

ECONOMY HOTEL ATLANTA



Offering Memorandum

Atlanta, Georgia | 120 Guestrooms | Fee Simple

AVISON
YOUNG

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AVISON
YOUNG

CONFIDENTIALITY INFO & DISCLAIMER

Avison Young has been engaged by Ownership as the exclusive agent for the sale of the **Economy Hotel Georgia Portfolio** located in **Atlanta, Decatur, and Forest Park, GA**.

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent’s authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

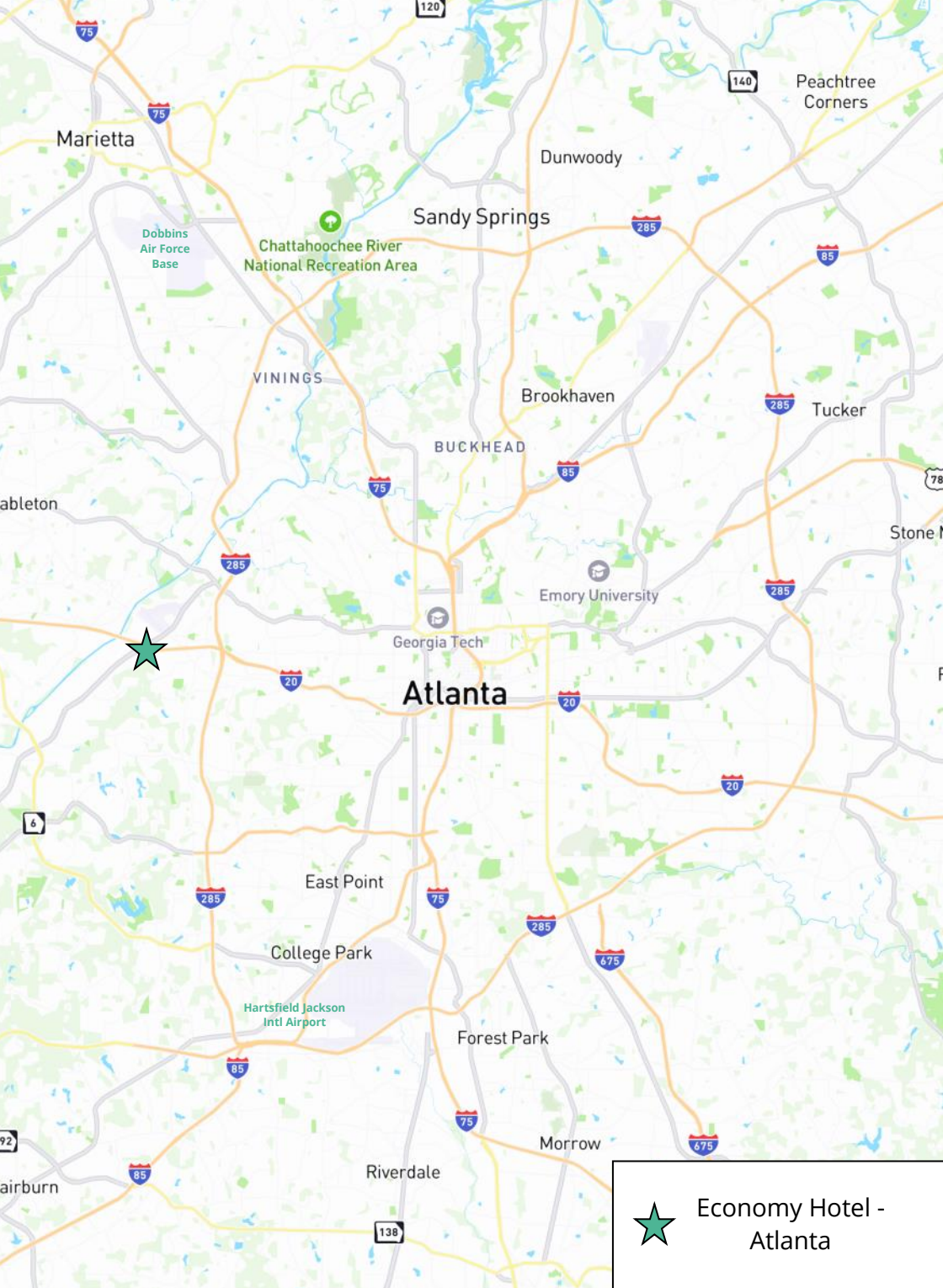
AVISON YOUNG | HOSPITALITY GROUP
Attn: Keith Thompson | Principal
1230 Peachtree Street NE, Suite 3400
Atlanta, GA 30309
770.692.1605
Hospitality.group@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



