

For Sale

# Hospitality Offering

72,548 SF | \$14,600,000



## Offering Memorandum

### Days Inn by Wyndham Pigeon Forge South

4010 Parkway, Pigeon Forge, TN 37863



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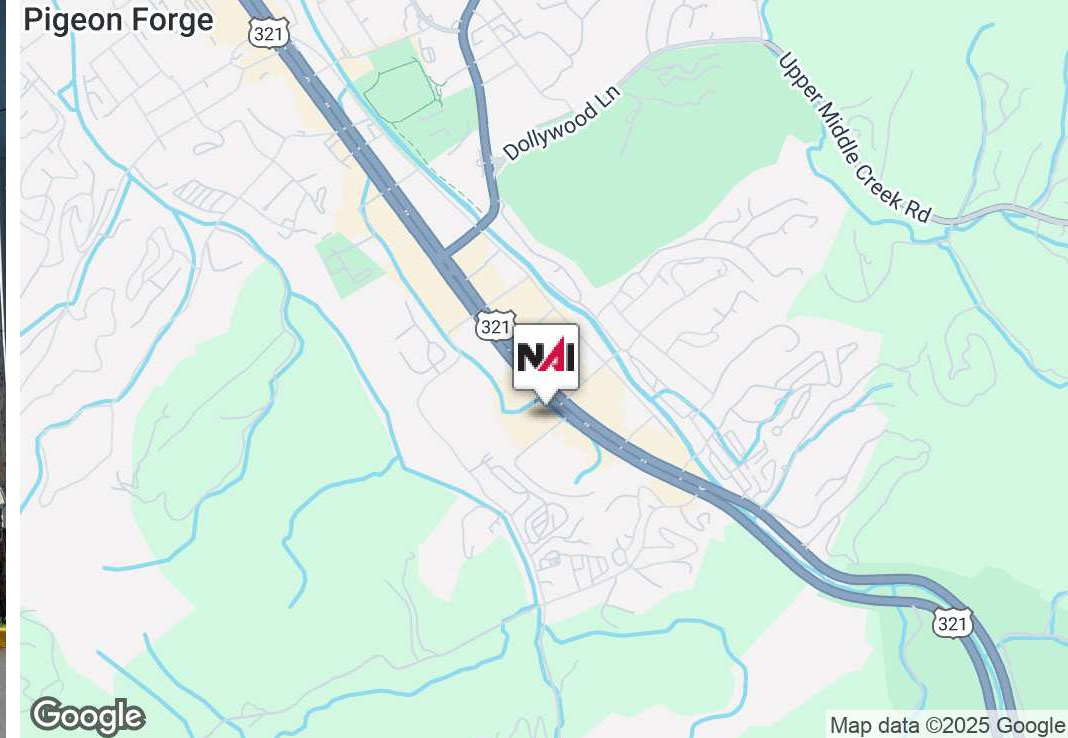
## Section 1

# Property Information





# Executive Summary



SALE PRICE:	\$14,600,000
NUMBER OF ROOMS:	122
LOT SIZE:	5.996 Acres
BUILDING SIZE:	72,548 SF
YEAR BUILT:	1991
ZONING:	C-1
MARKET:	Knoxville-Morristown-Sevierville CSA
SUB MARKET:	Pigeon Forge
CROSS STREETS:	Parkway (US 441) and Golf Drive

## Property Overview

This property is improved with a 122-room, 3-story limited service, exterior corridor hotel and a separate 21,050 square foot convention center. The 5.98-acre site includes about 2 acres of excess land that offers elevated and unobstructed views, and would be well-suited for hotel expansion or development of a new hotel concept.

The owner is also offering for sale a 3-hotel portfolio of this hotel and two additional hotels on the Parkway in Pigeon Forge. The price for this 350-room portfolio is \$36,200,000.

## Property Highlights

- Fee Simple ownership
- Unencumbered of management
- 21,050 SF convention center can accommodate 1,000 conference guests or 800 banquet guests
- Heated outdoor pool and hot tub
- Includes 2 acres of excess land for future expansion or new hotel development

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## Location Overview

Days Inn is located on the southbound side of the Parkway, US 441, in the city of Pigeon Forge, TN. It is located on the south end of the Parkway.

