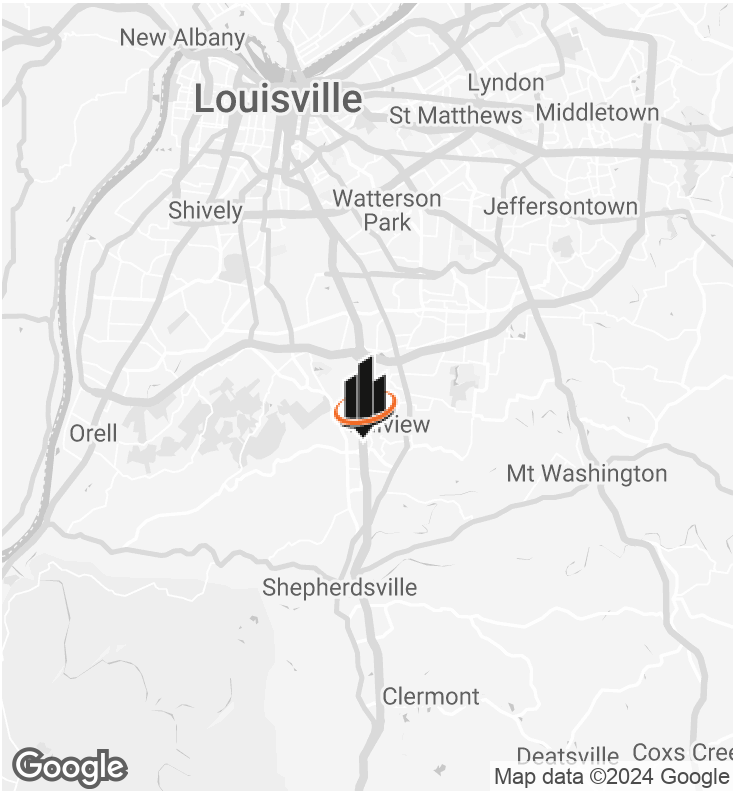


EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,650,000
ROOMS:	79
OCC: STR	45.6%
ADR: STR	\$93.71
REVPAR: STR	\$42.70
NOI:	\$530,372
CAP RATE:	6.9%
LOT SIZE:	1.768 Acres
YEAR BUILT:	1994
LEASE RATE:	Negotiable
BUILDING SIZE:	36,804 SF

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PROPERTY OVERVIEW

The Comfort Inn is a 3 story interior corridor building with 79 rooms The Room Size: 12'x24' fitted out in King rooms and 2 Bed Queen rooms, each room is equipped with the typical, flat screen TV, clock, iron board, iron, coffee machine , hair dryer, etc.

The Site is approved for an expansion for a CHOICE Dual brand -consisting of 30 additional MainStay Suites. plans are ready for construction.

LOCATION OVERVIEW

Located just 25 minutes from Louisville and Elizabethtown, Shepherdsville is home to several million SF industrial buildings; such as: Amazon, Keen Distribution, ABSG, and more. These massive industrial warehouses service the Louisville MSA and the UPS port at Louisville International Airport (SDF). The property has very easy access to I-65 and is surrounded by a plethora of commercial and industrial properties.

PROPERTY HIGHLIGHTS

- Prime location just off, Interstate 65 and close to the exit of John Harper Highway.
- CHOICE Hotels has approved a Dual branding for the additional 30 MainStay Suites