



Hospitality Offering For Sale

Comfort Inn & Suites Fairborn OH

730 E Xenia Dr, Fairborn, OH 45324



presented by:

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Hospitality Offering For Sale

PROPERTY INFORMATION

Section 1



Executive Summary



SALE PRICE **\$4,200,000**

OFFERING SUMMARY

Cap Rate:	10.48%
NOI:	\$440,000
Available SF:	
Lot Size:	2.17 Acres
Year Built:	2001
Building Size:	36,906 SF
Zoning:	B3
Price / SF:	\$113.80

HIGH LEVEL OVERVIEW

The Comfort Inn Fairborn presents an exceptional investment opportunity in the thriving hospitality market of Fairborn, Ohio. This 66-room, select-service property combines modern design, strategic location, and strong market demand to deliver an unparalleled platform for revenue growth and long-term success. With proximity to major attractions, robust community infrastructure, and a reputation for guest satisfaction, the Comfort Inn is perfectly positioned to capture both leisure and business travel demand.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	498	3,249
Total Population	217	1,203	7,621
Average HH Income	\$80,071	\$72,290	\$71,171

City Information



LOCATION DESCRIPTION

Fairborn, Ohio, is a vibrant city known for its mix of cultural, educational, and economic opportunities. This property benefits from its close proximity to:

- The National Museum of the United States Air Force, attracting history enthusiasts and military personnel
- Wright State University, a hub for academic and conference visitors
- Wright-Patterson Air Force Base, a major employer and source of consistent travel demand

The area also features a rich selection of dining, shopping, and entertainment options, ensuring guests always have something to explore. With excellent transportation connectivity and a welcoming community, Fairborn offers the perfect environment for a successful hospitality operation.

LOCATION DETAILS

County	Greene
--------	--------

Property Description



PROPERTY OVERVIEW

Step into a lucrative investment with the Comfort Inn Fairborn. This turnkey hospitality asset delivers a seamless blend of operational efficiency, guest-focused amenities, and prime positioning in a dynamic market. Built in 2001 and meticulously maintained, the property boasts 66 thoughtfully designed rooms, ample parking, and modern facilities. Located within minutes of Fairborn's top attractions and major economic drivers, this hotel is a proven performer with significant potential for revenue growth. Whether you are a seasoned investor or new to hospitality, the Comfort Inn Fairborn is a compelling addition to any portfolio.

LOCATION OVERVIEW

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Complete Highlights



PROPERTY HIGHLIGHTS

- Prime Location: Situated in the heart of Fairborn, offering excellent visibility and accessibility
- Property Size: 36,906 SF with 66 well-appointed guest rooms
- Parking: Ample on-site parking for guest convenience
- Curb Appeal: Impressive design with well-maintained grounds
- Market Demand: Located in a high-demand hospitality market
- Attractions: Close proximity to major attractions, including the National Museum of the United States Air Force, Wright State University, and Wright-Patterson Air Force Base
- Zoning: B3, allowing for flexible operations
- Investment Potential: Strong growth prospects and well-suited for select service hospitality operations
- Year Built: Constructed in 2001 with modern amenities and infrastructure

Property Information

PROPERTY DETAILS

- ▶ **Building Name:** Comfort Inn Fairborn OH
- ▶ **Address:** 730 E Xenia Dr. Fairborn, OH 45324
- ▶ **County:** Greene
- ▶ **County Parcel:** A0200010039001200
- ▶ **Website:** choicehotels.com/ohio/fairborn/comfort-inn-hotels/oh4983
- ▶ **Date Built / Open:** 2001
- ▶ **Total Sq Feet:** 36,906 SF

Franchise Information

- ▶ **Years remaining on franchise:** 15 Years
- ▶ **Years new owner can get for a new franchise:** 20 Years
- ▶ **Fee simple or lease hold:** Fee Simple



BUILDING AMENITIES

- ▶ **Pool Type:** Indoor
- ▶ **Number of Floors:** 3
- ▶ **Meeting space / total size:** 1 - 35' x 55'
- ▶ **Business Center:** Yes
- ▶ **Exercise room / size:** Yes

