



OFFERING MEMORANDUM

ECONO LODGE

COLUMBUS | MISSISSIPPI

2015 Military Road | Columbus, MS 39701



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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. HBA makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. HBA 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 HBA in compliance with all applicable fair housing and equal opportunity laws.



ECONO LODGE

COLUMBUS | MS

60-ROOM, EXTERIOR CORRIDORS, AMENITIZED HOTELS



LISTED BY

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ACCEPTING REASONABLE OFFERS

ECONO LODGE | COLUMBUS

2015 Military Road | Columbus, MS 39701



HOTEL BROKERS OF AMERICA INC®

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. For more information please contact Hotel Brokers of America.

ECONO LODGE COLUMBUS

EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to offer, on an exclusive basis, the opportunity to acquire this 60-room Econo Lodge Hotel located in Columbus, MS. This hotel offers a convenient and straightforward stay just off Highway 82, providing easy access to local colleges such as Mississippi State University and area attractions including the Rosenzweig Art Center. Motorsports enthusiasts benefit from proximity to Columbus Speedway and Magnolia Motor Speedway, while Columbus Air Force Base is also easily accessible. The hotel is located minutes from Lake Lowndes State Park, the Columbus Riverwalk and Trail, and the specialty shops, restaurants, and historic architecture of downtown Columbus.

ESTIMATED PIP COST:

PRICE
\$200,000



OFFERING SUMMARY

	ACTUAL	PROJ. 2026
Occupancy:	55.46%	57.12%
ADR:	\$61.10	\$62.94
Revenue:	\$746,102	\$791,418
NOI	\$316,695	\$335,930
Cap Rate:	10.92%	11.58%
Price/Key	\$48,333	\$48,333



PRICE
\$2,700,000



NOI
\$316,695



CAP RATE
10.92%

AMENITIES HIGHLIGHTS

- Exterior Hallways
- Premium Free WiFi
- Onsite Bar Area
- Outdoor Pool
- Free Coffee & Breakfast
- Pet Friendly
- Business Center
- 24-hour Front Desk
- Laundry Facilities
- Vending Machines



SUMMARY OF TERMS

INTEREST OFFERED

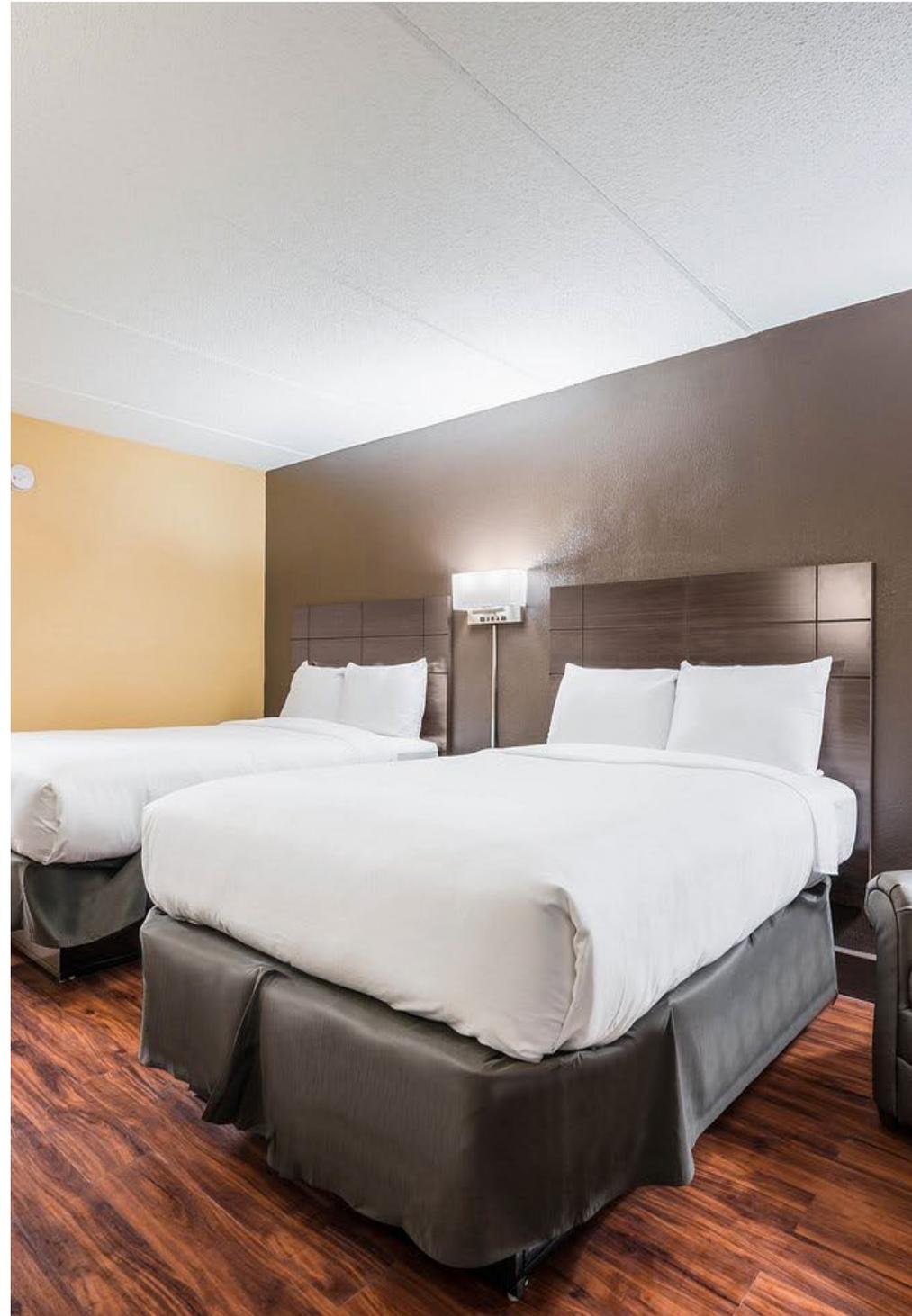
Hotel Brokers of America has been selected to exclusively market for sale this Econo Lodge located in Columbus, MS.

