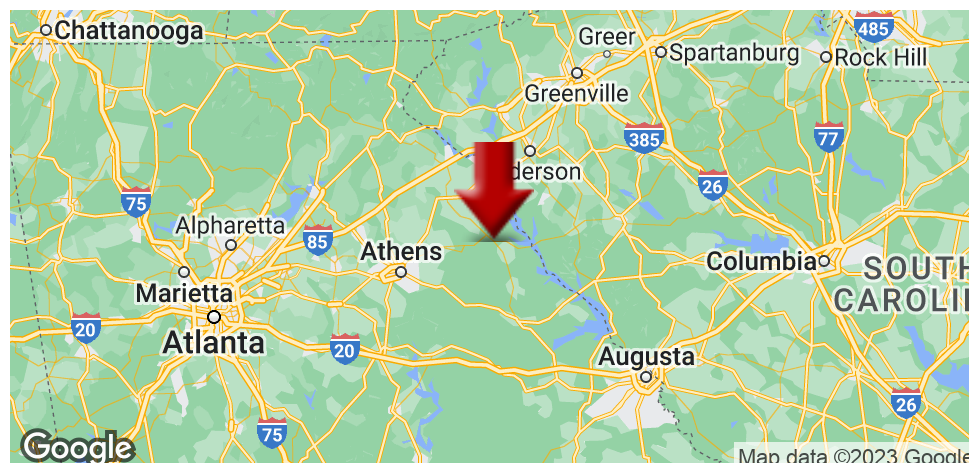


MAGNUSON HOTEL

970 Elbert St, Elberton, GA 30635



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
CAP RATE:	9.36%
NOI:	\$121,633
LOT SIZE:	1.48 Acres
RENOVATED:	2018
PRICE / SF:	\$75.27
ROOMS:	45
BUILDING SIZE:	17,272

PROPERTY OVERVIEW

Magnuson Hotel in Elberton, GA located 2 miles from quaint downtown Elberton and 110 miles east of Atlanta. Priced below replacement cost at \$1,300,000, \$28,800 per room.

Revenue increasing since owner started managing the property full time in early 2019. 2 story, exterior corridor, previously Holiday Inn Express, Econolodge and in 2013 Magnuson Hotel. Large manager apartment with full kitchen. Upgrades done in 2018. Adjacent lot being leased for additional guest RV and truck parking. Seasonal exterior pool. 45 rooms including manager apartment. 2 rooms currently being used for storage.

Through additional marketing the hotel could potentially see a large increase in revenue.

Elbert's County also known as the "Granite Capital of the World" is home to industry giants such as Pilgrim's Pride, Hailo, Moller Tech and Bubba Foods. A 4 lane expansion of Hwy 72 is in process to accommodate the growth in the area.

PROPERTY HIGHLIGHTS

- Great opportunity for new owner to be hands on and manage the business
- Opportunity to keep or change the flag
- Growing development in 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

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.

