

Comfort Suites San Marcos Near Texas State University

SAN MARCOS, TX



OFFERING MEMORANDUM

SINGH COMMERCIAL GROUP AT KW COMMERCIAL

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SINGH COMMERCIAL
GROUP
In association with KW Commercial

PRESENTED BY:

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SAN MARCOS, TX

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We obtained all acreage, frontage, utility, zoning and flood plain information from a variety of sources including the property's owner, city officials and utility surveyors. 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.

COMFORT SUITES SAN MARCOS NEAR TEXAS STATE UNIVERSITY

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



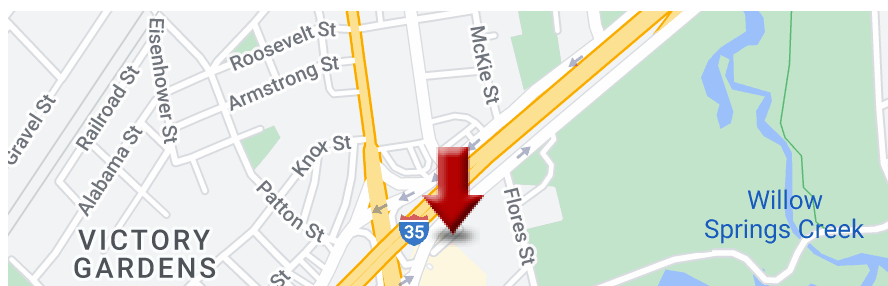
OFFERING SUMMARY

SALE PRICE:	AUCTION
# OF SUITES:	53
2019 REVENUE:	\$1,013,916
LOT SIZE:	0.92 Acres
BUILDING SIZE:	27,144 SF
ZONING:	Commercial
MARKET:	Austin MSA
SUBMARKET:	Hayes County

PROPERTY OVERVIEW

The Comfort Suites is a 53 all suites room, limited service, interior corridor hotel located in San Marcos, Texas (Austin MSA). The three-story hotel was built in 2006 using stone and stucco exterior, and pitched shingle roof. The hotel features large spacious guest suites, consistent with the Comfort Suites franchise, with small living area adjacent to beds with a sleeper sofa and table and a seasonal outdoor pool. The hotel is well-maintained, and recently went thru the Move to Modern PIP from the current owner. New owner will get a chance to own a great flag 2 miles from Texas State University and very close to Premium outlet malls within the Austin MSA!

The Comfort Suites is being offered unencumbered by its current management agreement which started 5 yrs ago, thereby providing an excellent opportunity for an owner to fully control the property's operations and cut extra expenses.



Property Description



LOCATION OVERVIEW

The Comfort Suites is located along Interstate 35, the NAFTA Highway, and within close proximity to downtown San Marcos, Texas State University, and its attractions and demand generators. Approximately 70% of all Mexican exports enter the United States along the Interstate 35 corridor, entering through Laredo, Texas, approximately 200 miles south. Interstate 10 is located approximately 25 mile south and provides incredible access across the country in an east-west direction.

SITE DESCRIPTION

Size: 0.92 Acres
Topography: Level
Zoning: Commercial
Floodplain: None

ZONING

Commercial

DISTANCE FROM SAN MARCOS

Austin, Texas: 31 miSan Marcos, Texas: 49 miHouston, Texas: 166 mi

SUMMARY

Originally opened in June 2006
Move to Modern PIP complete in 2018
3-story, interior corridor construction
53 guestrooms and suites
Business center

Property Details

LOCATION INFORMATION

Building Name	Comfort Suites San Marcos near Texas State University
Street Address	104 N Interstate 35
City, State, Zip	San Marcos, TX 78666
County/Township	Hays
Market	Austin
Submarket	Hayes County
Cross Streets	I-35 & S. Guadalupe St.

