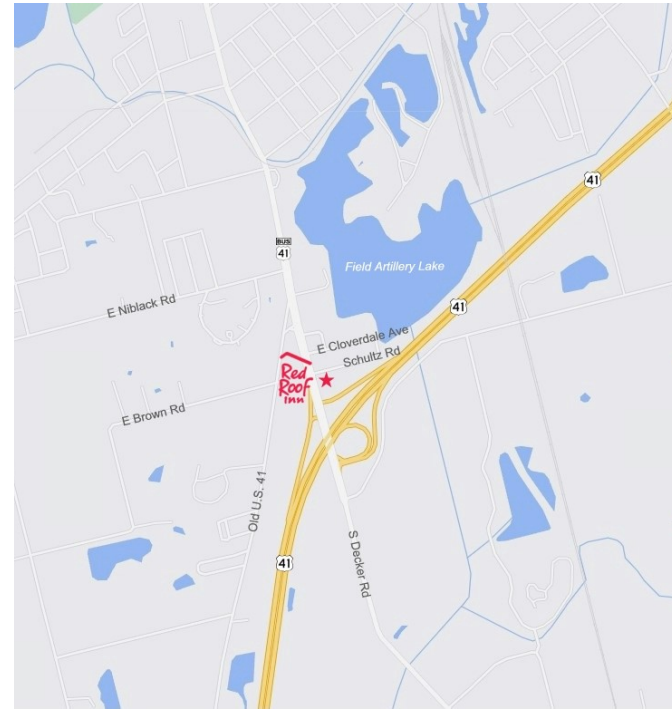


# FOR SALE | RED ROOF INN

1800 S. OLD DECKER ROAD  
VINCENNES, IN 47591

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,970,000
Units:	39
Price/Unit:	\$50,512.82
Lot Size:	5.131 AC
Building Size:	25,080 SF
Year Built:	1984/1994
Zoning:	C-2
Parcels:	42-12-33-100-005.000-023 42-12-33-102-009.000-023
Traffic Count:	US-41: 16,079 VPD

### PROPERTY OVERVIEW

NOW AVAILABLE – 39-unit Red Roof Inn located in Historic Vincennes, Indiana. Take advantage of this opportunity to own a consistently profitable property, conveniently located within the heart of the Wabash Valley industrial corridor with over twelve major industrial facilities (refinery, power plants, manufacturing plants) located within thirty (30) miles. This has produced a large base of corporate contract customers – generating solid profits year in and year out.

This property has fully recovered from COVID lows, with REVPAR figures at or above historic highs (25% increase Y/Y from August 2020). Experiencing numerous 100% occupancy nights in August, September, and October of current year, leading to REVPAR numbers exceeding comparison set during large portions of the last three (3) months. Get in contact now and schedule your visit.

### PROPERTY HIGHLIGHTS

- Property improvements since 2017 include: Upgraded interiors and exterior; electronics upgrades, parking lot improvements and counters/surfaces upgrades
- Upcoming improvements include: Case goods for select room classes; common space flooring and window treatments
- Property amenities include: Wi-Fi, Indoor Pool, Breakfast Café and Business Center