01

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Avison Young, as agent, is pleased to offer the fee simple interest in the Economy Hotel Atlanta. The property is strategically located in the Greater Atlanta MSA, right off of Interstate 20. The property is a three story, exterior corridor building comprised of 120 total guestrooms. The property is being sold unencumbered of debt and management, with in-place cash flow. Property can be purchased individually or as a part of a larger national portfolio.

Address	City, State	Rooms
4265 Shirley Drive	Atlanta, GA	120



ECONOMY HOTEL PORTFOLIO

Avison Young Hospitality Group, as exclusive agent for the Seller, is pleased to present for your consideration the Economy Hotel Atlanta totaling 120 rooms. The property is being sold fully unencumbered of management and debt and presents investors with the opportunity to acquire a and independently branded economy hotels with existing in-place cash flow. The Economy Hotel Atlanta is strategically located in the Greater Atlanta MSA right of Interstate 20, and can be purchased individually or as a part of a larger national portfolio.

INDEPENDENT ECONOMY HOTEL

The property is an independently branded economy hotel in Georgia.

UNENCUMBERED OF DEBT & MANAGEMENT

The property is being offered fully unencumbered of existing management or debt, allowing for a new owner to come in with fresh capital and an opportunity to retool the property-level operations.

DISCOUNT TO REPLACEMENT COST

Over the last several years as the economy has continued to grow, both labor and materials have reached all-time peaks leading to soaring construction costs for new build projects. Conversely, this property is being offered at a substantial discount compared to the price to replicate the same assets today, offering a new investor immediate value from day one.



02

INDIVIDUAL PROPERTY DETAILS

ATLANTA MARKET HIGHLIGHTS



Population

6.3M

MSA Population

\$86,505

Median Household Income

6th

Largest Metropolitan Area in the U.S.

3.5%

Unemployment Rate (October 2024)