TERMS OF SALE

This Econo Lodge located in Columbus, MS is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2025. Contact broker for historical operating documentation and any other third party reports.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the Hotel Brokers of America listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



ECONO LODGE COLUMBUS

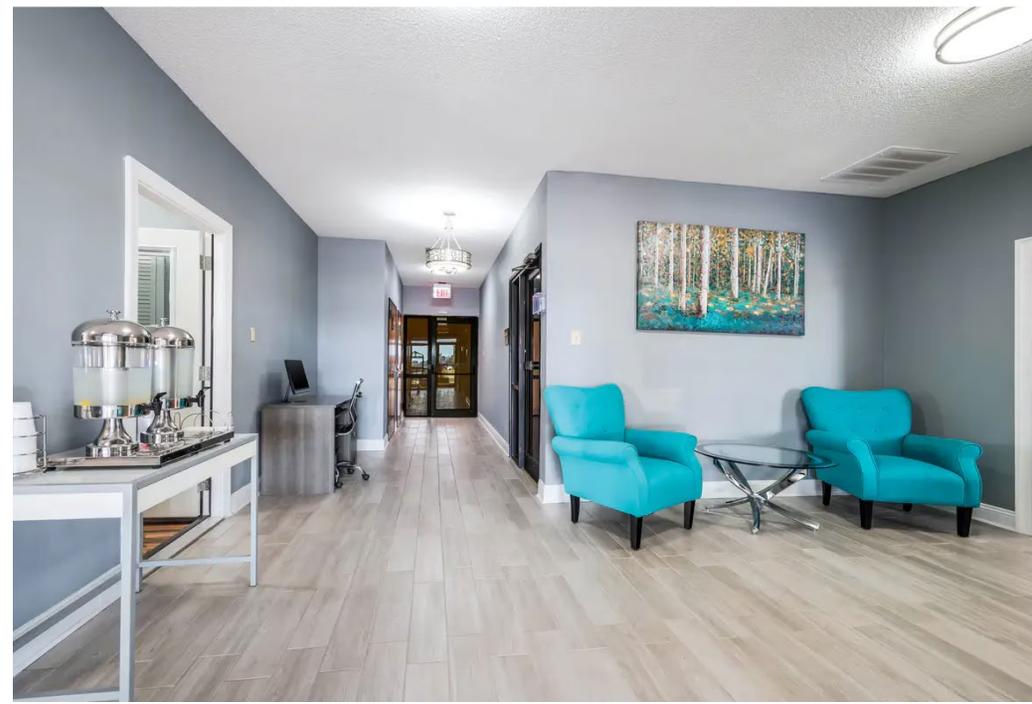
