

## 2 HOTELS FOR SALE - NEW ORLEANS AREA

### ECONO LODGE & SUPER 8 - PICAYUNE, MS



#### OFFERING SUMMARY

Address - Econo Lodge: 550 S Lofton Street,  
Picayune, MS

Address - Super 8: 999 Cooper Road,  
Picayune, MS

Price \$1,400,000

On-Site Inspections Upon Request

Market: New Orleans

#### PROPERTY OVERVIEW

For sale, two well located, revenue producing hotels in Picayune, Mississippi.

Picayune was added to the New Orleans metro area in 2014. The city is approximately 45 miles from New Orleans, Hattiesburg, and Gulfport-Biloxi.

Each of these properties are two story, 52-room Hotels, situated in excellent locations along primary lodging interchanges. Located 2.5 miles apart, the hotels are connected by busy Interstate 59 (35,000 VPD).

**MULTI-PROPERTY OPPORTUNITY: HOTELS OFFERED FOR SALE BY THE SAME OWNER!**

**CAN BE SOLD TOGETHER OR SEPARATELY!**

**GREAT OPPORTUNITY TO ENTER THE HOTEL INDUSTRY!**



**ABE MIZRAHI**  
847.849.2969  
AMizrahi@HilcoGlobal.com

**JAMES KEITH**  
270.304.1020  
JKeith@HilcoGlobal.com

# HOTEL 1 - FOR SALE

## ECONO LODGE



### OFFERING SUMMARY

Address:	550 South Lofton Street, Picayune, MS
Price	\$1,400,000
On-Site Inspections	Upon Request
Year Built:	1996
Last Renovation:	2012
Lot Size:	1 Acre
Zoning:	C-3 (Highway Commercial)
Market:	New Orleans

### PROPERTY OVERVIEW

Located off Interstate 59 (35,000 VPD) at Memorial Boulevard (22,000 VPD), this 52-room, exterior corridor hotel offers a variety of room types. The property offers customers exceptional comfort, quality, and services at an affordable rate. The rooms come equipped with a fridge, TV, microwave, hair dryer, ironing board and coffee maker. The hotel features an inviting outdoor pool, Wifi, and a business center with printing, copying, and faxing.

### PROPERTY HIGHLIGHTS

- Annual Gross Revenues: \$509,000
- Breakfast/Coffee Area
- Laundry Facilities
- Business Center
- Outdoor Pool
- Exterior Corridor
- Outdoor Parking



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# HOTEL 2 - FOR SALE

## SUPER 8



### OFFERING SUMMARY

Address:	999 Cooper Road, Picayune, MS
Price:	\$1,400,000
On-Site Inspections:	Upon Request
Year Built:	1975
Last Renovation:	2014
Lot Size:	2 Acres
Zoning:	C-3 (Highway Commercial)
Market:	New Orleans

### PROPERTY OVERVIEW

Located off Interstate 59 (35,000 VPD) by Sycamore Road (22,000 VPD), this 52-room, exterior corridor hotel offers a variety of room types. The rooms come equipped with a fridge, TV, WiFi, microwave, hair dryer, ironing board and coffee maker. The hotel offers customers exceptional comfort, quality, and services at an affordable rate in a great location.

### PROPERTY HIGHLIGHTS

- Annual Gross Revenues: \$510,000
- Breakfast/Coffee Area
- Laundry Facilities
- Business Center
- Hot Tub
- Exterior Corridor
- Ample RV, Bus, Truck, & Car Parking