\$44,803

Per Capita Income



Sports & Entertainment



& The Battery Atlanta

TRUIST PARK

Home of the Atlanta Braves



\$19M

Annual Net Fiscal Impact

32,700

Average Stadium Attendance



Mercedes-Benz STADIUM

Home of the Atlanta Falcons



\$400M

Estimated Economic Impact upon opening



Atlanta United FC



#25

Popular Mechanics Top Megaprojects list

#1

City for MLS Attendance



Home of the Atlanta Hawks



#1

2020 New Concert Venue (Pollstar)



Major Employers - Central Perimeter



CARVANA



UPS



Mercedes-Benz



CMG COX MEDIA GROUP



newell BRANDS



State Farm



Education & Enrollment



20,000+

Students

SCAD 17,000+

The University for Creative Careers

Students



EMORY UNIVERSITY 13,000+

Students

52,000+

Students

Georgia State University



Transportation



Hartsfield-Jackson Atlanta International Airport

42.9M 2,700

Passengers in 2020

Daily Arrivals & Departures

#1

World's Busiest Airport

Home of



300&550

Rail Cars Buses



\$2.6 B

Annual Economic Impact

400K

Transport Passengers Daily

Rankings & Accolades

#1 Metro Tech Hub

#2 Metro for Quality of Engineering Universities

#2 City to Live for Professional Opportunity

#3 City for Staycation Food & Entertainment

#3 Metro for STEM Professionals

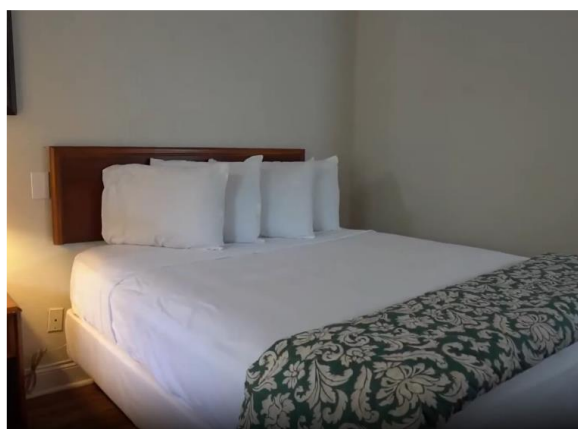
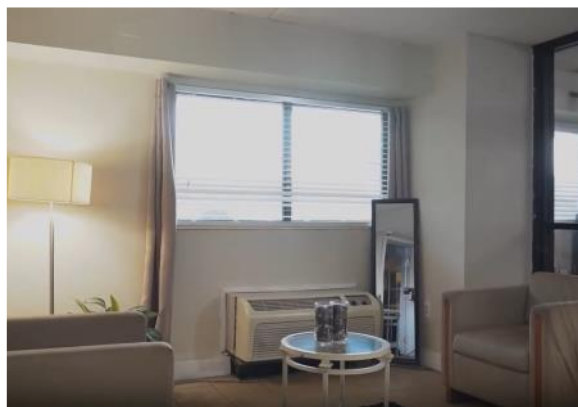
#4 Metro Area For Corporate Headquarters

#4 City for Museums per Capita

#5 Moving Destination in the Nation

ECONOMY HOTEL

Atlanta, Georgia



PROPERTY HIGHLIGHTS

Address	4265 Shirley Drive Atlanta, GA 30336
Renovation Date	2018
Stories	3
Guestrooms	120
Amenities	Elevator, Guest Laundry Facilities, Cable TV, Queen and King beds, Mini Fridge, High Speed Internet
Area Demand Generators	–Delta Air Lines –Piedmont Healthcare –The Home Depot –UPS –Emory Healthcare
Ownership Interest	Fee Simple

PROPERTY AERIAL

Economy Hotel Atlanta
4265 Shirley Drive
Atlanta, GA 30336



ECONOMY HOTEL
Affordable. Convenient. Friendly.

FINANCIAL PERFORMANCE

Economy Hotel Atlanta
4265 Shirley Drive
Atlanta, GA 30336

	Year Ending December 2022				Year Ending December 2023				Estimated YE December 2024			
Operating Statistics												
Occupancy	99.2%				97.0%				92.1%			
Average Daily Rate	\$33.74				\$35.75				\$36.93			
RevPAR	\$33.46				\$34.68				\$34.01			
Number of Rooms	120				120				120			
Days In Period	365				365				366			
Available Rooms	43,800				43,800				43,920			
Occupied Rooms	43,428				42,495				40,442			
Revenue												
	Amount	Ratio	POR	PAR	Amount	Ratio	POR	PAR	Amount	Ratio	POR	PAR
Rooms	\$1,465,405	100.0%	\$34	\$33	\$1,518,978	100.0%	\$36	\$35	\$1,493,629	99.3%	\$37	\$34
Other	-	0.0%	\$0	\$0	-	0.0%	\$0	\$0	\$10,701	0.7%	\$0	\$0
Total Revenue	1,465,405	100.0%	34	33	1,518,978	100.0%	36	35	\$1,504,330	100.0%	37	34
Departmental Expenses												
Rooms	475,260	32.4%	\$11	\$11	403,524	26.6%	\$9	\$9	\$384,092	25.7%	\$9	\$9
Total Departmental Expenses	475,260	32.4%	11	11	403,524	26.6%	9	9	\$384,092	25.5%	9	9
Gross Operating Income	990,145	67.6%	23	23	1,115,454	73.4%	26	25	\$1,120,238	74.5%	28	26
Undistributed Oper. Expenses												
Admin. and Gen.	88,968	6.1%	\$2	\$2	19,543	1.3%	\$0	\$0	\$130,058	8.6%	\$3	\$3
Marketing	49,216	3.4%	\$1	\$1	-	0.0%	\$0	\$0	\$0	0.0%	\$0	\$0
Utility Costs	198,485	13.5%	\$5	\$5	221,857	14.6%	\$5	\$5	\$212,830	14.1%	\$5	\$5
Property Oper. and Maint.	240,166	16.4%	\$6	\$5	101,935	6.7%	\$2	\$2	\$66,553	4.4%	\$2	\$2
Total Undistributed Oper. Expenses	576,836	39.4%	13	13	343,335	22.6%	8	8	\$409,441	27.2%	10	9
Gross Operating Profit	413,309	28.2%	10	9	772,119	50.8%	18	18	\$710,796	47.3%	18	16
Fixed Charges												
Insurance	97,022	6.6%	\$2	\$2	72,004	4.7%	\$2	\$2	\$66,894	4.4%	\$2	\$2
Property Taxes	11,688	0.8%	\$0	\$0	105,026	6.9%	\$2	\$2	\$89,656	6.0%	\$2	\$2
Total Fixed Charges	108,710	7.4%	3	2	177,030	11.7%	4	4	\$156,550	10.4%	4	4
Operating Income	304,599	20.8%	\$7	\$7	595,089	39.2%	\$14	\$14	\$554,246	36.8%	\$14	\$13

