



Hospitality Offering For Sale

# Motel 6 Mansfield OH

555 North Trimble Road, Mansfield, OH 44906



*presented by:*

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Hospitality Offering For Sale

# PROPERTY INFORMATION

Section 1



# Executive Summary



## HIGHLEVEL OVERVIEW

Discover a fantastic Fee Simple investment opportunity with Motel 6 in Mansfield, OH. This well-maintained property offers consistent revenue with its prime location just off I-71, attracting travelers year-round. Don't miss out on owning a hospitality asset in a thriving market. Learn more about how Motel 6 Mansfield can be your next successful venture!

# Property Summary



## PROPERTY DESCRIPTION

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Explore an exceptional investment opportunity with this impressive property in Mansfield, OH. Boasting a 144,401 square foot building with 108 units and a manager's living quarters. This well-maintained facility presents an enticing prospect for a select service hotel. The establishment, constructed in 1987, is zoned C - Commercial, offering ample flexibility for strategic business operations. Situated in the vibrant Mansfield area, this property is well-positioned for success in the hospitality sector. With its substantial size, extensive facilities, and favorable zoning, this property is primed to accommodate the needs of a discerning investor seeking a promising venture in the select service hospitality market.

## OFFERING SUMMARY

Sale Price:	\$1,699,000
Number of Rooms:	108
Lot Size:	3.315 Acres
Building Size:	144,401 SF
NOI:	\$177,053.00
Cap Rate:	10.42%

DEMOGRAPHICS	0.5 MILES	1.5 MILES	1.5 MILES
Total Households	503	5,679	5,679
Total Population	1,104	12,705	12,705
Average HH Income	\$51,295	\$54,247	\$54,247

# Complete Highlights



## PROPERTY HIGHLIGHTS

- 144,401 SF building
- 108 units with manager's living quarters
- Built in 1987
- Zoned C - COMMERCIAL
- Prime location in Mansfield
- Spacious and well-maintained interiors
- Ample parking facilities
- Versatile layout for flexible operations
- Well-suited for select service hospitality concept
- Modern amenities and infrastructure



# Hotel Details



HOTEL DETAILS	
Building	Motel 6 Mansfield OH
Name	
Address	555 North Trimble Road
City, State,	Mansfield, OH 44906
Zip	
County	Richland
Website	<a href="http://motel6.com/en/home/motels.oh.mansfield.4389.html">motel6.com/en/home/motels.oh.mansfield.4389.html</a>
Date Built /	1987
Open	
Total SF	144,401 SF
Guest	108 Rentable Rooms
Rooms	
Typical	40
King	
Typical Q/Q	68
ADA	10 King Rooms
Accessible	
Total	108
Rooms	

FINANCIAL INFORMATION	
Years Remaining On Franchise	18 years left
Fee Simple Or Lease Hold; Details	Fee Simple