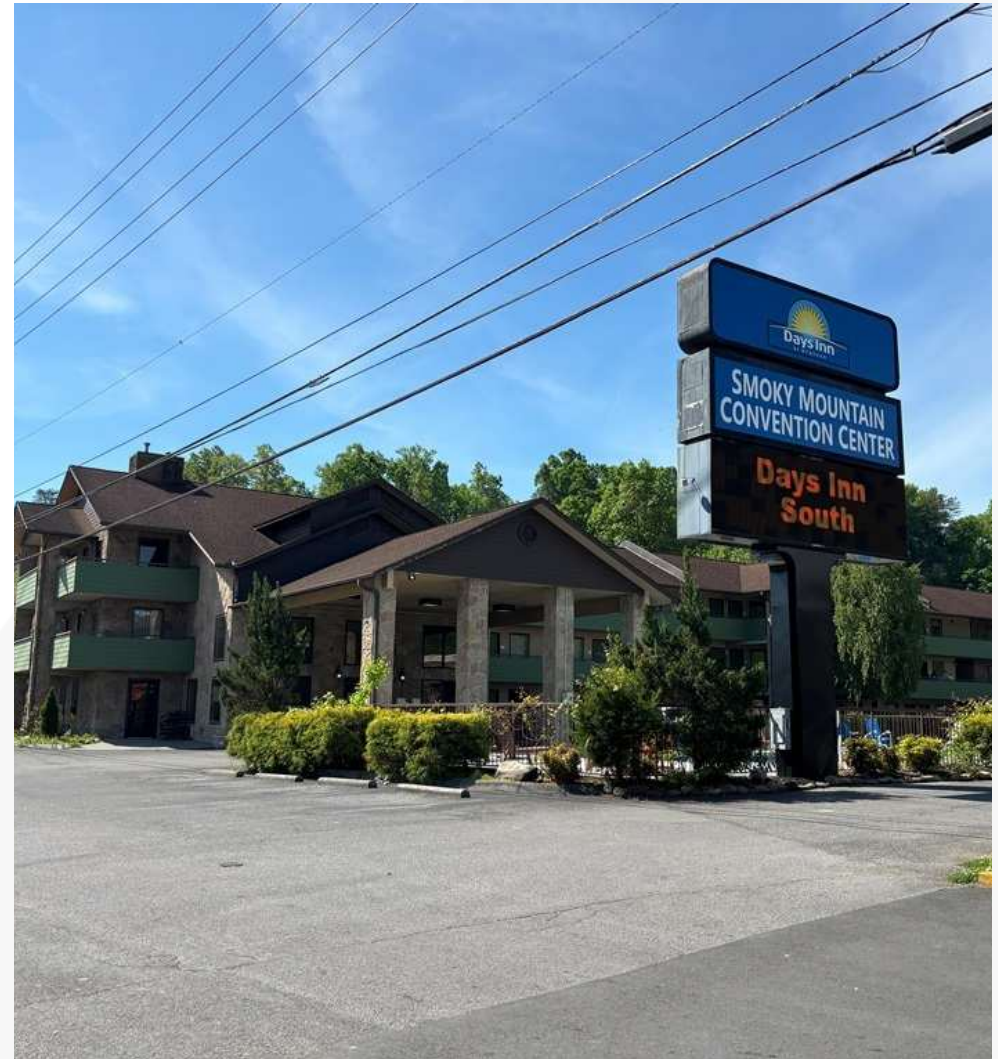


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PROPERTY NAME:	Days Inn by Wyndham Pigeon Forge South
PROPERTY ADDRESS:	4010 Parkway Pigeon Forge, TN 37863
APN:	094M A 00.502 and 094M A 005.04
LOT SIZE:	5.996 Acres
BUILDING SIZE:	72,548 SF
GROSS LEASABLE AREA:	SF
BUILDING CLASS:	C
ZONING:	C-1
CROSS STREETS:	Parkway (US 441) and Golf Drive
YEAR BUILT:	1991
CONSTRUCTION STATUS:	Existing
AVERAGE FLOOR SIZE:	25749
NUMBER OF UNITS:	122



