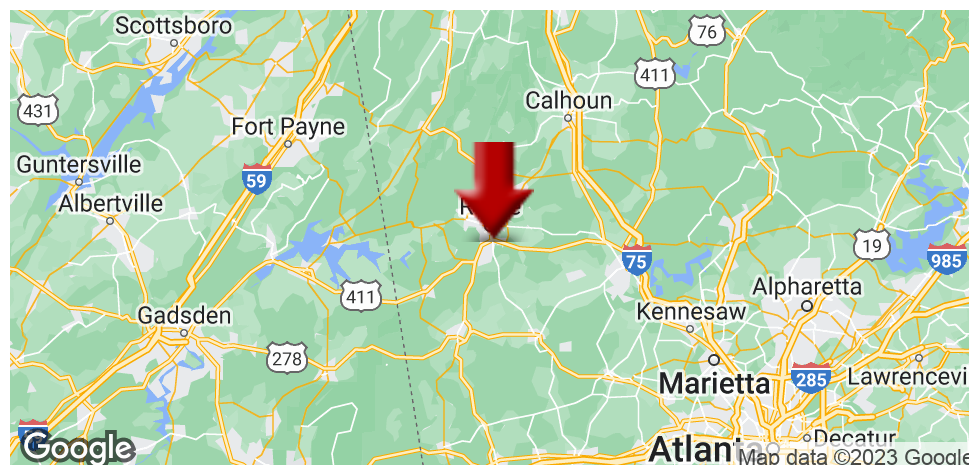


STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



OFFERING SUMMARY

SALE PRICE: \$2,950,000

BUILDING SIZE: 26,900

RENOVATED: 2019

PRICE / SF: \$109.67

ROOMS: 80

PROPERTY OVERVIEW

Newly renovated extended stay hotel in Rome, GA. Right off Exit on I-411, 60 miles NW of downtown Atlanta. Exterior corridor, 80 rooms with manager apartment. Hotel went through extensive renovation in 2018/2019, new flooring, bedding package, furniture package, kitchenettes, new locks, new stoves, countertops, tv's, ceiling and parking lot. Minimal PIP for new buyer. Operated by employee, great opportunity for owner-operator. Bank Financing Available.

PROPERTY HIGHLIGHTS

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

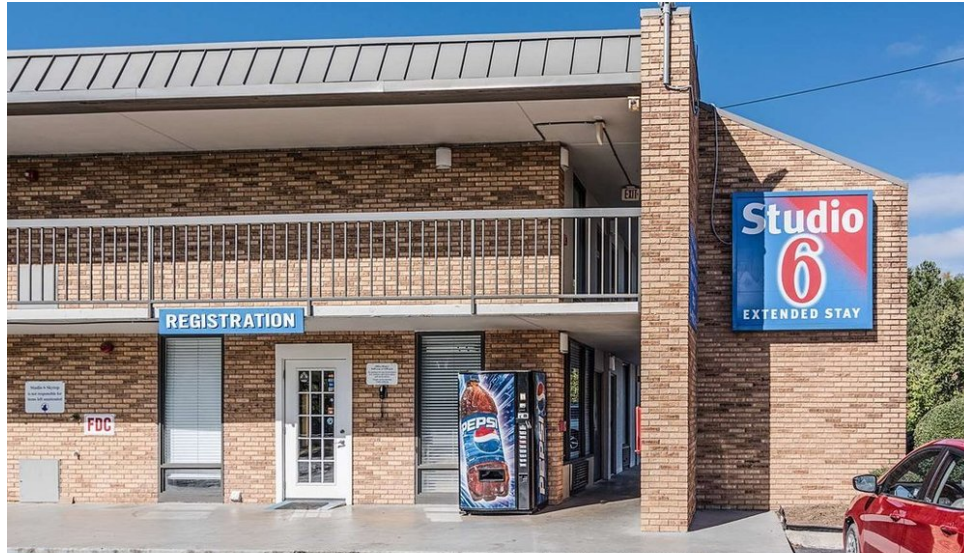
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



