

2572 SHELBURNE ROAD, SHELBURNE, VT 05482

Quality Inn Hotel



HOSPITALITY PROPERTY FOR SALE



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Executive Summary

Listing Price

\$7,500,000

PROPERTY HIGHLIGHTS

- Three, 2-story buildings totaling 73 keys and 83,200 SF
- Built in 1987, renovated in 2023
- Vermont North market, just outside of Burlington, VT
- Ample parking for tenants and visitors
- Amenities include indoor pool, fitness & business centers, breakfast area, etc.
- Significant capex work completed throughout ownership

PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Quality Inn Hotel located at 2572 Shelburne Rd in Shelburne, VT. Located just outside of the Burlington, VT market, this property consists of three, 2-story buildings, totaling 73 keys and 83,200sf. Built in 1987 and upgraded in 2023, the hotel offers many modern amenities, including free Wi-Fi, indoor pool and a fitness center.

All interested and qualified parties will have the opportunity to tour the building during scheduled appointments & obtain additional information upon request.

OFFERING SUMMARY

Building Size:	83,200 SF
Key Count:	73
Price / SF:	\$90.14
Price / Room:	\$102,740
Cap Rate:	9.70%
Pro Forma Cap Rate:	18.57%
Lot Size:	74,052 SF
NOI:	727,379
Year Built:	1987
Zoning:	C
Submarket:	Vermont North Area

Hotel Details

Building Name	Quality Inn - Shelburne, VT
Address	2572 Shelburne Rd
City,State	Shelburne, VT
Year Built	1987
Total SF	83,200
Guest Room Total	73
Typical King	23
Typical D/D	50

Building Amenities

Pool Type	Indoor
Number of Floors	2
Food Service Facilities	Small kitchen area

HVAC

Public Areas	Indoor Pool, lobby, breakfast area, gym, sauna, patio
Guestrooms	73

Last Renovation-Guest Rooms

2019	New beds, tub refinishing 73, linen updates
2022	20 rooms furniture, linen & curtains, paint
2022	20 slider room doors.
	25 PTAC units, lighting, carpet, artwork
2022-2023	10 rooms paint, carpet, vinyl, furniture, curtains.
	PTAC units, lighting
2024	12 beds, 3 rooms, 2 shower conversions.

Last Renovation-Public Areas

2019	Lobby & Breakfast area
2020	Pool liner & new hot tub/ carpet pool area
2022	Pool pack system, paint pool area
2023	Hallway carpets
2023	Patio & furn
2024	Sidewalk repairs

Last Renovation- Exteriors

2022	20 balconies, 20 slider doors
2022	pool roof, replace pool slider doors, spa window
2023	added large stamped patio
2024	gutters