RENOVATION INFORMATION

- ▶ **PIP Status:** 2019 Truly Yours upgrades completed; Rise & Shine will require "City Scheme"
- ▶ **Last Renovations Guest Room:** 2019 Paint, Window Treatments, 2023 Bathroom Doors, 2024 new RFID & bluetooth SECURE lock system, Central HVAC, Salt Water System
- ▶ **Last Renovations Public Areas:** 2019 Hallway lights
- ▶ **Last Renovations Exterior:** 2013 Roof

BUILDING INFORMATION

- ▶ **Telephone systems:** Matrix
- ▶ **Guest Room Door Lock System:** New RFID Secure Locks w/ Bluetooth & Choice PMS integration
- ▶ **Sprinkler System (wet/dry):** Yes
- ▶ **Fire Panel - Direct Connet to Fire Dept:** Yes for Public Areas; Rooms - Smoke Detectors
- ▶ **HVAC:** 1st Floor - Central; 2nd/3rd Floor - PTAC

Guest Rooms

ROOMS	QUANTITY
Typical King	18
Typical Q/Q	48
Suites	18
ADA Accessible	4
TOTALS	66

- **Guest Room Size:** 18' x 14'
- **Bathroom Size:** 9' x 5'
- **Door Width:** 36"
- **Tub Surround:** Yes
- **Floor:** Carpet
- **Vanity:** Granite
- **TV Size/Last replaced:** 42" Flat Screens replaced in 2019



LOCATION INFORMATION



ADDITIONAL INSIGHTS

Major cities nearby:

- ▶ Dayton, OH (10 miles)
- ▶ Cincinnati, OH (56 miles)
- ▶ Columbus, OH (65 miles)

Restaurants nearby:

- ▶ Texas Roadhouse
- ▶ Olive Garden
- ▶ Chipotle Mexican Grill

Entertainment nearby

- ▶ The Mall at Fairfield Commons,
- ▶ Beavercreek Golf Club,
- ▶ Regal Cinemas Fairfield Commons

COMPETITORS

- ▶ **Hotel 1:** Holiday Inn Express & Suites Dayton-Fairborn
- ▶ **Hotel 2:** Hampton Inn Dayton/Fairborn
- ▶ **Hotel 3:** La Quinta Inn & Suites by Wyndham Fairborn

MAJOR DEMAND GENERATORS

- ▶ The National Museum of the United States Air Force, attracting history enthusiasts and military personnel
- ▶ Wright State University, a hub for academic and conference visitors
- ▶ Wright-Patterson Air Force Base, a major employer and source of consistent travel demand

