

# Courtyard Atlanta Marietta/I-75 North (Delk Road)



## Quick Facts

### Location

Marietta, GA

### Address

2455 Delk Road SE

### Open / Renovation

1986 / 2018

### Number of Rooms

146

### Building SF

136,800 SF

### Number of Stories

4

### Management

Unencumbered

### Meeting Space

620 SF

### Amenities

- "The Market", 24-hour convenience store
- Fitness Center
- "The Bistro", casual breakfast eatery
- Outdoor Swimming Pool

## Key Investment Highlights:

### Well Located With Access to a Diversified Set of Key Demand Generators

- Positioned directly off I-75, the Courtyard has a dominant location off a heavily trafficked exit fed directly by one of the nations busiest throughfares.
- Home to the Atlanta Braves, Atlanta's 2.25 million square foot mixed-use Battery development is located just 3.2 miles from the Hotel, which positions the Property as an ideal option for leisure travelers.
- The 1,600-acre Dobbins Air Reserve Base is located only two miles from the Property. The base is home to over 2,000 Air Force Reservists and 4,000 members of the U.S. Army, Navy, and Marine Corps. Additionally, the base serves as a regional hub for Lockheed Martin.
- Georgia's third largest university, Kennesaw State University, is located a brief 10-minute drive from the Hotel, offering exceptional exposure to one of the strongest education demand driver in the region.

### Impressive In-Place Fundamentals with Operational Upside, Below Replacement Cost

- The Property offers a robust in-place revenue stream and presents a new owner the opportunity to increase net profit margin through strategic expense optimization.
- Available to investors at favorable pricing below replacement costs.

### Long-Term Franchise Available

- 15-year Courtyard franchise expected to be available upon full PIP completion.

### Fee-Simple, Unencumbered of Management and Debt

- The Hotel is available fee-simple and unencumbered of existing management. Free of debt encumbrance and ability to assume in place debt.

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