



Hospitality Offering For Sale

# Comfort Inn Canton OH

5345 Broadmoor Cir NW, Canton, OH 44709

*presented by:*

**Anish Shah**  
740.480.3918  
anish.shah@e-Merge.com

---

**e-Merge Real Estate Commercial**  
8720 Orion Place  
Columbus, OH 43240  
740.480.3918  
e-merge realestatecommercial.com



# Table Of Contents

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from e-Merge Real Estate Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither e-Merge Real Estate Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. e-Merge Real Estate Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. e-Merge Real Estate Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. e-Merge Real Estate Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by e-Merge Real Estate Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	12
FINANCIAL ANALYSIS	18
DEMOGRAPHICS	23
ADVISOR BIOS	25

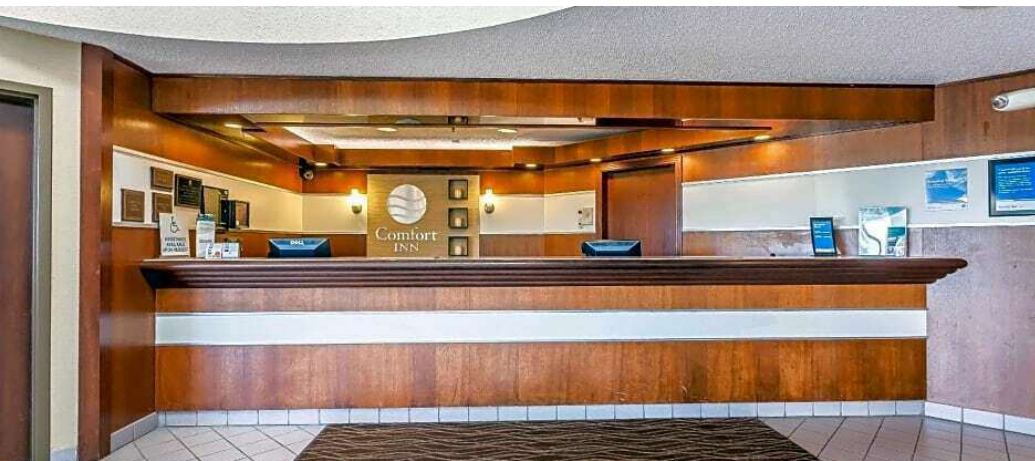
Hospitality Offering For Sale

# PROPERTY INFORMATION

Section 1



# Executive Summary



**SALE PRICE** **\$5,700,000**

## OFFERING SUMMARY

Cap Rate:	10.13%
NOI:	\$577,500
Lot Size:	4.76 Acres
Year Built:	2000
Building Size:	60,482 SF
Price / SF:	\$94.24

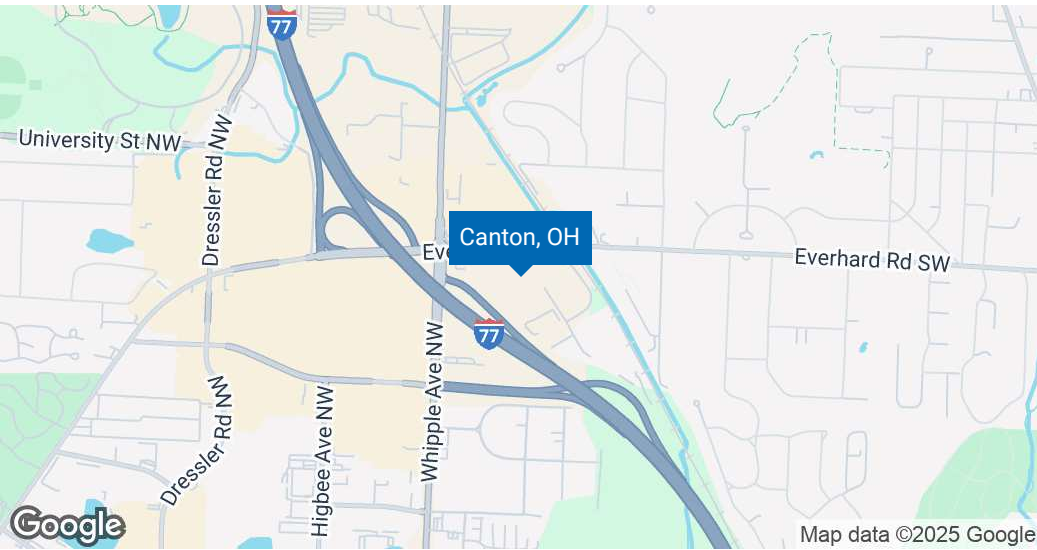
## HIGH LEVEL OVERVIEW

Welcome to Comfort Inn located in Canton Ohio, a prime commercial property in Canton, Ohio. Located in the heart of a vibrant business district, this property offers unmatched potential for investors and developers seeking a high-visibility location with easy access to major highways and local amenities.

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	351	1,829
Total Population	114	763	3,872
Average HH Income	\$85,874	\$92,683	\$85,937

# City Information



## LOCATION DESCRIPTION

Situated in Canton, OH, 5345 Broadmoor Cir NW benefits from excellent connectivity and a thriving commercial ecosystem. The property is surrounded by a mix of retail, dining, and entertainment options, making it ideal for attracting steady foot traffic. Its proximity to I-77 ensures seamless access to nearby cities and demand generators like Pro Football Hall of Fame and Kent State University at Stark.

Guests can explore nearby attractions such as the McKinley Presidential Library & Museum, the Canton Museum of Art, and the First Ladies National Historic Site. With convenient access to shopping, dining, and entertainment options, the location provides a delightful experience for visitors. Additionally, the area boasts easy access to major highways, making it an ideal choice for a savvy investor seeking a thriving, bustling location for a commercial property.