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

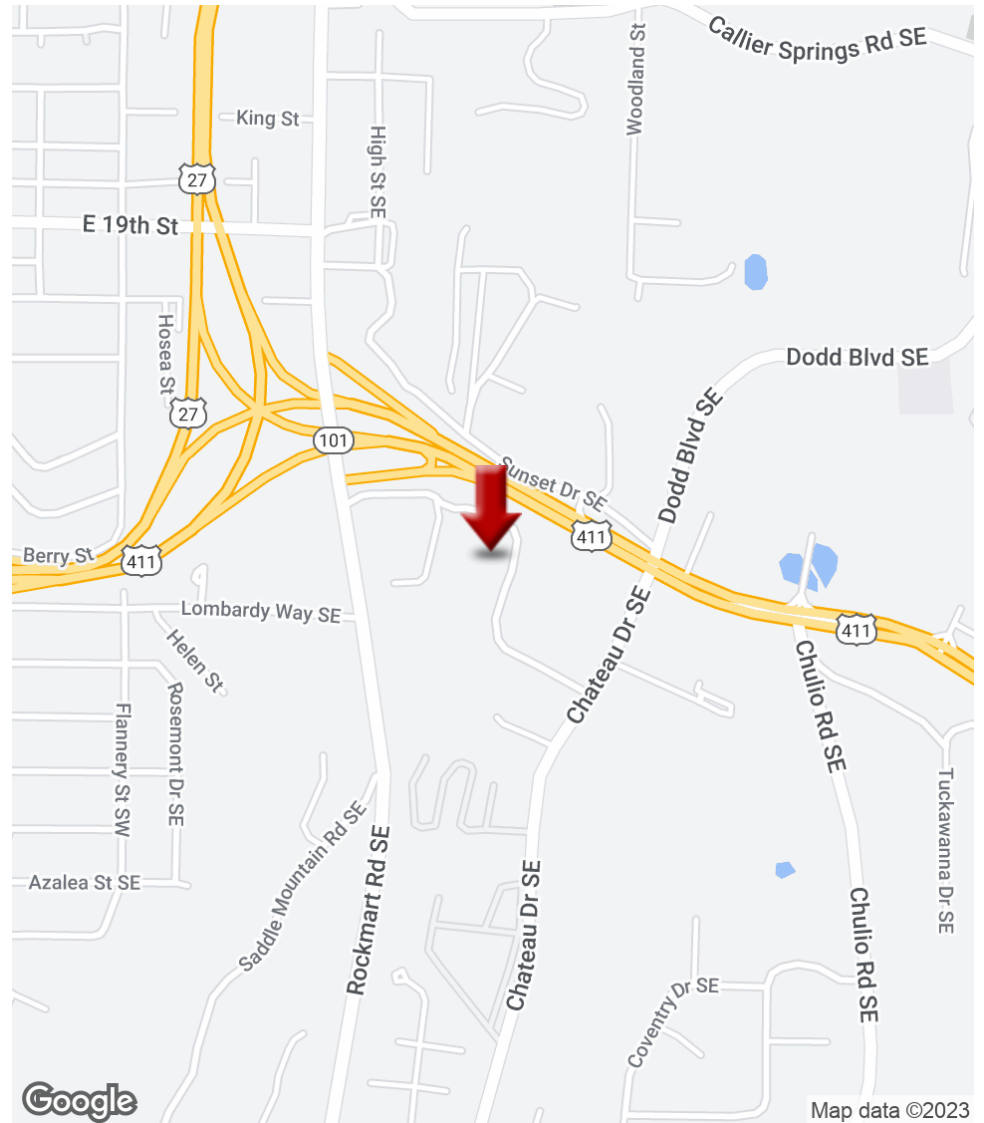