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## ADDITIONAL PHOTOS

### ECONO LODGE



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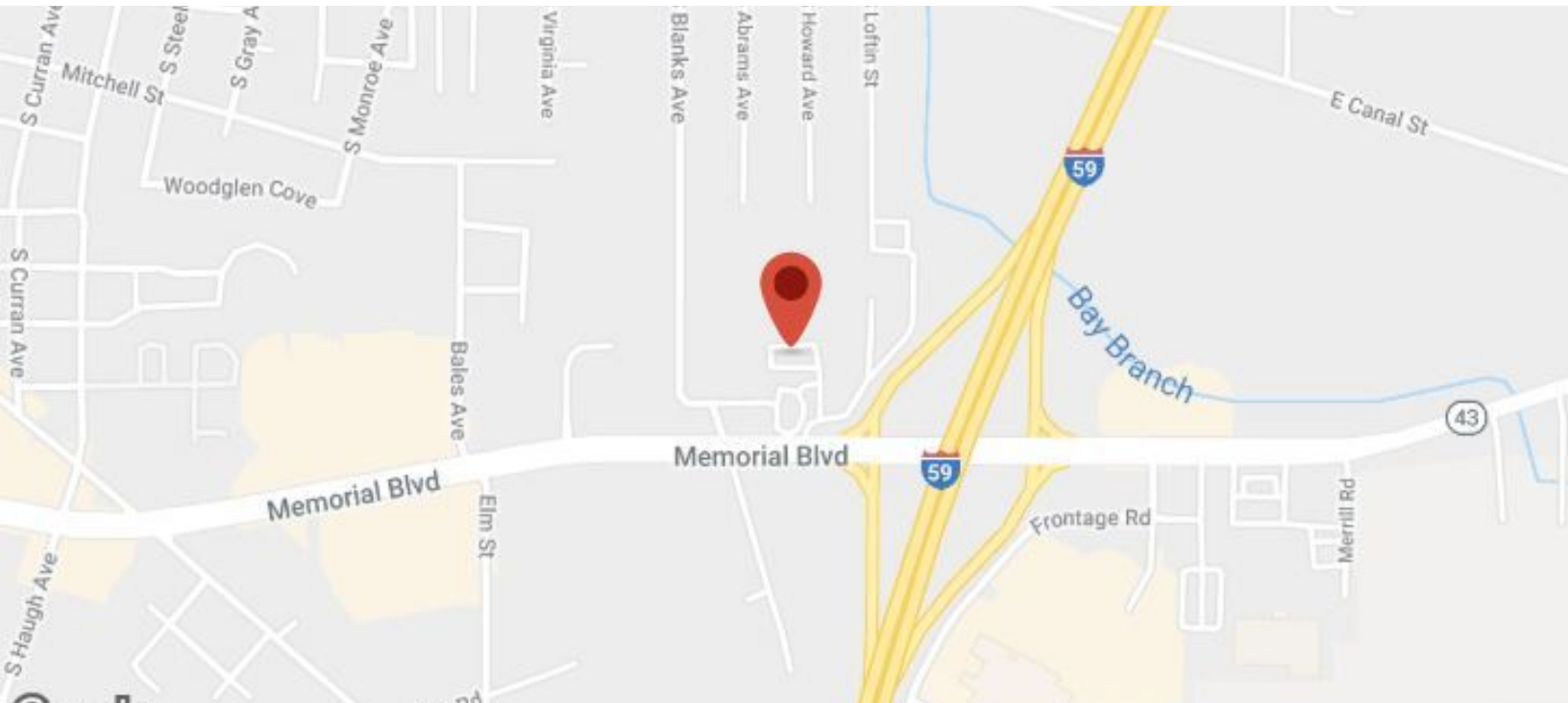
## ADDITIONAL PHOTOS