# Complete Highlights

## Sale Highlights

- Fee Simple ownership
- Unencumbered of management
- 21,050 SF convention center can accommodate 1,000 conference guests or 800 banquet guests
- Heated outdoor pool and hot tub
- Includes 2 acres of excess land for future expansion or new hotel development



## Unit Mix Summary

Unit Type	Count	% Total	Description
QQ	102	83.6	
QQ & Sleeper	4	3.3	Sleeper sofa, Jacuzzi, fireplace
K	2	1.6	
K & Jacuzzi	2	1.6	Jacuzzi
QQQ	9	7.4	Two bedrooms
QQQQ - 2 bedrooms	3	2.5	2 bedrm suites, sleeper sofa, Jacuzzi, fireplace
<b>Totals/Averages</b>	<b>122</b>	<b>100%</b>	



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## Additional Photos



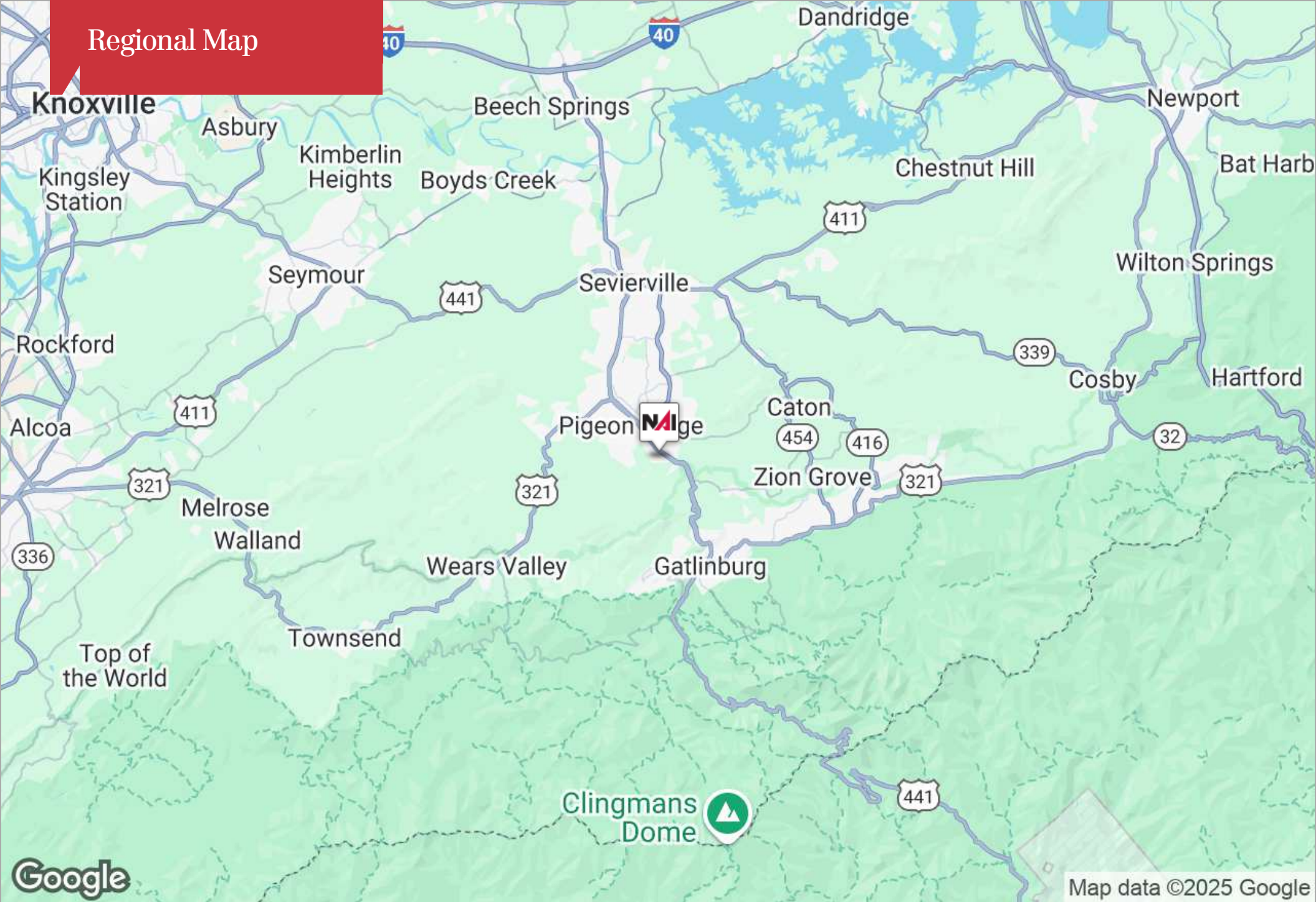