PROPERTY OVERVIEW



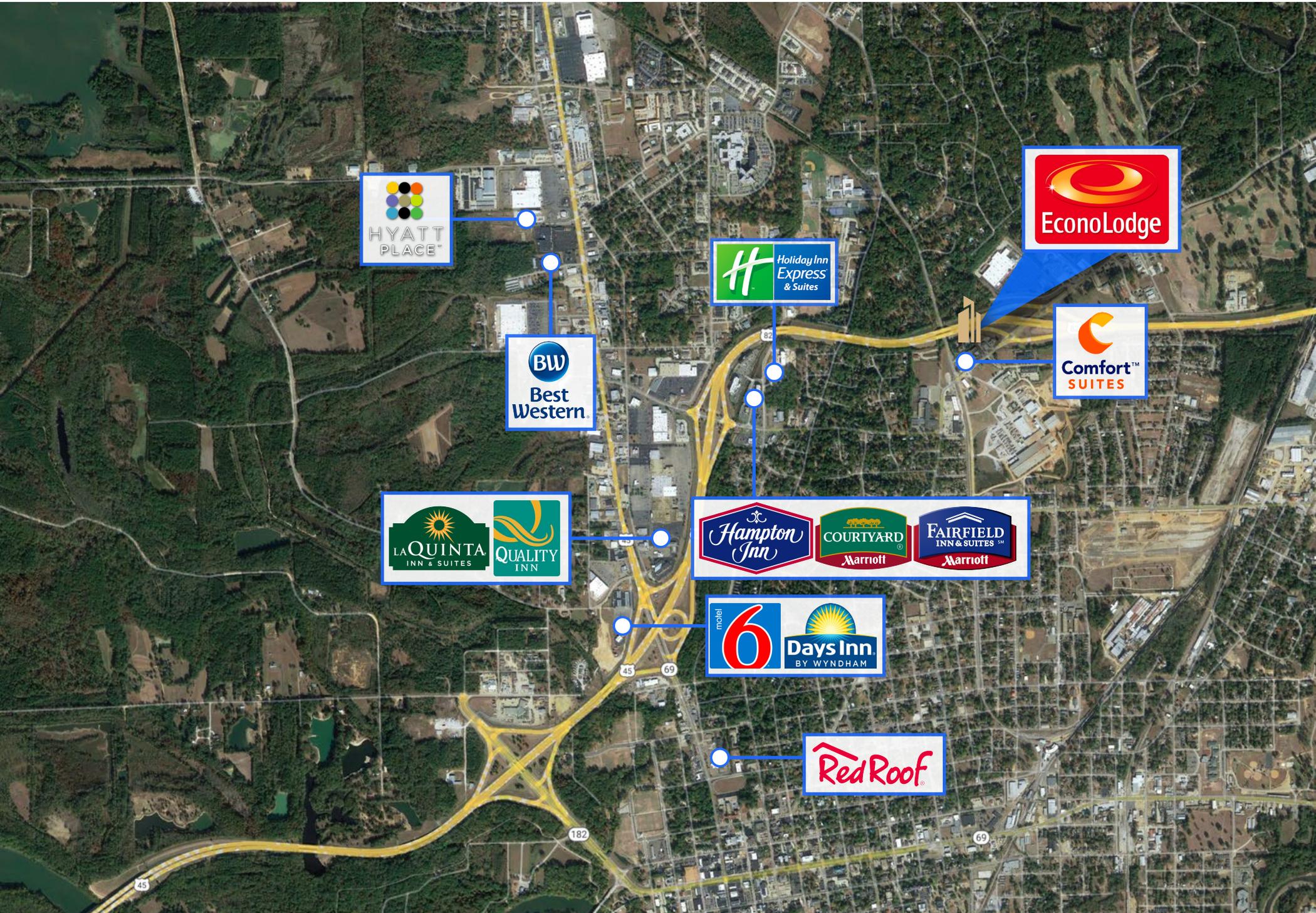
PROPERTY DETAILS

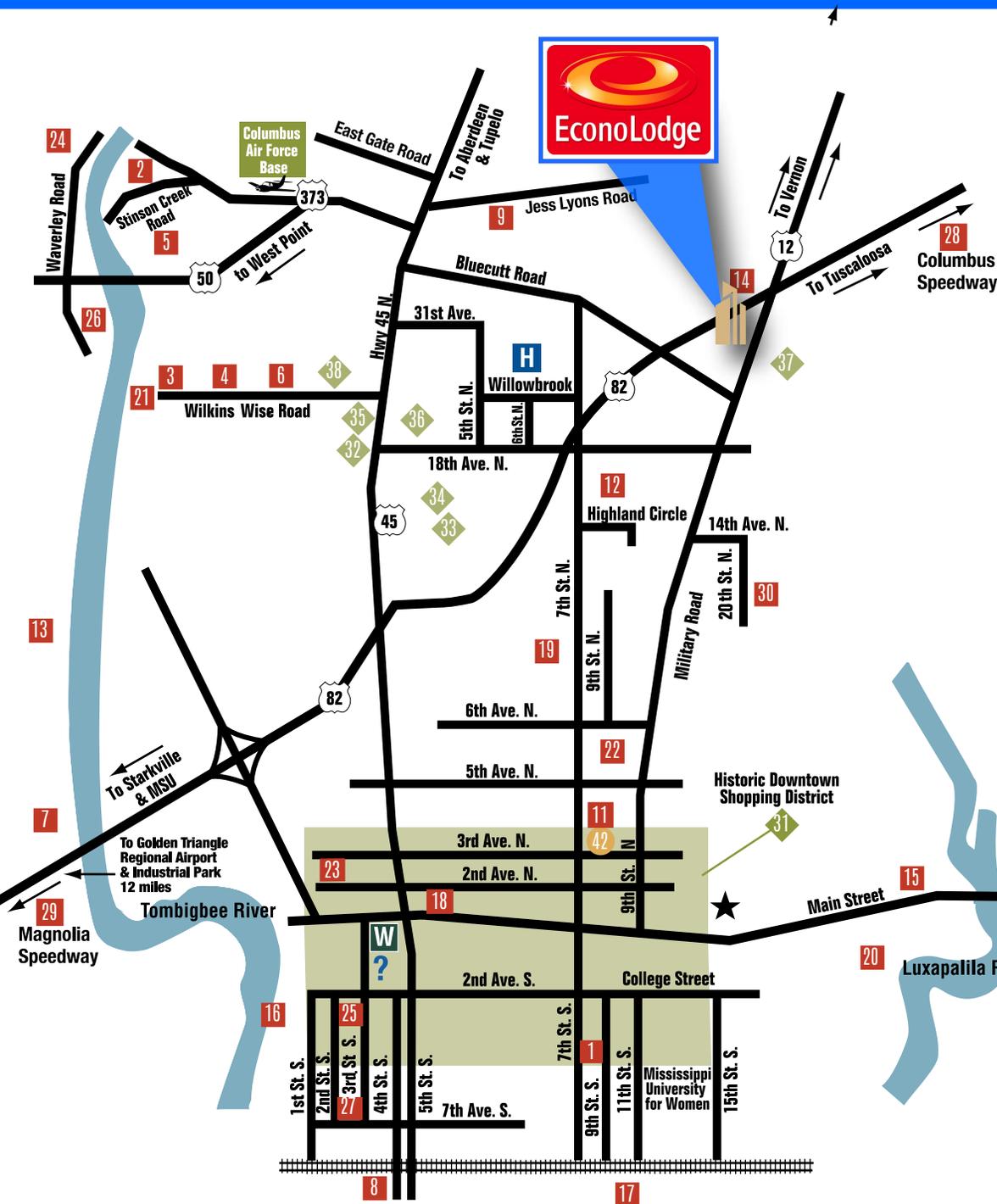
	Building SF:	23,682 SF
	Lot Size :	1.56 Acres
	Year Built:	1992
	Floors:	2
	Rooms:	60
	Corridors:	All Rooms Have Exterior Hallways
	Occupancy:	55.46%
	Room Windows:	Windows Open
	Suites:	Yes - One and Two Beds
	Meeting Rooms:	No
	Dining Facilities:	Yes Free Breakfast
	Fitness Center/Pool:	No/Outdoor Pool
	Average Daily Rate:	\$61.10
	Star Class Rating	2-Star

The hotel helps guests start the day with a full hot breakfast and premium complimentary Wi-Fi. Additional conveniences include free accessible parking, pet-friendly accommodations, and guest laundry facilities. After a day of travel, guests can relax in the outdoor pool or unwind in inviting guest rooms designed for a comfortable night's rest.