### SUPER 8



# LOCATION MAPS

## ECONO LODGE

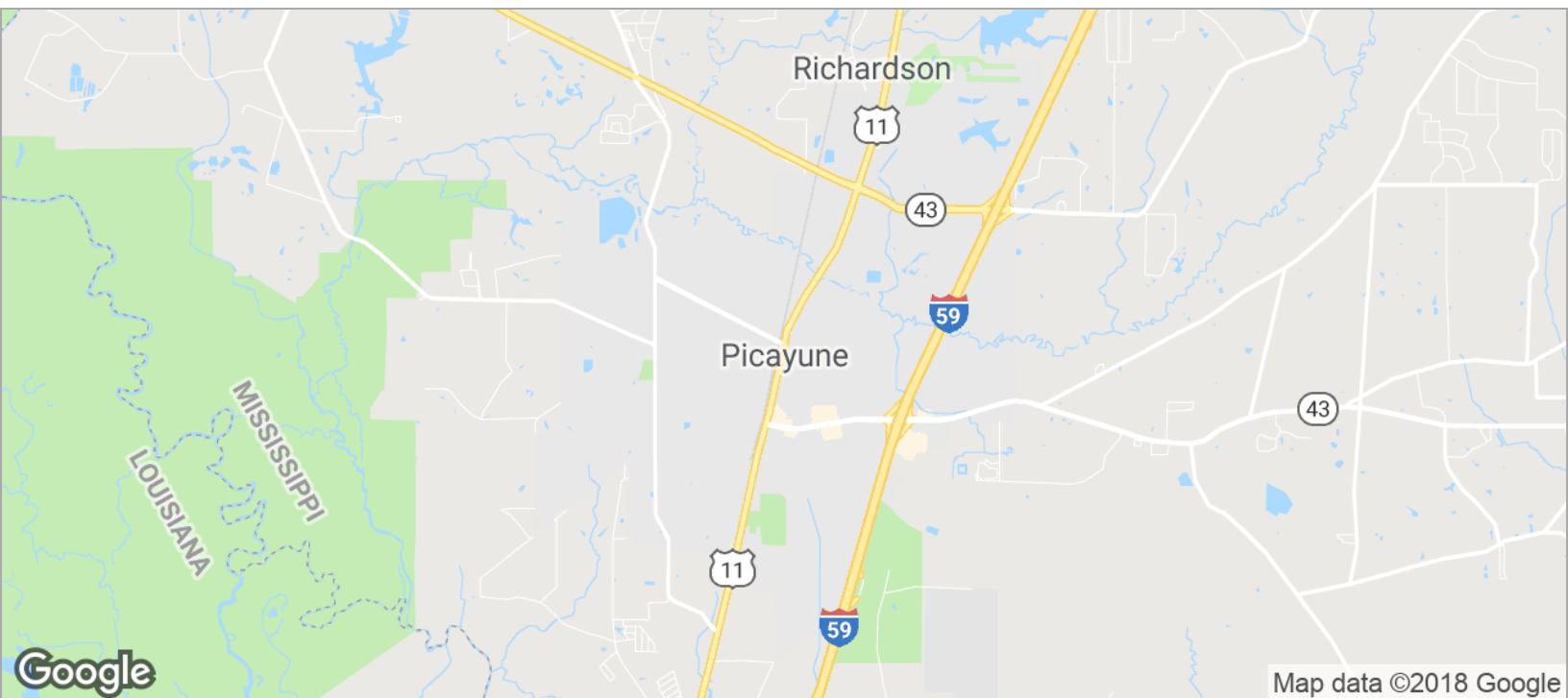
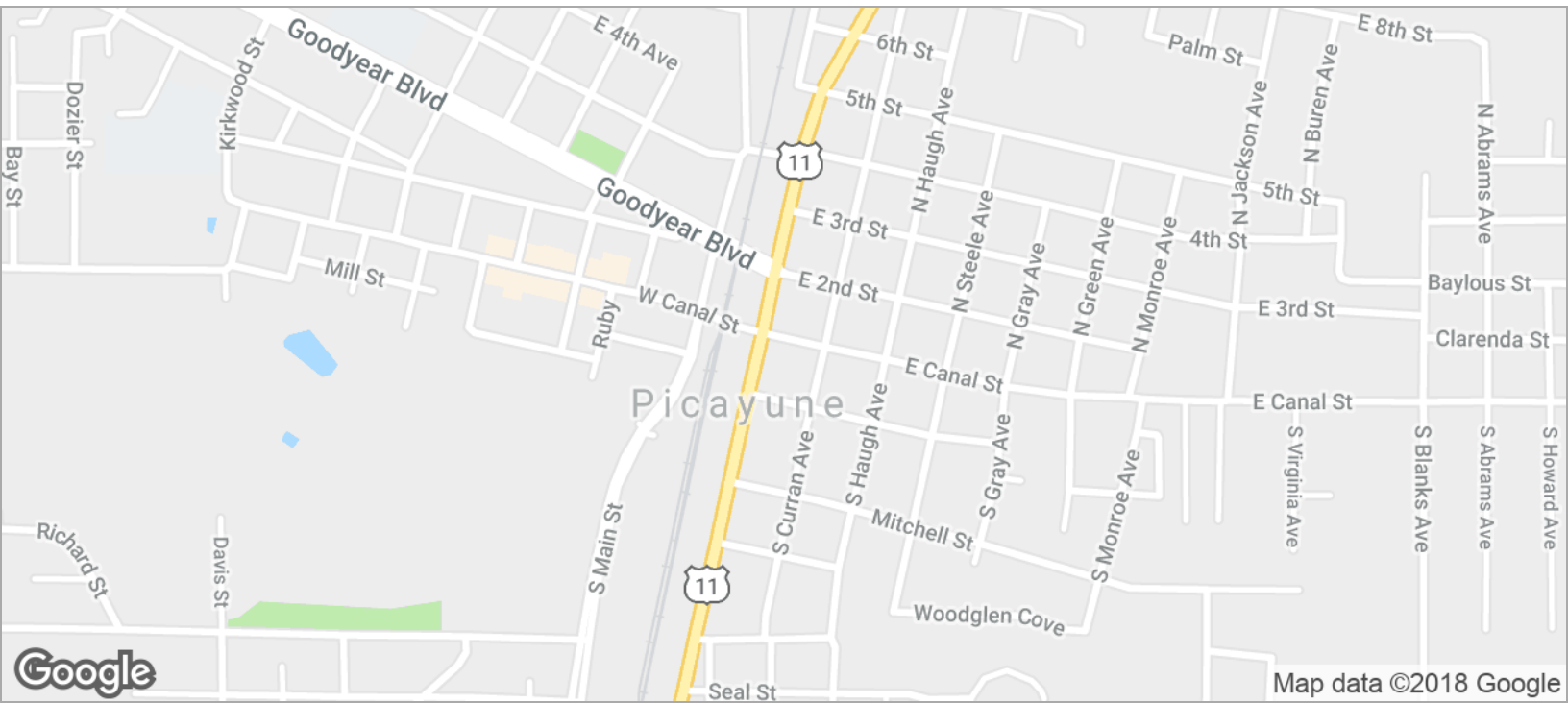


