

BAYMONT INN & SUITES (OPPORTUNITY ZONE)

100 PM Watson Ln, Dublin, GA 31021



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
NUMBER OF ROOMS:	42
CAP RATE:	6.46%
NOI:	\$93,715
LOT SIZE:	1.89 Acres
BUILDING SIZE:	13,728
RENOVATED:	2016
PRICE / SF:	\$105.62

PROPERTY OVERVIEW

Exterior corridor hotel with Baymont flag, located off I-16, Exit 51, midpoint between Atlanta and Savannah GA. Baymont Inn & Suites, 2 story, 42 room hotel located in the heart of Laurens County. Formerly Jameson Inn. New roof in 2019, new LVP flooring in 2020 as well as new paint and locks. Seasonal outdoor pool. Franchise agreement expires in 2035. Seller estimates minimal or no PIP. Hotel is on a land lease expiring 2027 with option to extend to 2055. Absentee owner, employee managed. Bank financing available. Seller open to do a lease with option to purchase. Great opportunity for owner management.

The County is a regional hub for distribution and logistics centers, corporate headquarters, a rapidly growing Tier 1 automotive supply sector, a mature forest products industry, and well known advanced manufacturers. This area has been designated within an Opportunity Zone. Walking distance to restaurants.

PROPERTY HIGHLIGHTS

- Off I-16 located in the regional hub for distribution and logistics centers
- Located in Opportunity Zone
- Great for owner management
- Close to restaurants
- Seasonal outdoor pool

KW COMMERCIAL
1200 Commerce Dr. Suite 110
Peachtree City, GA 30269

CHARLOTTE JONES
Commercial Director
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charlottejonesdk@gmail.com
GA #334942

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY NAME:	Baymont Inn & Suites (Opportunity Zone)
PROPERTY ADDRESS:	100 PM Watson Ln, Dublin, GA 31021
PROPERTY TYPE:	Hospitality
APN:	D13A007
LOT SIZE:	1.89 AC
BUILDING SIZE:	13,728 SF
RAIL ACCESS:	N/A
PARKING SPACES:	69
YEAR BUILT:	1997
NUMBER OF STORIES:	2
NUMBER OF UNITS:	42

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LOCATION OVERVIEW

Located off I-16, Exit 51 between Atlanta and Savannah in designated Opportunity Zone.