Exterior Photos



Interior Photos



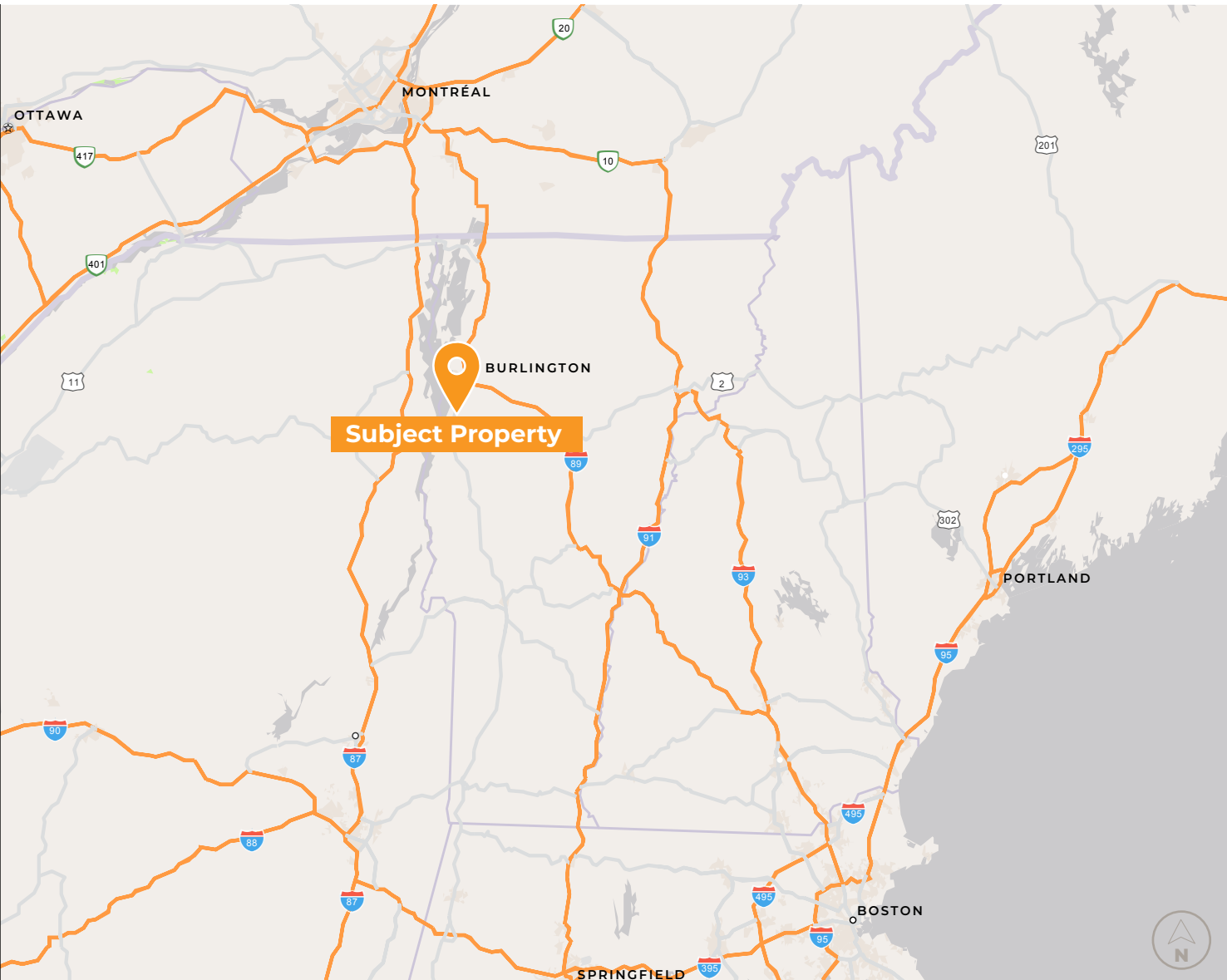
Interior Photos



Amenity Photos



Regional Map



Close to Montreal, Canada:

Shelburne is about a 1.5-hour drive (90 miles) from Montreal, one of Canada's largest and most culturally significant cities.

Near Boston, MA: Boston is approximately a 3.5-hour drive (215 miles) from Shelburne, offering easy access to a major hub for business, education, and tourism in the US.

Proximity to Albany, NY: Albany, the capital of New York State, is roughly 3 hours away by car (165 miles), making it a convenient connection to state government and business opportunities.

Accessible to New York City: Shelburne is about a 5.5-hour drive (310 miles) from New York City, offering access to one of the world's largest urban centers.

Income & Expense

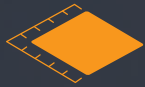
INCOME SUMMARY	Current	Per Room	Pro Forma	Per Room
Gross Potential Rents	\$2,438,465	\$33,403	\$2,921,304	\$40,014
Other Income	\$62,983	\$863	\$245,314	\$3,360
Effective Gross Income	\$2,501,448		\$3,166,618	
EXPENSE SUMMARY				
Real Estate Tax	\$51,380	\$704	\$51,380	\$704
Insurance	\$26,022	\$356	\$26,022	\$356
Sales & Marketing Expense	\$25,189	\$345	\$25,189	\$345
Utilities	\$152,552	\$2,090	\$152,552	\$2,090
Administrative & General Expense	\$696,197	\$9,537	\$696,197	\$9,537
Department Costs & Expenses	\$333,645	\$4,570	\$333,645	\$4,570
Payroll & Benefits	\$125,112	\$1,714	\$125,112	\$1,714
Repairs and Maintenance	\$220,732	\$3,024	\$220,732	\$3,024
Franchise Fees	\$136,235	\$1,866	\$136,235	\$1,866
Other Fixed Expenses	\$7,005	\$96	\$7,005	\$96
Total Expense	\$1,774,069	\$24,302	\$1,774,069	\$24,302
NOI	\$727,379	\$9,964	\$1,392,549	\$19,076

Financial Summary



\$7,500,000

Listing Price



\$102,740

Price Per Room



9.70%

Cap Rate

INVESTMENT OVERVIEW

	Current	Pro-Forma
Price	\$7,500,000	\$7,500,000
Price per SF	\$90.14	\$90.14
CAP Rate	9.70%	18.57%
Price per Room	\$102,740	\$102,740

