



PENSACOLA HOTEL PORTFOLIO

PENSACOLA HOTEL PORTFOLIO | \$15,458,194
PENSACOLA BLVD, PENSACOLA, FLORIDA

Pensacola Hotel Portfolio

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OFFERING SUMMARY

ADDRESS	Pensacola Blvd Pensacola FL 32505
COUNTY	Escambia
LEASE TYPE	Absolute NNN
NUMBER OF ASSETS	3
SURESTAY PLUS HOTEL SQ FT	±42,733 square feet
CLARION INN SQ FT	±46,689 square feet
STUDIO 6 SQ FT	±44,431 square feet
OWNERSHIP TYPE	Fee Simple
YEAR RENOVATED	January 2018

FINANCIAL SUMMARY

OFFERING PRICE	\$15,458,194
PRICE PER KEY	\$62,584
OCCUPANCY	100.00 %
NOI (CURRENT)	\$1,159,365
CAP RATE (CURRENT)	7.50 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	3,593	57,736	159,382
2017 Median HH Income	\$37,265	\$39,069	\$38,952
2017 Average HH Income	\$55,058	\$52,063	\$54,455

- 20 Year Sale-Leaseback, Absolute NNN
- 4 x 5 Year Options
- 8.5% Every 5 Years
- Located along Pensacola Boulevard which has 48,000+ vehicles per day
- Near Greyhound Bus Station and Sam's Fun City
- Home of the Blue Angels Practice Flight Line that hosts two large events per year
- Near University of West Florida with 12,000+ Students and Employees

Retail Investment Group, LLC is pleased to offer for sale the opportunity to acquire three freestanding hotels in Pensacola, Florida. This portfolio will include a Clarion Inn, SureStay Plus Hotel, and a Studio 6 Extended Stay. Available as a portfolio or individually, these locations are each being offered as an Absolute NNN Sale-Leasebacks with Zero Landlord Responsibilities.

The Clarion Inn features 107 keys with two floor, the SureStay Plus Hotel which features 80 keys on two floors, and Studio 6 Extended Stay which features 60 keys. All three locations have an outdoor pool, fully interior corridors, and each re-opened in January 2018 after being remodeled.

The hotels are located within ±0.3 miles of each other, these hotels all sit with great visibility from the road and easy access.

Visit www.PNSHotels.com for more information.

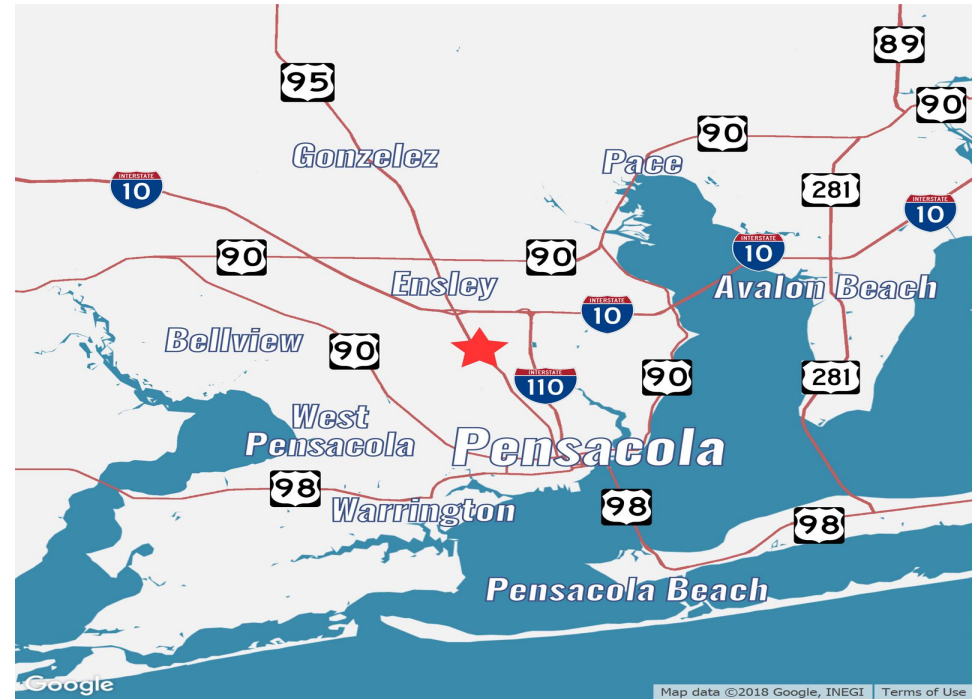
Pensacola is a waterfront community in Florida where visitors can find the pristine barrier islands that are home to Pensacola Beach and Perdido Key. These beaches have been ranked amount the best in the country by USA Today, Trip Advisor, Dr. Beach, and the Travel Channel.