BUILDING INFORMATION

Building Size	27,144 SF
NOI (2019)	\$385,776
Cap Rate	9.19%
Price / SF	-
Year Built	2006
Last Renovated	2018
Occupancy %	56%
Tenancy	Single
Number Of Floors	3
Load Factor	Yes
Framing	Wood frame structure with steel support columns
Condition	Good
Roof	Composition over a flat wood deck
Free Standing	Yes
Number Of Buildings	1
Walls	Drywall
Floor Coverings	Tile; Carpet
Exterior Walls	Stucco veneer exterior
Foundation	Reinforced concrete slab

SALE PRICE

SUBJECT TO OFFER

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Limited Service
Zoning	Commercial
Lot Size	0.92 Acres
APN#	1131460000002003
Submarket	Hayes County
Corner Property	Yes
Waterfront	Yes

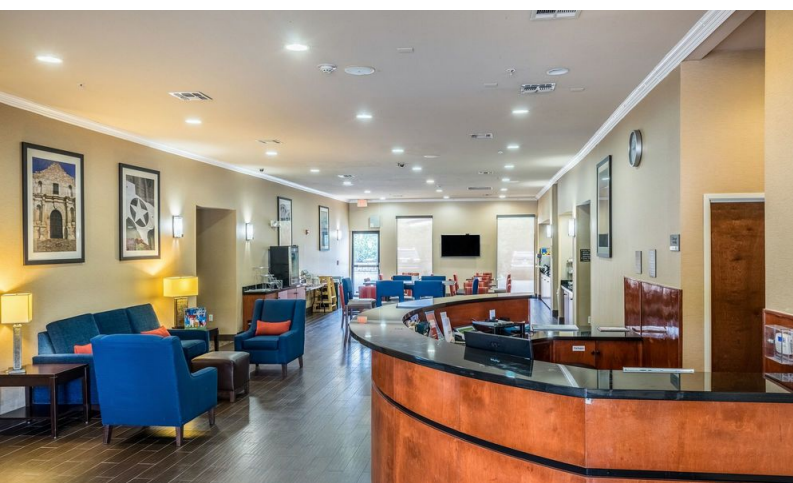
PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security	Yes
Guard	
Handicap	Yes
Access	
Freight	Yes
Elevator	
Elevators	1
Central	Central with guestrooms each have individual units
HVAC	
Broadband	Satellite
Centrix	Yes
Equipped	
Leed	Yes
Certified	
Power	Yes
Plumbing	Central boiler system for hot water

Complete Highlights



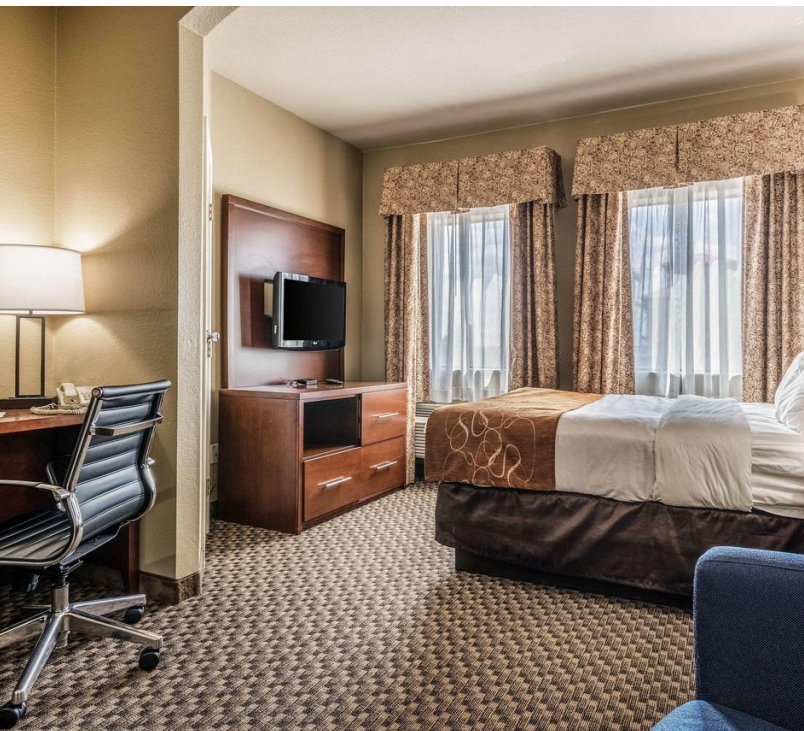
SALE HIGHLIGHTS

- Comfort Suites is located within the Austin, Texas MSA, the 13th most populous region in the United States and the 4th most populous region in the State. Austin is the 3rd largest state capital in the United States
- The hotel offers many corporate demand generators as part of the expanding Texas State University campus, which is the 4th largest University in the state with an enrollment of more than 38,000 undergraduate and graduate students
- The Greater San Marcos area is found within the Texas Triangle – the area of Texas outlined by Dallas-Fort Worth, Houston, and San Antonio-Austin
- I-35 stretch between San Antonio and Austin is booming, making this hotel an ideal choice for operators
- Points of interest in the area include the Tanger Outlet Center, Prime Outlet Center, and the athletic facilities surrounding the university campus
- There are ample restaurants within close proximity to the property including Plucker's Wing Bar, Chili's, Red Lobster, Whataburger, Johnny Carino's, Casa Maria and Garcia's Mexican Food
- The hotel is being offered unencumbered by its current management agreement which started 3 yrs ago, thereby providing an excellent opportunity for an owner to fully control the property's operations and cut extra expenses