BUILDING AMENITIES	
Pool Type	Outdoor Pool
Number Of Floors	1

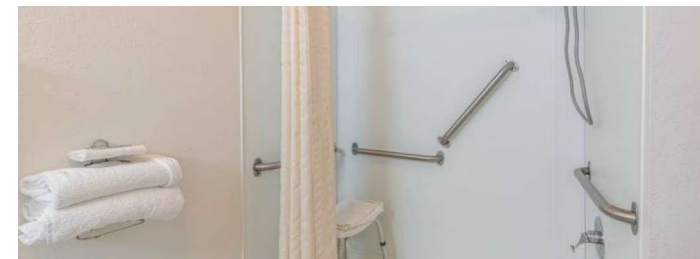
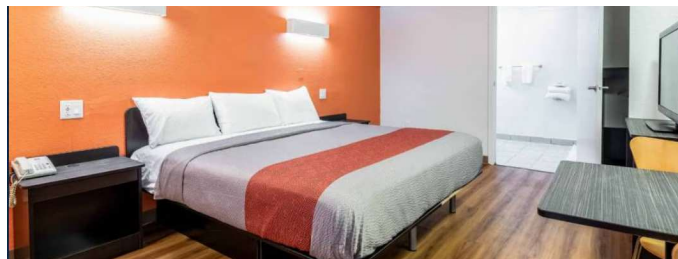
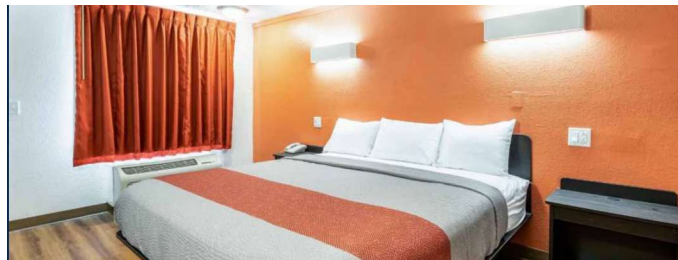
LOCATION INFORMATION	
Nearest Major Intersection	Trimble Rd vs HWY 30
Nearest Major City	Located between Columbus and Cleveland
Major Demand Generators	Sporting Events, Racing Events, Dog Shows.
Hotel 1 - Rms & Info	Fairfield Inn
Hotel 2 - Rms & Info	Holiday Inn Express

LISTING INFORMATION	
Lisiting Price	\$1,699,000
Date	January 14, 2025

BUILDING INFORMATION	
Construction Type	Exterior

INTERNET	
High-Speed Internet (Wired/Wireless)	wired

# Additional Photos





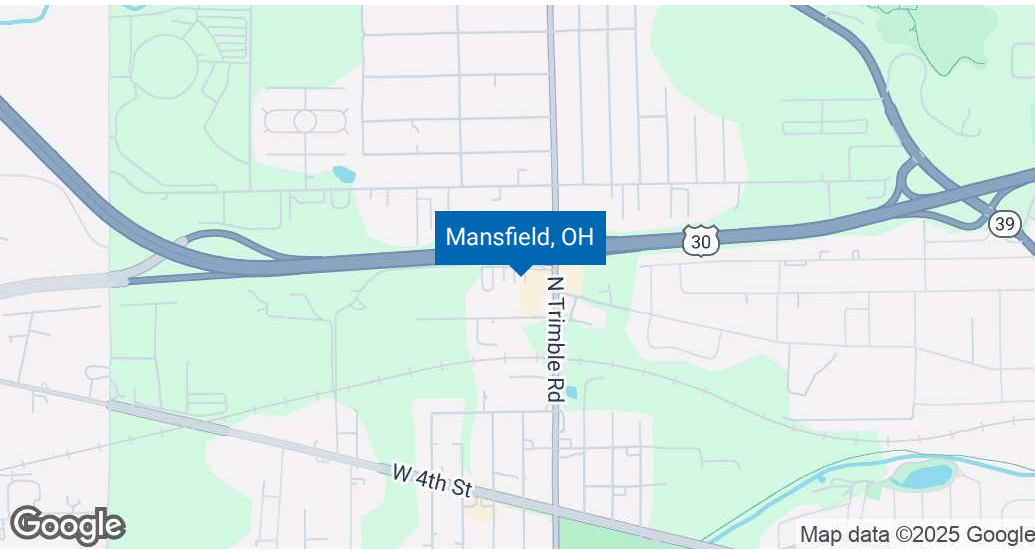
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# LOCATION INFORMATION