OPERATING DATA

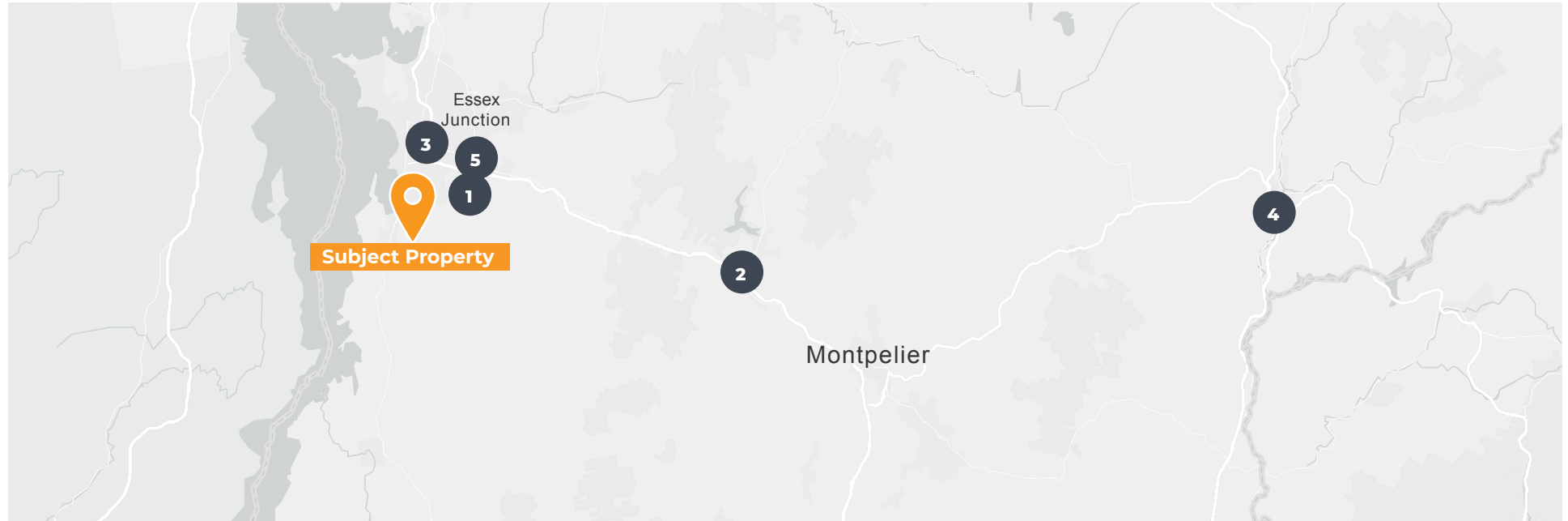
Gross Potential Rents	\$2,438,465	\$2,921,034
Other Income	\$62,983	\$245,314
Effective Gross Income	\$2,501,448	\$3,166,618
Total Expense	\$1,774,069	\$1,774,069
Net Operating Income	\$727,379	\$1,392,549



Area Sales Comps



HOTEL NAME	Sonesta ES Suites	Best Western Plus	Delta Hotel Burlington	Comfort Inn & Suites	Fairfield Inn
ADDRESS	35 Hurricane Ln	45 Blush Hill Rd	1117 Williston Rd	703 US Route 5 South	2844 St. George Rd
CITY	Burlington	Waterbury	South Burlington	Saint Johnsbury	Williston
SALE PRICE	\$11,500,000	\$10,700,000	\$25,500,000	\$12,000,000	\$11,373,000
NUMBER OF ROOMS	96	84	161	107	102
PRICE PER ROOM	\$119,792	\$127,381	\$158,385	\$112,150	\$111,500



Shelburne Overview

POPULATION

2022 Total Population	7,717
2027 Projected Population	7,900

BUSINESS

2022 Est. Total Employees	2,200
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HOUSEHOLDS & INCOME

2022 Total Households	3,100
2027 Total Households	3,300
Average Household Income	\$125,000
Median Household Income	\$106,000

COUNTY OVERVIEW

Shelburne, Vermont is a charming town located along the eastern shore of Lake Champlain, just 7 miles south of Burlington. Known for its scenic beauty and cultural offerings.

