INCORPORATED	2/11/1733

## AREA

CITY	113.3 SQ MI
LAND	108.5 SQ MI
WATER	4.8 SQ MI
ELEVATION	49 FT

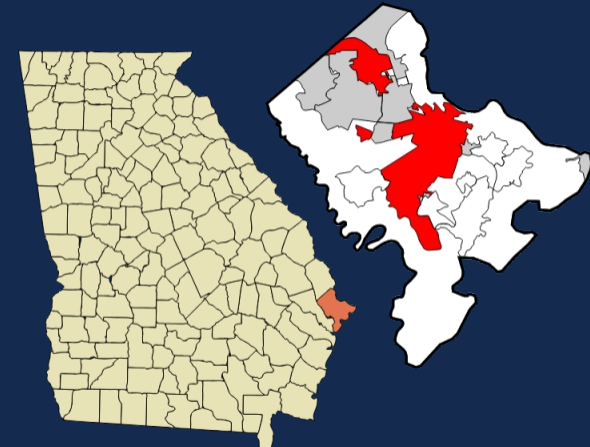
## POPULATION

POPULATION	147780 {{INCREASE}}
DENSITY	1,300.00 SQ MI
URBAN	309,466



## ABOUT SAVANNAH

Savannah is the oldest city in the U.S. state of Georgia and the county seat of Chatham County. Established in 1733 on the Savannah River, the city of Savannah became the British colonial capital of the Province of Georgia and later the first state capital of Georgia. A strategic port city in the American Revolution and during the American Civil War, Savannah is today an industrial center and an important Atlantic seaport. Savannah is a city that celebrates its whimsical side, embracing its history and quirks with a Southern charm that captivates all who cross its path. It's a place where time seems to stand still, allowing you to lose yourself in its enchanted embrace and create your own stories amidst the Spanish moss and cobblestones.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE SEABOLT REAL ESTATE ADVISOR FOR MORE  
DETAILS.**

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