Section 2



# City Information

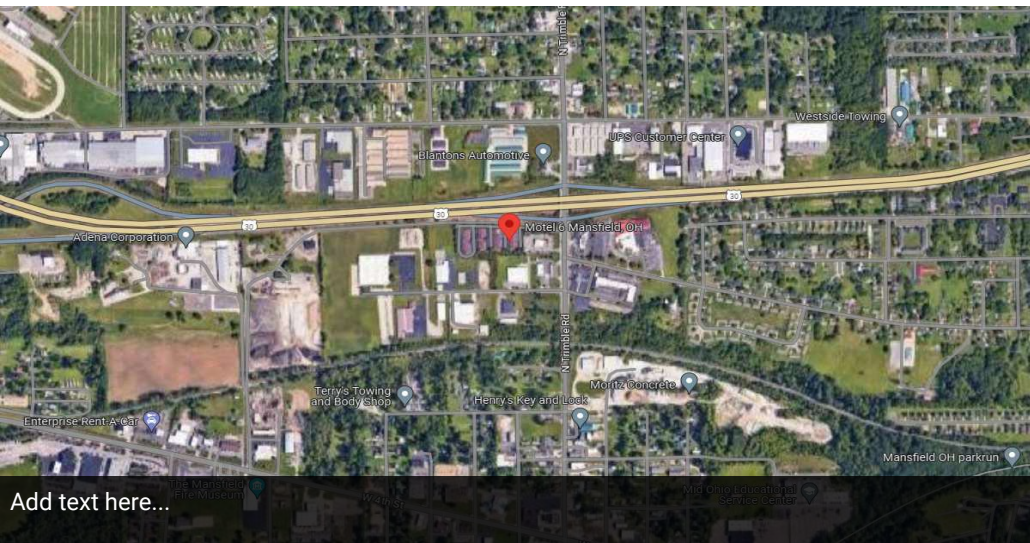


## LOCATION DESCRIPTION

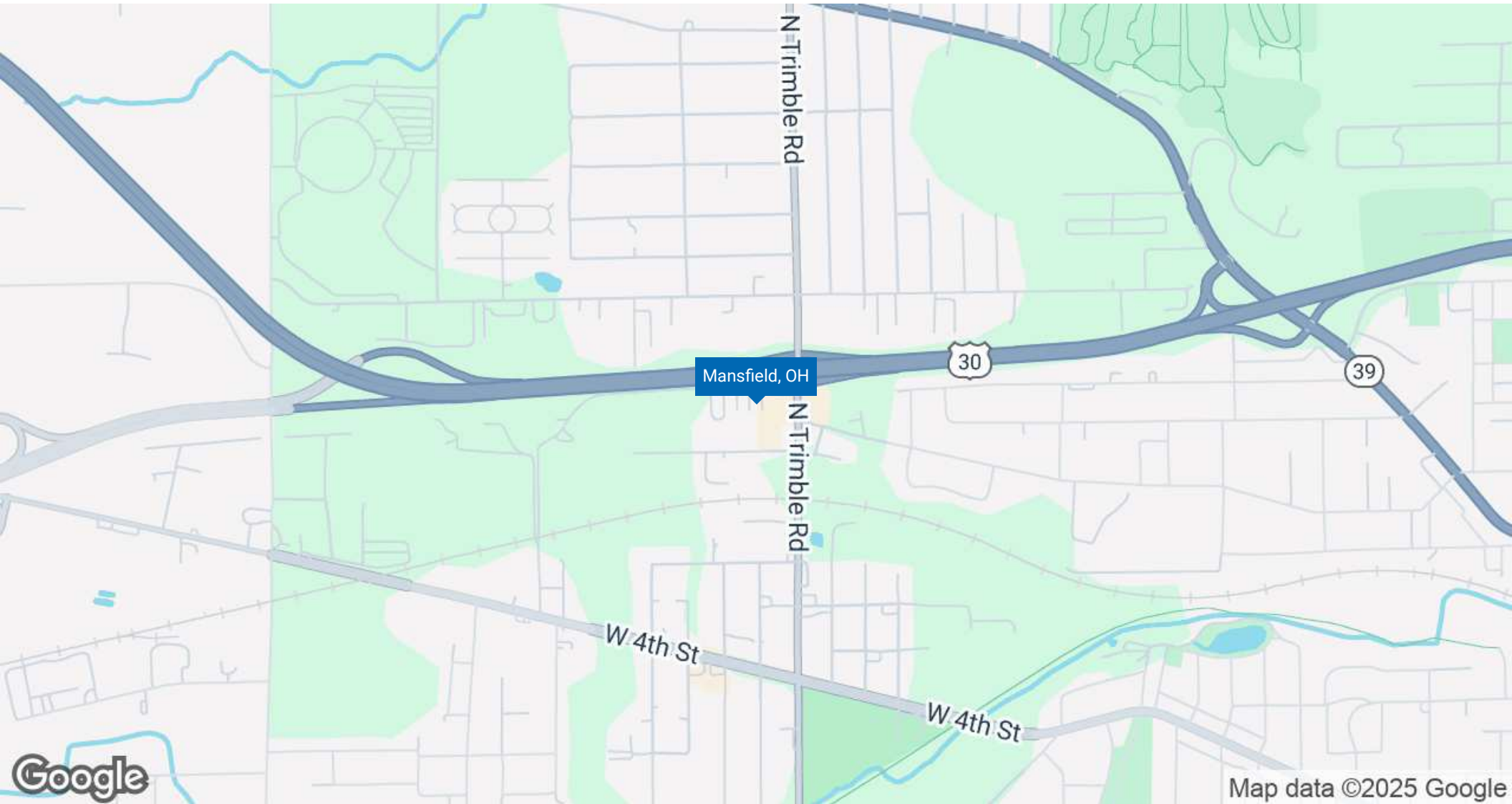
Discover the thriving town of Mansfield, Ohio, offering a prime location for an investment in the hospitality industry. The area is renowned for its rich history, including the Ohio State Reformatory, a popular tourist attraction. Guests can also enjoy nearby outdoor recreational activities at Mohican State Park and the Shawshank Trail. With a strategic position near major highways and the Mansfield Lahm Regional Airport, the location presents a promising opportunity for a select service hotel investment. Embrace the charm and potential of this vibrant community, brimming with opportunities for a successful venture in the hospitality sector.

