



3615 Dunckel Dr
Lansing, MI 48910
OFFERING MEMORANDUM

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LANSING, MI 48910

EXCLUSIVELY PRESENTED BY:



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BROKER

7285 Orchard Lake Rd
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INVESTMENT SUMMARY

Red Roof Inn Lansing East – MSU, stay at Red Roof Inn Lansing East – MSU in Lansing, you'll be within a 10-minute drive of Michigan State University and Towne Square Dog Park. This hotel is 1.6 mi (2.6 km) from Forest Akers Golf Courses and 2.6 mi (4.1 km) from Community Mental Health. featured amenities include a 24-hour front desk, ATM/banking services, and coffee/tea in a common area. Free self-parking is available onsite.



PROPERTY SUMMARY

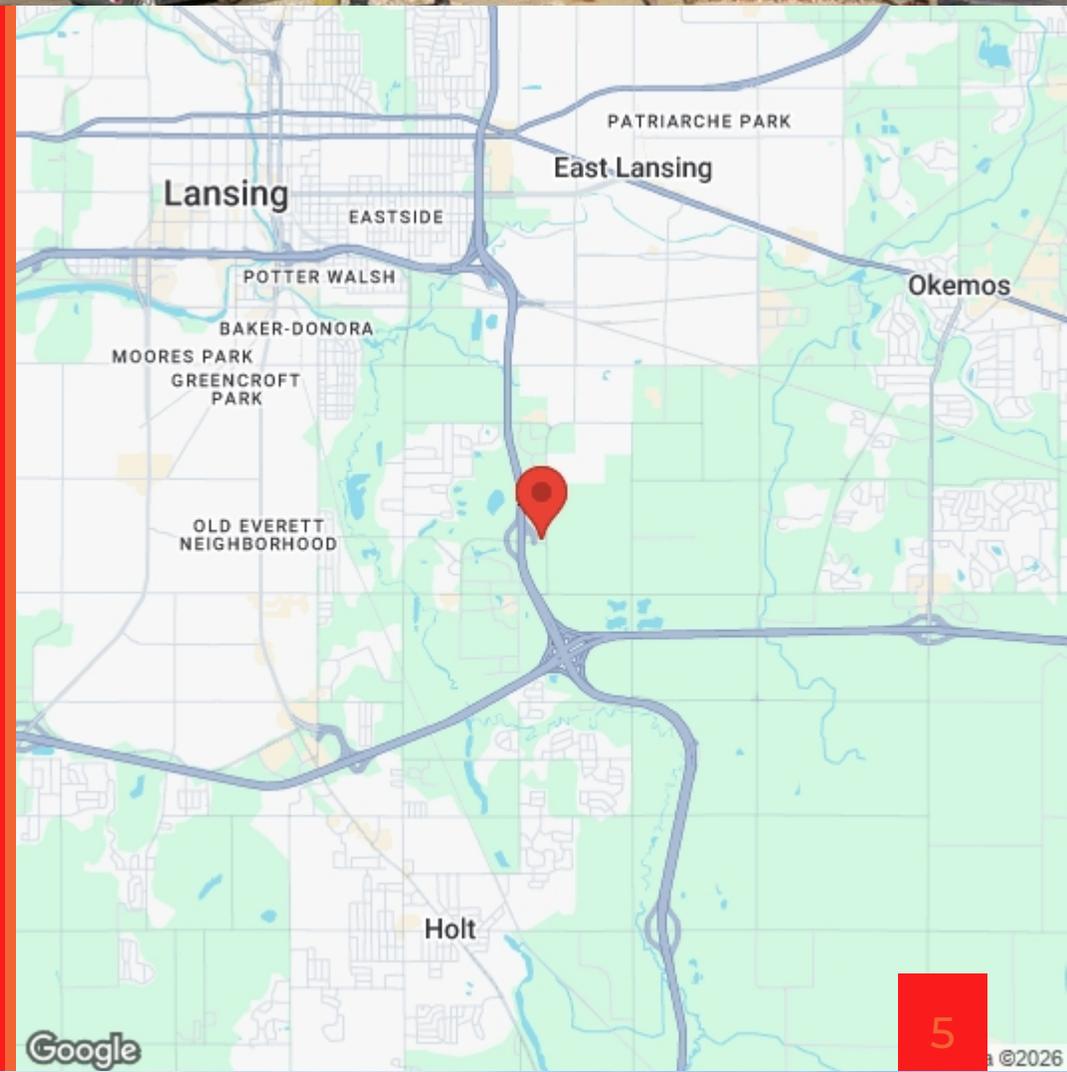
Offering Price	\$4,500,000.00
Building SqFt	25,216 SqFt
Lot Size (acres)	1.73
Levels	2
Year Built	1976
County	Ingham
Parcel ID / APN	33-01-01-36-351-002