Hospitality Offering For Sale

Additional Photos



Hospitality Offering For Sale

LOCATION INFORMATION

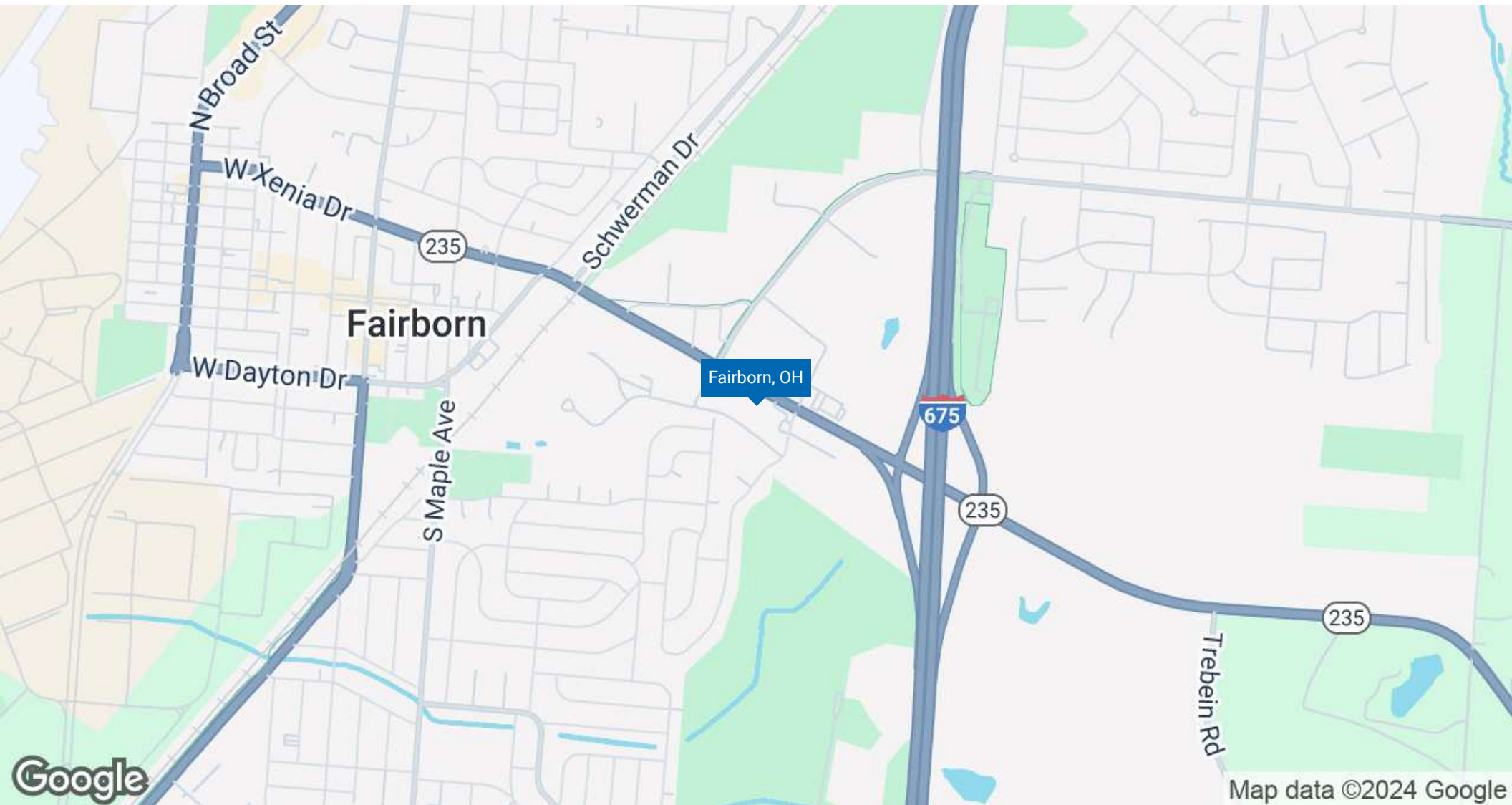
