

Suburban Studios + Rodeway Inn

2595 Georgetown Rd.

Cleveland, TN, 37311



This 102-unit hotel is located on the main exit from I-75 to downtown Cleveland Tennessee.

A total remodeling has just been completed.

All new furniture, beds, kitchen appliances, sinks,

49 of the units include Kitchenettes.

53 of the units are standard 12 X 25-foot hotel rooms.

Priced at \$5,250,000



Property Details:

Building One –

- Lobby and offices
- Full-Service Restaurant - Seats 90
- Full-Service Commercial Kitchen
- Two Meeting Rooms on second floor with Service Bar
- Restaurant is Leased at \$96,000/per year including utility payments by lessee.

Building Two –

- 40 units are 12 X 25
- 10 units are 12 X 20
- Plus, one three-room apartment
- All new electrical outlets, switches and LED lighting
- Second floor includes two – two-room apartments
- Upstairs apartments have a back door

Building Three –

- 49 all newly renovated units
- ALL ROOMS ARE KITCHETTES
- 9 units are 12 X 20 with connector doors
- 38 units are 12 X 25
- One unit is an up and downstairs apartment
- One unit is a vending/laundry room
- All new electrical outlets, switches and LED lighting

Other Building Details:

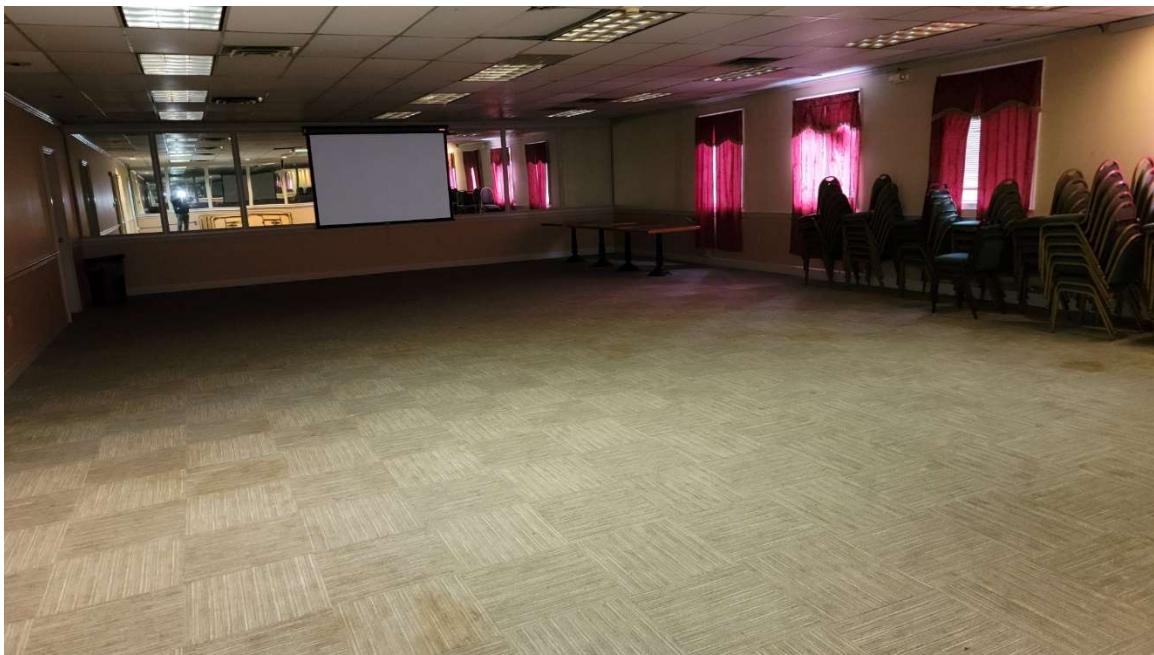
- Built in 1969
- Masonry – non-combustible
- Roof is TPO replaced 2019 Building 2 and 3
- Roof is metal replaced 2019 on Building 1
- 50 new P-Tacs - heat and AC units
- Property sits on 2.8 level acres
- Zoned commercial
- Dual-Franchise - Suburban Studio & Rodeway Inn