SALE HIGHLIGHTS

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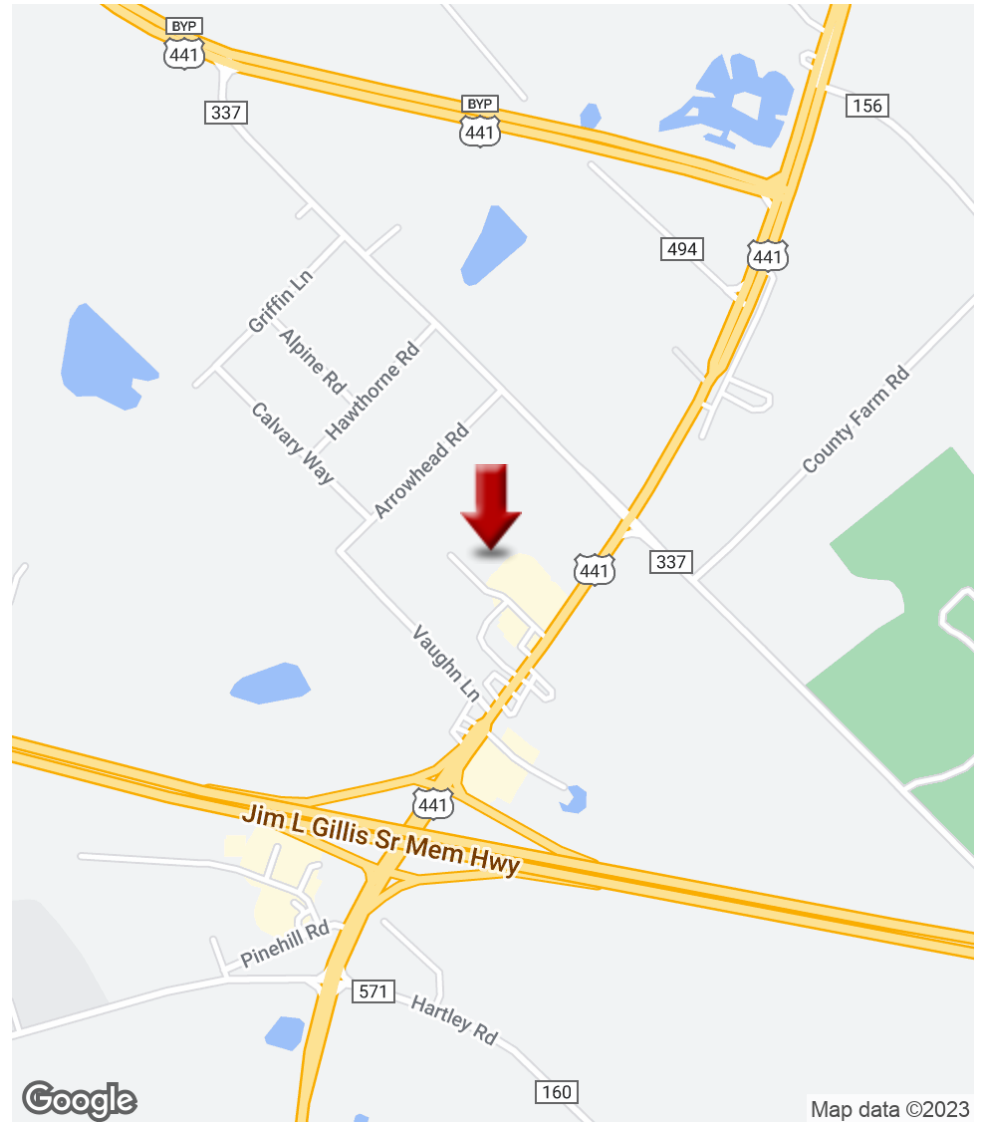
