

SUPER 8 BY WYNDHAM

1220 Boone Ave, Kingsland, GA 31548



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
NUMBER OF ROOMS:	74
CAP RATE:	11.26%
NOI:	\$202,617
LOT SIZE:	1.64 Acres
BUILDING SIZE:	27,200
RENOVATED:	2017
ZONING:	C3
PRICE / SF:	\$66.18

PROPERTY OVERVIEW

Newly renovated 2 story Super 8 by Wyndham. 74 rooms plus manager apartment.
The property sits on 1.64+ acres off busy E King Ave, within walking distance to restaurants.
Very well maintained and managed hotel renovated in 2017 (see full list in OM).
Manager apartment with 2 bedrooms/2 bath, living area and kitchen.
Half of the rooms with king bed and half with double rooms.
Being offered below replacement cost.
New developments taking place now: new technical college, Starbucks, Panera Bread, 2 new gas stations
Epic Adventures 480 acre development also in the works.

PROPERTY HIGHLIGHTS

- Turnkey hotel ready for a new owner to take over
- New developments coming to the area

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

CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](https://www.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.

SUPER 8 BY WYNDHAM

1220 Boone Ave, Kingsland, GA 31548

PROPERTY NAME:	Super 8 by Wyndham
PROPERTY ADDRESS:	1220 Boone Ave, Kingsland, GA 31548
PROPERTY TYPE:	Hospitality
APN:	095009P
LOT SIZE:	1.64 AC
BUILDING SIZE:	27,200 SF
ZONING:	C3
RAIL ACCESS:	N/A
YEAR BUILT:	1975
NUMBER OF STORIES:	2
NUMBER OF ROOMS:	74

PROPERTY OVERVIEW

Newly renovated 2 story Super 8 by Wyndham. 74 rooms plus manager apartment.

The property sits on 1.64+ acres off busy E King Ave, within walking distance to restaurants.

Very well maintained and managed hotel renovated in 2017 (see full list in OM).

Manager apartment with 2 bedrooms/2 bath, living area and kitchen.

Half of the rooms with king bed and half with double rooms.

Being offered below replacement cost.

New developments taking place now: new technical college, Starbucks, Panera Bread, 2 new gas stations

Epic Adventures 480 acre development also in the works.

LOCATION OVERVIEW

Located by Georgia's south east coast home of the Naval Submarine Base Kings Bay and just 25 miles north of Jacksonville FL. Off I-95, Exit 3. 2 miles to downtown Kingsland, 15 minutes from St Mary's Historic District, and just 20 miles from Cumberland Island.

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

CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942



SALE HIGHLIGHTS

- Turnkey hotel ready for a new owner to take over
- New developments coming to the area

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.