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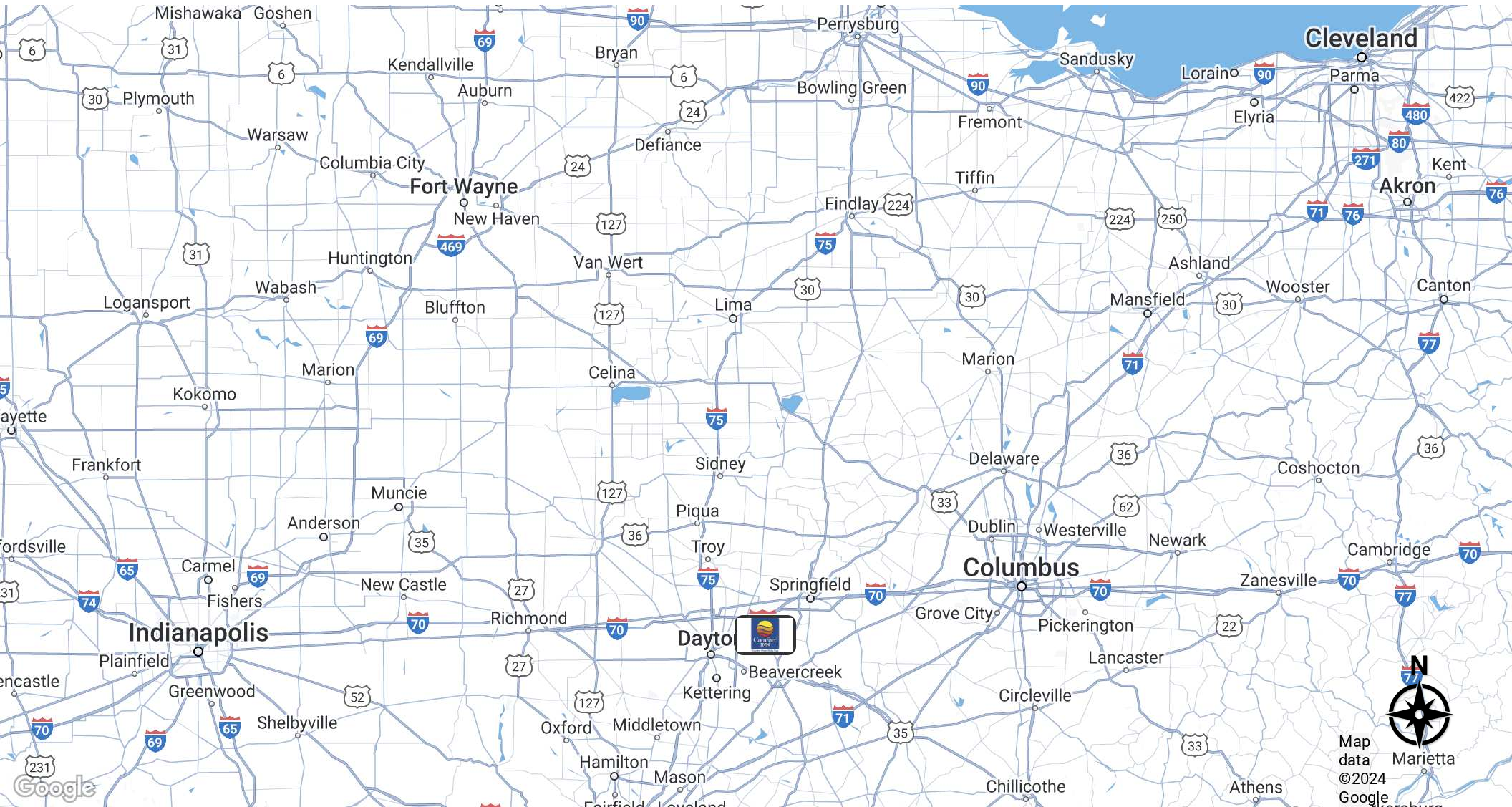
Comfort Inn Location