## LOCATION DETAILS

County	Stark
--------	-------



# Property Description



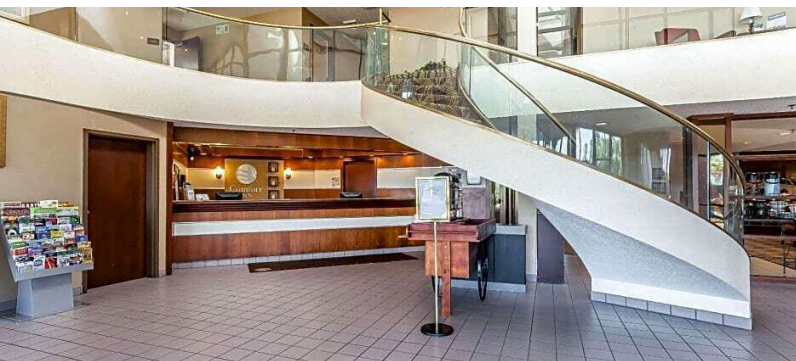
## PROPERTY OVERVIEW

This prime investment opportunity represents an incredible opportunity for buyers to invest in one of Canton's most sought-after areas. Built in 2000, this property offers a solid investment potential for the savvy Hospitality/Limited Service investor. With a spacious layout and a well-established presence, this property presents a promising venture in the sought-after Canton market. Its strategic location and ample space make it an attractive prospect for those seeking a lucrative addition to their portfolio. Don't miss this chance to capitalize on a well-established property in a thriving location.

## LOCATION OVERVIEW

Situated in Canton, OH, 5345 Broadmoor Cir NW benefits from excellent connectivity and a thriving commercial ecosystem. The property is surrounded by a mix of retail, dining, and entertainment options, making it ideal for attracting steady foot traffic. Its proximity to I-77 ensures seamless access to nearby cities and demand generators like Pro Football Hall of Fame and Kent State University at Stark.

Guests can explore nearby attractions such as the McKinley Presidential Library & Museum, the Canton Museum of Art, and the First Ladies National Historic Site. With convenient access to shopping, dining, and entertainment options, the location provides a delightful experience for visitors. Additionally, the area boasts easy access to major highways, making it an ideal choice for a savvy investor seeking a thriving, bustling location for a commercial property.



# Complete Highlights



## PROPERTY HIGHLIGHTS

- 60,482 SF building offering ample space for hospitality operations
- 124 units, providing a substantial revenue potential
- Established in 2000, showcasing a well-established presence
- Located in the vibrant Canton area, a prime market for hospitality investment
- Recognized Comfort Inn brand with established guest loyalty.
- Prime location near I-77 and Belden Village.
- Proximity to major tourist attractions, businesses, and universities.
- Strong potential for both leisure and corporate traveler demand.

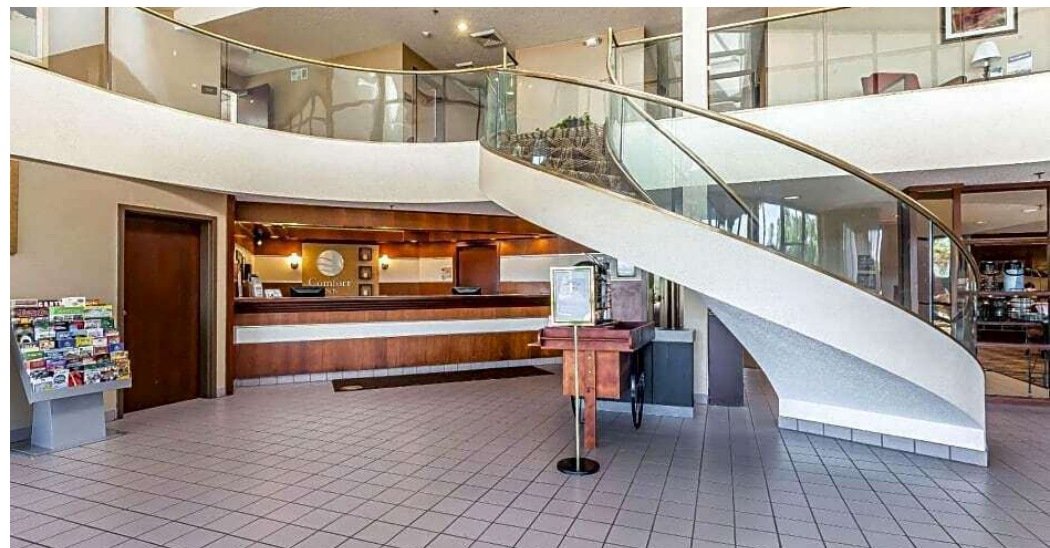
# Property Information

## PROPERTY DETAILS

- ▶ **Building Name:** Comfort Inn Canton OH
- ▶ **Address:** 5345 Broadmoor Cir NW, Canton, OH 44709
- ▶ **County:** Stark
- ▶ **County Parcel:** 5502444
- ▶ **Website:** [www.choicehotels.com/ohio/canton/comfort-inn-hotels/oh440](http://www.choicehotels.com/ohio/canton/comfort-inn-hotels/oh440)
- ▶ **Date Built / Open:** 2000
- ▶ **Total Sq Feet:** 60,482 SF

### Franchise Information

- ▶ **Years remaining on franchise:** 8 Years
- ▶ **Years new owner can get for a new franchise:** 10 Years
- ▶ **Fee simple or lease hold:** Fee Simple
- ▶ **OA Audit:** Mav 2024 - 82.3%



## BUILDING AMENITIES

- ▶ **Pool Type:** Outdoor
- ▶ **Number of Floors:** 3
- ▶ **Meeting space:** 1 boardroom & 2 meeting rooms
- ▶ **Business Center:** Yes
- ▶ **Exercise room / size:** Yes
- ▶ **Guest Vending Machine:** Yes
- ▶ **Ice Machines:** Yes

## RENOVATION INFORMATION

- ▶ **PIP Status:** \$8k-\$12k per room
- ▶ **Last Renovations Guest Room:** Flat TVs
- ▶ **Last Renovations Public Areas:** Carpets
- ▶ **Last Renovations F&E:** 2024 Boilers & Hot Water Tanks

