



## Country Inn & Suites by Radisson

W188N11020 Maple Rd  
Germantown WI 53022

- \$6,895,000 (3.4x gross)
- 13% Adjusted CAP rate
- \$1.2 million PIP completed 2020
- No remaining PIP (possible small PIP with transfer of ownership)
- \$2.13 million two-year room revenue average
  - 2022 = \$2,141,873 room revenue
  - 2023 = \$2,121,733 room revenue
- \$850k+ NOI in 2023
- \$49k 2023 property tax
- \$35k new lock system recently installed (2022)
- \$20k Hotel Wifi system installed (2022)
- \$10k Fiber optic cabling installed (2024)
- \$15k Pool refinishing (2024)
- Could significantly reduce expenses with more hands-on Ownership
- Neighboring Owner/Manager home available for purchase separately if desired
- Located next door to 425+ capacity high volume banquet facility specializing in weddings

### Contact Information:

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\*Signed Confidentiality Agreement required

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