



### *Executive Summary*

# Ramada Hotel & Suites *Warner Robins*

2024 Watson Blvd | Warner Robins, GA 31093

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# Investment *Summary*

## Ramada Hotel & Suites Warner Robins

2024 Watson Blvd, Warner Robins, GA 31093

### Highlights:

- Strong performance in 2023 due to Wyndham RSS
- Absentee owner with great upside for owner-operator with hands on management
- Largest Air Force Base in Georgia with a \$3.3 billion economic impact
- Great location within Warner Robins and nearby Macon

### Annualized Operating Data

Income	2023	% OF GR
Room Revenue	\$1,249,393	93.6%
Other Revenue	\$86,102	6.4%
Gross Revenue	\$1,335,495	100.0%
Total Expenses	\$680,160	50.9%
<b>Net Operating Income</b>	<b>\$655,336</b>	<b>49.1%</b>

Income	YEAR 2	% OF GR
Room Revenue	\$1,559,383	94.6%
Other Revenue	\$88,800	5.4%
Gross Revenue	\$1,648,183	100.0%
Total Expenses	\$1,008,090	61.1%
<b>Net Operating Income</b>	<b>\$640,094</b>	<b>38.8%</b>



### Pricing Summary

Price	Request For Offers
Property Improvement Plan	\$4,000/key
PIP Estimate	\$432,000
Total Number of Rooms	108
Number of Stories	2
Year Built	1971
Acres	5.30
Ownership Type	Fee Simple
Debt	New