SUPER 8 BY WYNDHAM

1220 Boone Ave, Kingsland, GA 31548



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

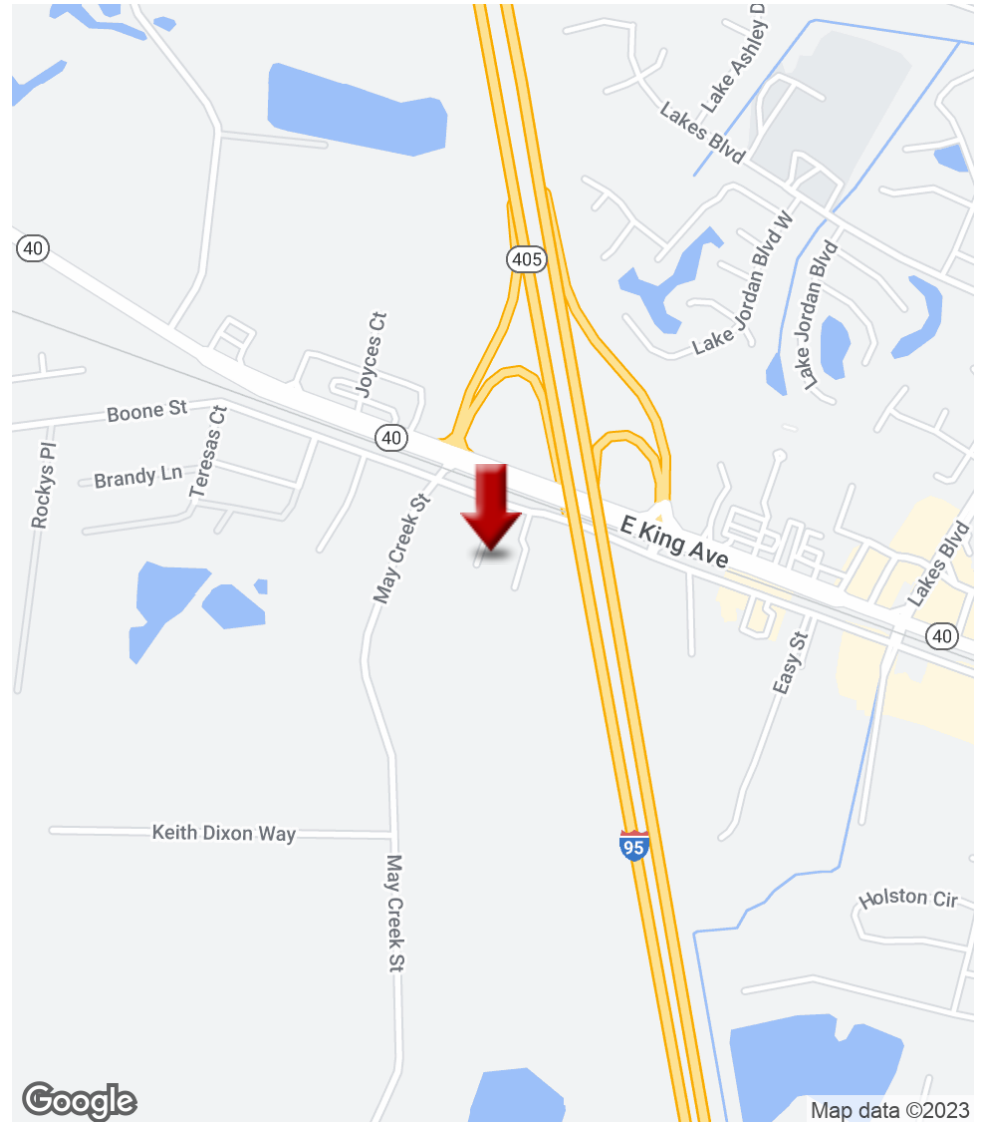
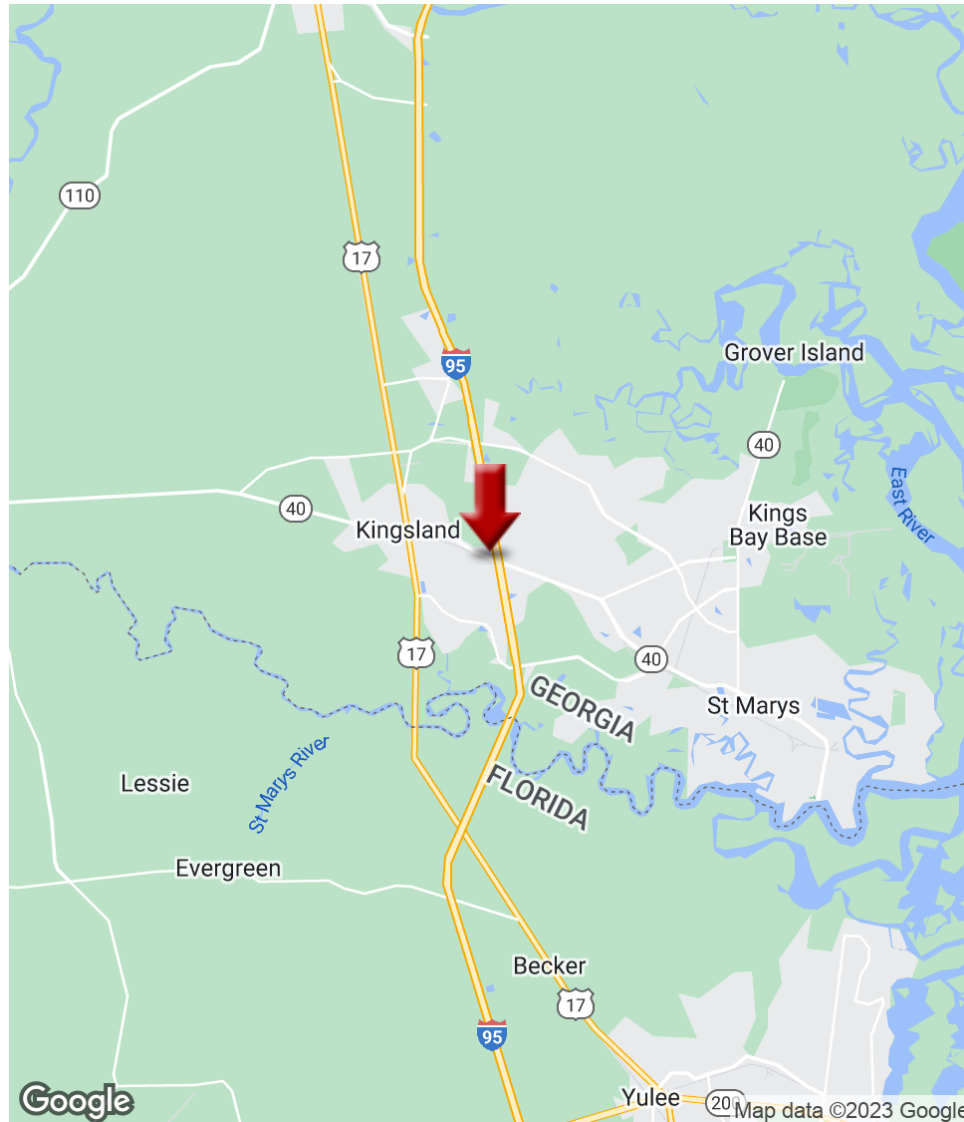
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