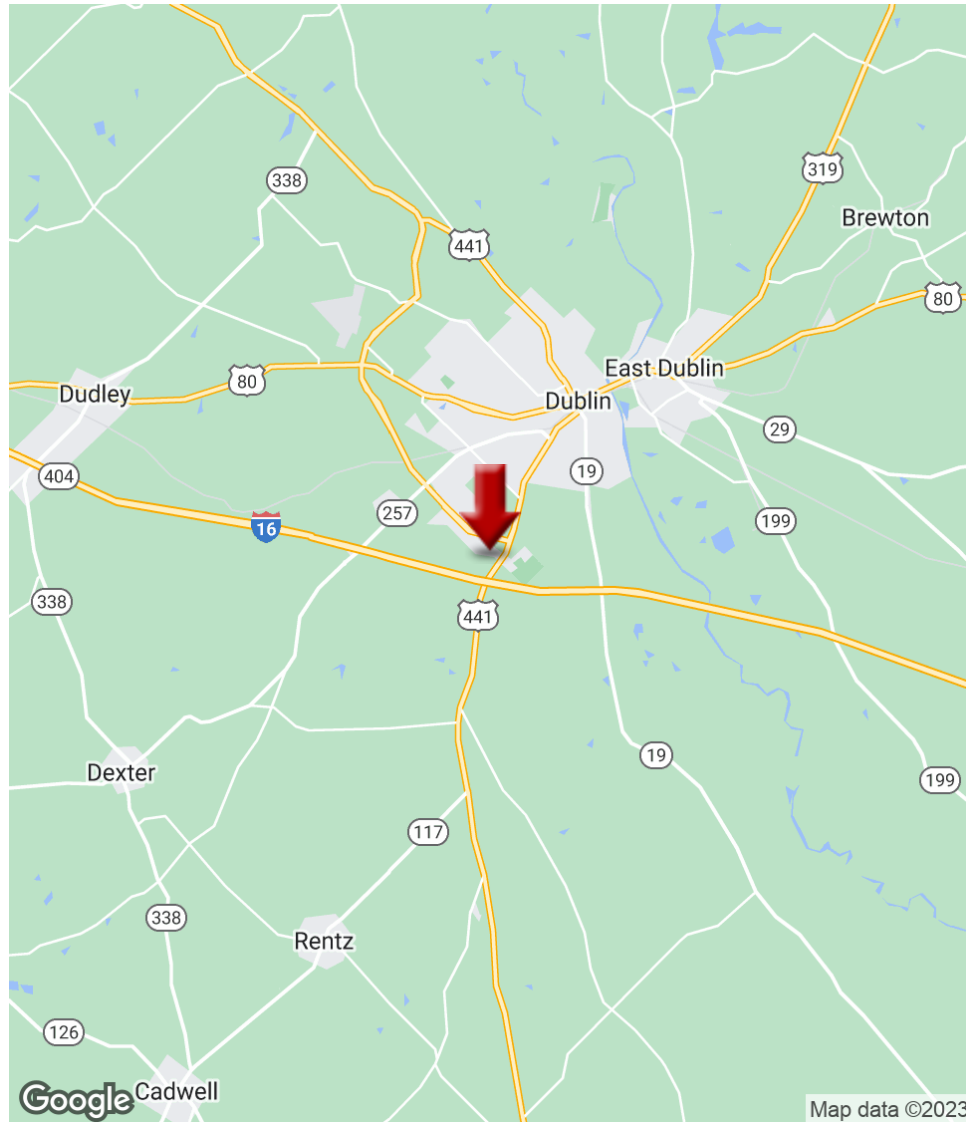
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REGIONAL MAPS