## BUILDING INFORMATION

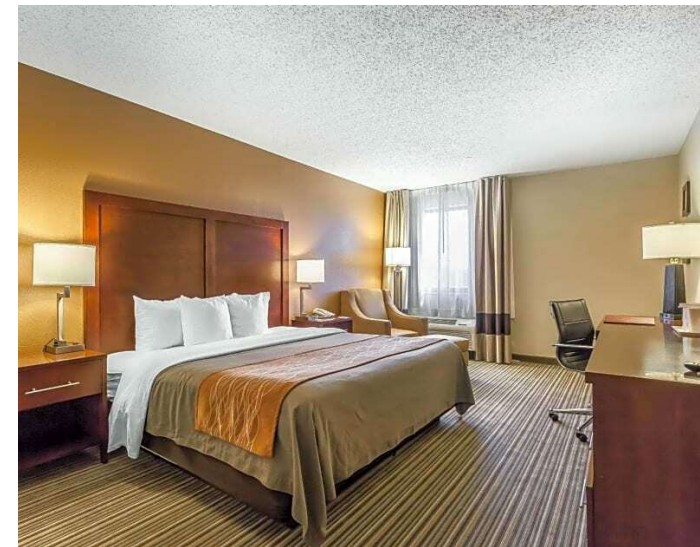
- ▶ **Telephone systems:** Voice over Internet (VOI)
- ▶ **Guest Room Door Lock System:** New RFID Secure Locks w/ Bluetooth & Choice PMS integration
- ▶ **Sprinkler System (wet/dry):** 1st & 2nd floors wet, 3rd is dry
- ▶ **Fire Panel - Direct Connect to Fire Dept:** Yes
- ▶ **HVAC: Public areas:** Central AC; Guestrooms PTAC units



# Guest Rooms

ROOMS	QUANTITY
King	21
Double Queens	20
Double Beds	52
Queen	23
Double	1
ADA Accessible	7
<b>TOTALS</b>	<b>124</b>

- **Guest Room Size:** 25' x 12'
- **Bathroom Size:** 7.7' x 8.7'
- **Door Width:** 35"
- **Tub Surround:** Yes
- **Floor:** Carpet
- **Vanity:** Granite
- **TV Size/Last replaced:** 49" Flat Screens replaced in 2020



# LOCATION INFORMATION



## ADDITIONAL INSIGHTS

### Major cities nearby:

- ▶ Akron, OH (25 miles)
- ▶ Cleveland, OH (60 miles)
- ▶ Columbus, OH (120 miles)

### Restaurants nearby:

- ▶ The Twisted Olive
- ▶ Taggarts Ice Cream Parlor
- ▶ Lucia's Steakhouse

### Entertainment nearby

- ▶ Pro Football Hall of Fame
- ▶ Canton Palace Theatre
- ▶ Gervasi Vineyard & Resort

## COMPETITORS

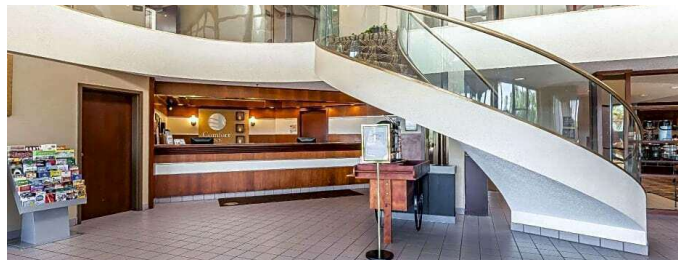
- ▶ **Hotel 1:** Fairfield Inn & Suites by Marriott Canton
- ▶ **Hotel 2:** Hampton Inn Canton
- ▶ **Hotel 3:** Holiday Inn Canton (Belden Village)

## MAJOR DEMAND GENERATORS

- ▶ **Pro Football Hall of Fame:** A major tourist destination attracting hundreds of thousands annually.
- ▶ **Kent State University at Stark:** A steady source of visitors from students, families, and events.
- ▶ **Belden Village Mall:** A premier shopping destination driving regional foot traffic.
- ▶ **Mercy Medical Center:** A key driver of healthcare-related stays.
- ▶ **Gervasi Vineyard:** A local luxury attraction known for its events and tastings.