## Section 2

# Location Information





## Regional Map

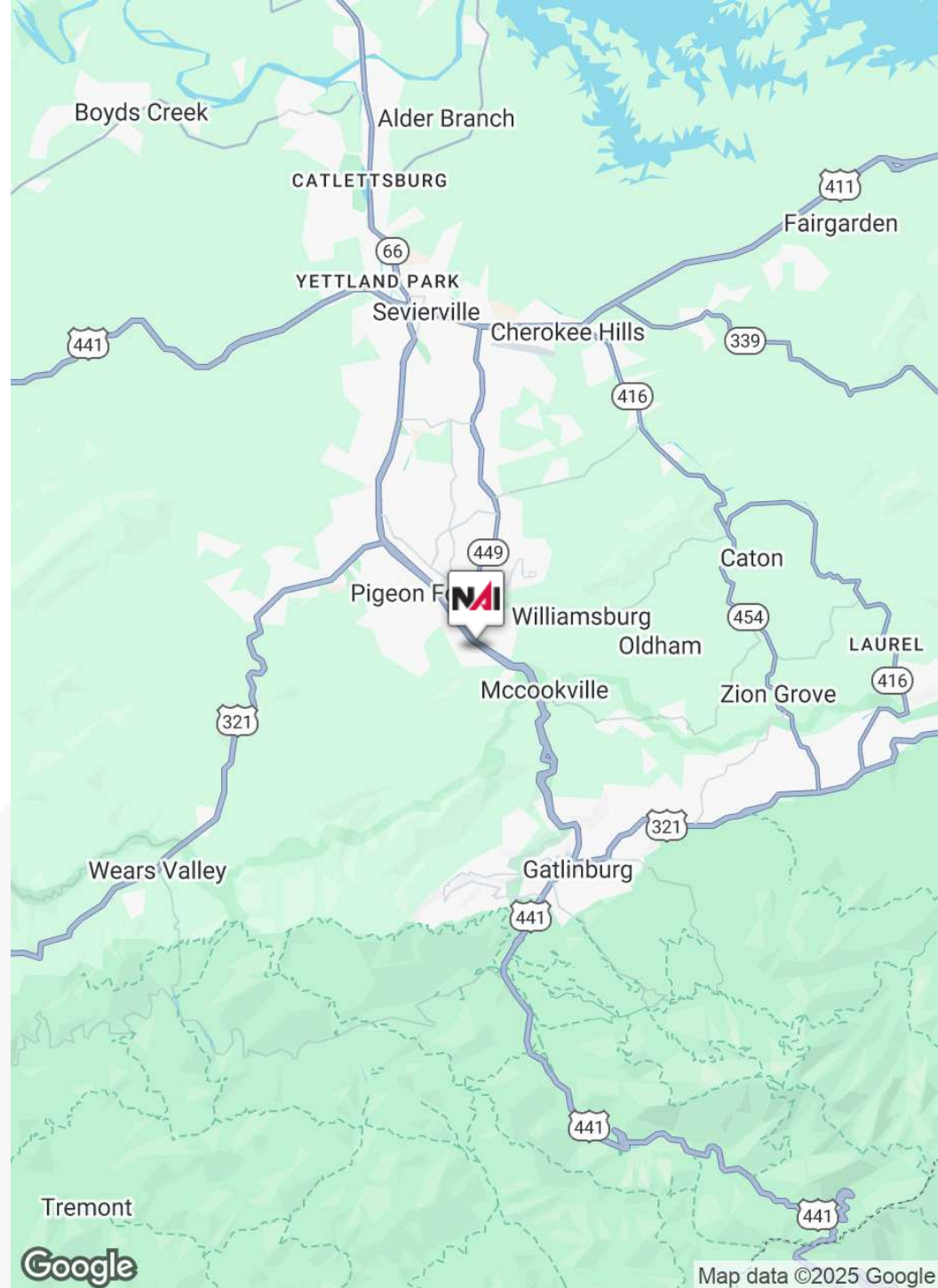
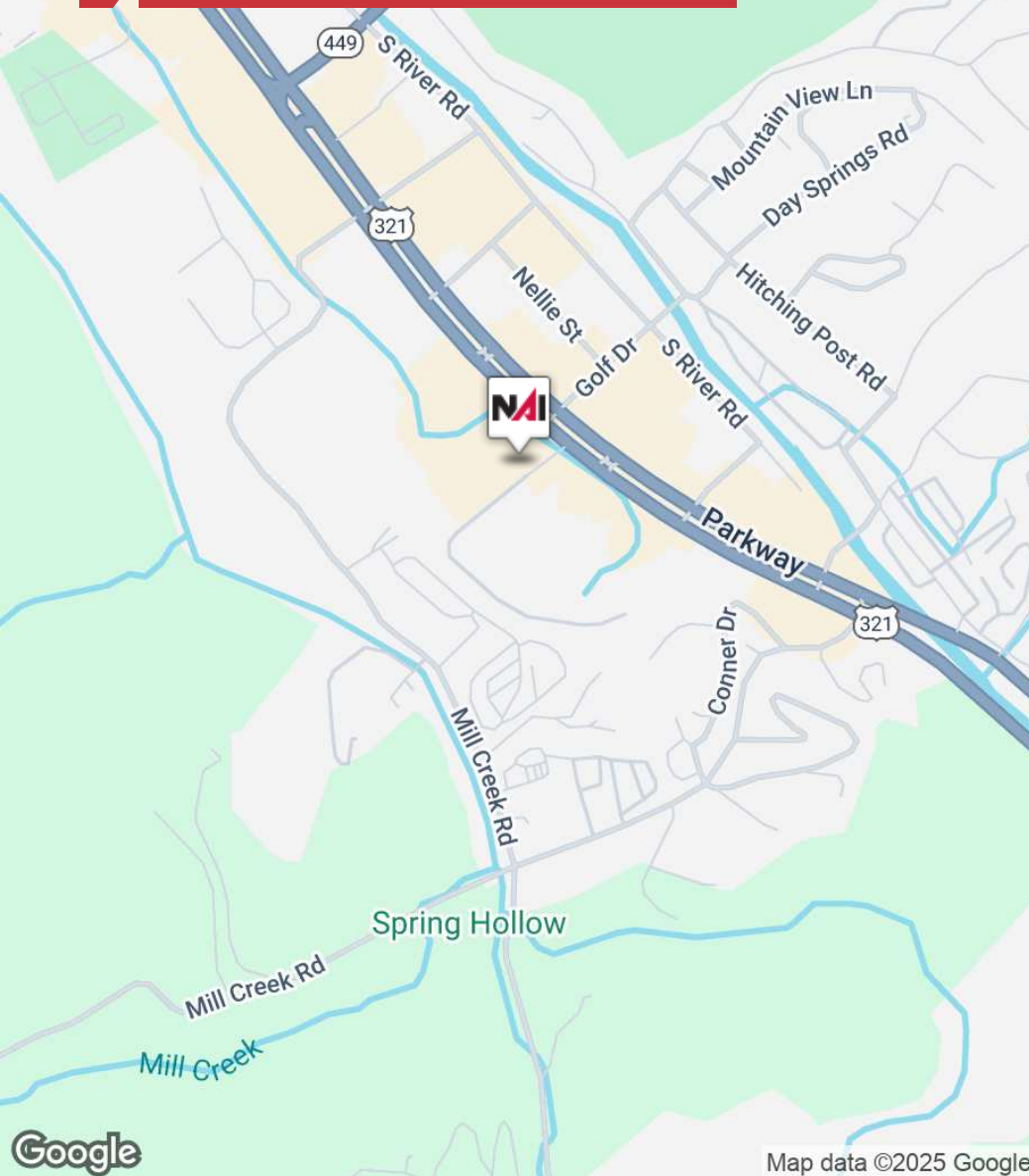




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## Select Hotels





was as made.  
8-17-95  
Date  
*[Signature]*  
Surveyor

## CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Pigeon Forge Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Subdivision Regulations.

