



HOTEL OFFERING

Sleep Inn & Suites

6698 E Brandt Road
Galion, Ohio 44833



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EXECUTIVE SUMMARY

This hotel property, located in Galion, Ohio, was newly constructed and opened for business March 2017. The hotel is a new Sleep Inn prototype for Choice Hotels and is getting quite a bit of publicity and free marketing from Choice Hotels. The current owner has secured some large corporate accounts in Galion and the surrounding area, multiple retreats, wedding groups and sporting event teams. In addition, Crawford County has a planned sports and entertainment complex adjacent to the property opening in 2019.

This property was constructed using ICF technology which creates buildings that are energy efficient, environmentally friendly, sustainable, quiet and comfortable. This technology has been proven to reduce utility costs by up to 50%.

The current owner has a separate management company that is managing this hotel property. New owner may utilize this existing management for ongoing operations.

Please review the offering and contact me with your questions and interest.

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OFFERING SUMMARY

Property: 62 room Sleep Inn & Suites hotel located on 3 acres

Address: 6698 E Brandt Road, Galion, Ohio 44833
Crawford County Parcel No. 490006423001

Price: \$6,300,000 (\$101,613/room)

Building size: 35,850 SF with 89 parking spaces

Average Daily Rate: \$82.30

RevPAR: \$41.19



HIGHLIGHTS

Investment Highlights:

- New hotel property using energy efficient technology
- New prototype for Sleep Inn/Choice Hotels
- No competitive hotels located in Galion
- Crawford County building sports and entertainment complex on site adjacent to Sleep Inn
- Total room revenue for 2018 double same period 2017

Property Description:

- 35,850 SF hotel with 62 guest rooms located on 3 acres
- 4 stories; constructed using ICF technology; floors are poured concrete
- HVAC units are electric PTACS in the guest rooms, back offices, conference room and fitness center. 25% of the hotel is hot water heated
- Located in Crawford County, Galion, Ohio - parcel 490006423001
- Zoning is GC - General Commercial

Area Information:

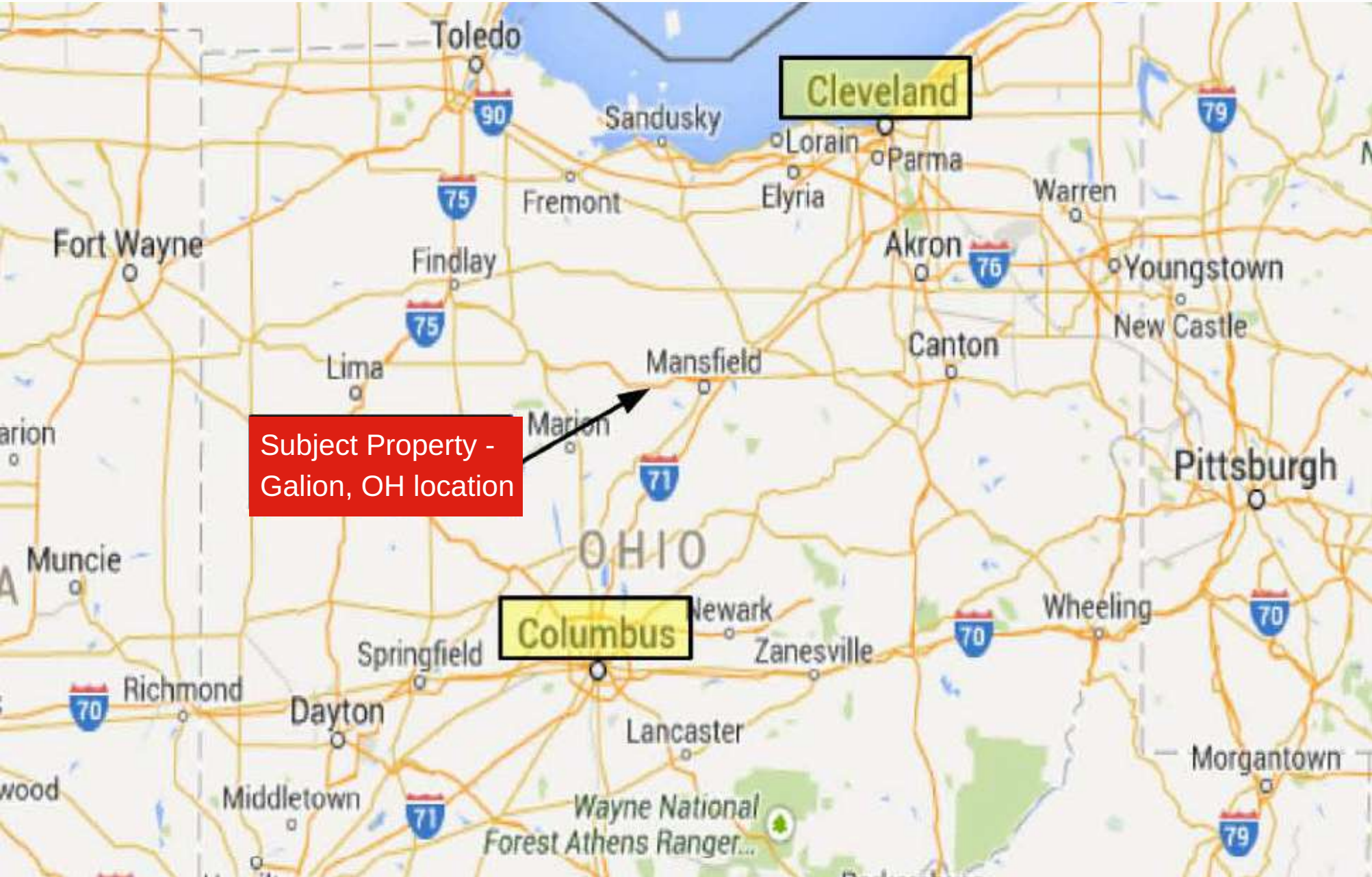
- Galion, Ohio is located along Highway 30, approximately 18 miles west of Mansfield, 11 miles east of Bucyrus, 95 miles southwest of Cleveland and 60 miles north of Columbus
- Mid Ohio Sports Car Course, a nationally renowned race track utilized primarily April through November, is located 10 miles from the property
- Large regional hospital - Galion Community Hospital - part of Avita Health Systems

PROPERTY AMENITIES

- Indoor pool
- Fitness room
- Lobby workstation
- Guest laundry room
- Vending area
- Exterior patio
- Complimentary Wi-Fi
- Complimentary breakfast



REGIONAL MAP



REGIONAL COMPETITION



PROPERTY PHOTOS



PROPERTY PHOTOS



ADJACENT SPORTS &
ENTERTAINMENT COMPLEX INFORMATION



RECREATION

- Traveling youth sports
- Indoor soccer
- Basketball
- Volleyball
- Baseball
- Turf training area for speed and agility
- Senior walking clubs
- Pickleball

CRAWFORD COMMONS SITE PROPOSAL



EVENTS

- Trade shows
- Business meetings
- Conventions
- Concerts
- Education gathering space
- Community-focused organization & meeting space



COMMUNITY

- Easy accessibility for all ages
- Family-oriented atmosphere
- Increased health and wellness
- Boosted tourism and travel spending
- Enhanced quality of life and opportunities for development