NOTE:

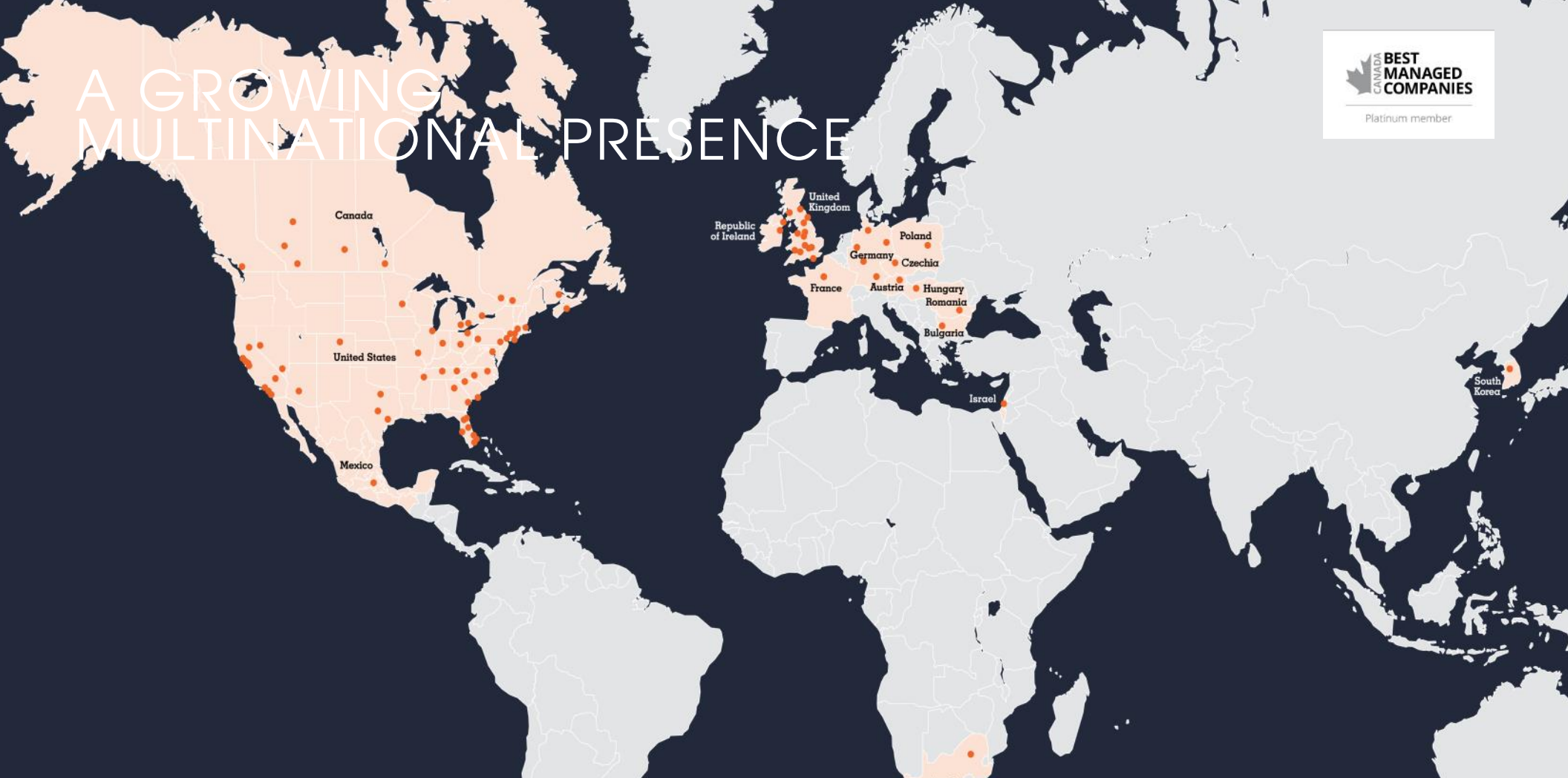
The financial and investment projections represented in this document are estimates based on assumptions made by Avison Young given current market conditions. Avison Young neither warrants nor guarantees the occurrence of these projections as unanticipated circumstances may occur.



