

# SALE

## TRYP BY WYNDHAM TALLAHASSEE

1978 Village Green Way Tallahassee, FL 32308



**SALE PRICE**

\$12,800,000

**Mousa Wakileh**  
(941) 960-9336

**William Miller**  
(954) 675-2501

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tallahassee, FL: 1978 Village Green Way. Renovated in 2023, the turnkey acquisition presents immediate value with a \$620K upgrade. The 66,819 SF TRYP by Wyndham features 100 guest rooms (a non smoking, pet friendly property), restaurant/tavern, 24-hour front desk and business services, 24/7 fitness center, complimentary breakfast with hot options, free parking, and free high-speed Wi-Fi in rooms and throughout the property. All rooms have a desk with an ergonomic chair, flat screen HDTV, free high-speed wireless, coffee/tea maker, hair dryer, ironing amenities, bath products, and more. Family suites also include a microwave, full-size fridge and wet bar area. With upside potential through enhanced ADR and repositioning, this hotel presents a compelling opportunity for Hospitality investors seeking to capitalize on its brand strength and market potential. This property offers both turnkey operational stability and long-term appreciation potential.

### OFFERING SUMMARY

Sale Price:	\$12,800,000
Number of Rooms:	100
Lot Size:	2.08 Acres
Building Size:	66,819 SF

### WYNDHAM BRAND

TRYP is a newer Wyndham midscale brand positioned for lifestyle-focus with European flair but priced and operated in the upper midscale tier. TRYP benefits from Wyndham Hotel & Resorts being the largest hotel franchising company with over 8,500 properties globally. Franchisees enjoy Wyndham's global distribution system, marketing power and Wyndham Rewards, one of the top-rated hotel loyalty programs.

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### LOCATION DESCRIPTION

Discover the vibrant surroundings of TRYP by Wyndham Tallahassee, nestled in the heart of Florida's capital city. With a lively arts scene, diverse culinary offerings, and a bustling nightlife, the area caters to both business and leisure travelers. Its prime location provides an attractive opportunity for hospitality investors seeking a strategic foothold in this dynamic market. Explore the abundant dining, entertainment, shopping and cultural offerings that make this location a prime investment opportunity.

### CLOSE PROXIMITY TO

Florida State Capitol (5.5 miles)  
Florida State University (6 miles)  
Florida A&M University (6.5 miles)  
Alfred B Maclay Gardens State Park (1.5 miles)  
Governor's Square Regional Mall (5 miles)  
Railroad Square Art District (7 miles)  
Tallahassee International Airport (14 miles, 22 minutes)

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### ROOM MIX

(1) Queen Master	4
(2) Queen Standard	27
(1) King and (1) Bunk Bed	56
(1) King, 1 Bedroom Family Suite	13
<b>Total</b>	<b>100</b>

### ADDITIONAL PROPERTY INFORMATION

- Year built – 1989
- Current ownership acquired – October 2022
- Recently completed property improvement program and other improvements (\$620,000)
- Gross building square footage – 66,819
- 3 stories, interior corridor, concrete block construction
- Land size 2.08 acres
- Zoning – Leon County, OR-3

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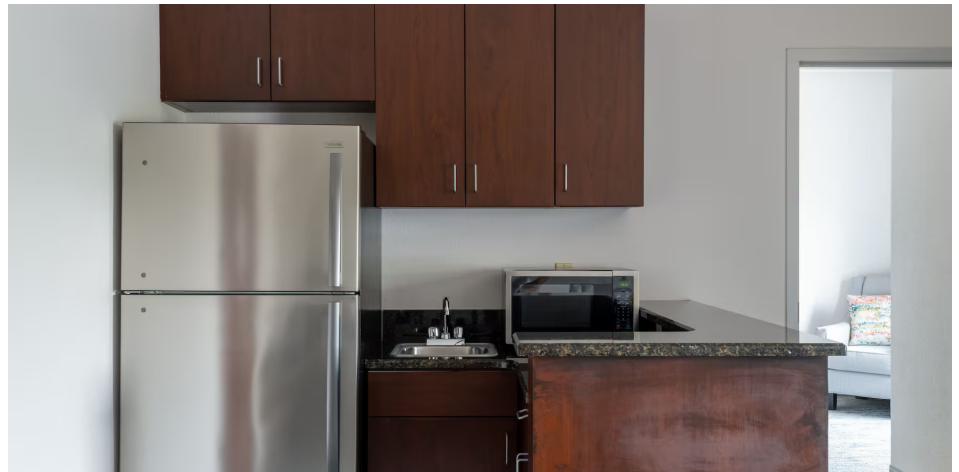