Hospitality Offering For Sale

# Additional Photos



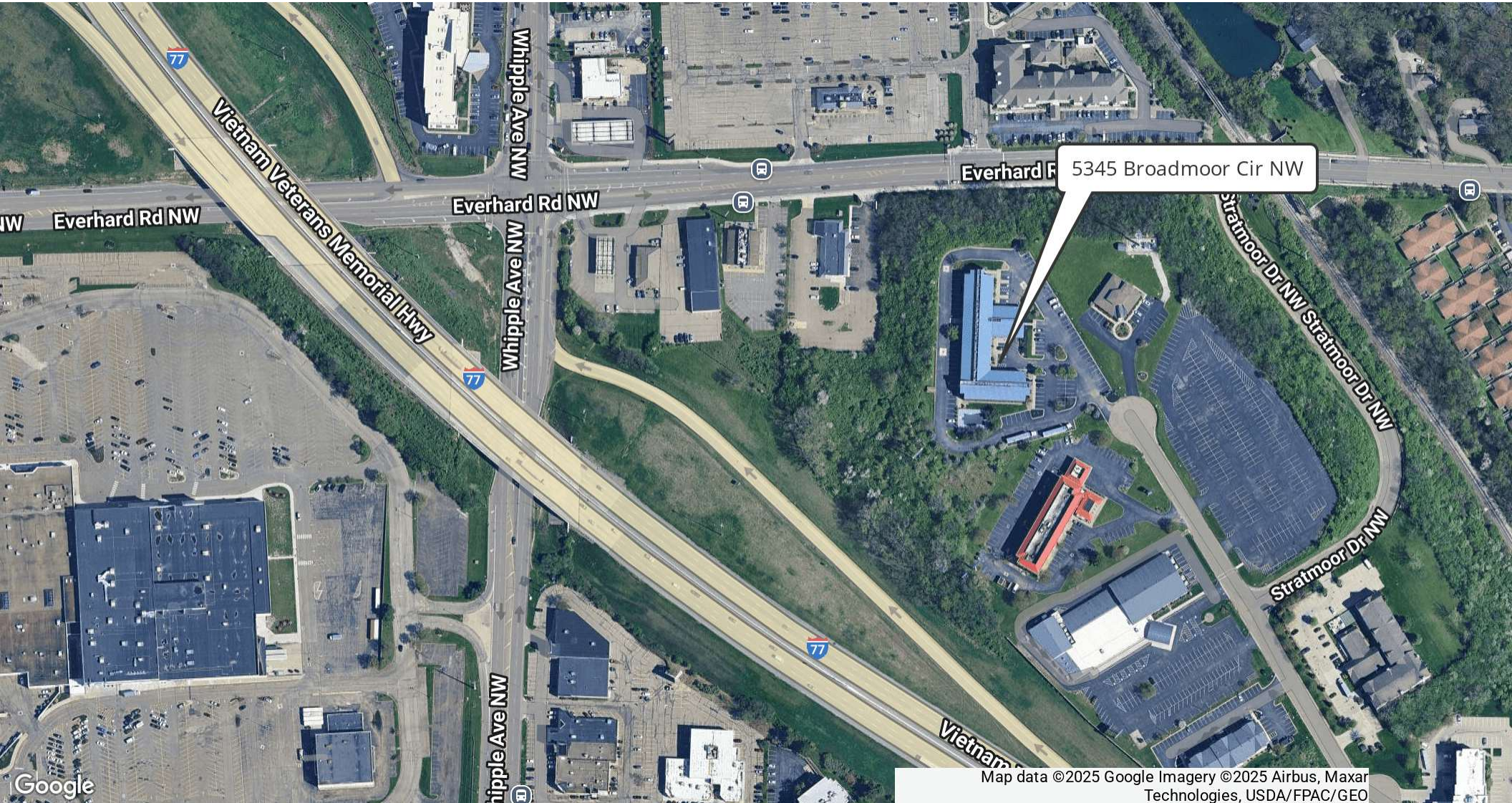
Hospitality Offering For Sale

# LOCATION INFORMATION

Section 2

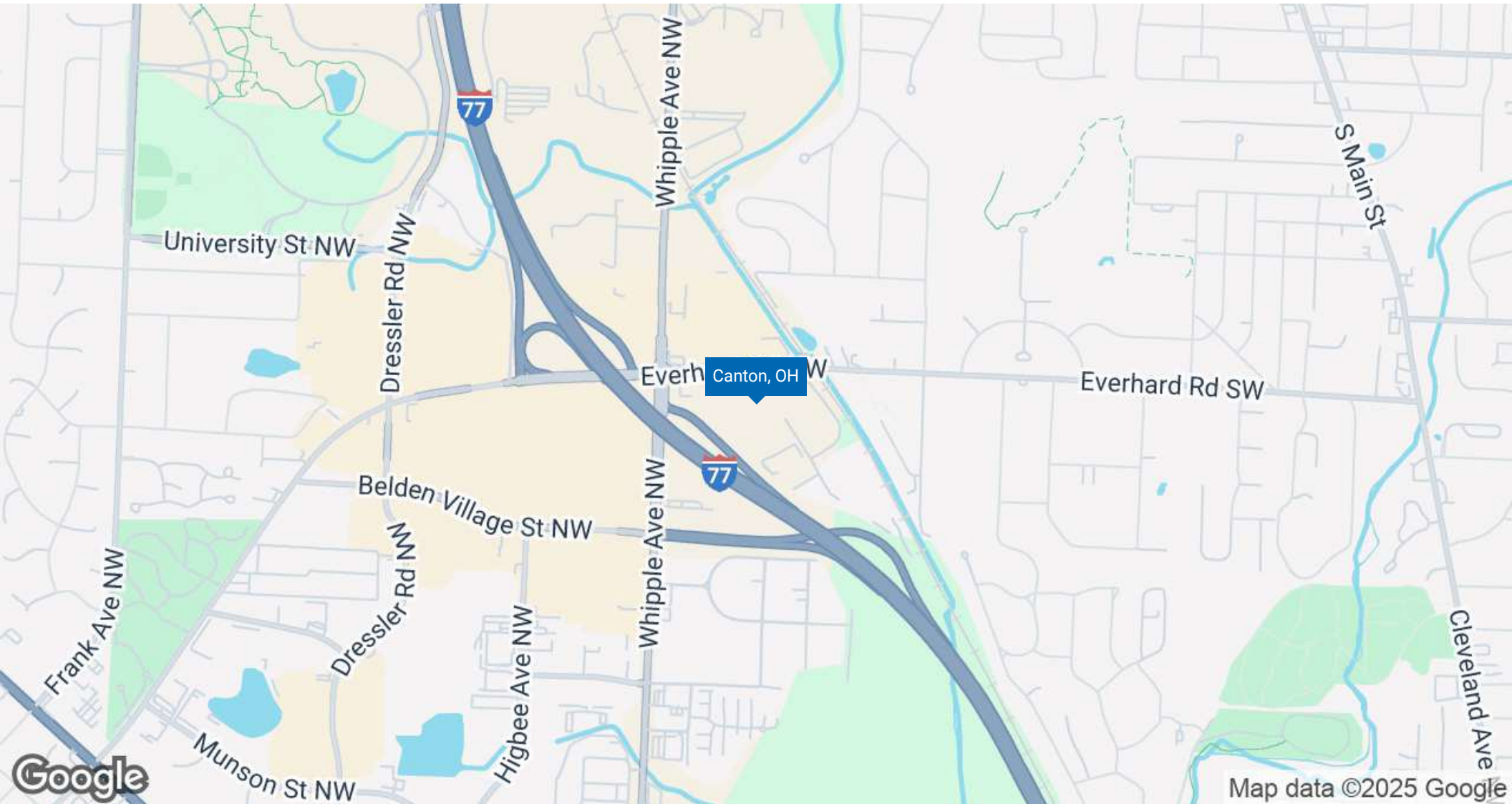


# Comfort Inn Location

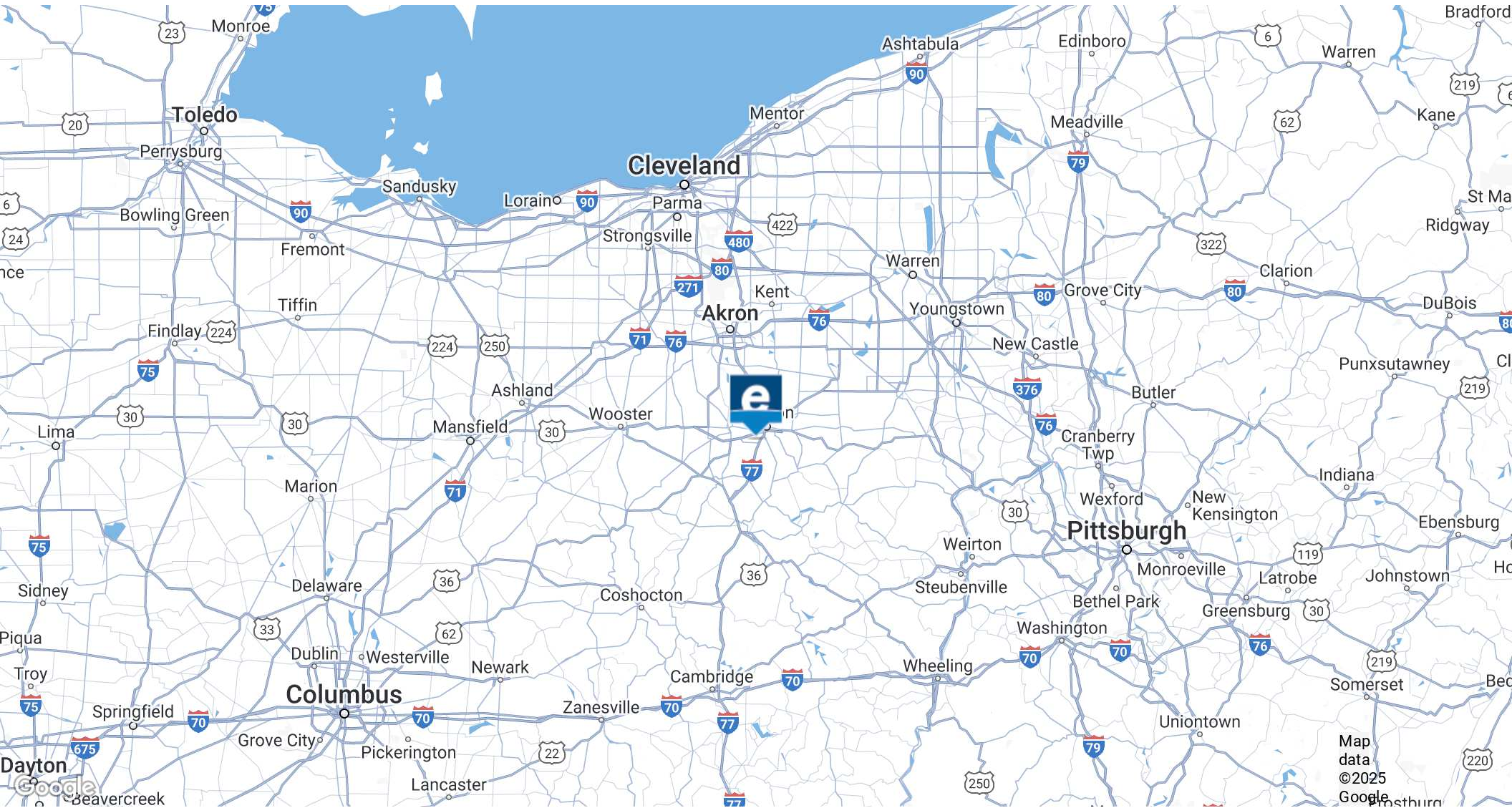


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

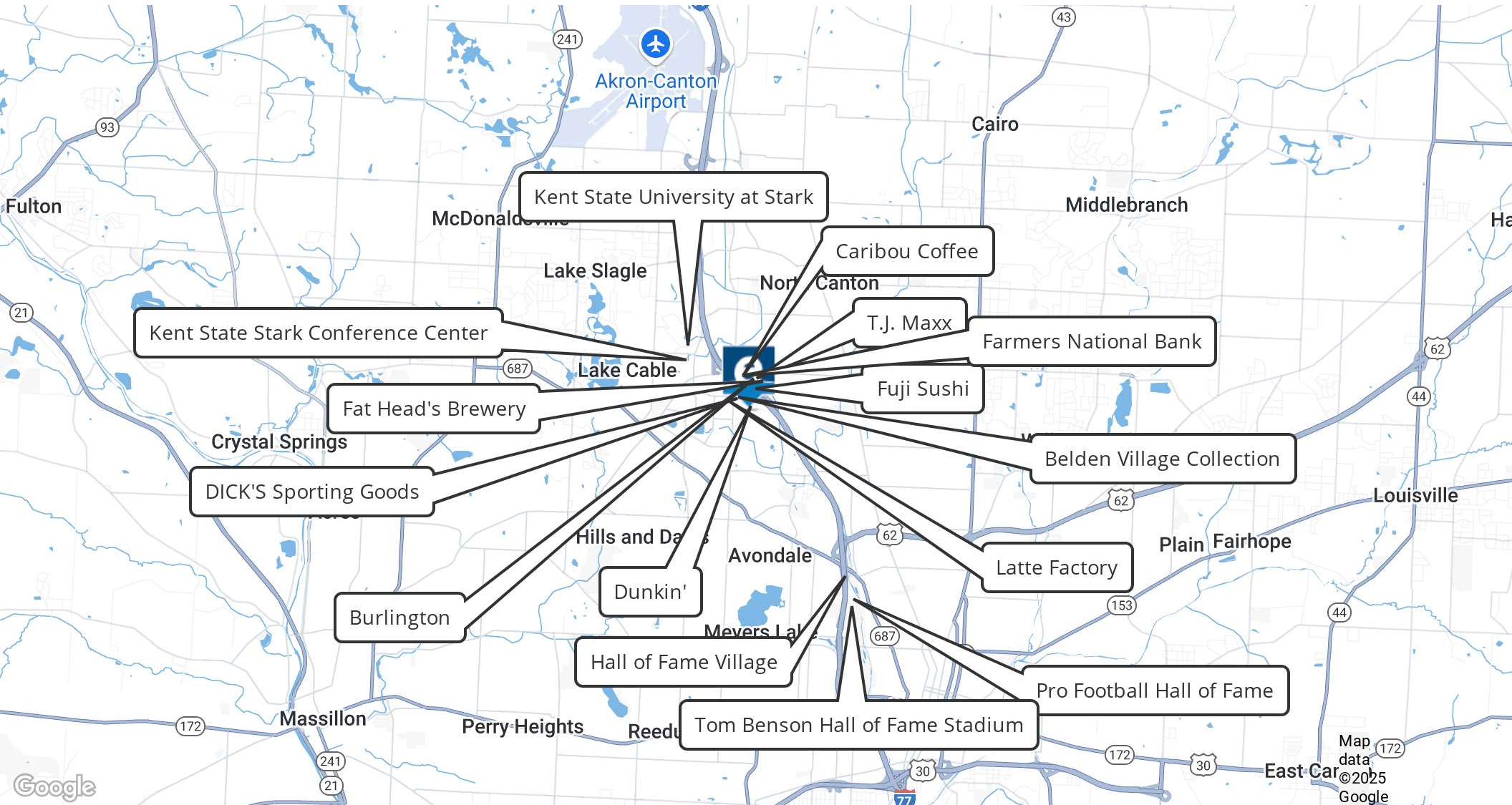
# Comfort Inn Location



# Map

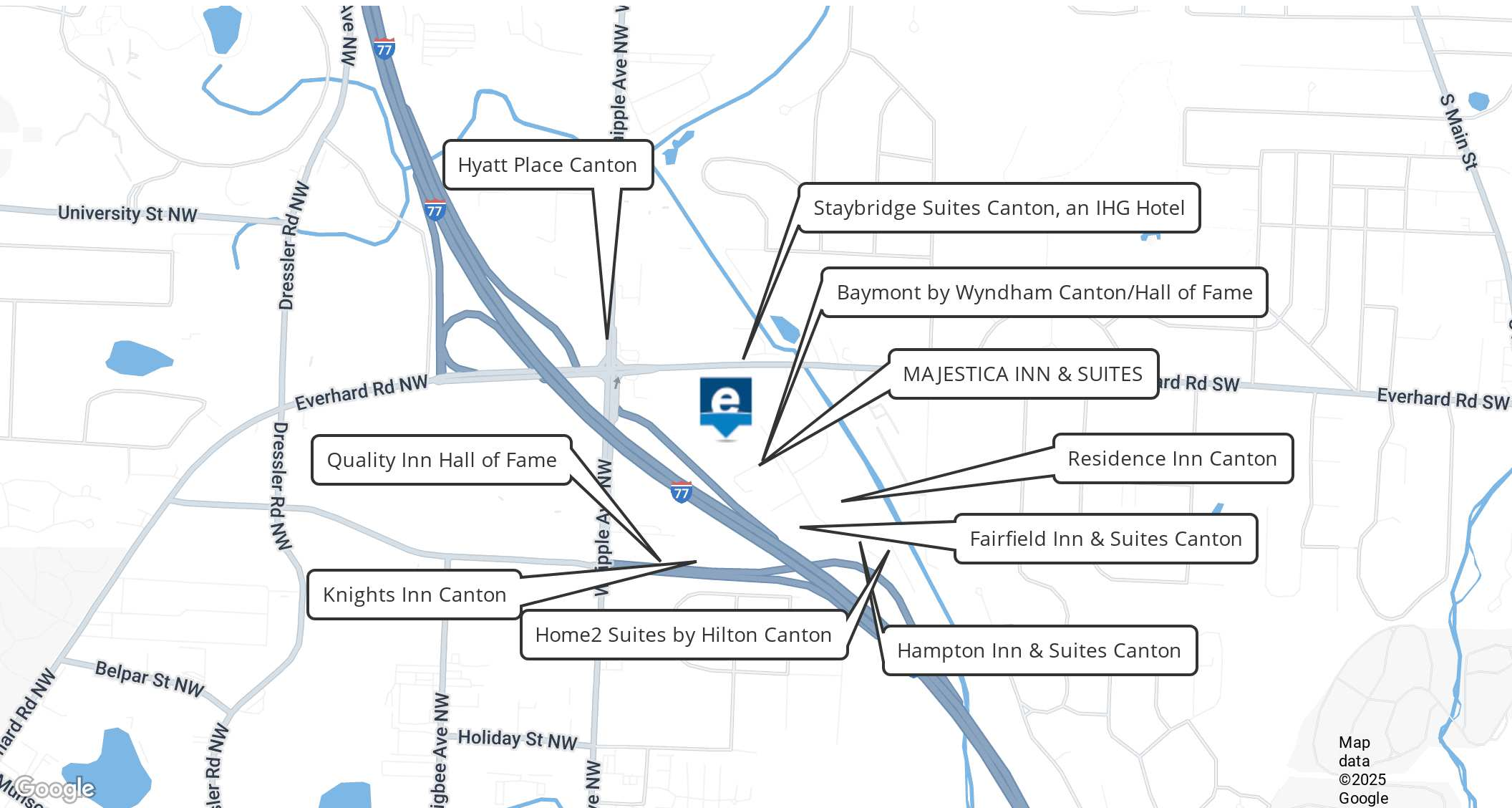


# Retailer Map





# Competitors Map



Hospitality Offering For Sale

# FINANCIAL ANALYSIS

Section 3





# Financial Analysis Comfort Inn Canton OH

## Financial Overview

Operating Income	2022 Act	2023 Act	2024	2025 Bud
<b>Revenue</b>	<b>\$1,751,000</b>	<b>\$1,680,086</b>	<b>\$1,626,411</b>	<b>\$1,650,000</b>
<b>Operating Expense</b>	<b>2022 Act</b>	<b>2023 Act</b>	<b>2024</b>	<b>2025 Bud</b>
Payroll Expense				
Interest Expense				
Franchise Fees				
Property Taxes				
City, County & Sales Taxes				
Cable/Tv/Internet				
Utilities				
Supplies				
Accounting and Legal				
Other (see PNLs)				
<b>Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,057,167</b>	<b>\$1,072,500</b>
<i>Exp %</i>	<i>0%</i>	<i>0%</i>	<i>65%</i>	<i>65%</i>
