



RETAIL INVESTMENT GROUP, LLC

1 GATEWAY BOULEVARD EAST | SAVANNAH, GA 31419

\$6,830,594 | CAP: 8.25%



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PROPERTY INFORMATION

Address:	1 Gateway Blvd E Savannah, Georgia
CAP Rate:	8.25%
NOI:	\$563,524
Building Size:	±69,558 Square Feet
Land Area:	±6.40 Acres
Rooms:	120
Lease Options:	4 x 5 Year Options
Lessee:	Innovative Investments, LLC www.innin.com
Lease Type:	Absolute NNN Lease
Increases:	8.5% Every 5 Years
Guarantee:	Single Unit Entity
Lease Expiration:	July 31, 2038

INVESTMENT HIGHLIGHTS

- ▶ Sale-Leaseback, Absolute NNN
- ▶ New 20 Year Lease Begins @ COE
- ▶ Oversized Outdoor Pool
- ▶ Attractive Lease Rate Increases
- ▶ Historic City with Population of ±296,000
- ▶ Denny's Restaurant Attached to Hotel
- ▶ Subsidiary of Wyndham Worldwide
- ▶ Property Improvement Plan Completed in 2015
- ▶ Near Mighty 8th Air Force Museum
- ▶ Located Right Off I-95 On / Off Ramp



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



RADIUS MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	2,061	12,623	41,677
Avg. Household Inc.	\$65,134	\$65,246	\$75,921
2022 Est. Population	2,235	13,534	44,780



PROPERTY PHOTOGRAPHY

PHOTOS TAKEN - MARCH 2018



ABOUT BEST WESTERN



Celebrating more than 70 years of hospitality, Best Western Hotels & Resorts is an award-winning global family of hotels located in over 100 countries and territories that offers accommodations for all types of travelers.

Guests can select from 10 unique hotel brands: Best Western®, Best Western Plus®, Best Western Premier®, Vib®, Glō®, Executive Residency by Best Western® and BW Premier Collection®; as well as Best Western's recently launched franchise offerings: SureStay®, SureStay Plus® and SureStay Collection®. Independently owned and operated, each brand has its own personality and style, but all share the same commitment to delivering superior customer service, exceptional value and modern amenities.

Best Western International, Inc., operator of the Best Western Hotels & Resorts brand, operates about 4,200 hotels and motels. The chain, with its corporate headquarters in Phoenix, Arizona, operates 2,163 hotels in North America. The brand was founded by M.K. Guertin in 1946. David Kong is the president and CEO of Best Western, and Dorothy Dowling is the chief marketing officer.

In 2002, Best Western International launched Best Western Premier in Europe and Asia. (The other hotels in the chain were known as Best Western.) In 2011, the chain's branding system-wide changed to a three-tiered system: Best Western, Best Western Plus, and Best Western Premier. Since it no longer operates under a single brand, Best Western concurrently modified its slogan in 2011 from "the world's largest hotel chain" to "the world's largest hotel family."



With its pedestrian-friendly layout and innovative urban design, Savannah serves as a balm for the senses. The city of Savannah inspires visitors with its emerald tree canopy, quaint cobblestone streets and majestic architecture. Take the time to wander off the beaten path and experience the history, beauty and charm of this beloved coastal city.

Savannah is an abundant city to visit any time of year, with activities for everyone to indulge in. From architectural tours, music and food festivals, to art exhibits and Civil War re-enactments, Savannah brims with all kinds of events to excite and entertain.

Savannah's downtown area, which includes the Savannah Historic District, the Savannah Victorian Historic District, and 22 parklike squares, is one of the largest National Historic Landmark Districts in the United States (designated by the U.S. government in 1966). Downtown Savannah largely retains the original town plan prescribed by founder James Oglethorpe (a design now known as the Oglethorpe Plan).

Each year Savannah attracts millions of visitors to its cobblestone streets, parks, and notable historic buildings: the birthplace of Juliette Gordon Low (founder of the Girl Scouts of the USA), the Georgia Historical Society (the oldest continually operating historical society in the South), the Telfair Academy of Arts and Sciences (one of the South's first public museums), the First African Baptist Church (one of the oldest African-American Baptist congregations in the United States), Temple Mickve Israel (the third oldest synagogue in America), and the Central of Georgia Railway roundhouse complex (the oldest standing antebellum rail facility in America).