From pristine, tranquil beaches to sensational historical museums, Pensacola has attractions that will create amazing memories of your Gulf Coast getaway. The city offers some of the best fishing and boating in the area along with offering canoeing and other activities along the Blackwater River.

The Historic Pensacola Village includes 27 properties in the Pensacola National Register Historic District. Eleven of these properties are interpreted facilities that are open to the public. From our beautiful beaches, historic forts, a thriving downtown, Pensacola has something for everyone.

Pensacola is home to the National Naval Aviation Museum Which saw 800,000+ people in 2017 and is home to the Blue Angels. Pensacola Beach hosts a Blue Angels show every July while the Blue Angels host their last show of the season over Naval Air Station Pensacola every November.

Regional Map



Locator Map





ROOMS: 60
6950 Pensacola Blvd

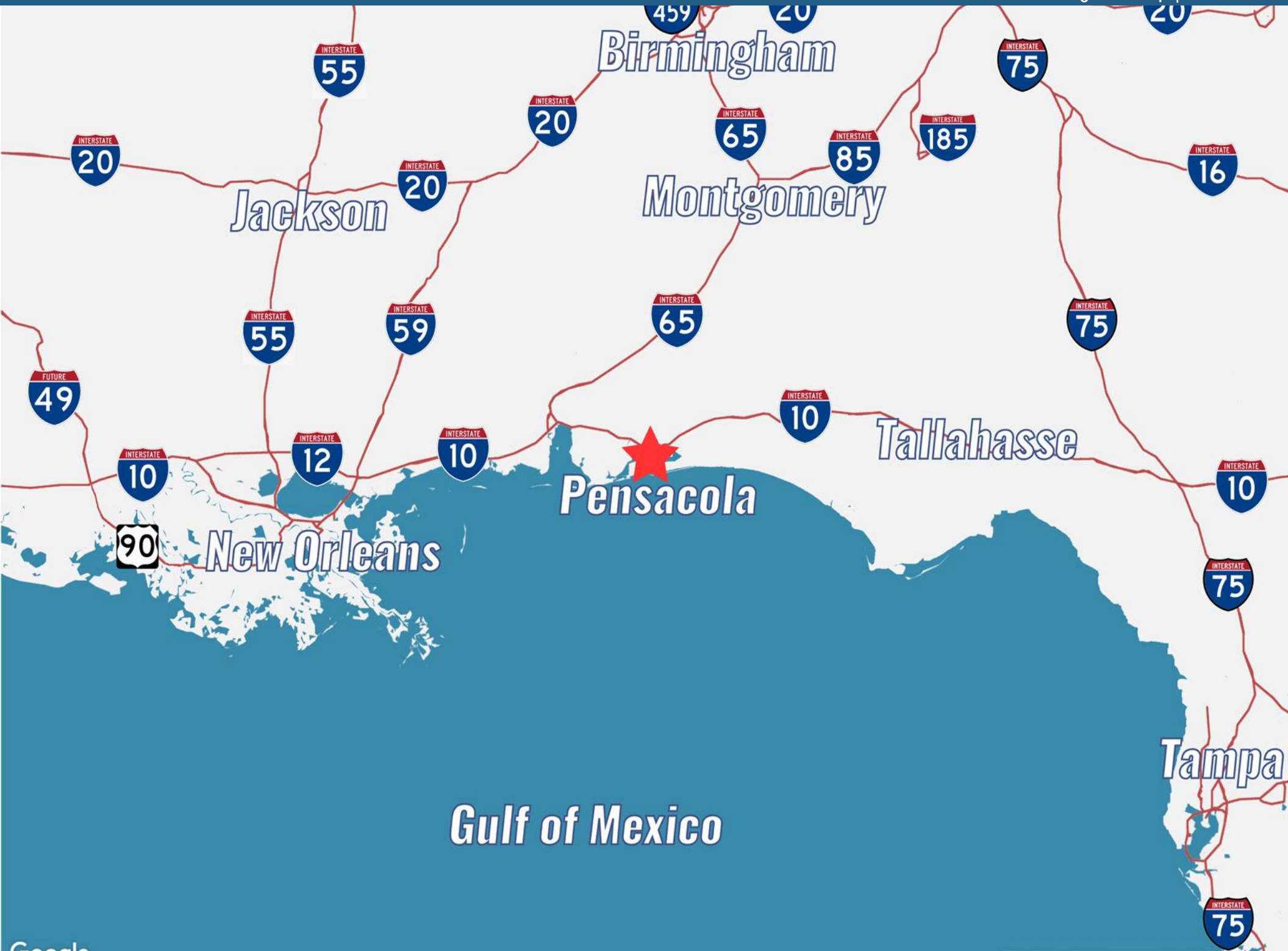
PENSACOLA BLVD  48,000 VPD




SureStay[®]
PLUS HOTEL
by **BEST WESTERN**
ROOMS: 80
7051 Pensacola Blvd




Clarion Inn
ROOMS: 107
6919 Pensacola Blvd



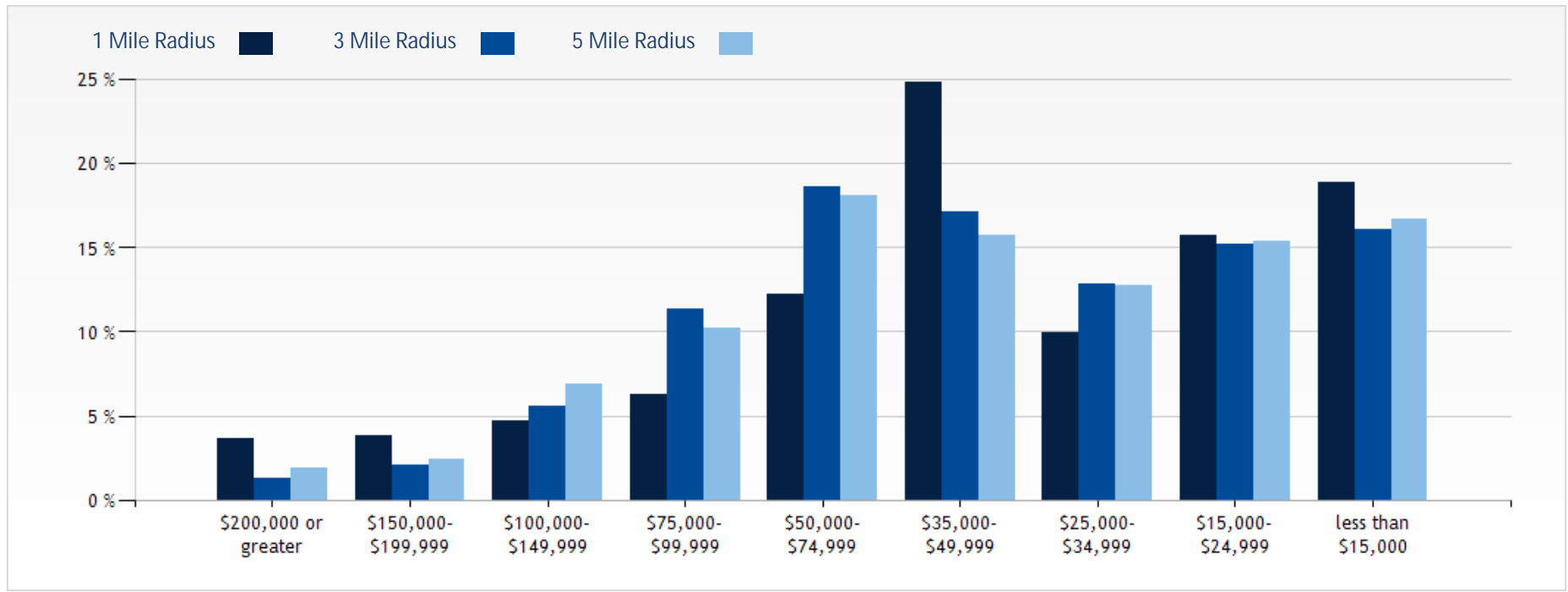


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,395	53,923	147,087
2010 Population	3,460	54,179	150,201
2017 Population	3,593	57,736	159,382
2022 Population	3,695	60,052	165,693
2017 African American	1,577	20,318	48,294