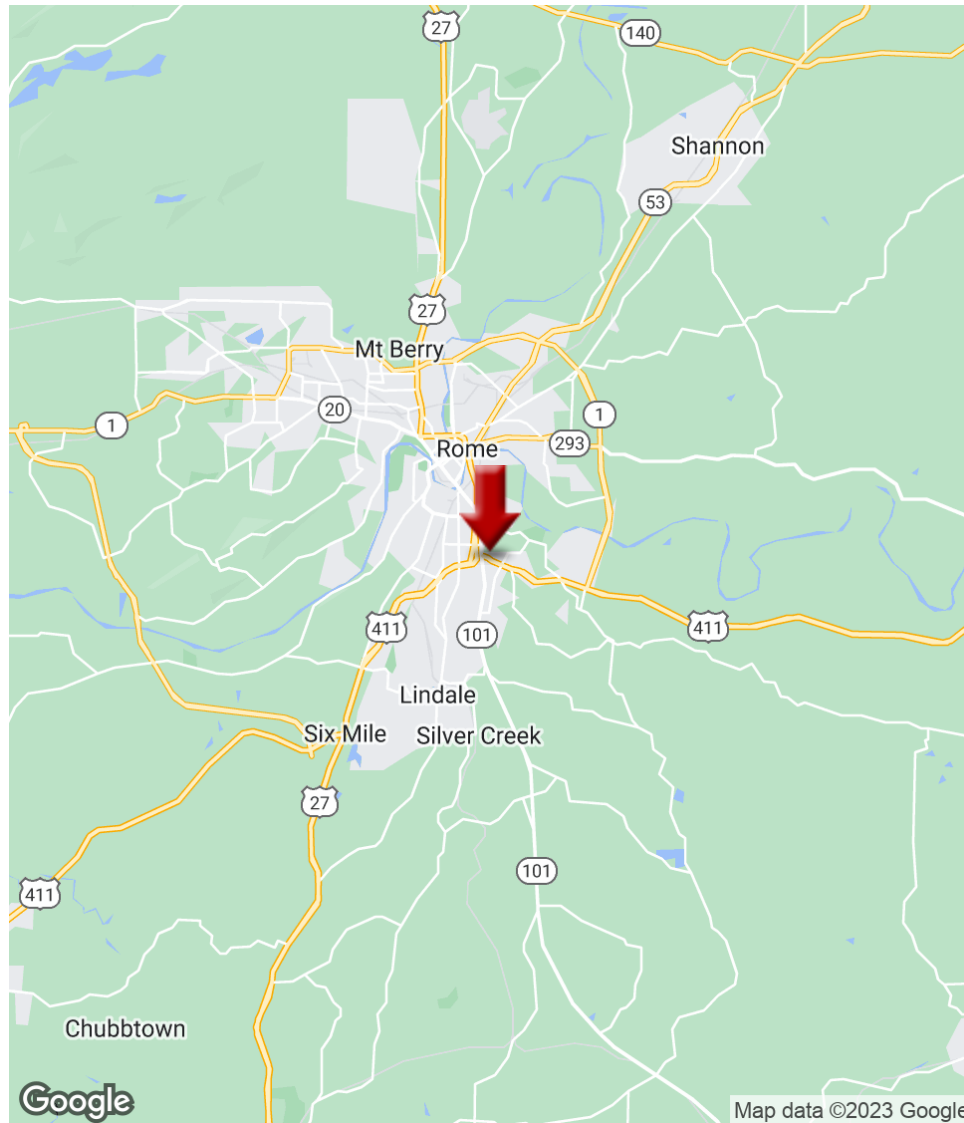
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