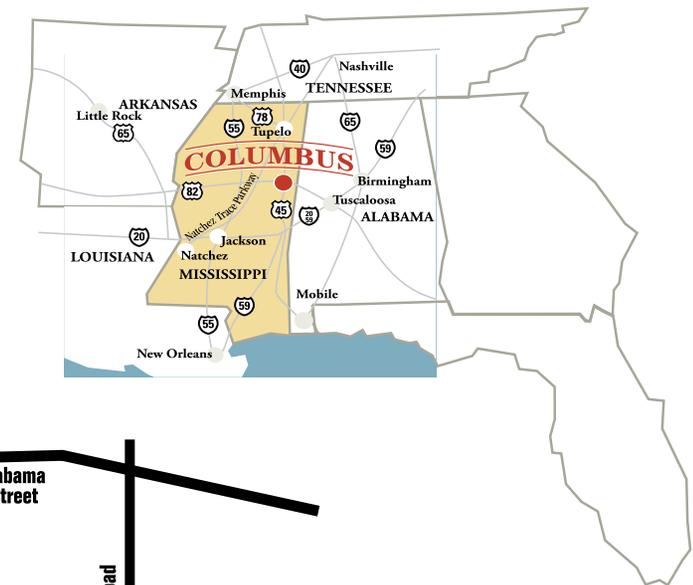


■ ATTRACTIONS

1. Amzi Love
2. Bryn Bella
3. Columbus Lake/Tenn-Tom Waterway
4. Columbus Marina
5. DeWayne Hayes Rec. Area
6. East Bank Boat Ramps
7. Elm Lake Public Golf Course
8. Friendship Cemetery
9. Green Oaks Golf Club
10. Lake Lowndes State Park
11. Stephen D. Lee Home and Museum
12. Lee Park
13. Plymouth Bluff Center
14. Lion Hills Golf Club
15. Propst Park
16. Riverwalk
17. Rosedale
18. Rosenzweig Arts Center/Columbus Arts Council
19. Rosewood Manor
20. Sandfield Cemetery
21. Stennis East Bank Lock & Dam
22. Temple Heights
23. The Haven
24. Town Creek Campground
25. Twelve Gables
26. Waverley Plantation
27. Whitehall
28. Columbus Speedway
29. Magnolia Speedway
30. R.E. Hunt Museum & Cultural Center

◆ SHOPPING CENTERS

31. Historic Downtown Shopping District
32. Jackson Square
33. Leigh Mall
34. Magnolia Place
35. Belk Department Store
36. Sheffield Court
37. Shops at Brickerton
38. Littlewoods Mall



Gardner Blvd.
to Hwy 50

Alabama Street

Lehmberg Road

Lake Lowndes Rd 10







ECONO LODGE COLUMBUS

MARKET OVERVIEW



COLUMBUS, MS OVERVIEW

Known across the South as the “City that Has It All”, Columbus offers a getaway that packs more into every day - and every evening - thanks to an inviting selection of accommodations including historic B&Bs. This is a city that has always offered kindness and hospitality: In fact, many historians agree that the nation’s first Memorial Day may have been born here, when the ladies of Columbus generously decorated the graves of both Union and Confederate soldiers in the days just after the Civil War. Today, at beautifully evocative Friendship Cemetery, you may just be greeted by an “apparition” from the past - at least if you arrive during the festivities of Spring Pilgrimage.

Now in its 76th year, Spring Pilgrimage draws visitors from across the nation and around the world eager to experience the 16-day celebration of history, culture and cuisine, highlighted by one of the South’s most significant collections of historic homes. And talk about grand openers, Pilgrimage’s opening event, Catfish in the Alley, replete with catfish cooking and sensational blues performances, is a true show stopper, celebrating the city’s rich African American culture that thrived on “Catfish Alley” in Historic Downtown Columbus.

Of course, visitors don’t have to wait to savor great food and historic charm and culture. Historic homes are open year-round, and the dining scene in Columbus offers a delectable experience for every taste and palate. Those who want to catch their own tasty entrees migrate to the mighty Tennessee-Tombigbee Waterway, home to some of the Southeast’s most popular fishing tournaments. The Tenn-Tom, along with vast reaches of lakes and parks, make Columbus a recreational paradise. And for those who get a kick out of soccer, the Burns Bottom Soccer Complex, host to high-profile youth league tournaments, is an unusually satisfying venue.