8-17-95  
Date  
*[Signature]*  
Registered Engineer or Surveyor

## CERTIFICATION OF THE APPROVAL OF WATER AND SEWAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed or proposed for installation, lay meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

8-24-95  
Date  
*[Signature]*  
County Health Officer or the Authorized Representative

## CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Pigeon Forge, Tennessee, with the exception of such variations, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

8/22/95  
Date  
*[Signature]*  
Secretary, Planning Commission

## Certificate of Survey

I hereby certify that this is a copy of the original survey in the office of the Surveyor. This survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee.

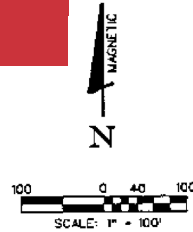
8-17-95  
Date  
*[Signature]*  
Tenn. Reg. No. 1329



APPROVED BY  
SEVIER EMERGENCY COMMUNICATIONS DISTRICT

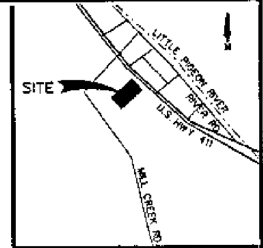
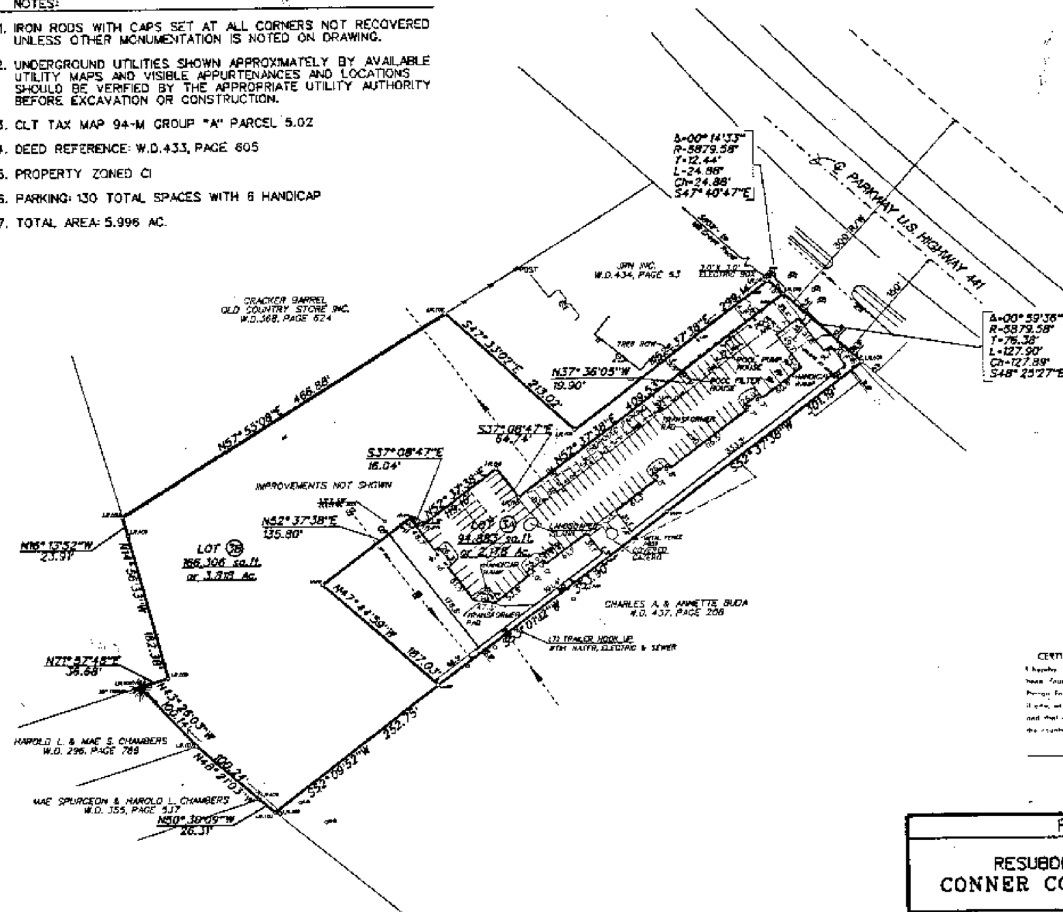
*[Signature]*  
VINCE LOVEDAY, COORDINATOR

