



PROPERTY DESCRIPTION

The hotel offers a diverse array of amenities to cater to all guests' needs. These include complimentary Wi-Fi, electric car charging stations, a state-of-the-art fitness center, on-site dining, and an indoor pool with a heated water play area. The hotel offers a variety of room types, ranging from cozy standard rooms to spacious suites, each designed to provide guests with a comfortable and convenient stay. All rooms are equipped with modern amenities such as a flat-screen TV, workspace, and complimentary toiletries. For guests requiring event or business space, our hotel features a business center, meeting rooms, and a venue for weddings and various other special events. The only mid-scale, branded hotel in town, great for large groups, events, and families. Financing Available.

OFFERING SUMMARY

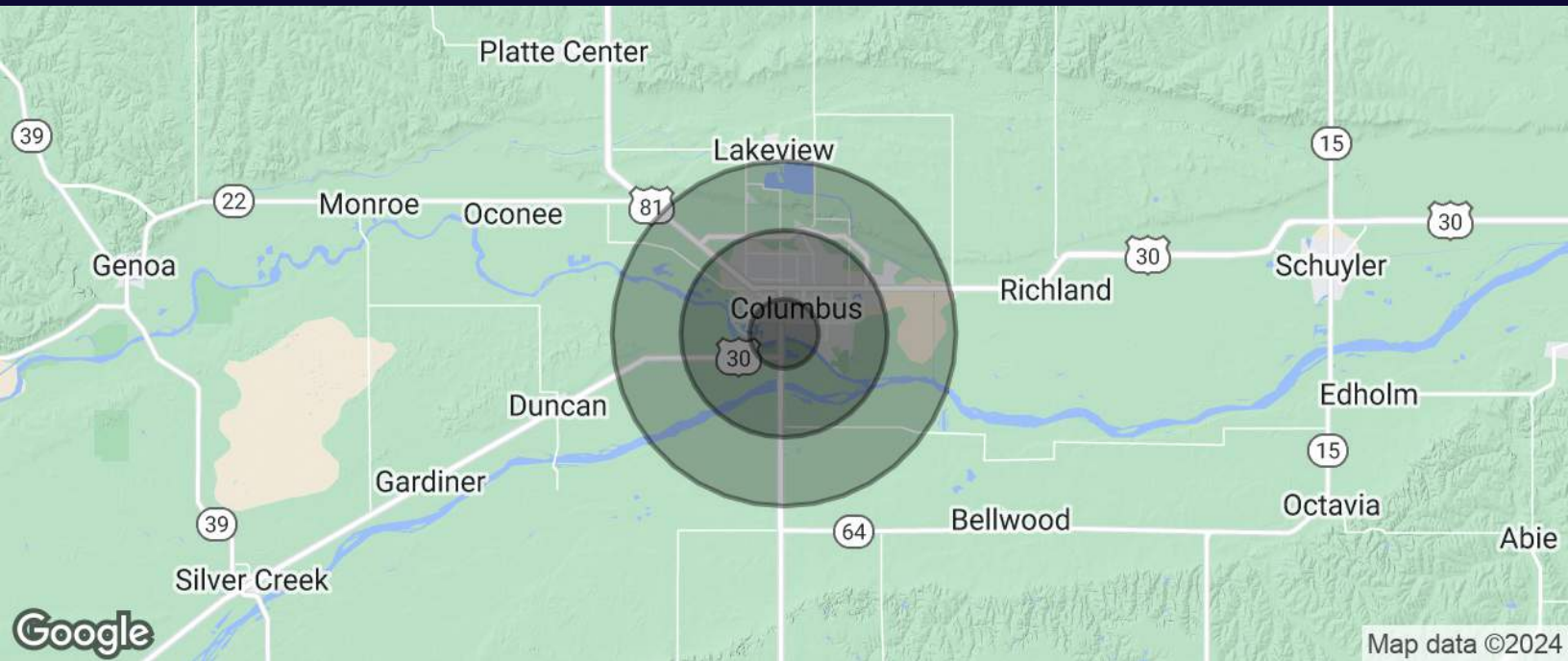
Sale Price:	\$6,500,000
Number of Rooms:	140
Building Size:	90,000 SF

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Pg. 1



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,500	24,109	27,765
Average Age	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,799	9,433	10,790
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,520	\$88,509	\$89,925
Average House Value	\$190,057	\$229,009	\$229,929

Demographics data derived from AlphaMap

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Building Name	Quality Inn Columbus
Property Type	Hospitality
Property Subtype	Full Service
Building Size	90,000 SF
Lot Size	-
Number of Floors	2
Average Floor Size	45,028 SF
Number of Buildings	1

- Recently converted from a Ramada by Wyndham Columbus Hotel & Conference Center to a Quality Inn
- No immediate PIP due to the buyer, to our knowledge
- Tenant in place operating the F&B service with rent escalations.
- The pool and indoor water play area are onsite.
- Conference room rentals will generate income in addition to F&B lease revenue.
- The only hotel with a large conference room.
- Featuring 20,850 square feet of event space, the hotel has 10 meeting rooms - accommodates 800 conference attendees
- Accounting switched 11/2023 and reservation system on 04/2024

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LOCATION DESCRIPTION

The Quality Inn Columbus is conveniently located right along US-30, near Highway 81, the Loup River walking path, and several parks. The property is 10 minutes from the Columbus Municipal Airport. The area boasts two water parks, two public lakes, and numerous recreation areas, playgrounds, fishing, and camping. Guests can visit the "little boat that won WWII" at the Andrew Jackson Higgins National Memorial, and the History of Columbus mural. Additionally, Columbus offers a range of cultural experiences, including art galleries, museums, and local events that showcase the community's vibrant spirit. With an array of dining options, retail destinations, and outdoor recreational activities, Columbus offers something for everyone, making it an appealing and welcoming destination for tourists and travelers.