INVESTMENT HIGHLIGHTS

- Free self-parking is available onsite approx. 100 spaces
- McLaren Hospital Greater Lansing 450 million investment, distance to the hotel is 1.3 Mile (5 minutes' drive)
- Michigan State University - 5.7 km / 3.6 mi





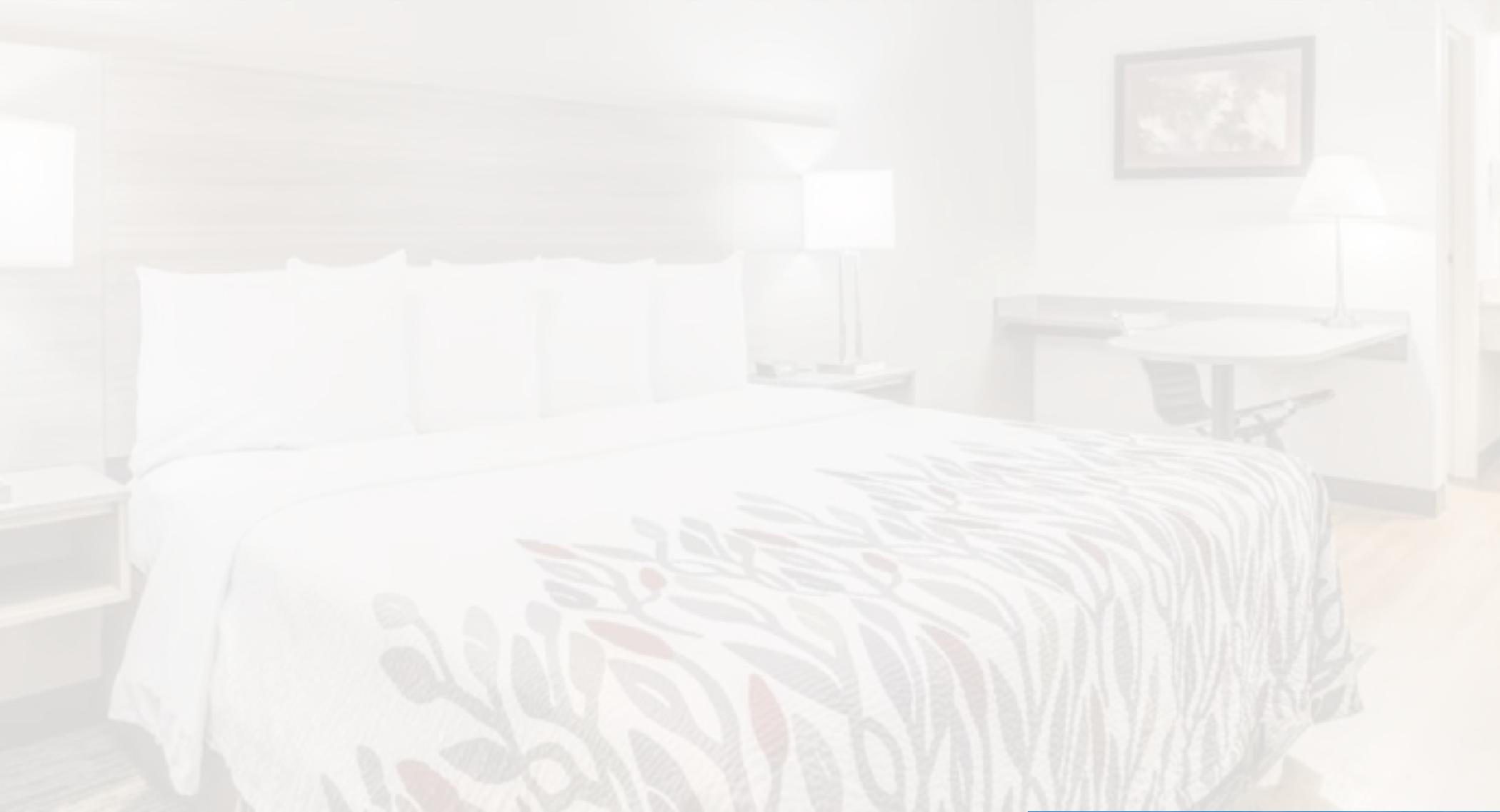
LOCATION HIGHLIGHTS

- Explore east Lansing near MSU. Find things to do, dining, arts and outdoor spots, plus quick access to Lansing and the region.
- Lansing, Michigan's capital, is anchored by the historic Michigan State Capitol, the nearby Michigan State University campus, and