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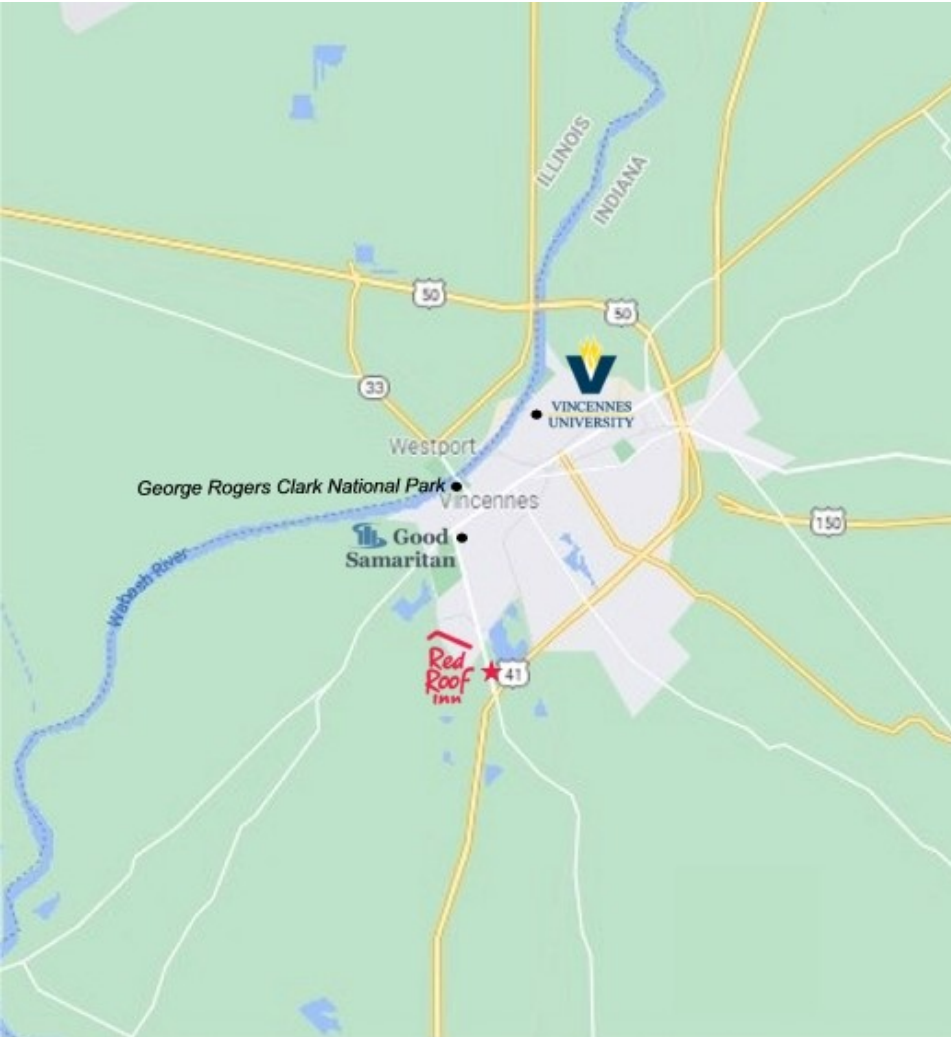


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## PROPERTY & LOCATION DESCRIPTION



### PROPERTY DESCRIPTION

Red Roof Inn-Vincennes is consist of two (2) buildings containing 39 air-conditioned rooms featuring refrigerators, microwaves, 37-inch flat-screen televisions with cable programming and complimentary wireless Internet access. Private bathrooms with shower/tub combinations feature complimentary toiletries and hair dryers. Conveniences include desks and coffee/tea makers, as well as phones with free local calls. Other property amenities include an indoor swimming pool, Breakfast Café and Business Center.

### LOCATION DESCRIPTION

Red Roof Inn-Vincennes is situated in the entertainment district of Vincennes, Indiana, within a 5-minute drive to Good Samaritan Health Pavilion, including Good Samaritan Hospital and Good Samaritan Accreditations. This motel is 2.2 mi (3.5 km) from Rogers Clark National Historical Park and 3.1 mi (5 km) from Vincennes University.

Vincennes, IN is the county seat of Knox County, and is located on the lower Wabash River in the southwest part of the state, nearly halfway between Evansville and Terre Haute.



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## PROPERTY IMPROVEMENT PLAN

### 2017 Improvements:

- Installed all signs and notices
- Removed wall covering in breakfast room and painted
- Painted all breakfast room walls, ceiling and door trim
- Painted lobby, installed stone wall with Red Roof Inn plaque
- Installed marketing TV
- Painted lobby walls, door and trim
- Replaced laminates on front desk counter and installed granite counter top
- Installed new lobby furniture and artwork
- Installed interior and exterior signage with Red Roof Inn compliance



### 2018 Improvements:

- Completed exterior building paint including door, stucco, siding, rails and trim
- Repaired damaged paving area throughout property
- Re-stripped and sealed parking lot

### 2019 Improvements:

- Replaced all flooring in rooms
- New case goods in Double rooms
- Replaced vanity light and mirror
- Refinished tubs to like new condition

### Future Improvements:

- New case goods in King rooms
- New draperies in all rooms
- New flooring in lobby and breakfast room