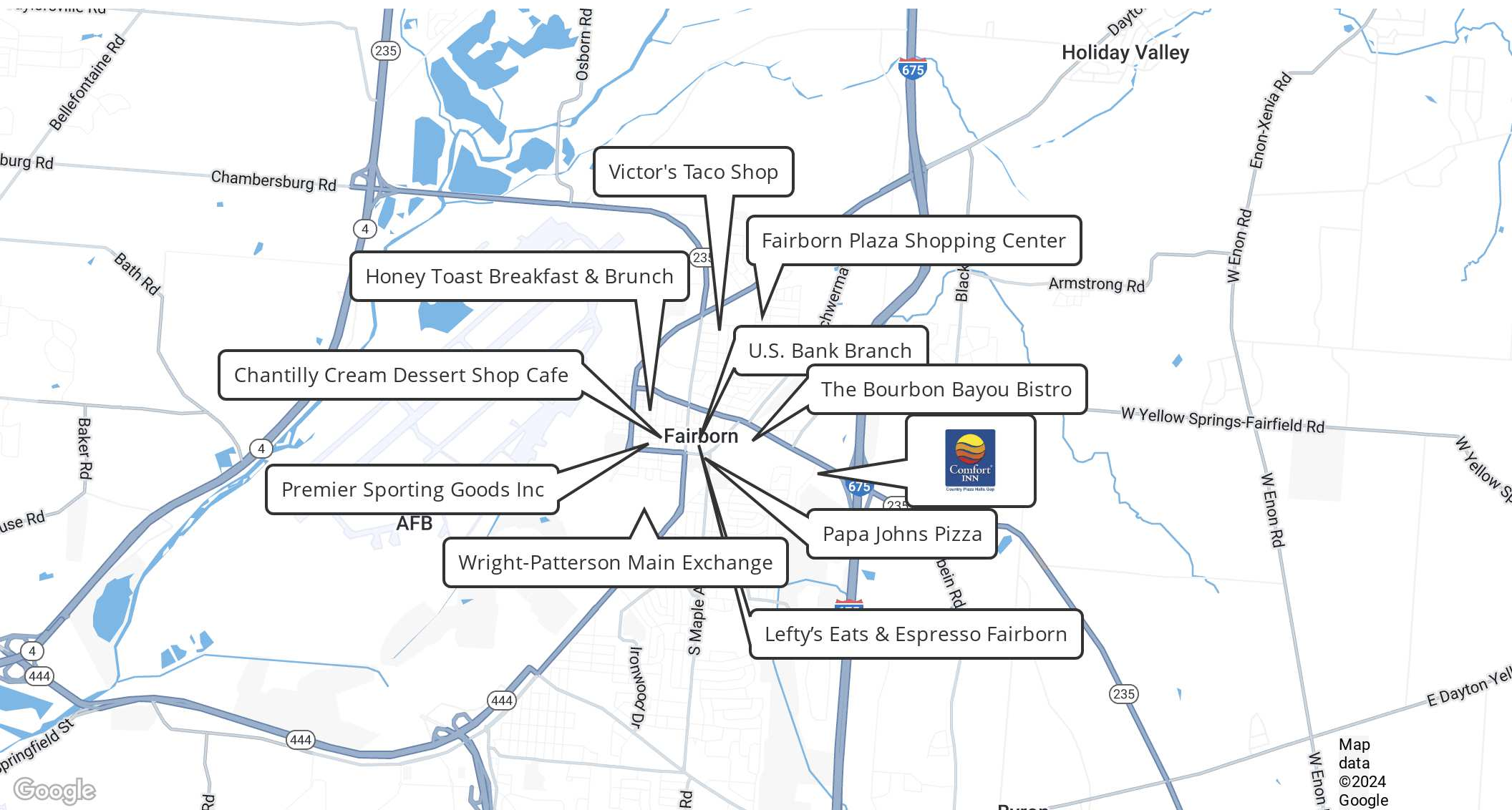
Regional Map



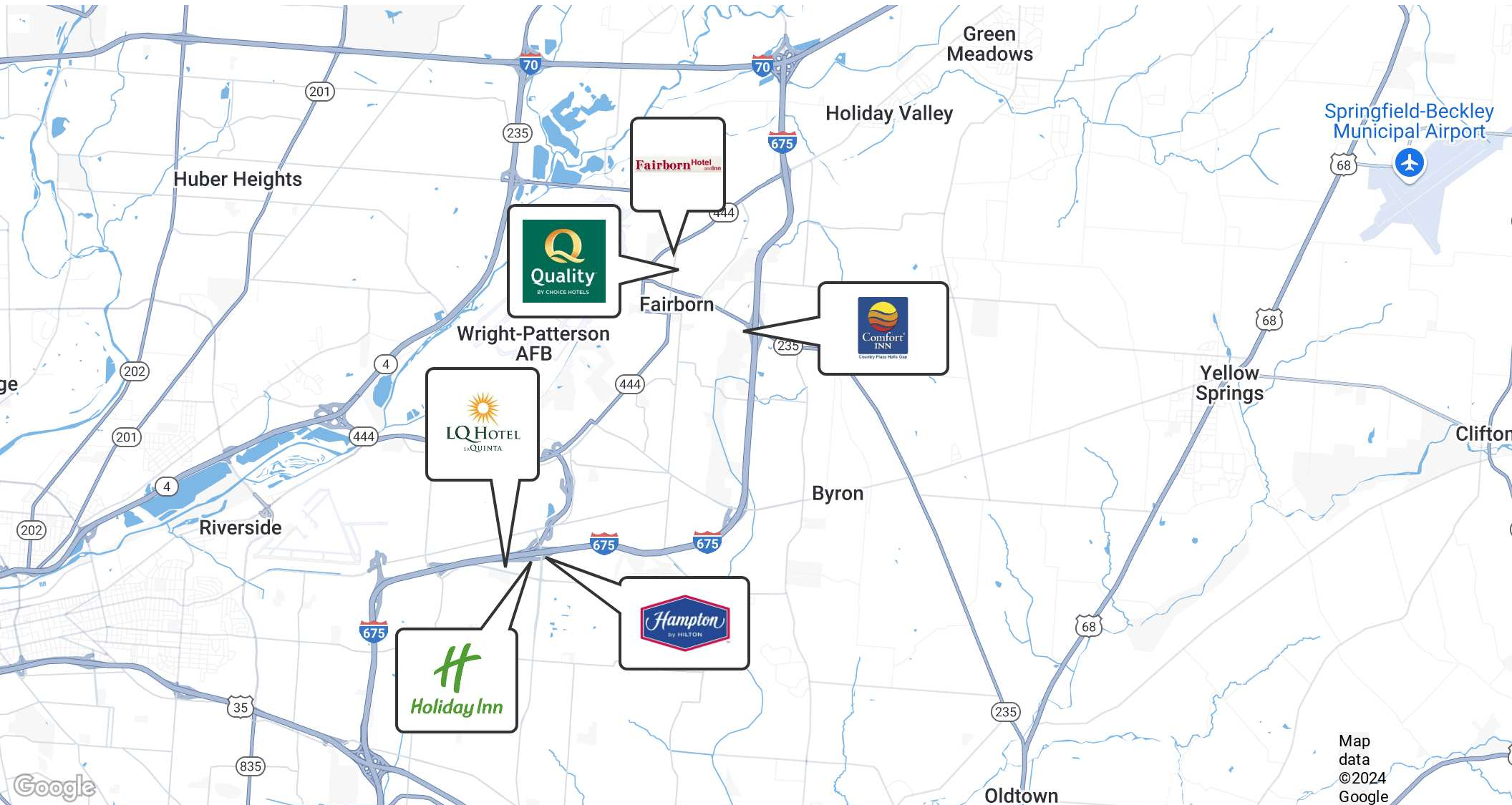
Map



Retailer Map



Competitor Map



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FINANCIAL ANALYSIS

Section 3



Financial Summary

INVESTMENT OVERVIEW

Price	\$4,200,000
Price per SF	\$114
Price per Unit	\$63,636
CAP Rate	10.48%
Cash-on-Cash Return (yr 1)	11.12%
Total Return (yr 1)	\$132,691
Debt Coverage Ratio	1.43

OPERATING DATA

Gross Income	\$1,100,000
Operating Expenses	\$660,000
Net Operating Income	\$440,000
Pre-Tax Cash Flow	\$132,691

FINANCING DATA

Down Payment	\$1,193,750
Loan Amount	\$3,581,250
Debt Service	\$307,309
Debt Service Monthly	\$25,609



PROFORMA --- Comfort Inn & Suites Fairborn OH

Financial Overview

Operating Income	2022 Act	2023 Act	2024 Fcst*	2025 Bud
Avg # of Rentable Rooms	66	66	66	
Revenue	\$921,744	\$903,063	\$975,000	\$1,100,000
Operating Expense	2022 Act	2023 Act	2024 Fcst*	2025 Bud
Payroll Expense				
Interest Expense				
Franchise Fees				
Property Taxes				
City, County & Sales Taxes				
Cable/Tv/Internet				
Utilities				
Supplies				
Accounting and Legal				
Other (see PNLs)				
Expenses			\$0	\$0
<i>Exp %</i>	<i>0%</i>	<i>0%</i>	<i>65%</i>	<i>65%</i>
EBITA			\$360,750	\$440,000
EBITDA margin	0%	0%	37%	40%
Investment Overview				
Capitalization Rate				10.48%
Total Annual Cash Flow (before taxes)				\$132,691
Cash on Cash Return (ROI)				11.12%
True Cash Flow				\$189,313
Internal Rate of Return (IRR)				15.86%
DSCR				1.43