the 20-mile River Trail. Key highlights include exploring Old Town, visiting the R.E. Olds Transportation Museum, family-friendly Potter Park Zoo, and the interactive Impression 5 Science Center, alongside cultural sites like the Michigan History Center



RENT ROLL

SIZE (SF)	MONTHLY RENT	ANNUAL RENT	PRO FORMA MONTHLY	PRO FORMA ANNUAL
0	\$124,264.12	\$1,491,169.42	\$0.00	\$0.00
0				\$0.00
0				\$0.00



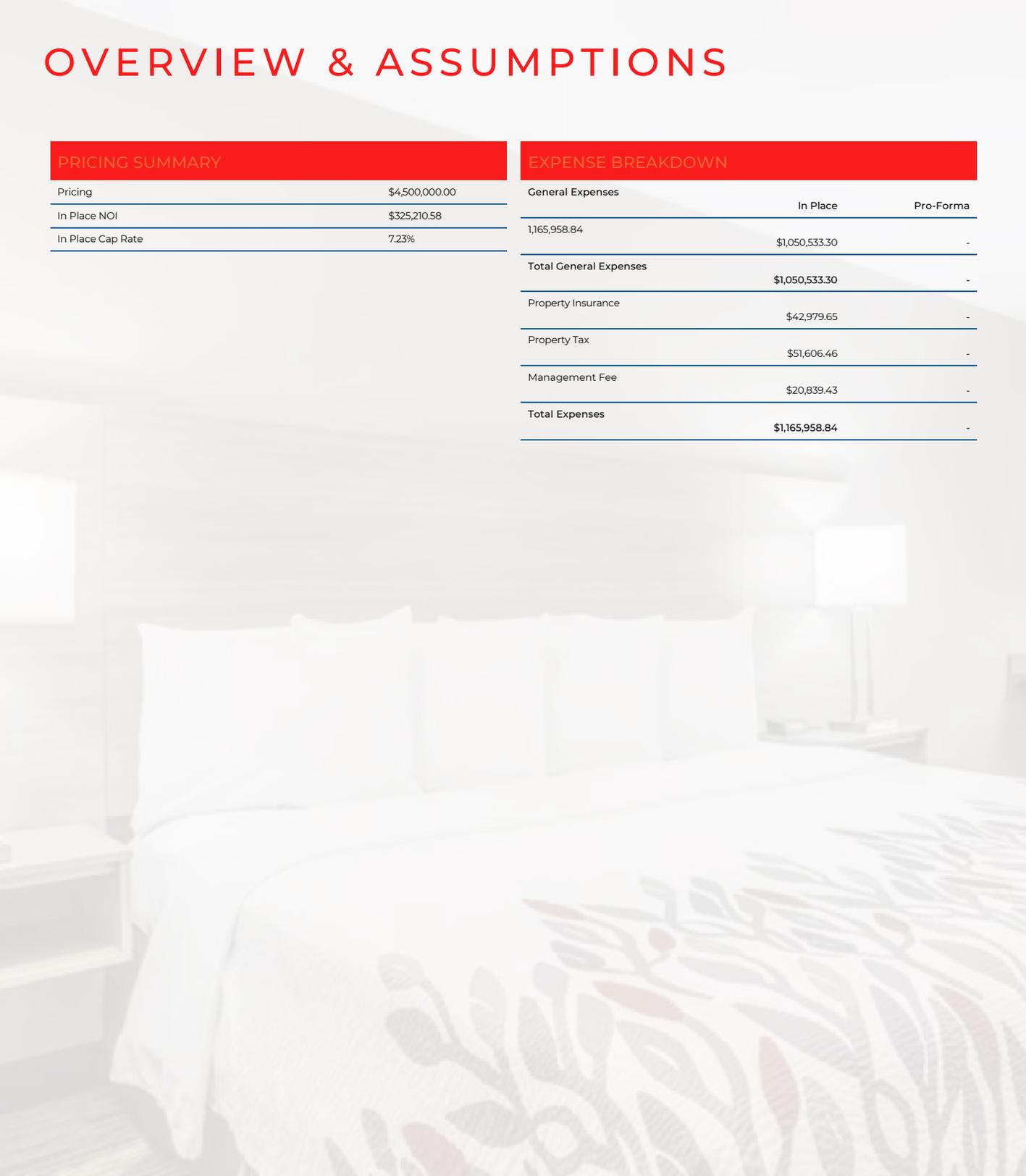
OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$4,500,000.00
In Place NOI	\$325,210.58
In Place Cap Rate	7.23%