Additional Photos



Additional Photos



Additional Photos



COMFORT SUITES SAN MARCOS NEAR TEXAS STATE UNIVERSITY

LOCATION INFORMATION

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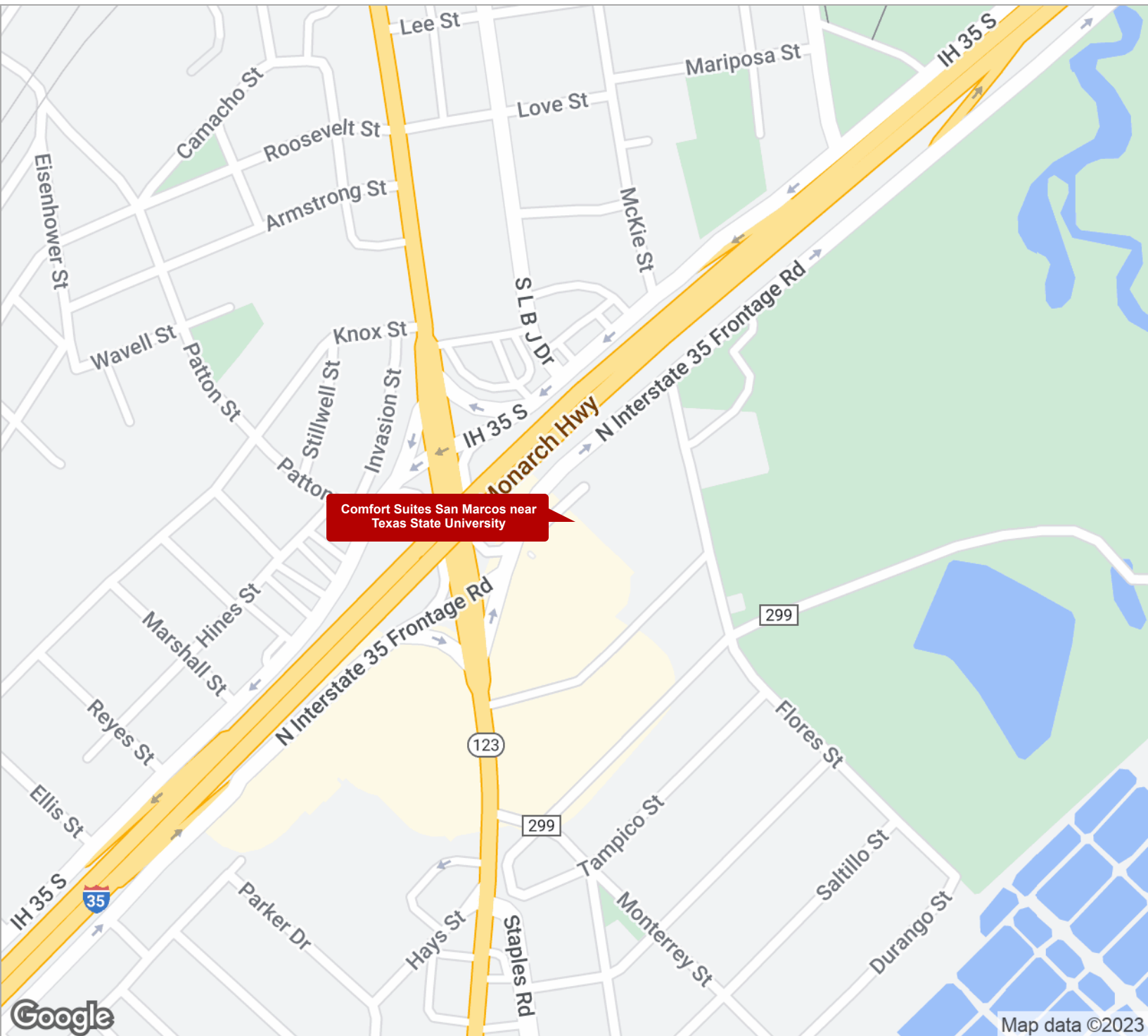
REGIONAL MAP