## LOCATION DETAILS

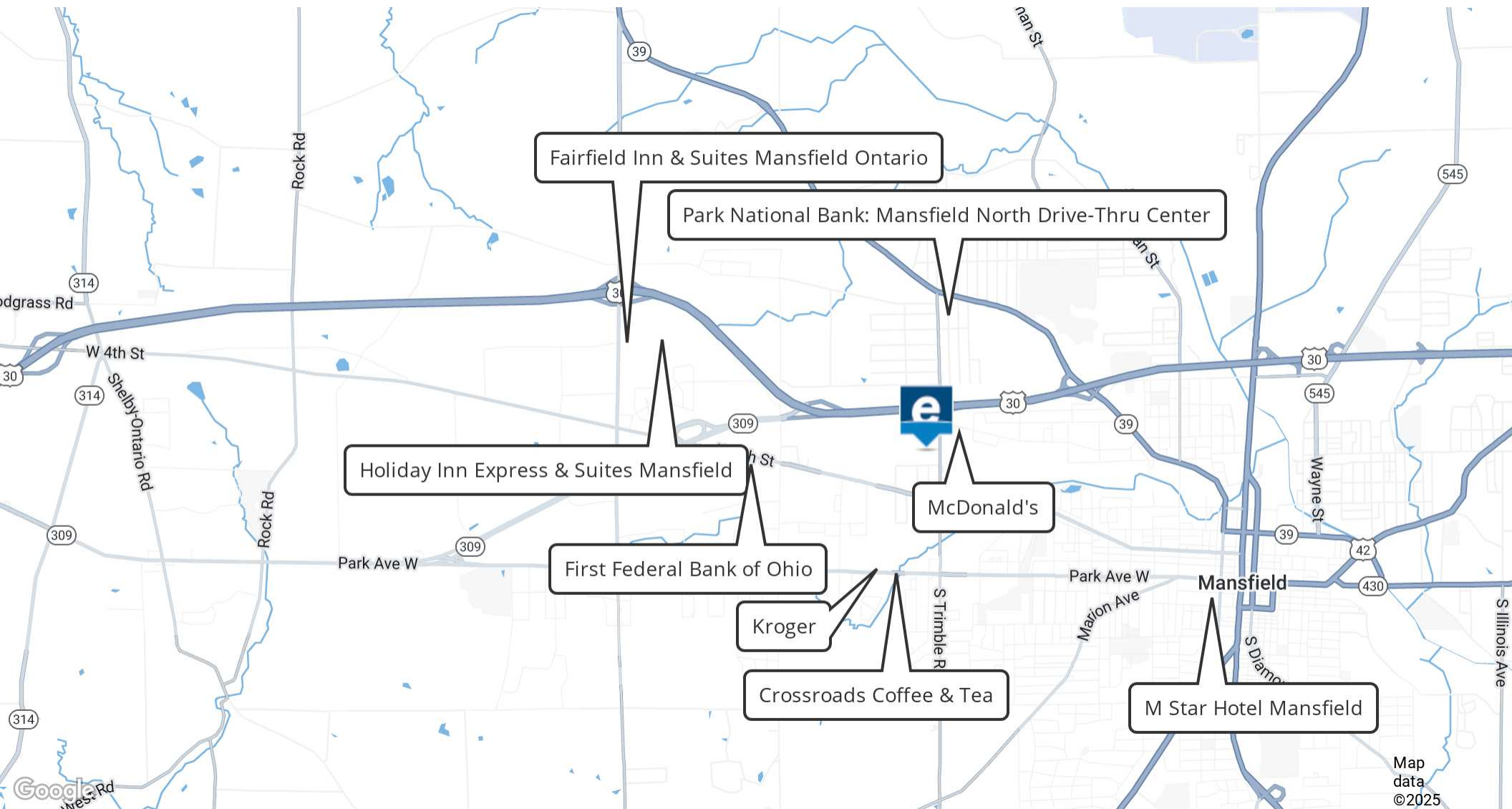
County	Richland
Cross Streets	Trimble Rd vs HWY 30