8-17-95



## NOTES:

1. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2. UNDERGROUND UTILITIES SHOWN APPROXIMATELY BY AVAILABLE UTILITY MAPS AND VISIBLE APPURTENANCES AND LOCATIONS SHOULD BE VERIFIED BY THE APPROPRIATE UTILITY AUTHORITY BEFORE EXCAVATION OR CONSTRUCTION.
3. CLT TAX MAP 94-M GROUP "A" PARCEL 5.02
4. DEED REFERENCE: W.D. 433, PAGE 605
5. PROPERTY ZONED C1
6. PARKING: 130 TOTAL SPACES WITH 8 HANDICAP
7. TOTAL AREA: 5.996 AC.



VICINITY MAP  
not to scale

State of Tennessee, County of SEVIER  
Received for record the 24 day of  
AUGUST 1995 at 4:44 PM. (GEC# 17597)  
Recorded in official records  
Book P28 Page 291-291 OFF \$ 2.00  
Notbook: \$2 Page 370  
State Tax \$ .00 Clerks Fee \$ .00  
Recording \$ 10.00, Total \$ 12.00  
Register of Deeds SHERRY ROBERTSON  
Deputy Register

BK P28 PG 291

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Standards for Pigeon Forge, Tennessee, with the exception of such variations, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the county register.

\_\_\_\_\_  
Clerk/Secretary

## FINAL PLAT

RESUBDIVISION OF LOT 3  
CONNER COMMERCIAL PLAZA

5TH CIVIL DISTRICT OF SEVIER COUNTY, TN  
CITY OF PIGEON FORGE, TENNESSEE

PREPARED FOR:

COLLIER DEVELOPMENT CO., INC.  
P.O. BOX 187  
PIGEON FORGE, TN 37863

DRAWN BY: RDS

DATE: 8-9-95

REVISED: 8-15-95

FILE NO. 14301-00

NOTE: 100% PLAZA TYPED  
DUPLICATE (TYPING) 17597  
PHEC 17597-01-17597  
FBI 17597-01-17597

*[Signature]*  
Surveyor and  
Commissioner, Tenn.