Capital Structure

Total Acquisition Cost	
Revenue Multiplier	3.82
Listing Price	\$4,200,000 <i>\$63,636 Per Key</i>
Closing Costs	\$25,000
Franchise Fee	\$50,000
Capital Renovation	\$500,000 <i>\$7,576 Per Key</i>
Total Acquisition Cost	\$4,775,000
Capital Requirements	
Equity	25%
Loan-To-Value (Leverage PCT)	75%
Amortization (Years)	25
Interest Rate	7.00%
Buyer @ 30%	\$1,193,750
Mortgage 70% LTV	\$3,581,250
Annual Interest Pmt	(\$250,688)
Annual Principal Pmt	(\$56,621)
Annual Total Debt Svc	(\$307,309)
Investment Snapshot	
Listing Price	\$4,200,000
Renovations/Closing Costs	<u>\$575,000</u>
Total	\$4,775,000
Mortgage	\$3,581,250
Equity	\$1,193,750

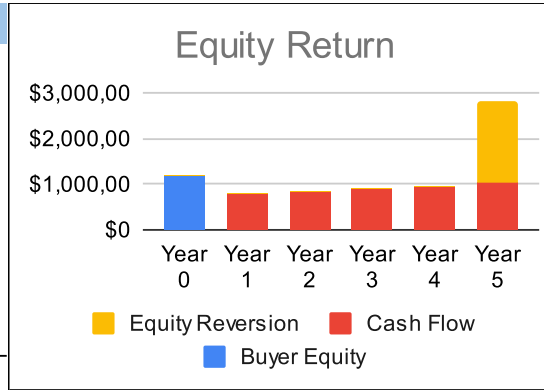
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Potential 5yr Investment Return

Mortgage Balance	Beginning	Ending (yr5)
	\$3,581,250	\$3,269,832

Capital Gain on Investment	
Year 5 NOI	\$1,337,057
Terminal Cap Rate	
Room Revenue Multitpler	3.82
Selling Costs	1.00%
Terminal Reversion Value	5,110,000
Less: Mortgage	3,269,832
Less: Closing Costs	51,100
Equity Residual	1,789,068



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			5%	5%	5%	5%
Revenue		\$1,100,000	\$1,155,000	\$1,212,750	\$1,273,388	\$1,337,057
Expenses		\$0	\$0	\$0	\$0	\$0
EBITA		\$1,100,000	\$1,155,000	\$1,212,750	\$1,273,388	\$1,337,057
Annual Debt Service		(\$307,309)	(\$307,309)	(\$307,309)	(\$307,309)	(\$307,309)
Cash Flow		\$792,691	\$847,691	\$905,441	\$966,079	\$1,029,748
Debt Coverage		3.58	3.76	3.95	4.14	4.35

Equity Return	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Buyer Equity	\$1,193,750					
Cash Flow		\$792,691	\$847,691	\$905,441	\$966,079	\$1,029,748
Equity Reversion						\$1,789,068
Net Cash Flow	(\$1,193,750)	\$792,691	\$847,691	\$905,441	\$966,079	\$2,818,816