# Regional Map

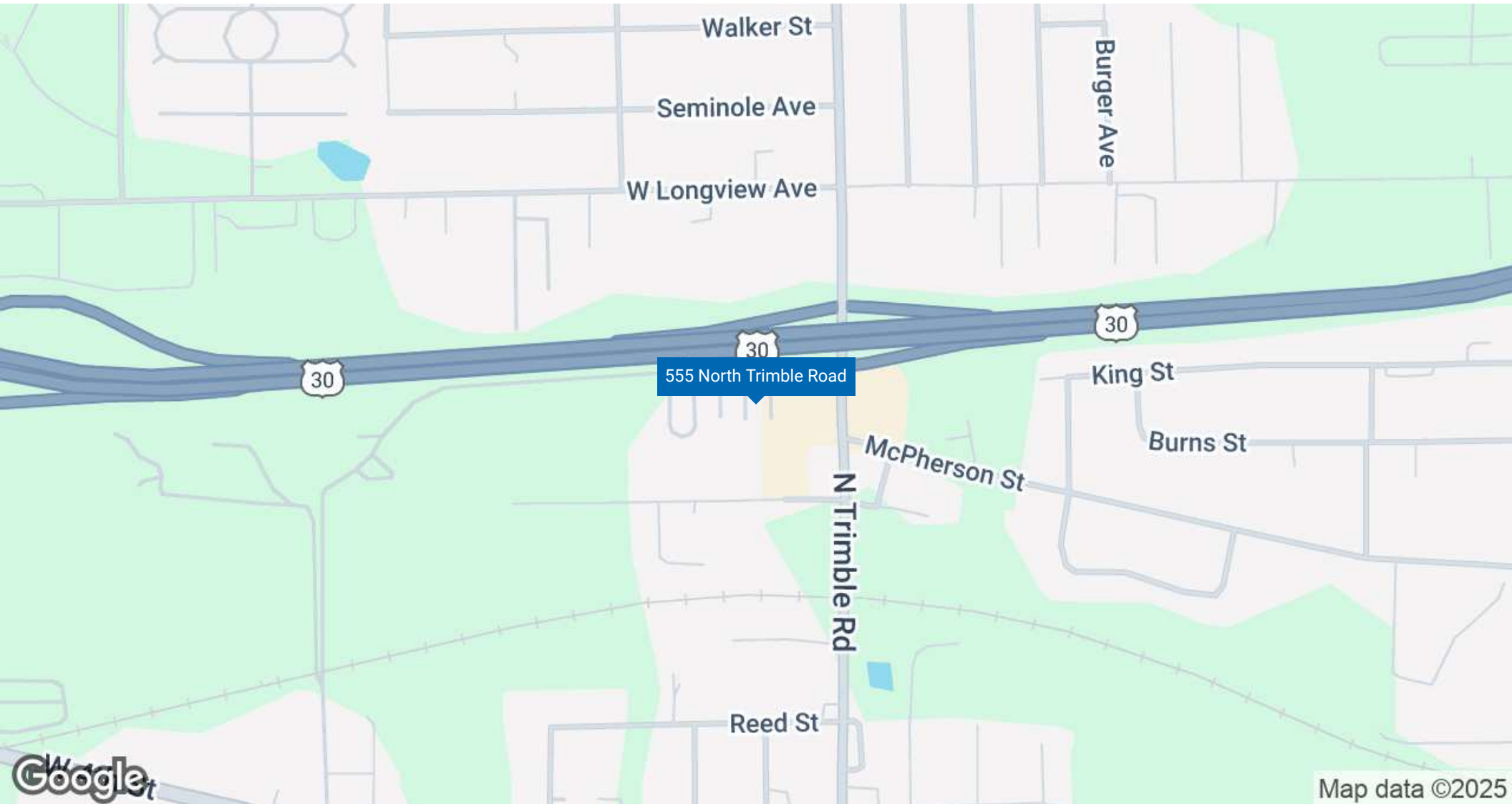


# Retailer Map



Map data ©2025

# Location Map



# Aerial Map



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# FINANCIAL ANALYSIS

Section 3





## Motel 6 Mansfield OH

### Financial Overview

Operating Income	2023 Act	2024 Fcst	2025 Bud
<b>Revenue</b>	<b>\$531,649</b>	<b>\$505,865</b>	<b>\$540,000</b>
<b>Operating Expense</b>	<b>2023 Act</b>	<b>2024 Fcst</b>	<b>2025 Bud</b>
Property Management Fees			
Property Taxes			
Replacement Reserve			
Utilities			
Pest Control			
Accounting and Legal			
Other			
<b>Expenses</b>	<b>\$345,572</b>	<b>\$328,812</b>	<b>\$351,000</b>
<i>Exp %</i>	<i>65%</i>	<i>65%</i>	<i>65%</i>
<b>EBITA</b>	<b>\$186,077</b>	<b>\$177,053</b>	<b>\$189,000</b>
<b>EBITDA margin</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>

### Investment Overview

Capitalization Rate	10.42%
Total Annual Cash Flow (before taxes)	\$65,087
Cash on Cash Return (ROI)	11.64%
True Cash Flow	\$85,717
Internal Rate of Return (IRR)	15.33%
DSCR	1.58

### Capital Structure

<b>Total Acquisition Cost</b>	
Rentable Rooms	102
Revenue Multiplier	3.36
Listing Price	\$1,699,000 <i>\$16,657 Per Key</i>
Closing Costs	\$40,000
Franchise Fee	\$25,000
Capital Renovation	\$100,000 <i>\$980 Per Key</i>
<b>Total Acquisition Cost</b>	<b>\$1,864,000</b>

### Capital Requirements

Equity	30%
Loan-To-Value (Leverage PCT)	70%
Amortization (Years)	25
Interest Rate	7.00%