2017 American Indian	30	436	1,275
2017 Asian	147	2,385	5,461
2017 Hispanic	160	3,297	9,481
2017 White	1,688	31,233	95,712
2017 Other Race	26	1,027	2,581
2017 Multiracial	122	2,203	5,768
2017-2022: Population: Growth Rate	2.80 %	3.95 %	3.90 %

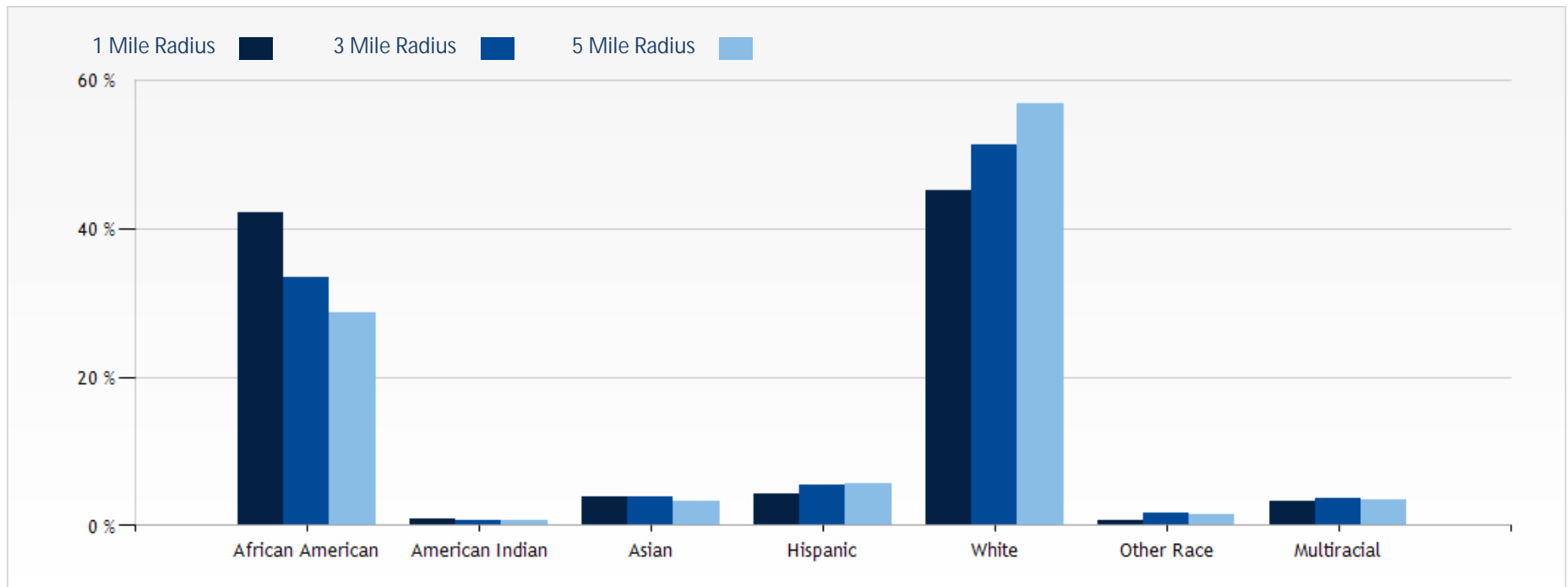
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	278	3,467	10,531
\$15,000-\$24,999	232	3,285	9,676
\$25,000-\$34,999	146	2,770	8,015
\$35,000-\$49,999	366	3,695	9,914
\$50,000-\$74,999	180	4,014	11,398
\$75,000-\$99,999	93	2,447	6,455
\$100,000-\$149,999	69	1,202	4,343
\$150,000-\$199,999	56	452	1,551
\$200,000 or greater	54	284	1,219
Median HH Income	\$37,265	\$39,069	\$38,952
Average HH Income	\$55,058	\$52,063	\$54,455