<b>EBITA</b>	<b>\$647,870</b>	<b>\$630,032</b>	<b>\$569,244</b>	<b>\$577,500</b>
<b>EBITDA margin</b>	<b>37%</b>	<b>38%</b>	<b>35%</b>	<b>35%</b>

## Investment Overview

Capitalization Rate	9.99%	10.13%
Total Annual Cash Flow (before taxes)		\$80,167
Cash on Cash Return (ROI)		4.56%
True Cash Flow		\$208,688
Internal Rate of Return (IRR)		11.88%
DSCR		1.16

## Capital Structure

<b>Total Acquisition Cost</b>		
Rentable Rooms	124	
Revenue Multiplier	3.50	
Listing Price	\$5,700,000	\$45,968 Per Key
Closing Costs	\$50,000	
Franchise Fee	\$75,000	
Capital Renovation	\$1,200,000	\$9,677 Per Key
<b>Total Acquisition Cost</b>	<b>\$7,025,000</b>	

## Capital Requirements

Equity	25%
Loan-To-Value (Leverage PCT)	75%
Amortization (Years)	20
Interest Rate	7.00%

Buyer Down Payment	\$1,756,250
Mortgage	\$5,268,750
Annual Interest Pmt	(\$368,813)
Annual Principal Pmt	(\$128,520)
Annual Total Debt Svc	(\$497,333)

## Investment Snapshot

Listing Price	\$5,700,000
Renovations/Closing Costs	<u>\$1,325,000</u>
Total	\$7,025,000
Mortgage	\$5,268,750
Equity	\$1,756,250