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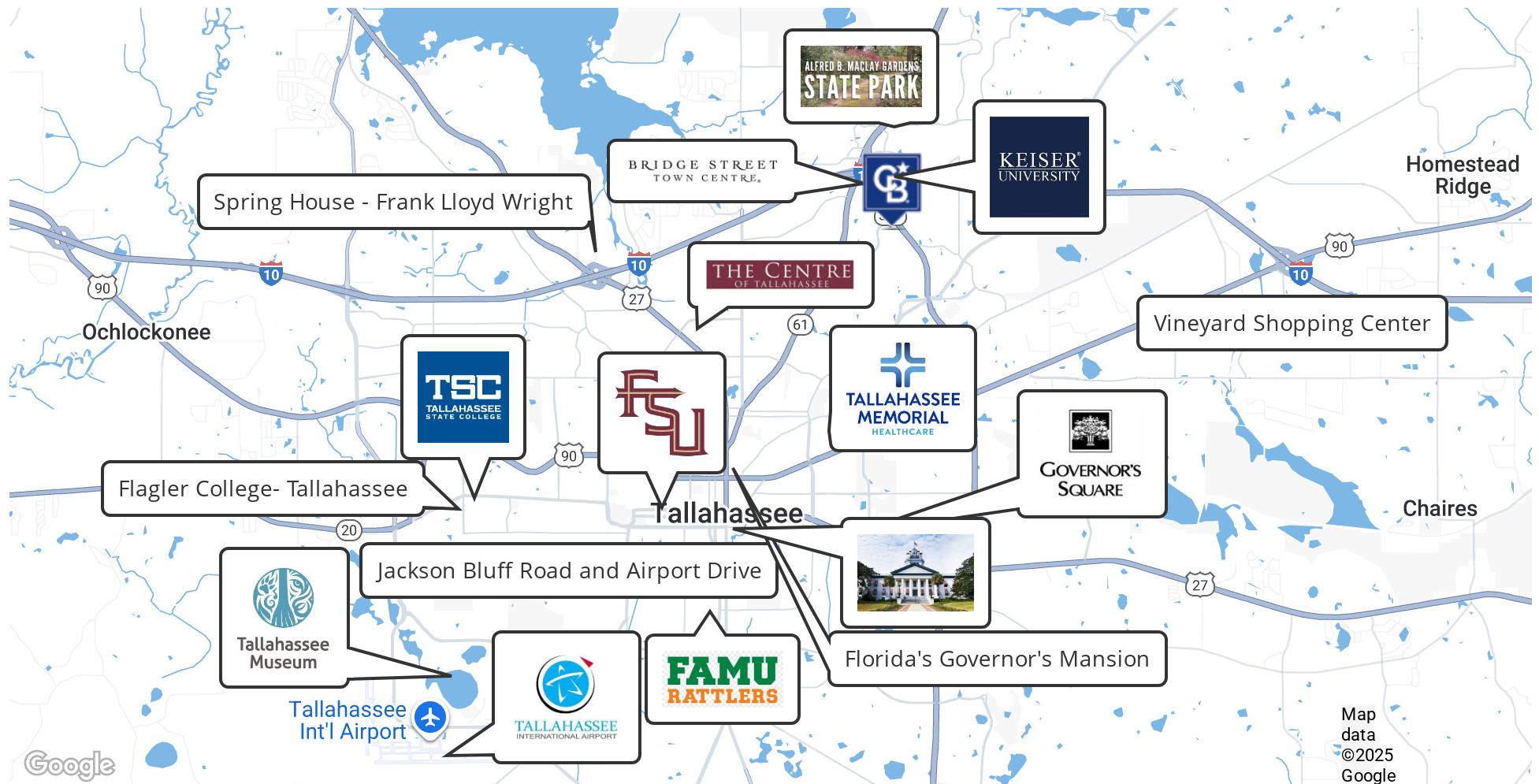


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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in  
**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**  
Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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## MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbreality.com

Direct: (941) 960-9336

## PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council, CREW Tampa Bay and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

**Coldwell Banker Commercial Realty**  
11215 E State Road 70 Ste 105  
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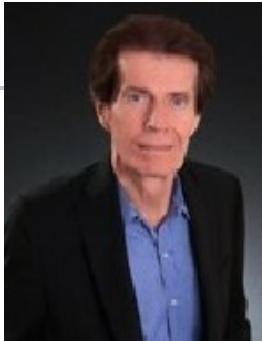


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**WILLIAM MILLER**

Commercial/Investment Associate

william.miller@cbcncrt.com

Direct: (954) 675-2501

### PROFESSIONAL BACKGROUND

30+ years as a commercial / investment associate specializing in hospitality, multifamily and development. Extensive experience with hotels up to 200 rooms.

Experience includes: Financial officer for a resort hospitality company, Dallas, Texas. Financial reporting, lender relations and member of the acquisitions team. Flagship property – Pinehurst Resort Hotel and Country Club. Numerous amenities including 7 golf courses and the world-renowned Pinehurst #2. Host of multiple U.S. Opens and U.S. Amateurs.

Certified Public Accountant, Deloitte - hospitality and development.

**Coldwell Banker Commercial Realty**

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