Shelburne, Vermont is conveniently located just 7 miles south of Burlington, accessible via U.S. Route 7, which runs directly through the town, making it an easy commute to nearby cities. Public transportation options are available through local bus services connecting to Burlington and surrounding areas. The town offers a variety of local amenities, including shops, restaurants, grocery stores, and a vibrant farmers' market. Residents enjoy access to quality healthcare facilities and schools, as Shelburne is part of the Champlain Valley School District. Burlington International Airport is just a 15-minute drive away, providing easy access to air travel.

The town is home to the Shelburne Museum, a world-class cultural institution showcasing American art and history, and Shelburne Farms, a historic working farm and environmental education center. The local community is close-knit and active, with events like farmers' markets and seasonal festivals bringing residents together.



SHELBURNE VINEYARD



SHELBURNE BAY PARK



LAKE CHAMPLAIN

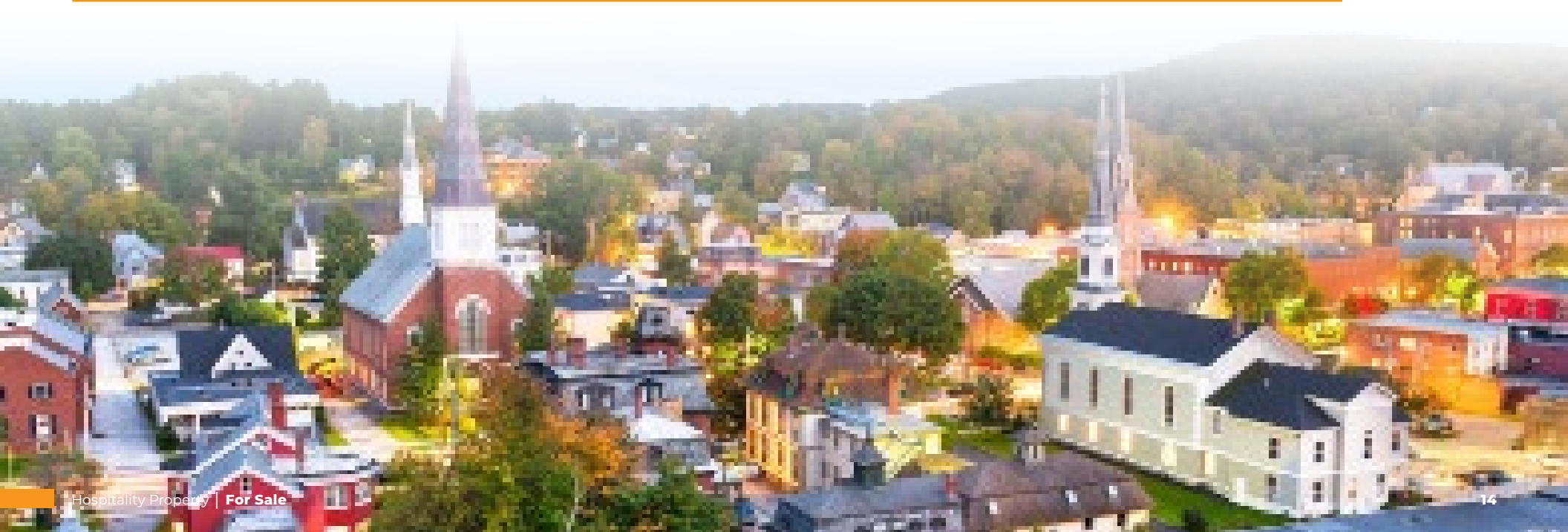
Burlington Overview

LOCATION OVERVIEW

Burlington, Vermont, is a vibrant and picturesque city located on the eastern shore of Lake Champlain. Known for its stunning natural beauty, it offers scenic views of the lake and the Adirondack Mountains.

Burlington is also a hub of culture and creativity, home to a thriving arts scene, local boutiques, and a variety of restaurants that focus on farm-to-table dining. The city boasts a youthful energy, partly due to the presence of the University of Vermont, which contributes to its progressive and community-oriented atmosphere. Burlington is a charming blend of urban sophistication and small-town warmth, offering both residents and visitors a high quality of life.

Burlington, Vermont, is the state's largest city but maintains a small-town charm with its walkable streets and tight-knit community vibe. Nestled between the Green Mountains and Lake Champlain, the city serves as a gateway to year-round outdoor activities, from skiing and snowboarding in the winter to boating, hiking, and cycling in the warmer months. Burlington's downtown area, centered around Church Street Marketplace, is a pedestrian-friendly hub filled with local shops, cafes, and live street performances, giving it a lively yet laid-back atmosphere.



OUR LOCATIONS

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