**DISCLAIMER:** All information including but not limited to the property information & description, area, price is received from seller & third parties and is deemed to be accurate but not cannot be guaranteed. Any data, analysis, projections, assumptions and all information contained herein or our website/emails/correspondences are for illustration only and should not be relied upon and you should make your own enquiries and seek legal advice.

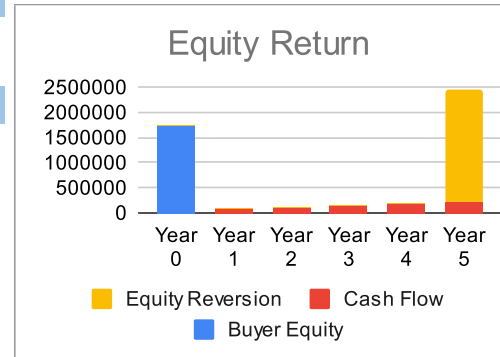
**PLEASE DO NOT VISIT OR CONTACT THE STAFF, MANAGEMENT OR OWNERSHIP OF THE PROPERTY DIRECTLY. KINDLY CONDUCT ALL INQUIRIES THROUGH OUR OFFICE. THANK YOU IN ADVANCE FOR YOUR UNDERSTANDING AND COOPERATION!!**

## Potential 5yr Investment Return

Mortgage Balance	Beginning	Ending (yr5)
	\$5,268,750	\$4,561,889

### Capital Gain on Investment

Year 5 NOI	\$701,955
Terminal Cap Rate	
Room Revenue Multipler	3.50
Selling Costs	3.00%
Terminal Reversion Value	7,030,000
Less: Mortgage	4,561,889
Less: Closing Costs	210,900
<b>Equity Residual</b>	<b>2,257,211</b>



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			5%	5%	5%	5%
Revenue		\$1,650,000	\$1,732,500	\$1,819,125	\$1,910,081	\$2,005,585
Expenses		\$1,072,500	\$1,072,500	\$1,072,500	\$1,072,500	\$1,072,500
EBITA		\$577,500	\$606,375	\$636,694	\$668,528	\$701,955