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

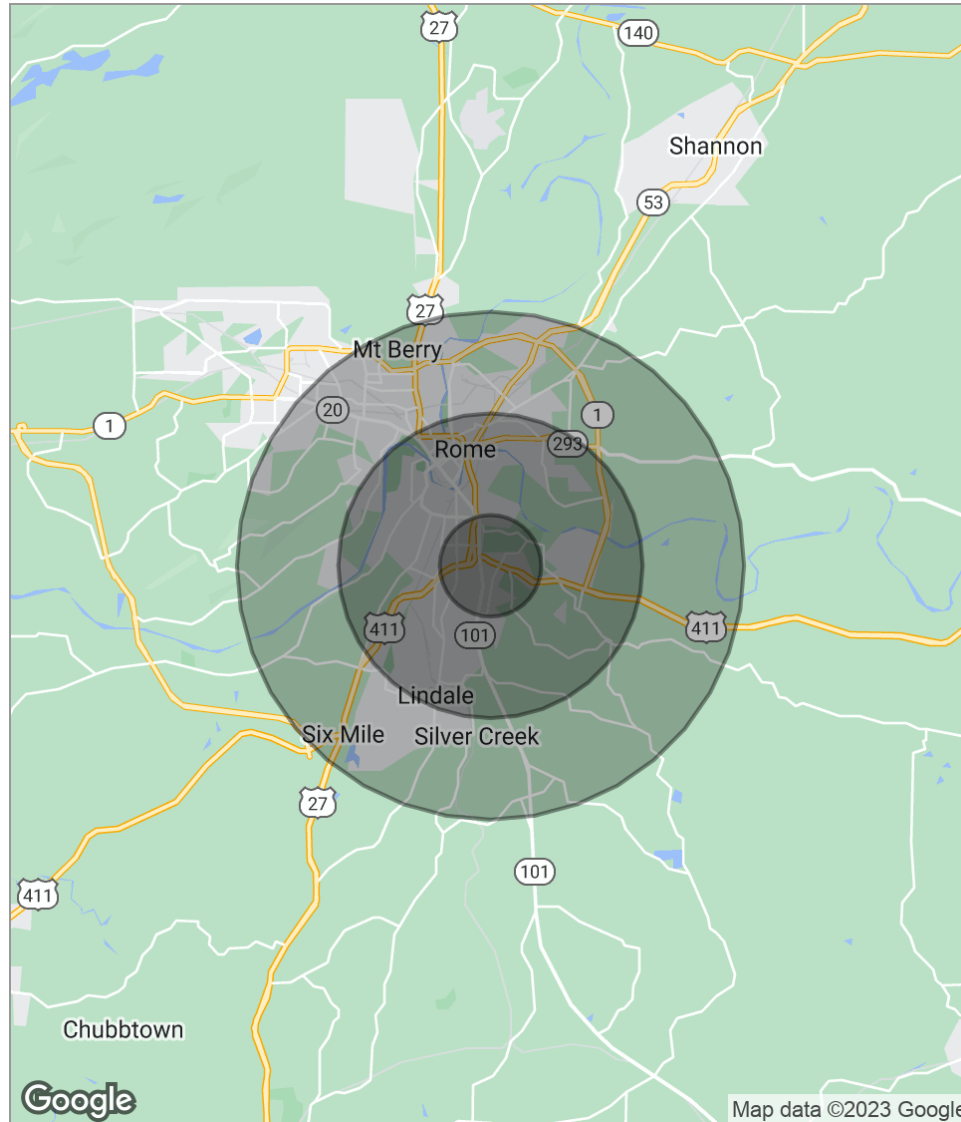
CHARLOTTE JONES
Commercial Director
O: 239.821.3178
C: 239.821.3178
charlottejonesdk@gmail.com
GA #334942

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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,469	14,983	35,967
Median Age	35.1	34.4	34.6
Median Age (Male)	34.0	33.6	33.8
Median Age (Female)	35.8	35.3	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	542	5,632	13,514
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$56,118	\$55,313	\$58,518
Average House Value		\$188,109	\$196,018

* 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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



CHARLOTTE JONES

Commercial Director

charlottejonesdk@gmail.com

Direct: 239.821.3178 | Cell: 239.821.3178

GA #334942 // FL #SL3082906

PROFESSIONAL BACKGROUND

Brokering commercial real estate with a focus on self-storage & hospitality. Bringing a unique, international background to KW Commercial with previous experience in Denmark, Latin America and Asia. Member of the Atlanta Commercial Board of Realtors, Georgia and National Association of Realtors, as well as industry associations. Serving Georgia and Florida markets. Bachelor of International Executive Business with a concentration in Global Business and Economics from CBS in Copenhagen, Denmark.

EDUCATION

HD International Executive Business / BA Business
Project Management
English - Danish - Spanish - French - German

MEMBERSHIPS

ACBR, NAR, CFCAR

Atlanta - Peachtree City
1200 Commerce Dr. Suite 110
Peachtree City, GA 30269
770.632.1112

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.

STUDIO 6 - SKYTOP, ROME - GA - EXTENDED STAY

20 Chateau Dr SE, Rome, GA 30161



RAIYAN RAB

Broker - NUMARIX

Dir: 404 398 2090 / 601 850 6435

raiyan@numarix.com

Numarix

www.Numarix.com

Experienced hotel broker

Licensed in multiple states

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.

Confidentiality & Disclaimer

ROME, 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.