LOCATION MAPS

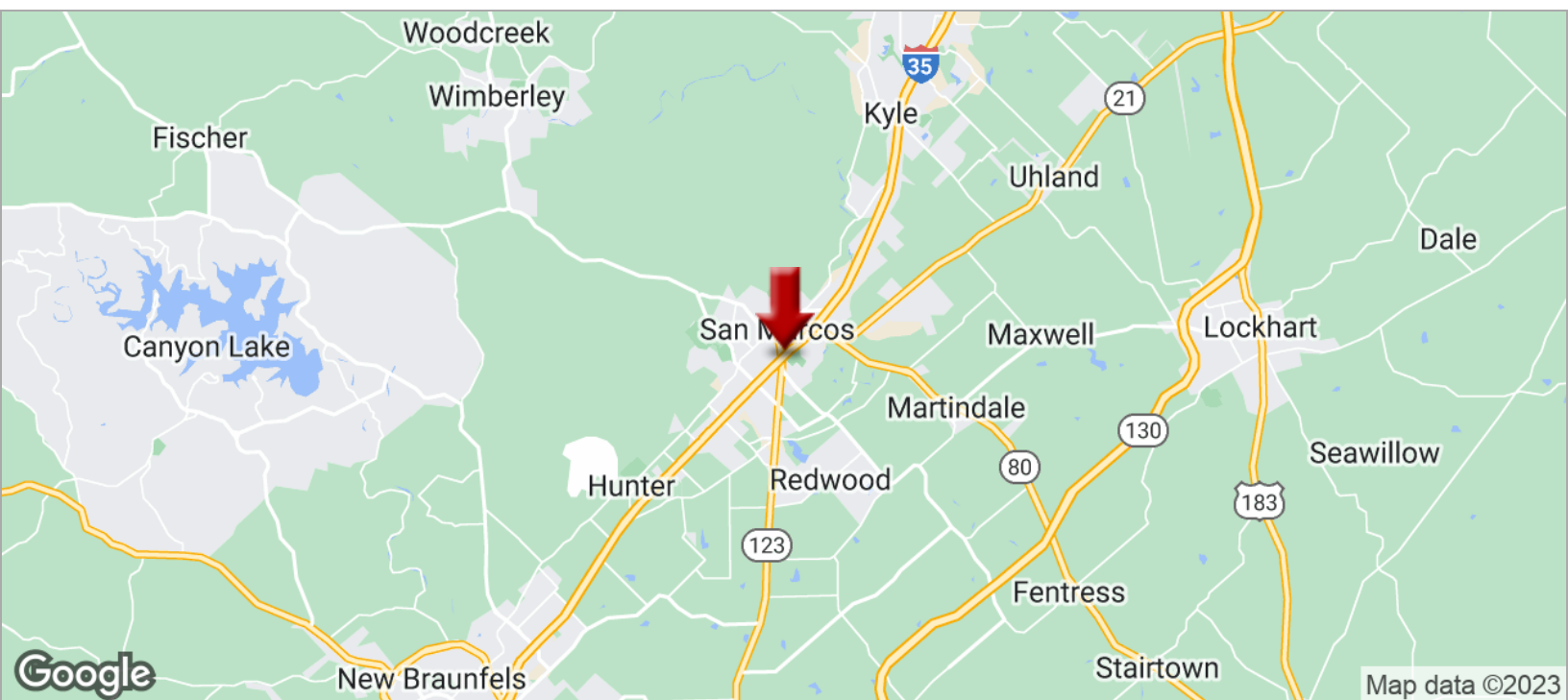
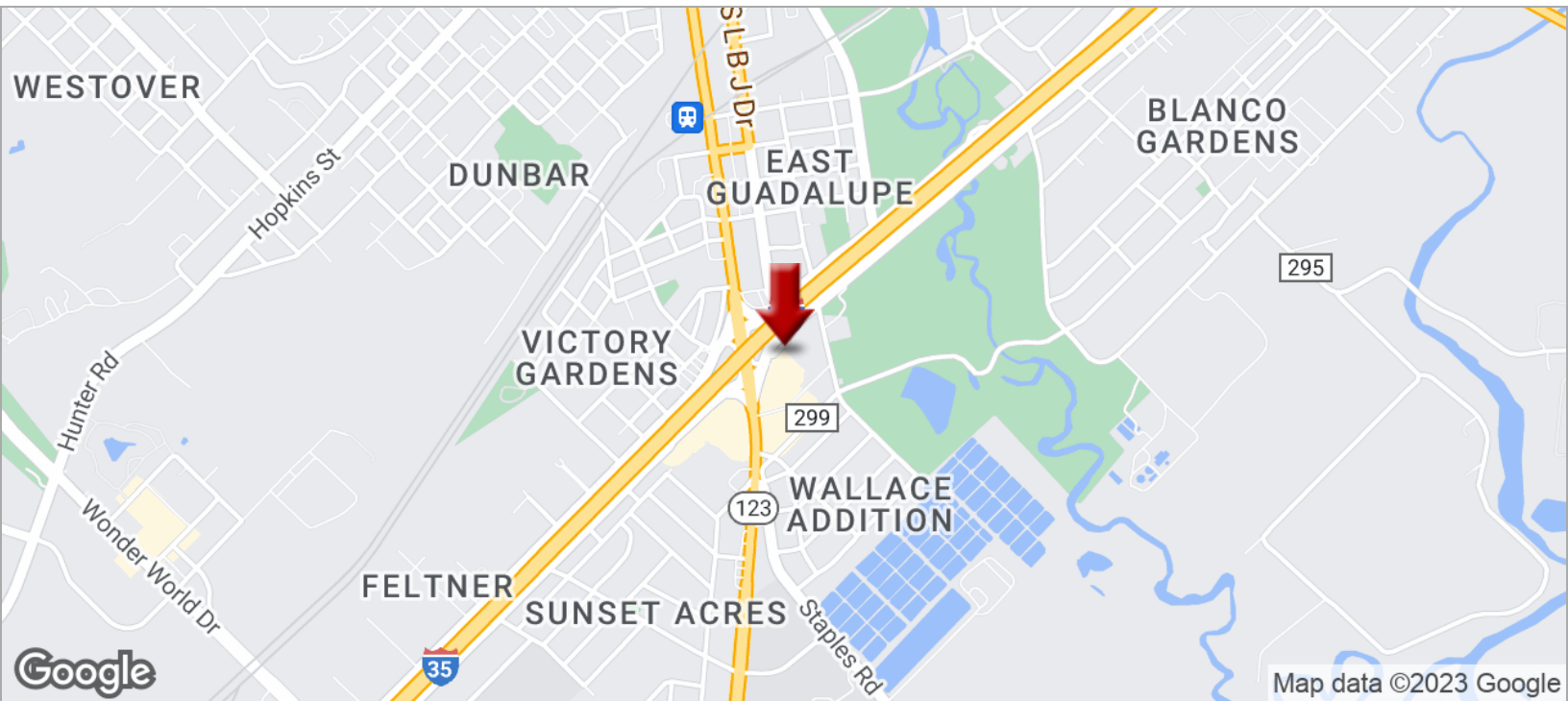
AERIAL MAP