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,414	21,489	62,870
2010 Total Households	1,431	20,415	59,773
2017 Total Households	1,474	21,616	63,102
2022 Total Households	1,511	22,499	65,622
2017 Average Household Size	2.43	2.48	2.39
2000 Owner Occupied Housing	920	12,783	36,756
2000 Renter Occupied Housing	355	6,932	20,622
2017 Owner Occupied Housing	881	12,376	34,693
2017 Renter Occupied Housing	592	9,240	28,410
2017 Vacant Housing	206	2,619	8,468
2017 Total Housing	1,680	24,235	71,570
2022 Owner Occupied Housing	898	12,719	35,634
2022 Renter Occupied Housing	613	9,780	29,988
2022 Vacant Housing	212	2,741	8,832
2022 Total Housing	1,723	25,240	74,454
2017-2022: Households: Growth Rate	2.50 %	4.00 %	3.95 %

2017 Household Income



2017 Population by Race





OFFERING MEMORANDUM

CLARION INN HOTEL

ABSOLUTE NNN \$ 8,424,400
6919 PENSACOLA BLVD, PENSACOLA, FLORIDA

OFFERING SUMMARY

ADDRESS	6919 Pensacola Blvd Pensacola, Florida FL 32505
COUNTY	Escambia
LEASE TYPE	Absolute NNN
CAP RATE	7.50%
BUILDING SF	±46,689 SF
LAND SQUARE FEET	±143,748
LAND ACRES	±3.30
LESSEE	Clarion Inn Hotels
LEASE OPTIONS	4 X 5 Year Options
OWNERSHIP TYPE	Fee Simple
YEAR BUILT	1972
YEAR RENOVATED	January 2018
# OF ROOMS	107 Keys

FINANCIAL SUMMARY

OFFERING PRICE	\$8,424,400
PRICE PSF	\$180.43
OCCUPANCY	100 %
NOI (CURRENT)	\$631,830
CAP RATE (CURRENT)	7.50 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	3,986	56,365	152,029
2017 Median HH Income	\$36,787	\$40,081	\$40,085
2017 Average HH Income	\$53,857	\$53,527	\$55,586

- 20 Year Absolute NNN Sale Leaseback
- New 20 Year Lease Begins at COE
- 4 x 5 Year Options
- Outdoor Pool
- Newly 2018 Remodeled Location
- Attractive Lease Rate Increases
- Full Interior Corridors - Highly Sought After
- 107 Keys, 2 Floors

Retail Investment Group is proud to offer the Clarion Inn Hotel and Bistro C in Pensacola, Florida. The property will be sold as a portfolio with Studio 6 Extended Stay and SureStay Plus Hotel in Pensacola, Florida or it can be sold individually.

The featured property is ±46,689 square feet on ±3.3 acres. It features 107 Keys, 2 floors and has an attached Bistro C restaurant.

About Clarion Inn:

Clarion is a line of full-service hotels under the Choice Hotels umbrella. As a midscale full-service hotel offering food & beverage and meeting space amenities, Clarion is a nationally recognized hotel franchise brand serving a need in the “gatherings” marketplace not filled by any other hotel brand today.