Buyer @ 30%	\$559,200
Mortgage 70% LTV	\$1,304,800
Annual Interest Pmt	(\$91,336)
Annual Principal Pmt	(\$20,630)
Annual Total Debt Svc	(\$111,966)

### Investment Snapshot

Listing Price	\$1,699,000
Renovations/Closing Costs	\$165,000
Total	\$1,864,000
Mortgage	\$1,304,800
Equity	\$559,200

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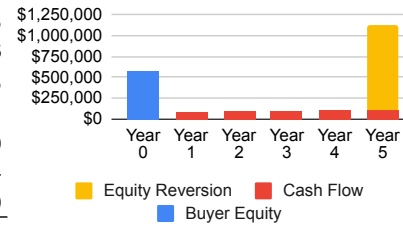


## Potential 5yr Investment Return

Mortgage Balance	Beginning	Ending (yr5)
	\$1,304,800	\$1,225,754

Capital Gain on Investment	
Year 5 NOI	\$229,731
Terminal Cap Rate	13.52%
Room Revenue Multitpler	3.5
Selling Costs	3.00%
Terminal Reversion Value	2,300,000
Less: Mortgage	1,225,754
Less: Closing Costs	69,000
<b>Equity Residual</b>	<b>1,005,246</b>

### Equity Return



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			5%	5%	5%	5%
Revenue		\$540,000	\$567,000	\$595,350	\$625,118	\$656,373
Expenses		\$351,000	\$368,550	\$386,978	\$406,326	\$426,643
EBITA		\$189,000	\$198,450	\$208,373	\$218,791	\$229,731
Annual Debt Service		(\$111,966)	(\$111,966)	(\$111,966)	(\$111,966)	(\$111,966)
<b>Cash Flow</b>		<b>\$77,034</b>	<b>\$86,484</b>	<b>\$96,407</b>	<b>\$106,826</b>	<b>\$117,765</b>
<b>Debt Coverage</b>		<b>1.69</b>	<b>1.77</b>	<b>1.86</b>	<b>1.95</b>	<b>2.05</b>

Equity Return	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Buyer Equity	\$559,200					
Cash Flow		\$77,034	\$86,484	\$96,407	\$106,826	\$117,765
Equity Reversion						\$1,005,246
<b>Net Cash Flow</b>	<b>(\$559,200)</b>	<b>\$77,034</b>	<b>\$86,484</b>	<b>\$96,407</b>	<b>\$106,826</b>	<b>\$1,123,011</b>

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# Financial Summary

Price	\$1,699,000
Price per Room	\$15,731
RevPAR	-
ADR	-
CAP Rate	10.4%
Cash-on-Cash Return (yr 1)	11.64 %
Total Return (yr 1)	\$65,087
Debt Coverage Ratio	1.58
<b>OPERATING DATA</b>	<b>FINANCIALS</b>
Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$505,865
Operating Expenses	\$328,812
Net Operating Income	\$177,053
Pre-Tax Cash Flow	\$65,087
<b>FINANCING DATA</b>	<b>FINANCIALS</b>
Down Payment	\$559,200
Loan Amount	\$1,304,800
Debt Service	\$111,966
Debt Service Monthly	\$9,330

# Income & Expenses

<b>INCOME SUMMARY</b>	<b>FINANCIALS</b>
Gross Income	\$505,865
<b>EXPENSE SUMMARY</b>	<b>FINANCIALS</b>
Gross Expenses	\$328,812
Net Operating Income	\$177,053