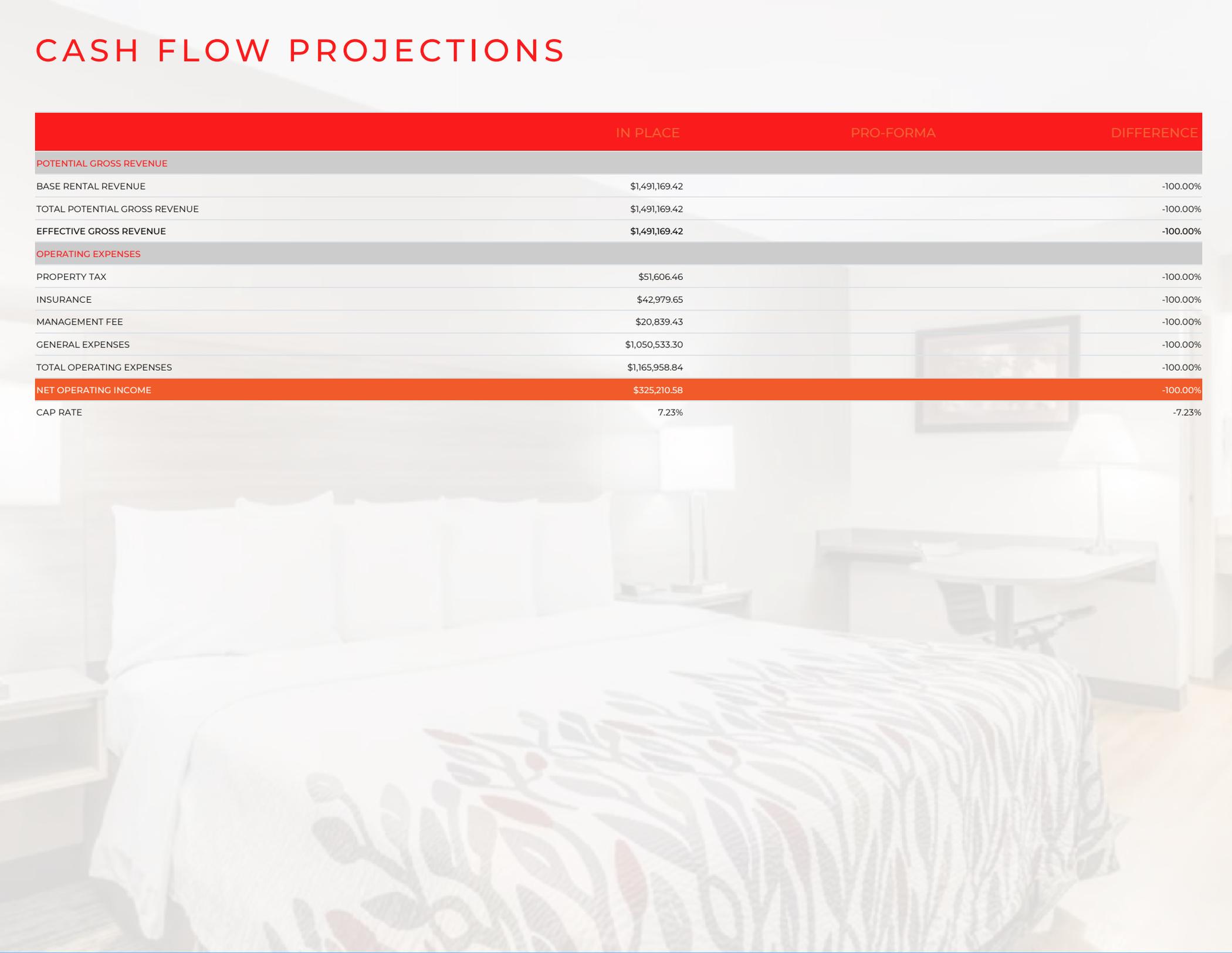
EXPENSE BREAKDOWN

General Expenses	In Place	Pro-Forma
1,165,958.84	\$1,050,533.30	-
Total General Expenses	\$1,050,533.30	-
Property Insurance	\$42,979.65	-
Property Tax	\$51,606.46	-
Management Fee	\$20,839.43	-
Total Expenses	\$1,165,958.84	-



CASH FLOW PROJECTIONS

	IN PLACE	PRO-FORMA	DIFFERENCE
POTENTIAL GROSS REVENUE			
BASE RENTAL REVENUE	\$1,491,169.42		-100.00%
TOTAL POTENTIAL GROSS REVENUE	\$1,491,169.42		-100.00%
EFFECTIVE GROSS REVENUE	\$1,491,169.42		-100.00%
OPERATING EXPENSES			
PROPERTY TAX	\$51,606.46		-100.00%