Annual Debt Service		(\$497,333)	(\$497,333)	(\$497,333)	(\$497,333)	(\$497,333)
<b>Cash Flow</b>		<b>\$80,167</b>	<b>\$109,042</b>	<b>\$139,361</b>	<b>\$171,196</b>	<b>\$204,622</b>
<b>Debt Coverage</b>		<b>1.16</b>	<b>1.22</b>	<b>1.28</b>	<b>1.34</b>	<b>1.41</b>

Equity Return	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Buyer Equity	\$1,756,250					
Cash Flow		\$80,167	\$109,042	\$139,361	\$171,196	\$204,622
Equity Reversion						\$2,257,211
<b>Net Cash Flow</b>	<b>(\$1,756,250)</b>	<b>\$80,167</b>	<b>\$109,042</b>	<b>\$139,361</b>	<b>\$171,196</b>	<b>\$2,461,833</b>

DISCLAIMER: All information including but not limited to the property information & description, area, price is received from seller & third parties and is deemed to be accurate but not cannot be guaranteed. Any data, analysis, projections, assumptions and all information contained herein or our website/emails/communications are for illustration only and should not be relied upon and you should

PLEASE DO NOT VISIT OR CONTACT THE STAFF, MANAGEMENT OR OWNERSHIP OF THE PROPERTY DIRECTLY. KINDLY CONDUCT ALL INQUIRIES THROUGH OUR OFFICE. THANK YOU IN ADVANCE FOR YOUR UNDERSTANDING AND COOPERATION!!