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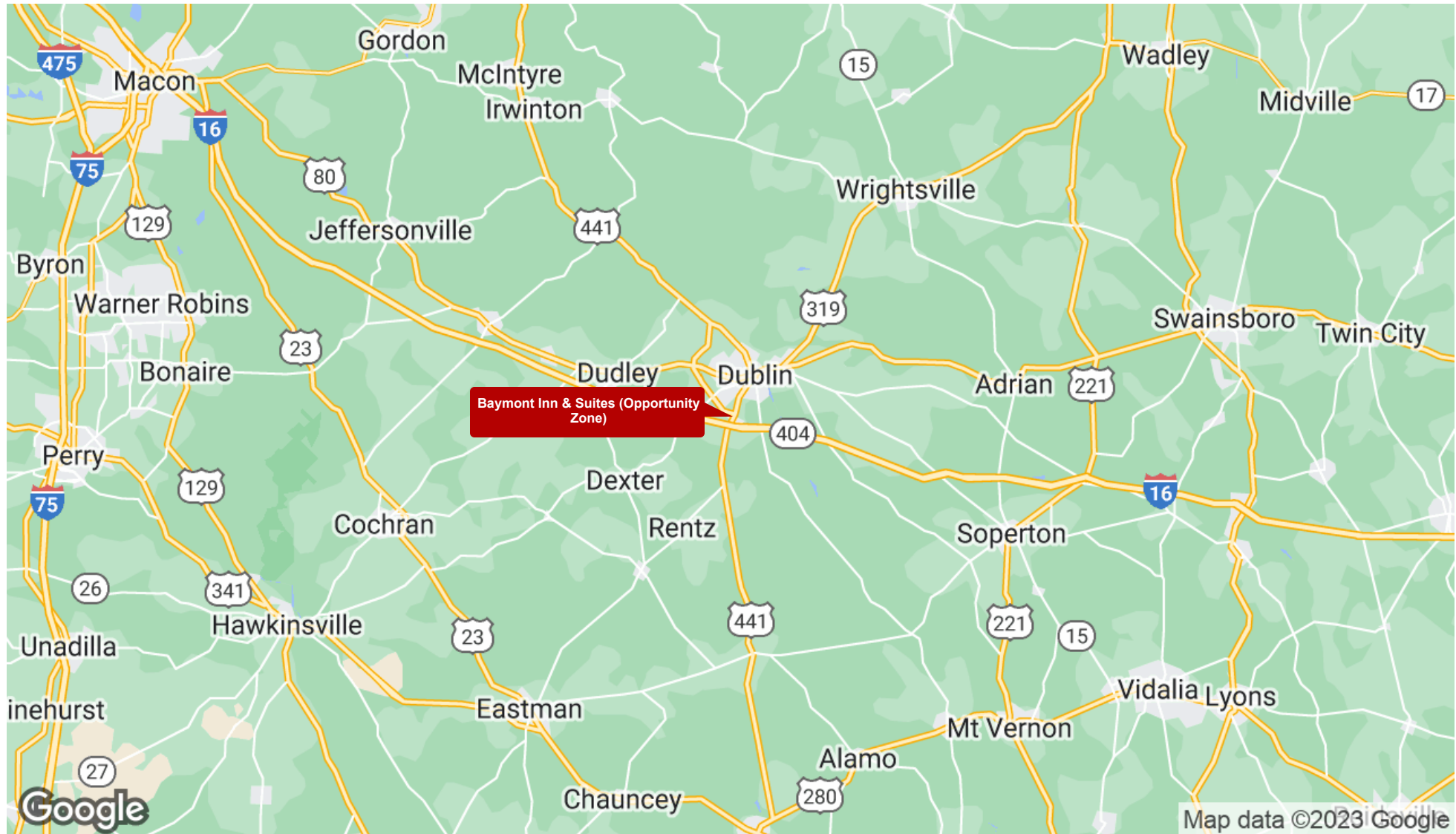
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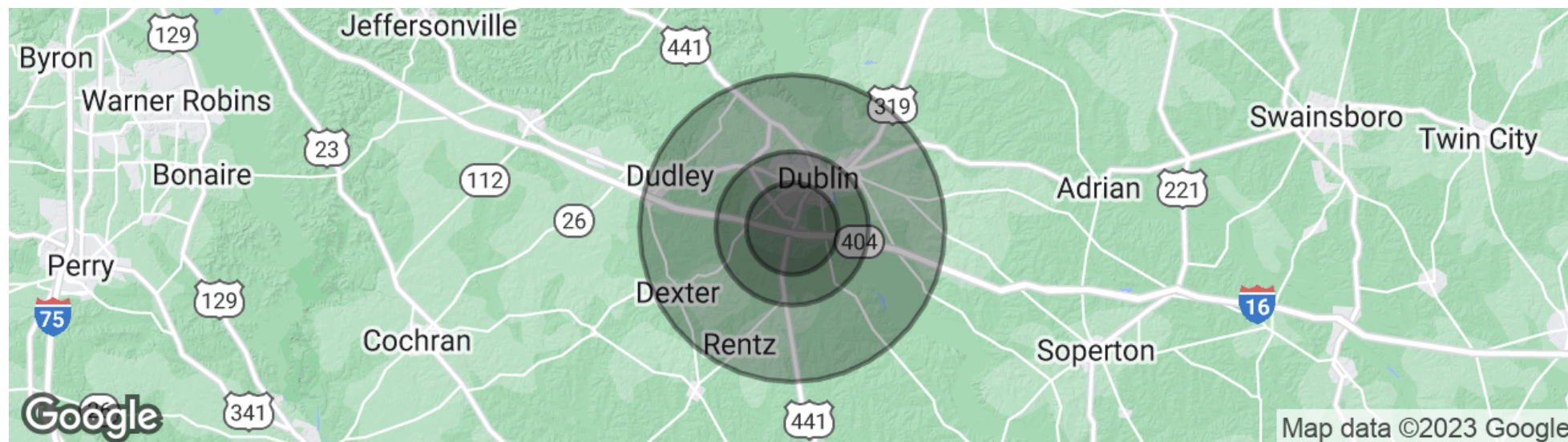
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	413	19,524	37,100
Median age	37.1	36.3	36.8
Median age (Male)	31.5	33.6	34.7
Median age (Female)	40.0	37.2	38.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	154	7,428	13,758
# of persons per HH	2.7	2.6	2.7
Average HH income	\$42,061	\$44,852	\$50,343
Average house value		\$103,740	\$106,940

* Demographic data derived from 2020 ACS - US Census

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DUBLIN, GA

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PRESENTED BY:

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