SUPER 8 BY WYNDHAM

1220 Boone Ave, Kingsland, GA 31548



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

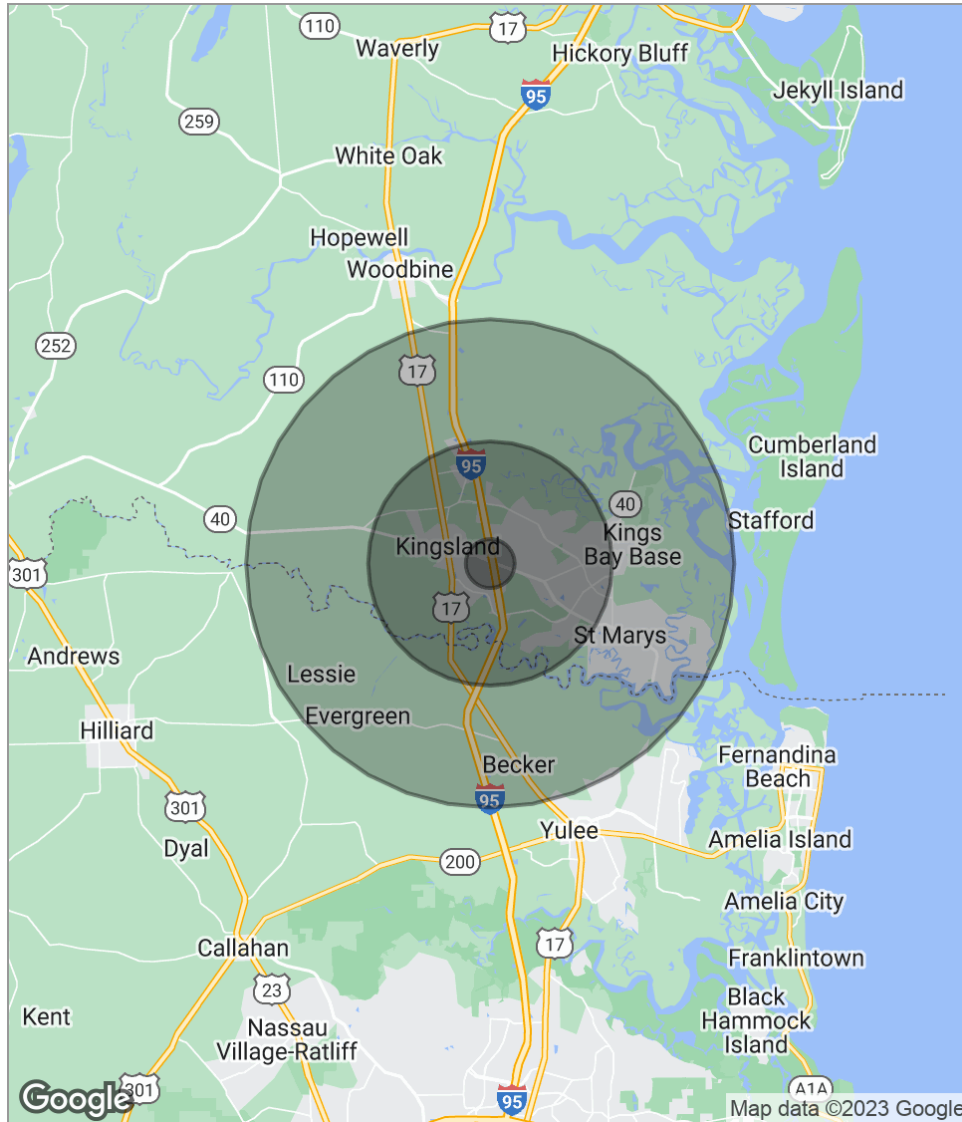
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

SUPER 8 BY WYNDHAM

1220 Boone Ave, Kingsland, GA 31548



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,214	22,098	48,938
Median Age	29.3	31.2	32.5
Median Age (Male)	28.5	30.0	31.2
Median Age (Female)	30.3	32.3	34.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	446	8,071	17,722
# Of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$57,006	\$59,972	\$59,414
Average House Value	\$189,232	\$186,903	\$182,955

* Demographic data derived from 2020 ACS - US Census

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

CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

Each Office Independently Owned and Operated [kwcommercial.com](https://www.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.

Confidentiality & Disclaimer

KINGSLAND, GA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - Peachtree City in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL

1200 Commerce Dr. Suite 110

Peachtree City, GA 30269

PRESENTED BY:

CHARLOTTE JONES

Commercial Director

O: 239.821.3178

C: 239.821.3178

charlottejonesdk@gmail.com

GA #334942

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.