CITY INFORMATION

Regional Map



Location Maps



Aerial Map



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San Marcos, TX



LOCATION DESCRIPTION

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SAN MARCOS, TEXAS

San Marcos is a city in the U.S. state of Texas, within the Austin–Round Rock–San Marcos metropolitan area. The city is on the Interstate 35 corridor between Austin and San Antonio and is the seat of Hays County. Its population was 63,509 in 2018.

Founded on the banks of the San Marcos River, the area is thought to be among the oldest continuously inhabited region in the Americas. San Marcos is home to Texas State University and the Aquarena Center. The San Marcos River is a popular recreational area and is frequented by residents and tourists for tubing, canoeing, swimming, and fishing. Due in part to its natural beauty,

LOCATION DETAILS

Market	Austin MSA
Sub Market	Hayes County
County	Hays
Cross Streets	I-35 & S. Guadalupe St.
Signal Intersection	No

AUSTIN MSA ECONOMY

Located in the Austin-Round Rock-San Marcos MSA, San Marcos receives the benefit of its location between Austin and San Antonio. Austin is considered to be a major center for high tech. Austin was recently voted the No. 1 place to live in America for the third year in a row — based on affordability, job prospects and quality of life. It was named the fastest growing large city in the U.S. It ranked No. 4 of the best large cities to start a business. It was chosen among the top 15 cities in the United States to visit.