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# DEMOGRAPHICS

Section 4



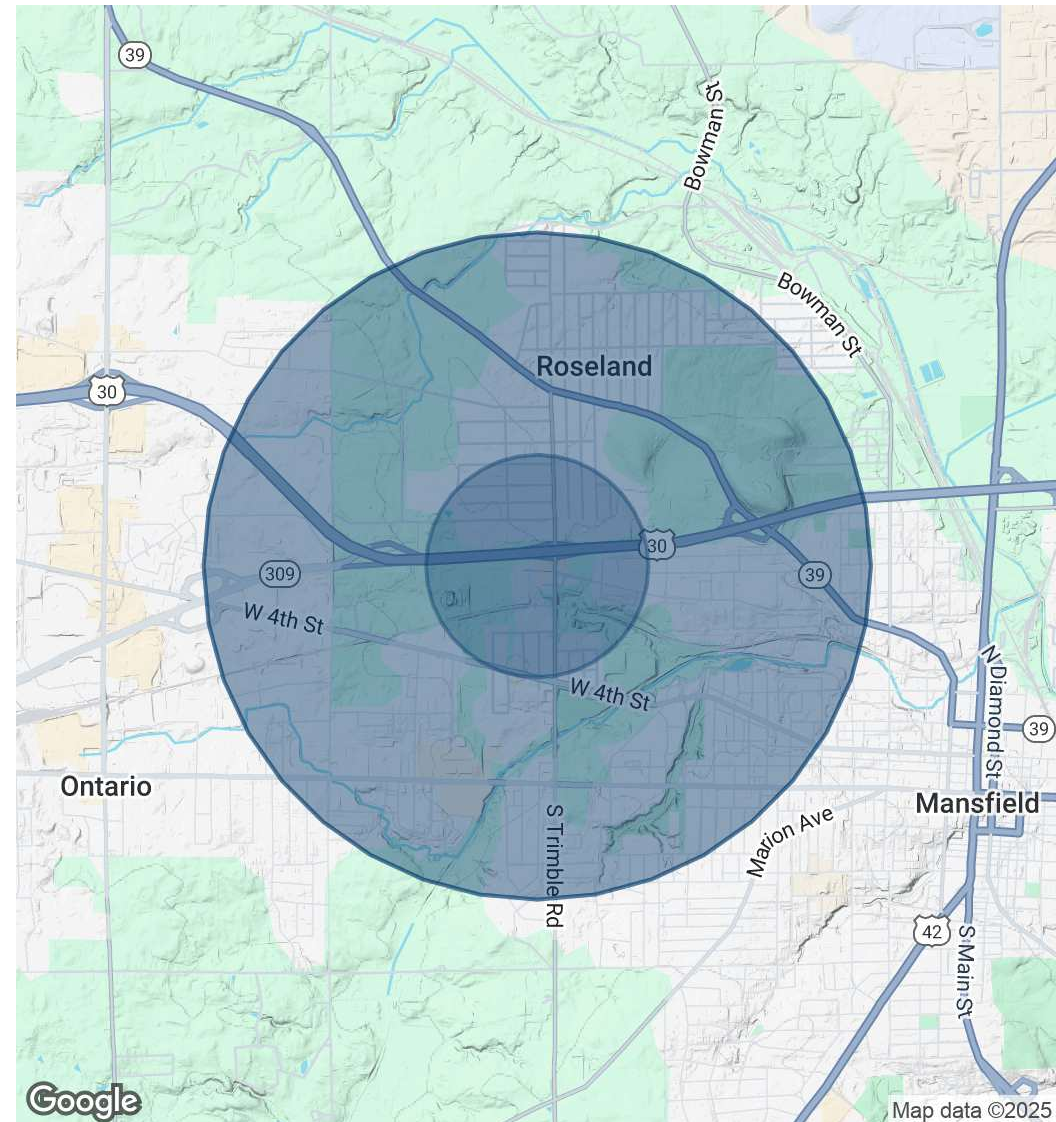
# Demographics Map & Report

<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>1.5 MILES</b>
Total Population	1,104	12,705	12,705
Average Age	41	41	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1.5 MILES</b>	<b>1.5 MILES</b>
Total Households	503	5,679	5,679
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$51,295	\$54,247	\$54,247
Average House Value	\$75,852	\$114,537	\$114,537

Demographics data derived from AlphaMap



Hospitality Offering For Sale

# ADVISOR BIOS

Section 5



# Meet The Team

## Anish Shah



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## Tom Buoni



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