INSURANCE	\$42,979.65		-100.00%
MANAGEMENT FEE	\$20,839.43		-100.00%
GENERAL EXPENSES	\$1,050,533.30		-100.00%
TOTAL OPERATING EXPENSES	\$1,165,958.84		-100.00%
NET OPERATING INCOME	\$325,210.58		-100.00%
CAP RATE	7.23%		-7.23%





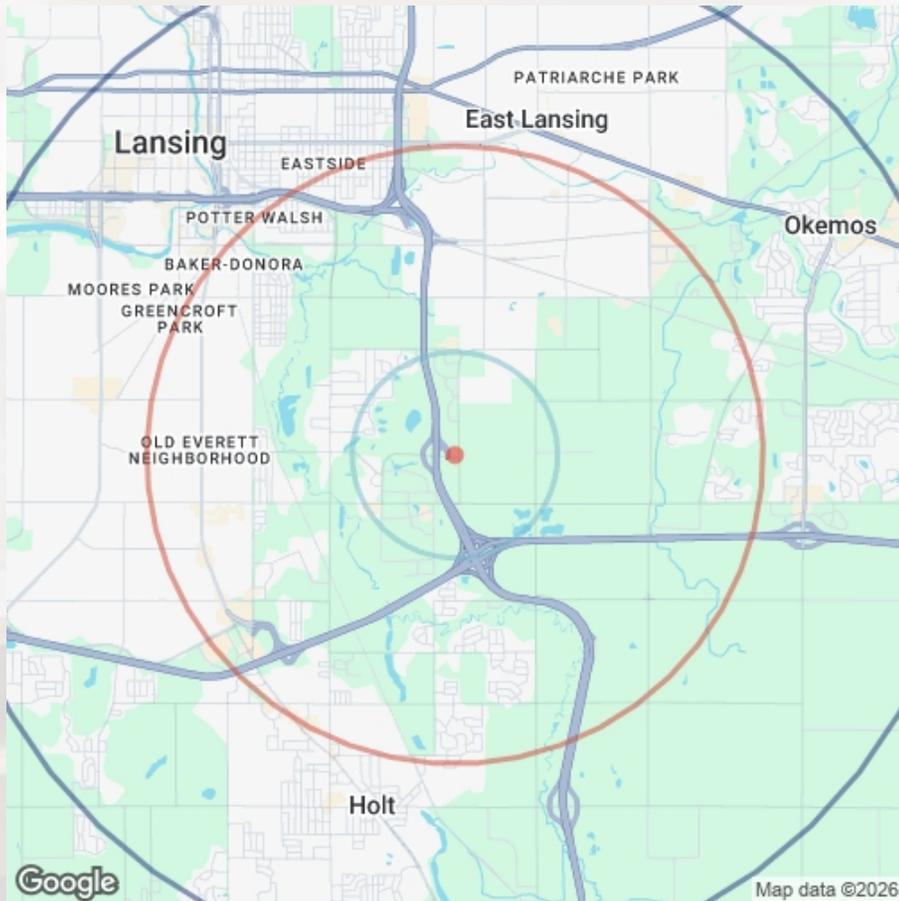
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,460	50,290	177,501
2010 Population	3,953	52,898	176,967
2025 Population	4,306	54,150	179,586
2030 Population	4,520	54,272	179,993
2025-2030 Growth Rate	0.97 %	0.05 %	0.05 %
2025 Daytime Population	7,541	61,933	218,520