COMFORT SUITES SAN MARCOS NEAR TEXAS STATE UNIVERSITY

FINANCIAL ANALYSIS

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UNIT MIX SUMMARY

Unit Mix Summary

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RACK RATE	DESCRIPTION
Double Queen	31	58.5			
King Rooms	20	37.7			
Mini Suites	2	3.8			
Totals/Averages	53	100%	0		

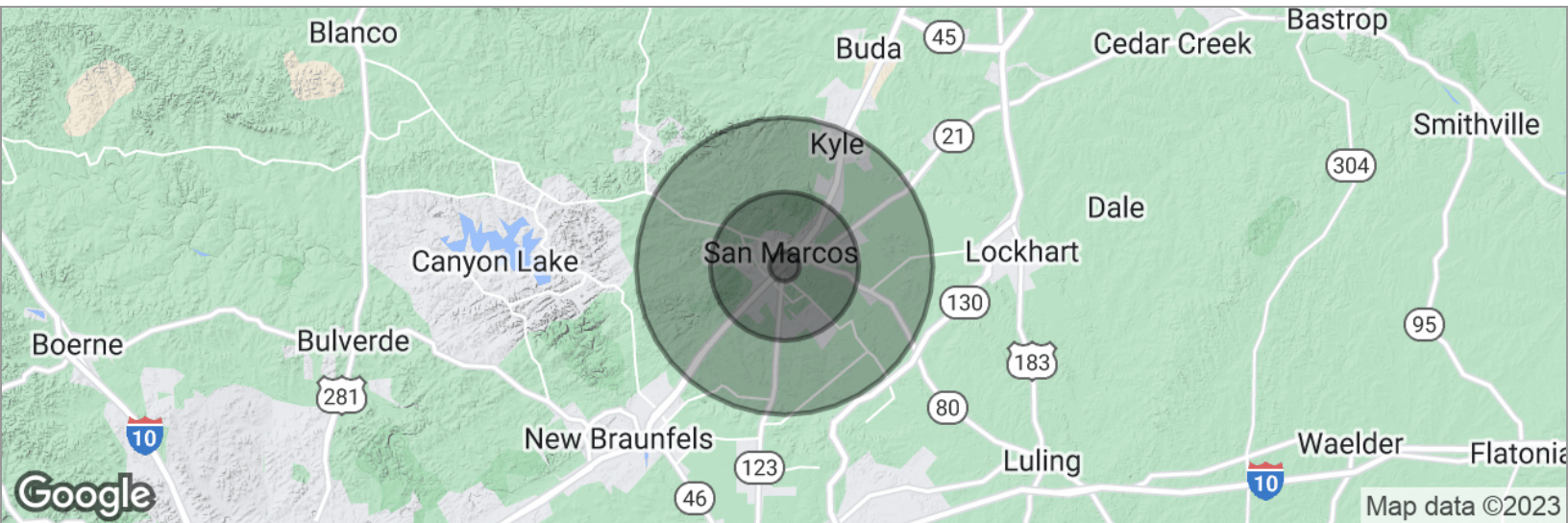
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,877	41,159	82,659
Median age	27.0	25.9	29.1
Median age (male)	26.2	25.8	29.1
Median age (Female)	27.8	26.5	29.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,166	13,590	28,639
# of persons per HH	2.5	3.0	2.9
Average HH income	\$37,533	\$40,746	\$50,690
Average house value		\$173,606	\$177,622

* Demographic data derived from 2020 ACS - US Census

COMFORT SUITES SAN MARCOS NEAR TEXAS STATE UNIVERSITY

ADVISOR BIOS

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ADVISOR BIO 1

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Advisor Bio 1



RAV SINGH, CCIM

Broker Associate

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TX #0560351

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel, land and investment specialist focused on midscale and select service hotels in the chain scale.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

BFA in Graphic Design with Minor in Advertising
CCIM - Certified Commercial Investment Member

MEMBERSHIPS

CCIM - Certified Commercial Investment Member
CIPS - Certified International Property Specialist
NAR - National Association of Realtors
TAR - Texas Association of Realtors

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ravpreet Singh	560351	Rav@KWCommercial.com	210-849-2175
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date