

SHERATON OMAHA HOTEL

655 North 108th Avenue
Omaha, Nebraska 68154

DISTRESSED SALE



ZAVER HOTELS TEAM

EXCLUSIVELY LISTED BY:
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HIGHLIGHTS

- Distressed Sale with Financing Available
- Upside with Operational and Marketing Efficiencies
- Great location and visibility right off I-680 and Highway 6

OFFERING SUMMARY

Price	\$5,800,000
Price/Room	\$26,244
PIP (\$15,000/room estimate)	\$3,315,000
Total Number of Rooms	221
Occupancy Budget/Year 2	39.30% / 57.20%
ADR Budget/Year 2	\$99.89 / \$115.23
RevPAR Budget/Year 2	\$39.26 / \$65.94
Franchise Parent Company	Marriott
Year Built/Renovated	1974/2018
Number of Stories	6
Type of Ownership	Fee Simple
Lot Size	5.57 Acres

ANNUALIZED OPERATING DATA

INCOME	BUDGET 2020	% OF GR
Room Revenue	\$3,167,828	82.0%
Other Revenue	\$697,328	18.0%
Gross Revenue	\$3,865,156	100.00%
Total Expenses	\$3,344,696	93.5%
Net Operating Income	\$249,899	6.5%

INCOME	YEAR 2	% OF GR
Room Revenue	\$5,318,833	82.5%
Other Revenue	\$1,129,200	17.5%
Gross Revenue	\$6,448,033	100.00%
Total Expenses	\$4,560,783	70.7%
Net Operating Income	\$1,887,249	29.3%

Above projections are based on Sheraton PIP completion and stabilization with operational and marketing efficiencies.