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# LOCATION MAPS

## SUPER 8



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# RETAILER MAP

## SUPER 8 PICAYUNE & ECONO LODGE



Google

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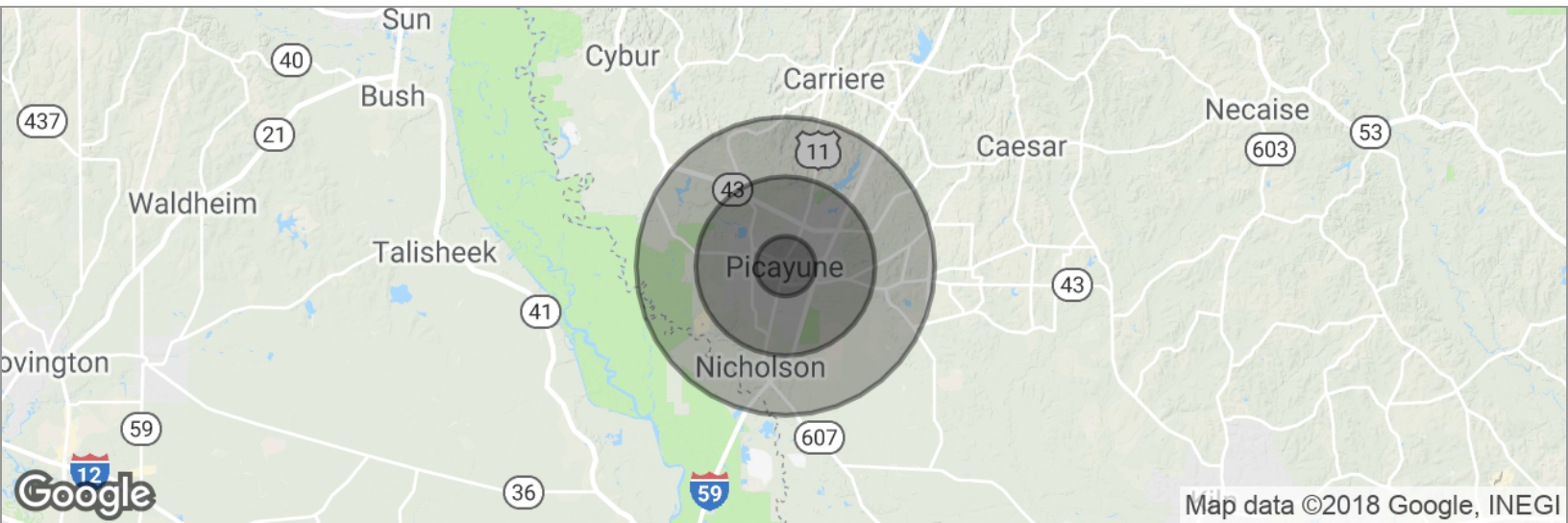
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# DEMOGRAPHICS MAP

## SUPER 8 PICAYUNE & ECONO LODGE



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total population	1,320	9,464	19,991
Median age	38.9	38.3	37.5
Median age (Male)	38.9	37.9	36.9
Median age (Female)	39.2	38.6	38.0

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	515	3,667	7,680
# of persons per HH	2.6	2.6	2.6
Average HH income	\$50,398	\$49,755	\$48,862
Average house value	\$127,565	\$127,532	\$127,263

\* Demographic data derived from 2010 US Census



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# TERMS OF SALE

## SUPER 8 PICAYUNE & ECONO LODGE



### LOCAL INFORMATION

Picayune sits on the southern tip of Mississippi. Just north of New Orleans, across Lake Pontchartrain and the Pearl River, approximately 45 miles from Hattiesburg, Gulfport, and Biloxi. Picayune boasts a small-town environment but is close to the hustle and bustle of New Orleans and the big gaming action of the Mississippi Gulf Coast. It is strategically located to offer the best of both worlds: a hometown atmosphere with easy access to the bustling cities.

### TERMS OF SALE

**ON-SITE INSPECTIONS:** Upon Request

Interested buyers may submit their offers on Hilco's Letter of Intent Form, via mail to the following address: Hilco Real Estate, 5 Revere Drive, Suite 320, Northbrook, IL 60062, or via email to [amizrahi@hilcoglobal.com](mailto:amizrahi@hilcoglobal.com). LOI forms can be found in the virtual data room.

**DUE DILIGENCE INFORMATION:** A virtual data room has been set up and contains important due diligence information on the property. To gain access, buyers must register for an account at [www.hilcorealestate.com](http://www.hilcorealestate.com).

**BROKERS PARTICIPATION INVITED:** A co-op fee will be paid to the REALTOR®/Broker whose registered buyer closes on the property offered as part of the sale.

Disclaimer: The Seller and their agents assume no liability for inaccuracies, errors or omissions in the marketing materials, including the Virtual Deal Room. ALL SQUARE FOOTAGE, ACREAGE, DIMENSIONS, ZONING, COMMON AREA CHARGES (IF, ANY), AND TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time

Hilco Real Estate, LLC in cooperation with Paul Lynn, MS Lic. 21483.



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