MAGNUSON HOTEL

970 Elbert St, Elberton, GA 30635



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

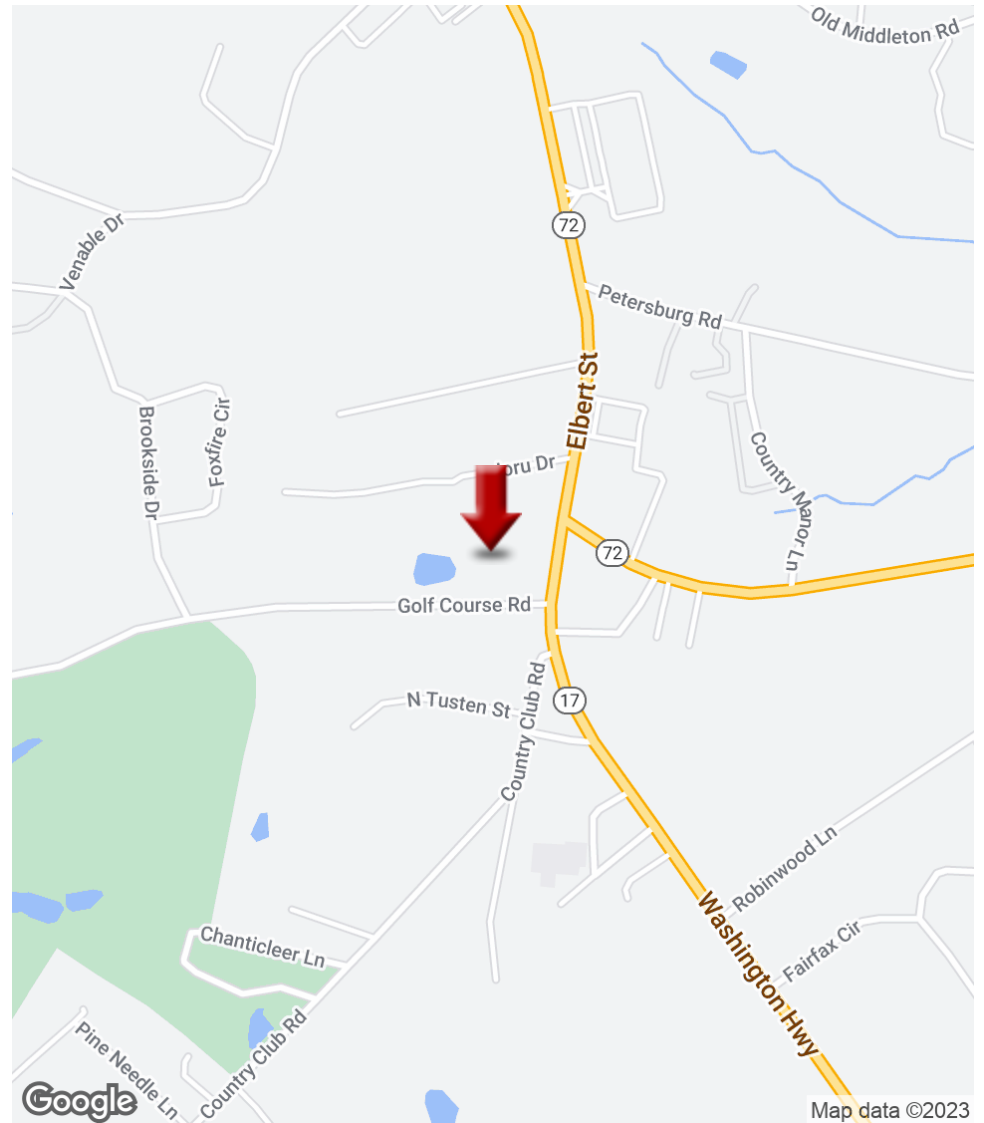
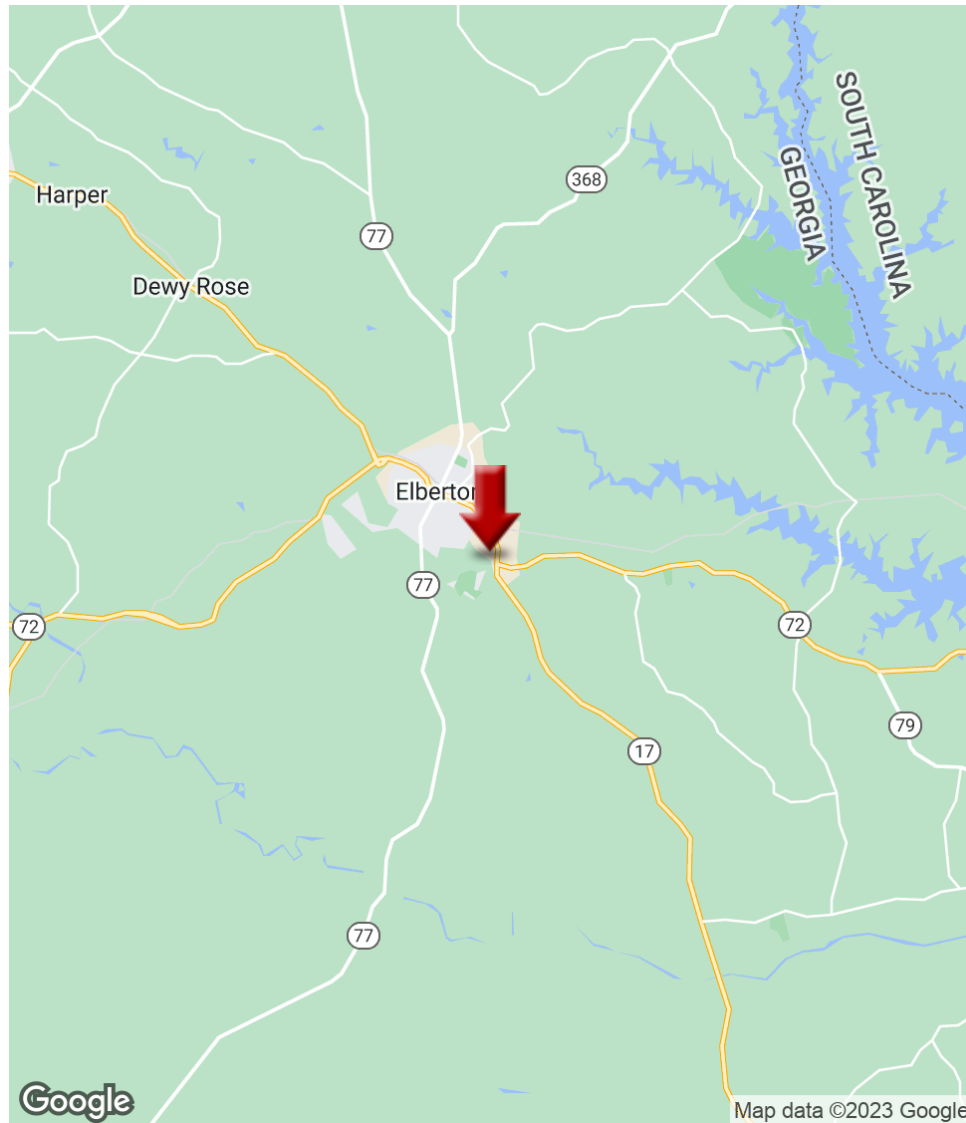
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