03

ABOUT AVISON YOUNG

A GROWING MULTINATIONAL PRESENCE



AVISON YOUNG AT A GLANCE

Founded:	1978
Total Real Estate Professionals:	5,000
Offices:	100+
Countries:	16
Brokerage Professionals:	1,600+
Property Under Management	225 million sf

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 100+ offices in 16 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management, and financing services to clients across the office, retail, industrial, multi-family, and hospitality sectors.

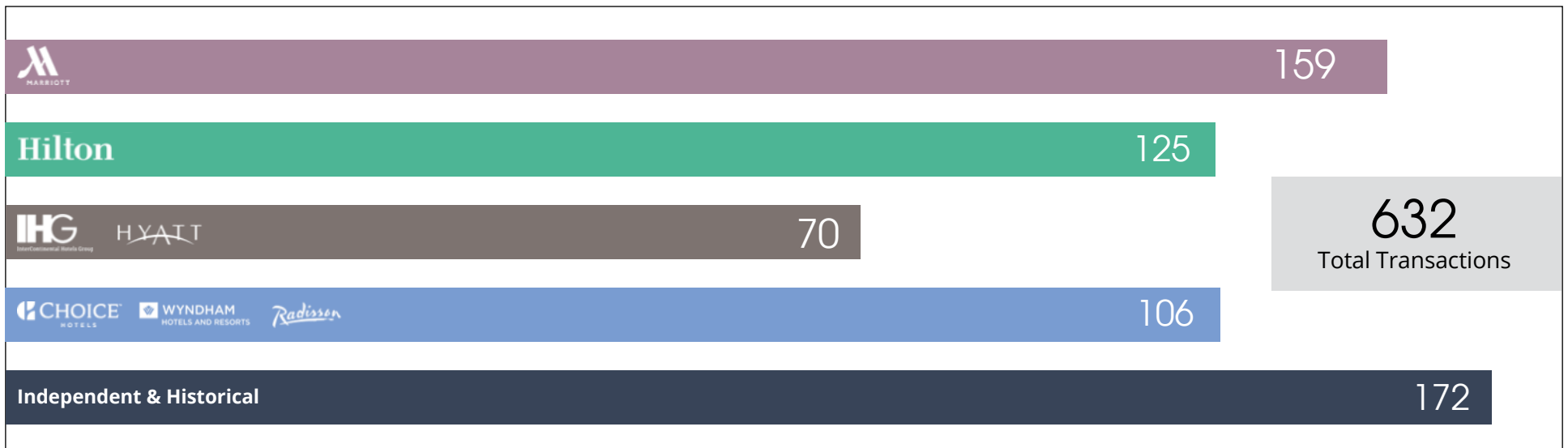
OUR HOSPITALITY EXPERIENCE

Sales Performance



*Current as of 12/31/2024

Sales by Brand Since 2012



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