



Quality Suites Near Wolfchase Galleria

8166 Varnavas Dr
Cordova, TN 38016



ZAV
HOTELS

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Address	Cordova, TN - 38016
Purchase Price	Request for Offers
Property Improvement Plan (\$ 1,500 /Per Room Estimate)	\$153,000
Total Investment	Request for Offers
Total Number of Rooms	102
Occupancy	41.0%
ADR	\$80.54
RevPAR	\$33.02
Franchise Parent Company	Choice Hotels
Year Built	1996
No. of Stories	3
Type of Ownership	Fee Simple
Lot Size	2.16 Acres



ANNUALIZED OPERATING DATA

	INCOME	April 2019 T12	% OF GR	YR 2 Proforma	% OF GR
	ROOM REVENUE	\$1,229,386	100.0%	\$1,330,472	100.0%
	OTHER REVENUE	\$0	0.0%	\$0	0.0%
	GROSS REVENUE	\$1,229,386	100.0%	\$1,330,472	100.0%
	TOTAL EXPENSE	\$836,630	68.1%	\$833,111	62.6%
	NET OPERATING INCOME	\$318,756	25.9%	\$417,533	31.4%