# 2025 Proforma Financial Summary

Price	\$5,700,000
Price per Room	\$45,967
RevPAR	-
ADR	-
CAP Rate	10.1%
Cash-on-Cash Return (yr 1)	4.56 %
Total Return (yr 1)	\$80,167
Debt Coverage Ratio	1.16
<b>OPERATING DATA</b>	
Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$1,650,000
Operating Expenses	\$1,072,500
Net Operating Income	\$577,500
Pre-Tax Cash Flow	\$80,167
<b>FINANCING DATA</b>	
Down Payment	\$1,756,250
Loan Amount	\$5,268,750
Debt Service	\$497,333
Debt Service Monthly	\$41,444

# Income & Expenses

## INCOME SUMMARY

Gross Income	\$1,650,000
--------------	-------------

## EXPENSE SUMMARY

Gross Expenses	\$1,072,500
----------------	-------------

Net Operating Income	\$577,500
----------------------	-----------

Hospitality Offering For Sale

# DEMOGRAPHICS

Section 4



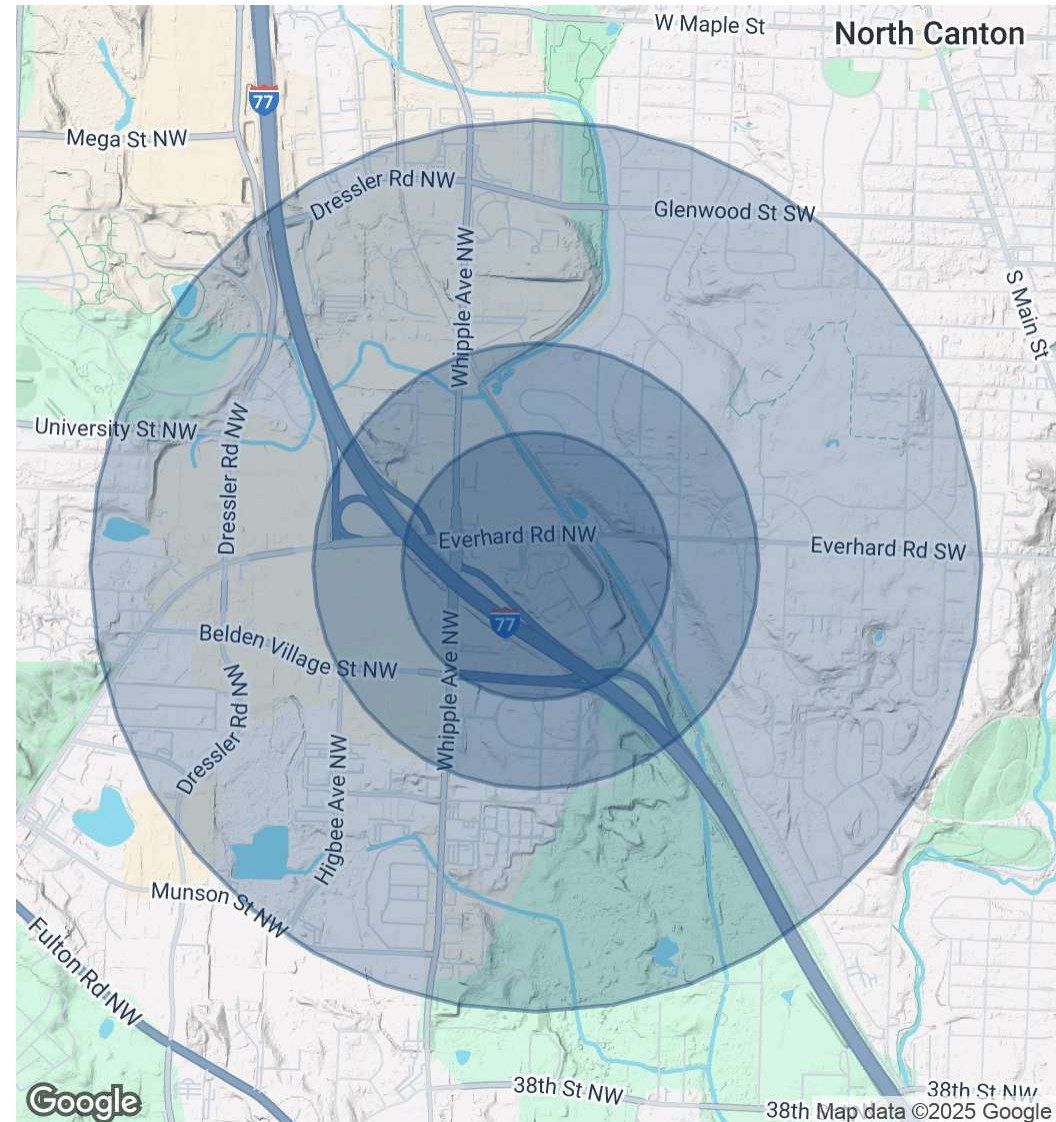
# Demographics Map & Report

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	114	763	3,872
Average Age	52	47	45
Average Age (Male)	48	45	43
Average Age (Female)	54	49	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	60	351	1,829
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$85,874	\$92,683	\$85,937
Average House Value	\$214,608	\$228,858	\$220,832

Demographics data derived from AlphaMap





Hospitality Offering For Sale

# ADVISOR BIOS

Section 5



# Meet The Team

## Anish Shah



## Tom Buoni



## Neeti Shah



**Call/Text: (740) 480-3918**  
**Email: [anish.shah@e-merge.com](mailto:anish.shah@e-merge.com)**

**Call/Text: (480) 316-1652**  
**Email: [tom.buoni@e-merge.com](mailto:tom.buoni@e-merge.com)**

**Call/Text: (614) 424-2639**  
**Email: [neeti.shah@e-merge.com](mailto:neeti.shah@e-merge.com)**

**e-Merge Real Estate Commercial**  
**8720 Orion Place Suite 124B**