Their franchisees are supported by localized marketing tools such as eMenu programs and customizable sales collateral templates, as well as the global reservations system and resources of Choice Hotels International®.

There are currently over 315+ Clarion Inn's that are open or under renovation.





STUDIO 6 EXTENDED STAY

ABSOLUTE NNN \$ 2,183,233
6950 PENSACOLA BLVD, PENSACOLA, FLORIDA

OFFERING SUMMARY

ADDRESS	6950 Pensacola Blvd Pensacola FL 32505
COUNTY	Escambia
LEASE TYPE	Absolute NNN
CAP RATE	7.50%
BUILDING SQUARE FEET	±44,431
LAND ACRES	±1.02
LAND SQUARE FEET	±44,431
LEASE OPTIONS	4 x 5 Year Options
LESSEE	PNS Hotels
OWNERSHIP TYPE	Fee Simple
YEAR RENOVATED	2018
# OF ROOMS	60 Keys

FINANCIAL SUMMARY

OFFERING PRICE	\$2,183,233
PRICE PSF	\$49.14
OCCUPANCY	100 %
NOI (CURRENT)	\$163,743
CAP RATE (CURRENT)	7.50 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	3,953	55,920	154,409
2017 Median HH Income	\$36,184	\$39,251	\$40,193
2017 Average HH Income	\$52,078	\$52,431	\$55,860

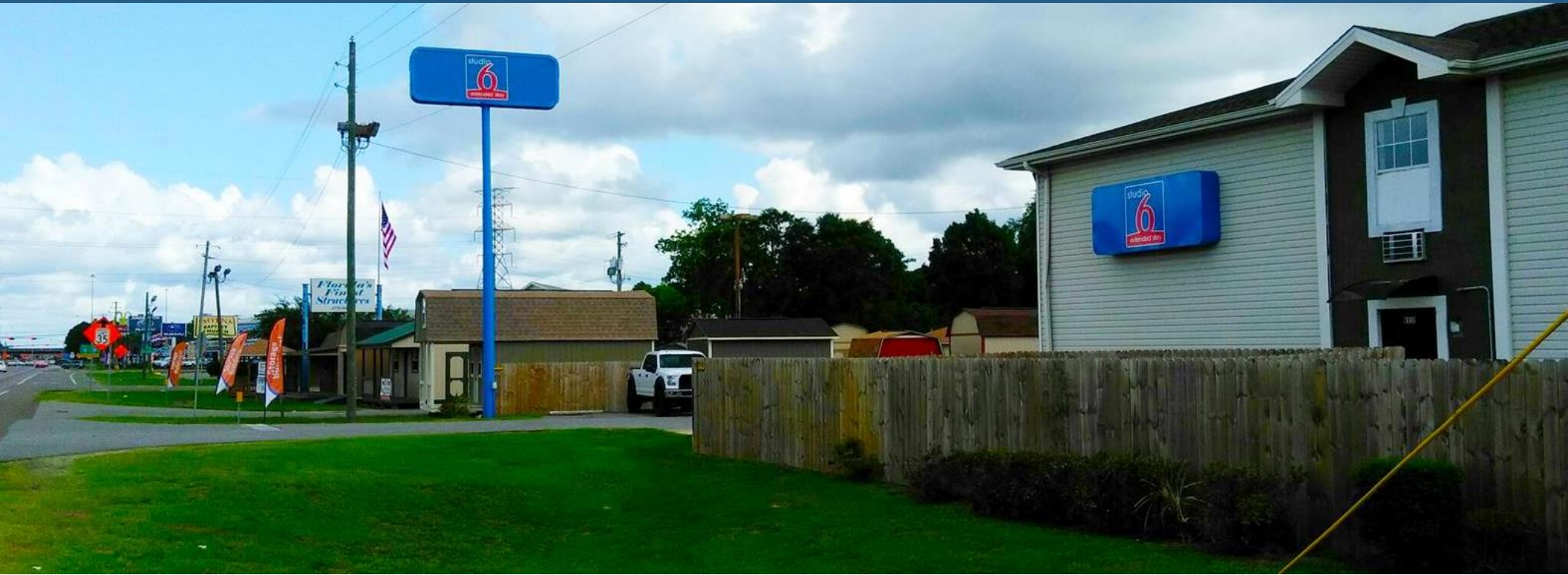
- Sale-Leaseback, Absolute NNN
- 4 x 5 Year Options
- New 20 Year Lease Begins as COE
- 8.5% Every 5 Years
- 60 Keys, 2 Floors
- Outdoor Pool
- Nearby Attractions include: Sam's Fun City, Five Flags Speedway, University of West Florida, and Pensacola Civic Center