Hospitality Offering For Sale

DEMOGRAPHICS

Section 4

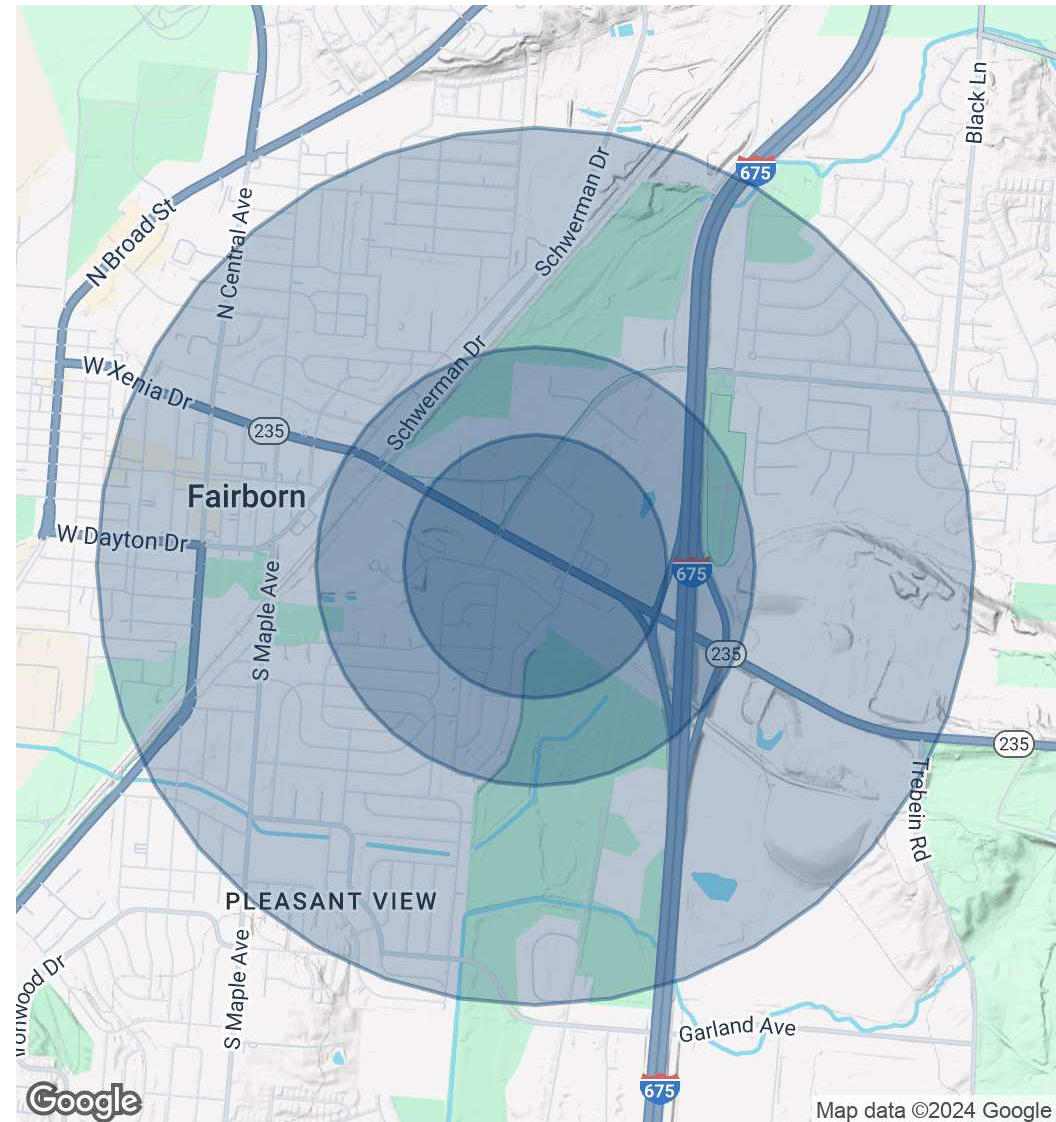


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	217	1,203	7,621
Average Age	39	38	39
Average Age (Male)	38	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	498	3,249
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$80,071	\$72,290	\$71,171
Average House Value	\$246,004	\$212,828	\$180,326

Demographics data derived from AlphaMap



Hospitality Offering For Sale

ADVISOR BIOS

Section 5



Meet The Team

Anish Shah



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