



Fairfield Inn & Suites by Marriott Gadsden

116 Walker St
Gadsden, AL 35904



EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY



Address	116 Walker St, Gadsden, AL
Purchase Price	Request for Offers
Property Improvement Plan (\$5,000/Per Room Estimate)	\$455,000
Total Investment	Request for Offers
Total Number of Rooms	91
Occupancy	74.50%
ADR	\$84.30
RevPAR	\$62.80
Franchise Parent Company	Marriott
Year Built	2009/2018
No. of Stories	4
Type of Ownership	Fee Simple
Lot Size	1.94 Acres



ANNUALIZED OPERATING DATA

	2019		TTM Jan 2020		2020 Forecast	
	INCOME	% OF GR	INCOME	% OF GR	INCOME	% OF GR
Room Revenue	\$2,037,395	97.8%	\$2,074,826	97.7%	\$2,091,010	97.8%
Other Revenue	\$45,379	2.2%	\$47,391	2.3%	\$46,141	2.1%
Gross Revenue	\$2,082,744	100.0%	\$2,122,216	100.0%	\$2,137,151	100.0%
Total Expense	\$1,467,908	70.5%	\$1,364,374	64.3%	\$1,391,797	65.1%
Net Operating Income	\$614,836	30.0%	\$630,509	29.7%	\$617,124	28.9%