Retail Investment Group is proud to offer Studio 6 Extended Stay in Pensacola, Florida. The ±44,431 square foot building sits on ±1.02 acres. It features 60 rooms and recently completed renovations in January 2018.

About Studio 6 Extended Stay:

Studio 6 extended stay hotels offer the affordable comfort of furnished studios, low weekly rates and accommodating hotel amenities. You will find Studio 6 locations in the United States and Canada conveniently located in major business complexes, offering easy access to shopping and retail centers, entertainment areas, and many restaurants.

With growing locations nationwide and in Canada, Studio 6 hotels offer accommodations in major commercial destinations that are perfect for travelers in need of temporary housing.





SURESTAY PLUS HOTEL

ABSOLUTE NNN \$ 4,850,558
7051 PENSACOLA BLVD , PENSACOLA, FLORIDA

OFFERING SUMMARY

ADDRESS	7051 Pensacola Blvd Pensacola FL 32505
COUNTY	Escambia
LEASE TYPE	Absolute NNN
CAP RATE	7.50%
BUILDING SQUARE FEET	±42,733
LAND ACRES	±3.72
LAND SQUARE FEET	±162,043
LEASE OPTIONS	4 x 5 Year Options
LESSEE	PNS Hotels
OWNERSHIP TYPE	Fee Simple
YEAR BUILT	1976
YEAR RENOVATED	January 2018
# OF ROOMS	80 Keys

FINANCIAL SUMMARY

OFFERING PRICE	\$4,850,558
PRICE PSF	\$113.51
OCCUPANCY	100 %
NOI (CURRENT)	\$363,792
CAP RATE (CURRENT)	7.50 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	4,252	55,849	150,245
2017 Median HH Income	\$36,327	\$40,412	\$40,436
2017 Average HH Income	\$52,211	\$53,883	\$56,003

- Absolute NNN Sale-Leaseback
- 20 Year Sale Lease begins at COE
- Newly Remodeled Location
- 8.5% Increases Every 5 Years
- 4 x 5 Years Option
- Outdoor Pool
- Attractive Lease Rate Increases
- Fully Interior Corridors - Highly Sought After
- 80 Keys, 2 Floors

Retail Investment Group, LLC is proud to offer the SureStay Plus Hotel as either a 3 asset portfolio with Clarion Inn and Studio 6 extended stay, all located in Pensacola, Florida, or this property can be sold individually.

This property is ±42,733 square feet on ±3.72 acres and was recently re-opened in January 2018 after renovations. There are currently 80 keys and features fully interior corridors. This property is located along Pensacola Boulevard with 39,000+ vehicles per day.

About SureStay Plus Hotel:

At SureStay®, they know that every traveler is different with varied needs and demands. That's why they offer a well-rounded selection of hotels with different features and amenities – enabling owners and developers to find the right hotel product to fit their market. And because SureStay includes only hotels with a 3.5 and higher TripAdvisor rating, SureStay makes a quality commitment to guests, each and every stay

SureStay Collection® Hotel by Best Western consists of carefully selected full-service hotels that share the commitment to delivering an exceptional travel experience. SureStay Collection provides independent hoteliers the opportunity to retain their local identity and individuality while harnessing a global powerhouse.



Pensacola Hotel Portfolio



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