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	269	2,460	10,992
\$15000-24999	259	1,532	6,090
\$25000-34999	270	1,542	6,019
\$35000-49999	394	2,384	8,601
\$50000-74999	505	3,890	12,850
\$75000-99999	337	2,773	9,456
\$100000-149999	131	2,688	9,403
\$150000-199999	112	1,488	5,841
\$200000 or greater	23	1,144	5,267
Median HH Income	\$ 47,575	\$ 61,824	\$ 60,278
Average HH Income	\$ 57,852	\$ 81,580	\$ 84,159



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,858	19,047	68,884
2010 Total Households	1,933	18,927	69,293
2025 Total Households	2,299	19,909	74,531
2030 Total Households	2,485	20,477	76,491
2025 Average Household Size	1.87	2.18	2.17
2025 Owner Occupied Housing	178	10,443	39,094
2030 Owner Occupied Housing	210	11,066	41,390
2025 Renter Occupied Housing	2,121	9,466	35,437
2030 Renter Occupied Housing	2,275	9,411	35,101
2025 Vacant Housing	250	2,142	6,681
2025 Total Housing	2,549	22,051	81,212

CITY OF LANSING

AREA

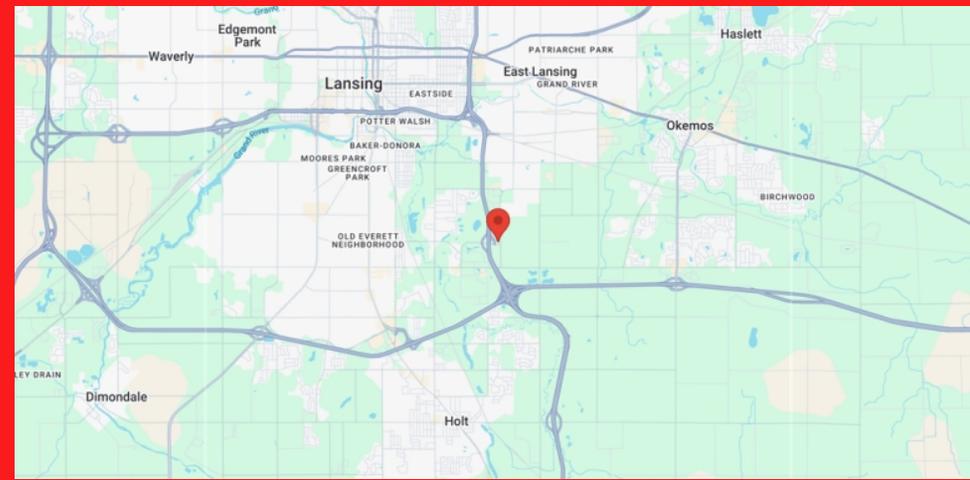
CITY	39.8 SQ MI
LAND	39.1 SQ MI
WATER	0.6 SQ MI
ELEVATION	853 FT

POPULATION



ABOUT LANSING

Lansing is the capital city of the U.S. state of Michigan. The most populous city in Ingham County, parts of the city extend into Eaton County and north into Clinton County. It is the sixth-most populous city in Michigan with a population of 112,644 at the 2020 census.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BROKER and it should not be made available to any other person or entity without the written consent of BROKER.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BROKER ADVISOR FOR MORE DETAILS.**

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