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Deputy Register of Deeds

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Deputy Register of Deeds

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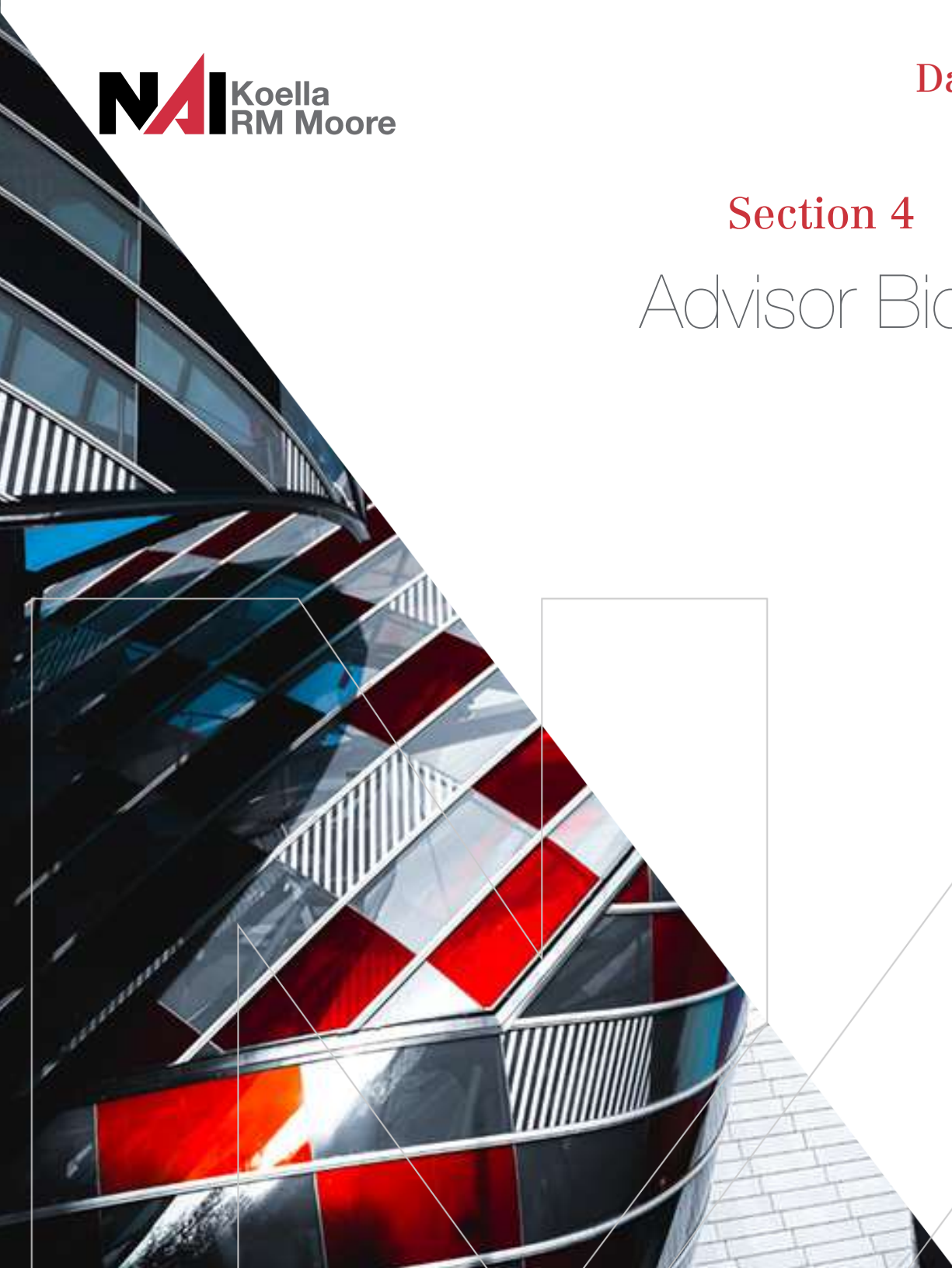
## Section 3

# Financial Analysis



## Section 4

# Advisor Bios







# David Gothard, CCIM

Principal Broker (Sevierville Office), Senior Advisor

TN License #00262082

865.453.8111 tel

865.429.3333 fax

dgothard@koellamoore.com

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National Association of Realtors (NAR)

Tennessee Association of Realtors (TAR)

## Education

United States Naval Academy, Annapolis, Maryland, 1975 (B.S., International Security Affairs)

## Professional Background

David L. Gothard, CCIM, serves as a Senior Advisor and is the Principal Broker for NAI Koella | RM Moore's Sevierville, Tennessee office. He is a market area specialist, and has gained broad transaction experience in the sale and leasing of commercial and investment properties in Tennessee's Smoky Mountains region, primarily in Sevierville, Pigeon Forge, Gatlinburg and Sevier County. The county's economic base of tourism and its millions of visitors afford him wonderful opportunities, particularly in the hospitality, retail and commercial land sectors.

David served as a naval officer and retired from active duty at the rank of Commander in 1995. He and his wife Kathy reside in Sevierville. They are active members of Sevierville First United Methodist Church.

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**DAVID GOTHARD, CCIM**

Principal Broker (Sevierville Office), Senior Advisor

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dgothard@koellamoore.com

TN #00262082



**RYAN MCELVEEN, MBA**

Advisor

**Direct:** 865.531.6400 **Cell:** 865.567.0232  
rmcelveen@koellamoore.com

CalDRE #01850467 // AL #000163600 - 0 NC #358487