



Cannon Inn Motel 3307 US Highway 90 AE, Gonzales, TX

Property Information

Asking Price	\$2,450,000	County	Gonzales County
Property type	Multi family	Subdivision	
Total units	54	Construction	CBS
Total bedrooms	54	Roof	Asphalt Shingle
Total bathrooms	54	Water source	City water
Building size	16,256	Water disposal	Sewer
Lot size	1.26 acres	Heating	Mini-Split Heating
Year built	1960	Cooling	Mini-Split Cooling

Property Description

UNBELIEVABLE INVESTMENT OPPORTUNITY!! 54 room hotel/weekly rentals. You choose. HUGE CASH FLOW!! This is a once in a life time opportunity to get into the hotel business! Manager's unit with full kitchen. City water and sewer. NOW OPEN & BOOKING!!! Recently updated, new a/c, new electrical etc... WILL GENERATE A 20%+ NET RETURN ON INVESTMENTS!!!! Lender short sale **MOTIVATED LENDER** offering 6% financing plus 10% down no qualifying money! The business will generate a NET 20k/ month.

Call us today 754-732-4557! Please send all offers to Shadae@Realpro.com



Property Financial Summary

Asking price **\$2,450,000**
 Estimated rehab **\$0**
 Total investment

Type **Proforma**
 After repair value **\$3,200,000**
 Potential profit

Gross income (annually) **\$1,075,896**
 Operating expenses (annually) **\$454,404**
 Net income (annually) **\$621,492**
 Gross return **43.91%**

Gross income (monthly) **\$89,658**
 Operating expenses (monthly) **\$37,867**
 Net income (monthly) **\$51,791**
 Net return **25.37%**