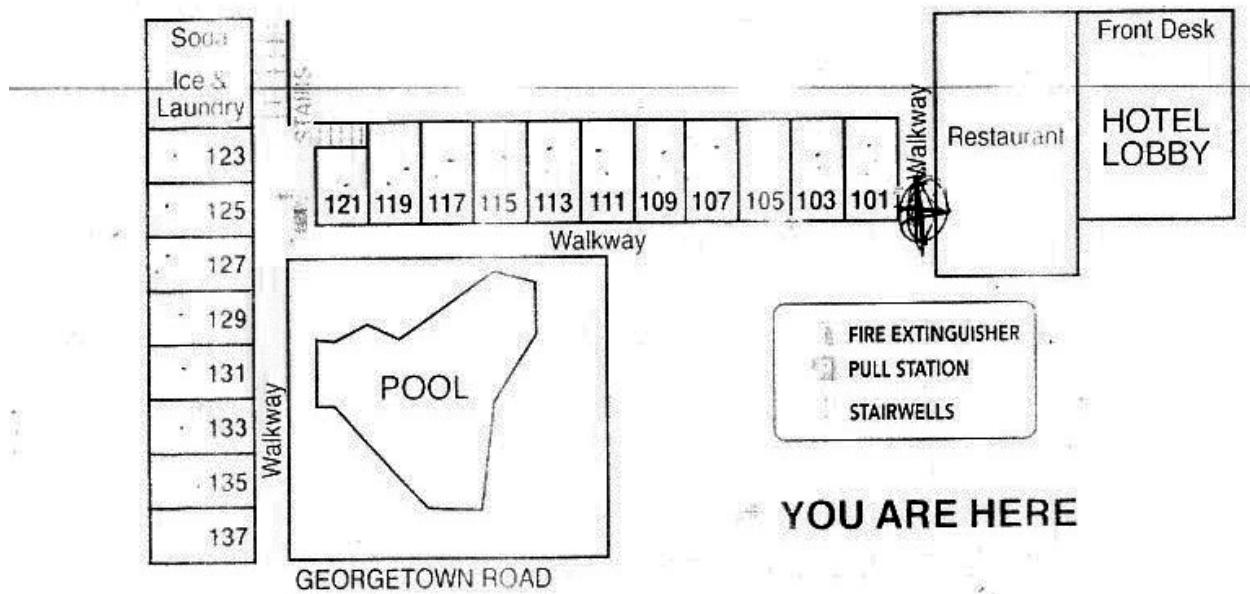








FIRST FLOOR



FOR FIRE INSIDE YOUR ROOM:

- A. CALL THE FIRE DEPARTMENT
 - 1. Tell them your exact location.
 - 2. Explain what is burning.
- B. CALL THE HOTEL OPERATOR
- C. ALERT OTHERS in the area and ACTIVATE FIRE ALARMS.
- D. WALK (do not run) TO NEAREST STAIRWELL EXIT.

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FOR FIRE OUTSIDE YOUR ROOM:

- A. FEEL THE DOOR, IF HOT, DO NOT OPEN.
 - 1. CALL FIRE DEPARTMENT and hotel operator.
 - 2. Wedge damp towel along bottom of door.
 - 3. Stay near window until help arrives.
- B. IF DOOR IS NOT HOT: Open door cautiously (be ready to close door fast).
- C. WALK (do not run) TO NEAREST STAIRWELL EXIT.
- D. TAKE YOUR ROOM KEY/CARD.

SECOND FLOOR

222	221	220	219	216	214	212	210	208	206	204	202	200
224	225											
226	227											
228	229		219	S	217	215	213	211	209	205	203	S 201
230	231											
232	233											
234	S											
236	235											
238	237											
240	241											

Walkway

GEORGETOWN ROAD

Fire exit

Walkway

Fire exit

FIRE EXTINGUISHER
PULL STATION
STAIRWELLS

YOU ARE HERE

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- D. TAKE YOUR ROOM KEY/CARD.

THIRD FLOOR

322	323
324	325
326	327
328	329
330	331
332	333
334	335
336	337
338	339
340	341

320	318	316	314	312	310	308	306	304	302	300
321	319	317	315	313	311	309				Board Room

Walkway

Walkway

F13

FIRE EXTINGUISHER
PULL STATION
STAIRWELLS

YOU ARE HERE

GEORGETOWN ROAD

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