MAGNUSON HOTEL

970 Elbert St, Elberton, GA 30635



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

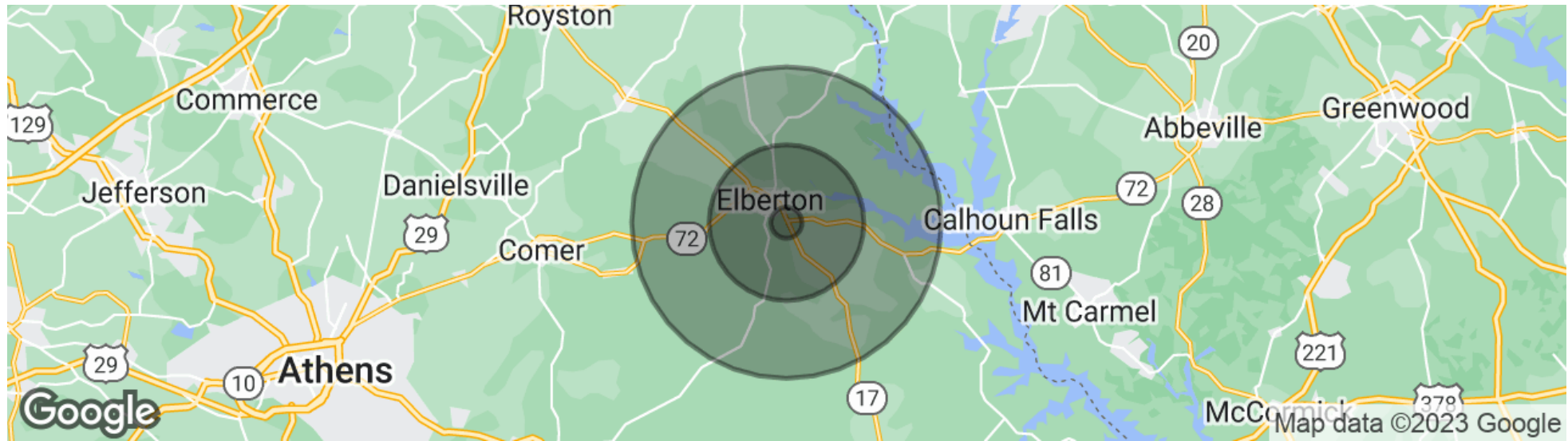
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

MAGNUSON HOTEL

970 Elbert St, Elberton, GA 30635



POPULATION	1 MILE	5 MILES	10 MILES
Total population	154	8,337	16,890
Median age	42.6	37.7	39.5
Median age (Male)	36.7	35.4	36.8
Median age (Female)	45.4	38.6	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	61	3,089	6,324
# of persons per HH	2.5	2.7	2.7
Average HH income	\$48,160	\$38,734	\$41,645
Average house value			\$121,205

* 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

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.