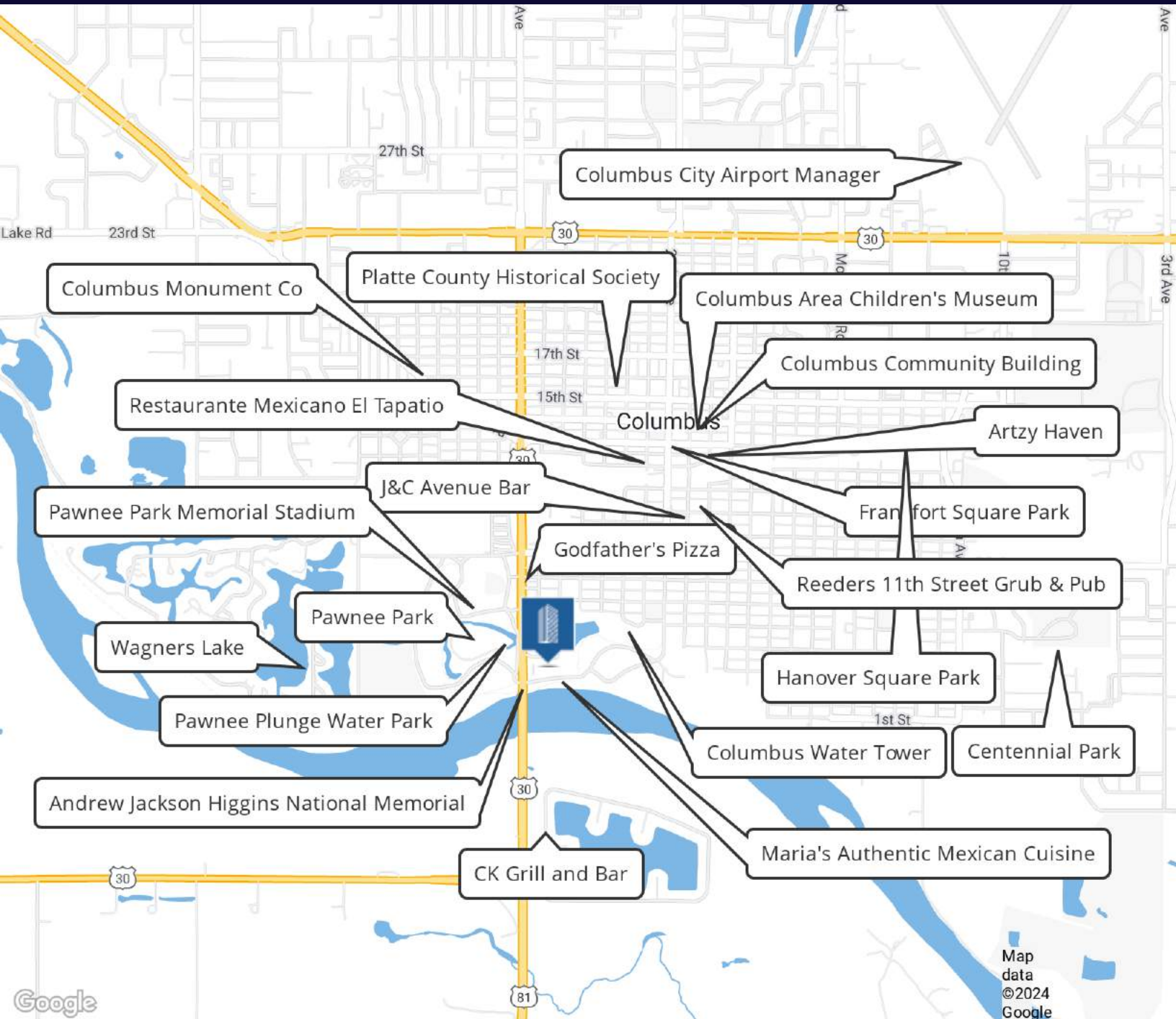
MANUFACTURING

Columbus is leading the way in manufacturing and technology, rated the most industrialized city in the state. Believed to be the first industrial site in the U.S. - Top 10 manufacturing employers: BD Medical-Medication & Procedural Solutions, Pharmaceutical Systems, Behlen Mfg., Vishay Dale Electronics, CAMACO, LLC, ADM Corn Processing, FLEXcon, Valmont, Columbus Hydraulics, Cargill Value Added Meats

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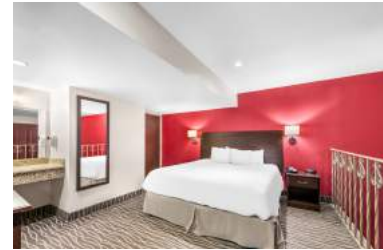
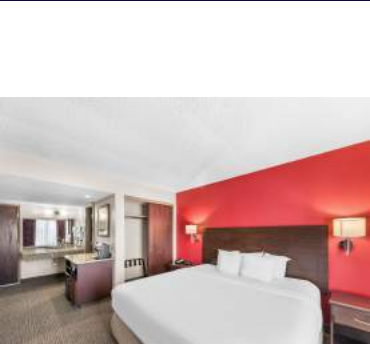
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