With its wooded surroundings and meandering creek, Burns Bottom feels like a world apart. Next door to the soccer complex, the city’s Riverwalk hugs the Waterway, melding scenic views with recreational fun, while the beautifully restored Tombigbee Bridge offers a walk into history. And just a short stroll away in Historic Downtown, on-trend shopping and antique-to-boutique selections await.

This blend of historic beauty and architectural splendor has made Columbus a premier destination. And then there’s the legendary hospitality: The City that Has it All is all about you. Yes, entrances in Columbus are dramatic and inviting, making exits the hardest part. Plan encores.



*Source: <https://www.visittheusa.com/destination/columbus>

ECONOMY

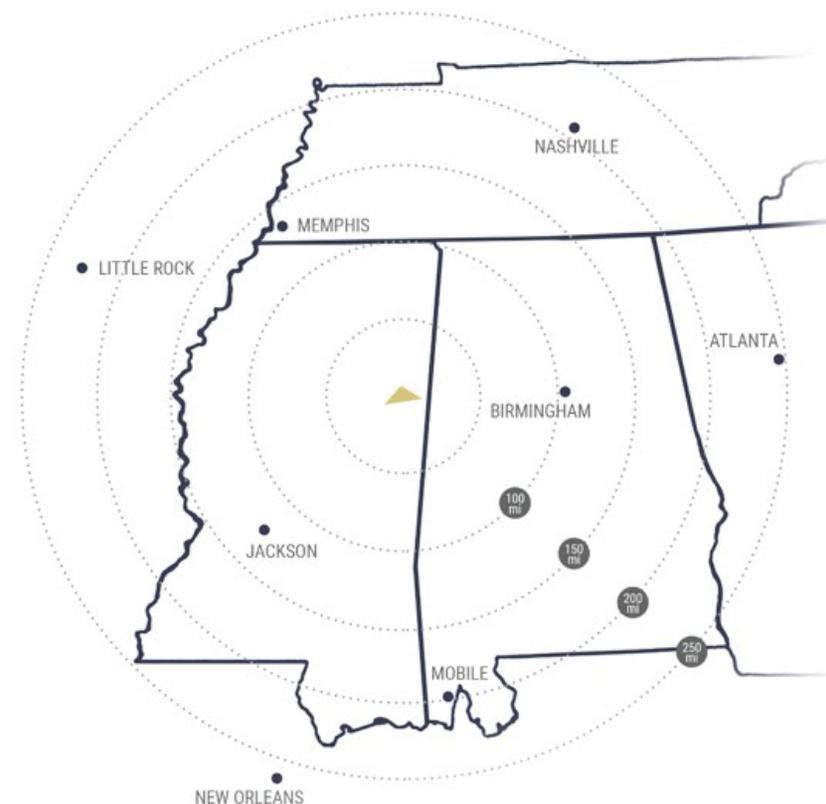
Columbus, city, seat of Lowndes county, eastern Mississippi, U.S., on the Tombigbee River, about 90 miles north of Meridian, near the Alabama border. Settled as a trading post, it was known until 1821 as Possum Town. In 1822 or 1823 the Cotton Plant first docked in Columbus, having become the first steamboat to navigate the Upper Tombigbee River. During the American Civil War the Confederates maintained a large arsenal in the town, which served as a temporary state capital when the city of Jackson fell to Union forces in 1863. Columbus is one of a number of places that claim to have originated the observance of Memorial Day, having first celebrated it (then known as Decoration Day) at Friendship Cemetery on April 25, 1866, with the honouring of both Confederate and Union dead. Many antebellum homes survive in Columbus and can be visited during the annual spring pilgrimage.

Columbus is an important trade centre for the surrounding agricultural region. The economy is augmented by manufactures (including automotive parts, plumbing products, furniture, paper, and wall coverings) and Columbus Air Force Base. The Tennessee-Tombigbee Waterway Development Authority (1958) is headquartered in Columbus. Mississippi University for Women originated there in 1884 as the Industrial Institute and College (the first American state-supported college for women), and the city's Franklin Academy (1821) was Mississippi's first free public school. The playwright Tennessee Williams was born (1911) in Columbus, and his home has been preserved.