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## ADDITIONAL PHOTOS



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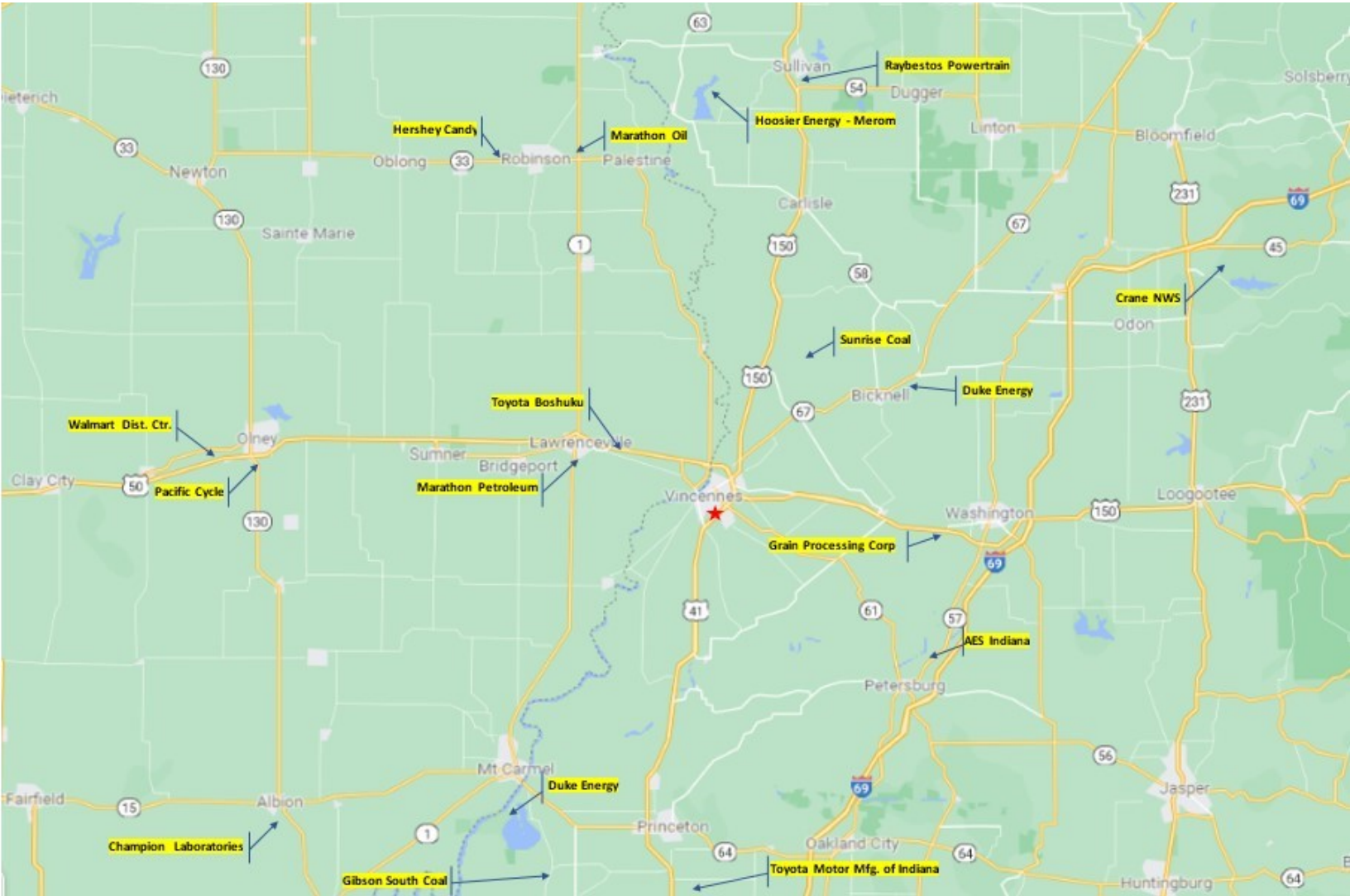
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## AREA FACILITIES



FACILITIES WITHIN 30-MILE PROXIMITY

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## ASSESSOR AERIAL / DEMOGRAPHICS



### POPULATION

Total population

Daytime population

Median age

### HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

\* Demographic data derived from 2010-2021 US Census

### 1 MILE

2,675

3,070

39.8

### 1 MILE

970

2.65

\$56,029

\$133,157

### 3 MILES

16,884

23,000

35.8

### 3 MILES

6,845

2.22

\$57,003

\$121,187

### 5 MILES

22,286

27,292

38.0

### 5 MILES

9,127

2.25

\$63,836

\$139,510

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