**Source: <https://www.britannica.com/place/Columbus-Mississippi>*

LOCATED IN THE GOLDEN TRIANGLE

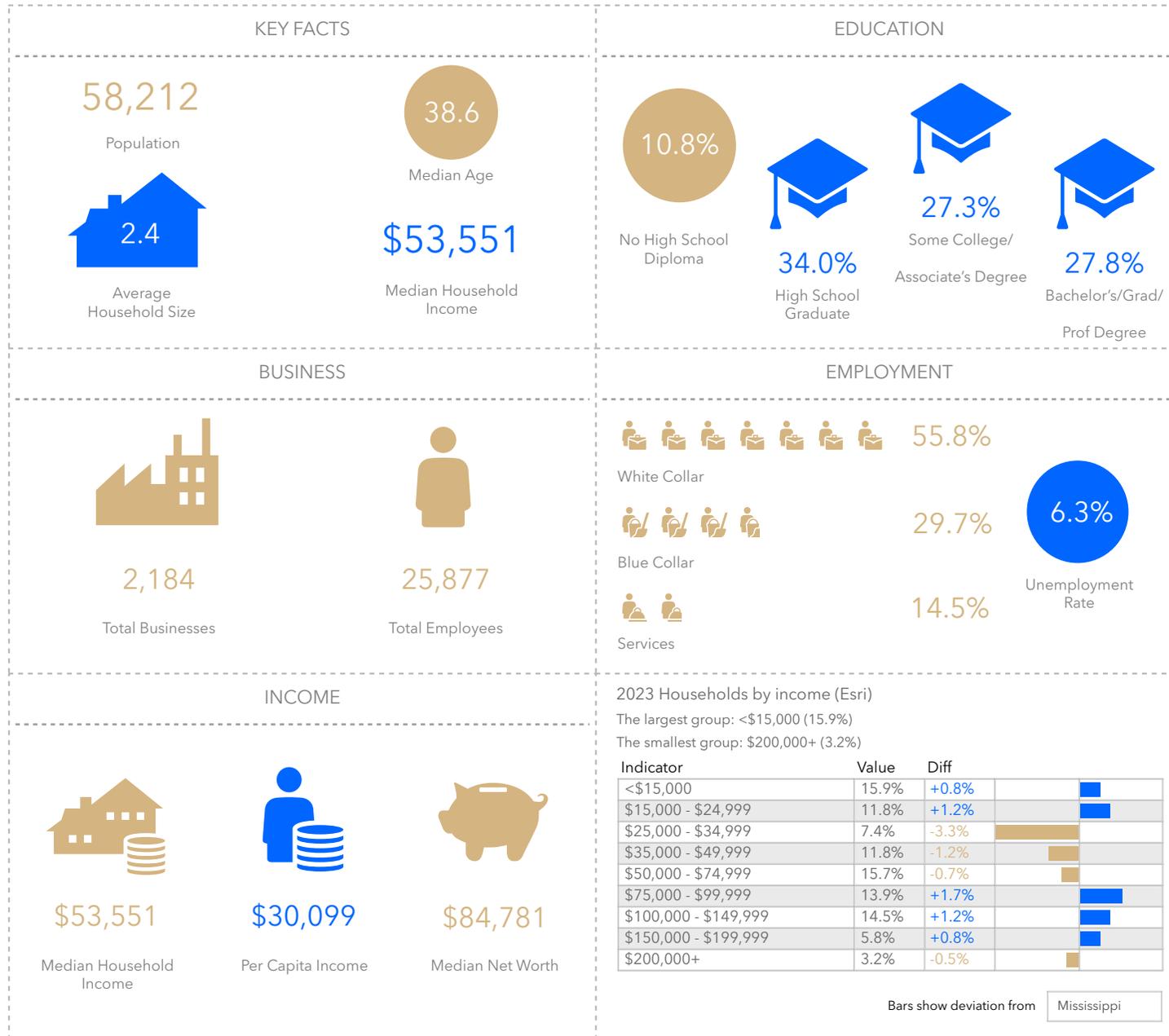
The Golden Triangle is home to a number of Fortune 500 and internationally recognized companies, spanning the sectors of steel and metal, timber and wood products, aerospace, defense, automotive, and technology, among others.



PROXIMITY TO:

TUSCALOOSA, AL	60 MILES
BIRMINGHAM, AL	120 MILES
JACKSON, MS	154 MILES
MEMPHIS, TN	172 MILES
MOBILE, AL	227 MILES
NASHVILLE, TN	259 MILES
NEW ORLEANS, LA	293 MILES
LITTLE ROCK, AR	308 MILES
BATON ROUGE, LA	326 MILES





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