

# Comfort Inn

BATAVIA, NY



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
400 Garden City Plaza,  
Suite 438  
Garden City, NY 11530

*PRESENTED BY:*

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BATAVIA, NY

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COMFORT INN

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# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,450,000
<b>CAP RATE:</b>	8.46%
<b>NOI:</b>	\$292,000
<b>LOT SIZE:</b>	3 Acres

## PROPERTY OVERVIEW

2 Story- Interior Corridor property - 59 Rooms  
 Generated 918K in revenue in 2018 with a 292K NOI  
 2019 Revenue up \$47K YOY - on pace to do over \$1M in 2019.  
 Property will likely change flags with change of ownership  
 Minimal Baymont PIP available  
 Currently absentee ownership  
 Plenty of upside for owner/operator to improve performance

## PROPERTY HIGHLIGHTS

- 59 Room, 2 story interior corridor
- Between Rochester and Buffalo Off of I-90
- Easy Access and Great Visibility from I-90 (NY Thruway)
- Close to Darien Lake Amusement Park and Batavia Downs Casino
- 2019 numbers are up significantly over previous years
- Currently absentee ownership - plenty of upside for owner/operator to improve performance

# Property Description



## PROPERTY OVERVIEW

- \*2 Story- Interior Corridor - 59 Rooms
- \*Generated 918K in revenue in 2018 with a 292K NOI
- \*2019 revenue numbers up \$47K through May
- \*On pace for over 1M in revenue for 2019
- \*Property will likely change flags with change of ownership
- \*Minimal Baymont PIP available
- \*Between Rochester and Buffalo Off of I-90 (NY Thruway)
- \*Easy Access and Great Visibility from Interstate
- \*Close to Darien Lake Amusement Park and Batavia Downs Casino
- \*Currently absentee ownership - plenty of upside for owner/operator to improve performance

## LOCATION OVERVIEW

Just off I-90 (NY Thruway). The hotel is located less than one mile from Batavia Downs Casino. Located at the gateway to western New York, Batavia is just a short drive from major attractions like Rochester, Buffalo, and Niagara Falls. The hotel is less than an hour from both Buffalo Niagara International Airport and Greater Rochester International Airport.

# Property Details

**SALE PRICE** **\$3,450,000**

## LOCATION INFORMATION

Building Name	Comfort Inn
Street Address	4371 Federal Drive
City, State, Zip	Batavia, NY 14020
County/Township	Genesee

## BUILDING INFORMATION

Building Size	2 Story Interior - 59 Rooms
NOI	\$292,000
Cap Rate	8.46%
Price Per Key	58,475

## PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Limited Service
Lot Size	3 Acres



## Additional Photos



COMFORT INN

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# LOCATION INFORMATION

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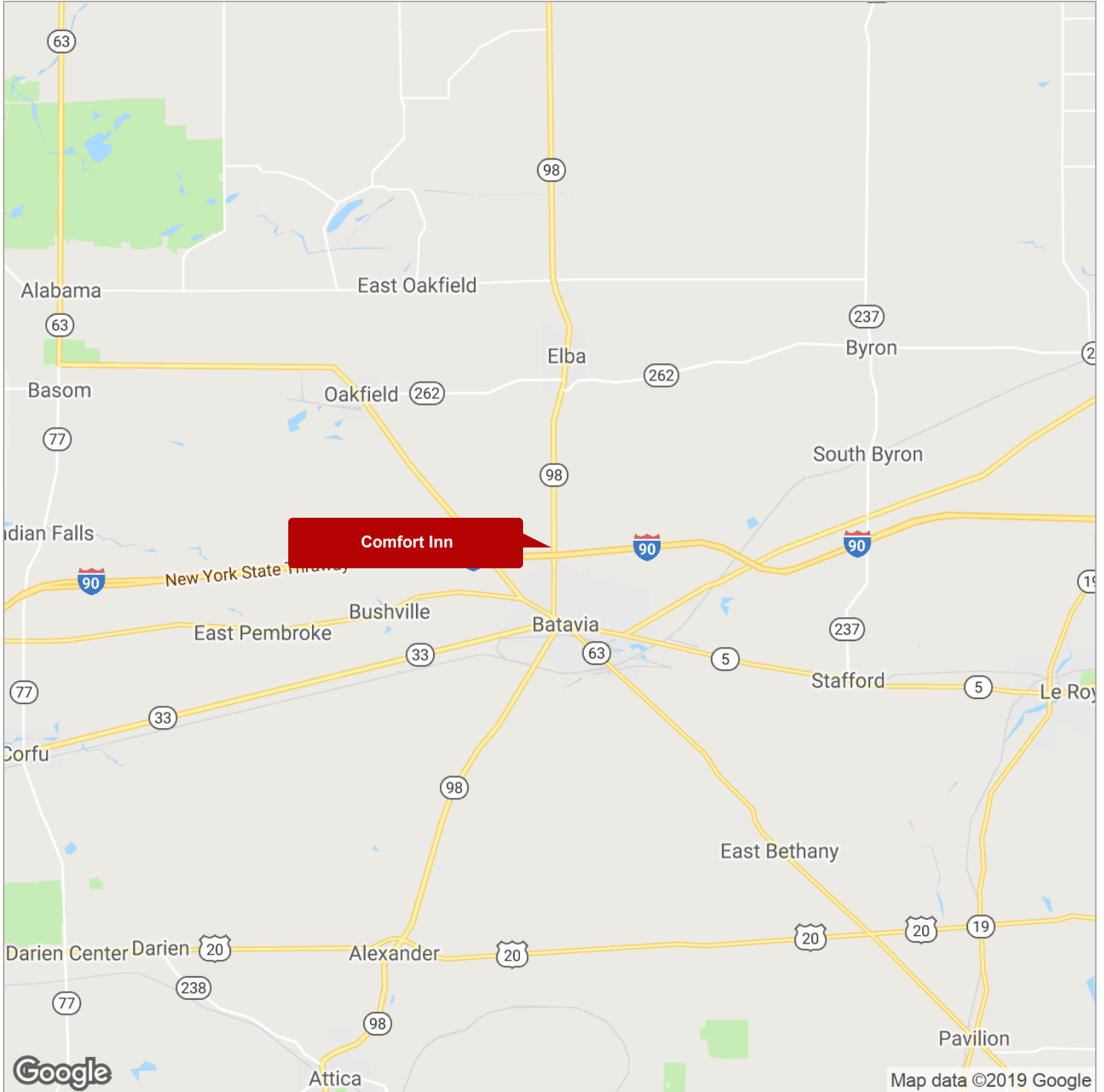
REGIONAL MAP

LOCATION MAPS

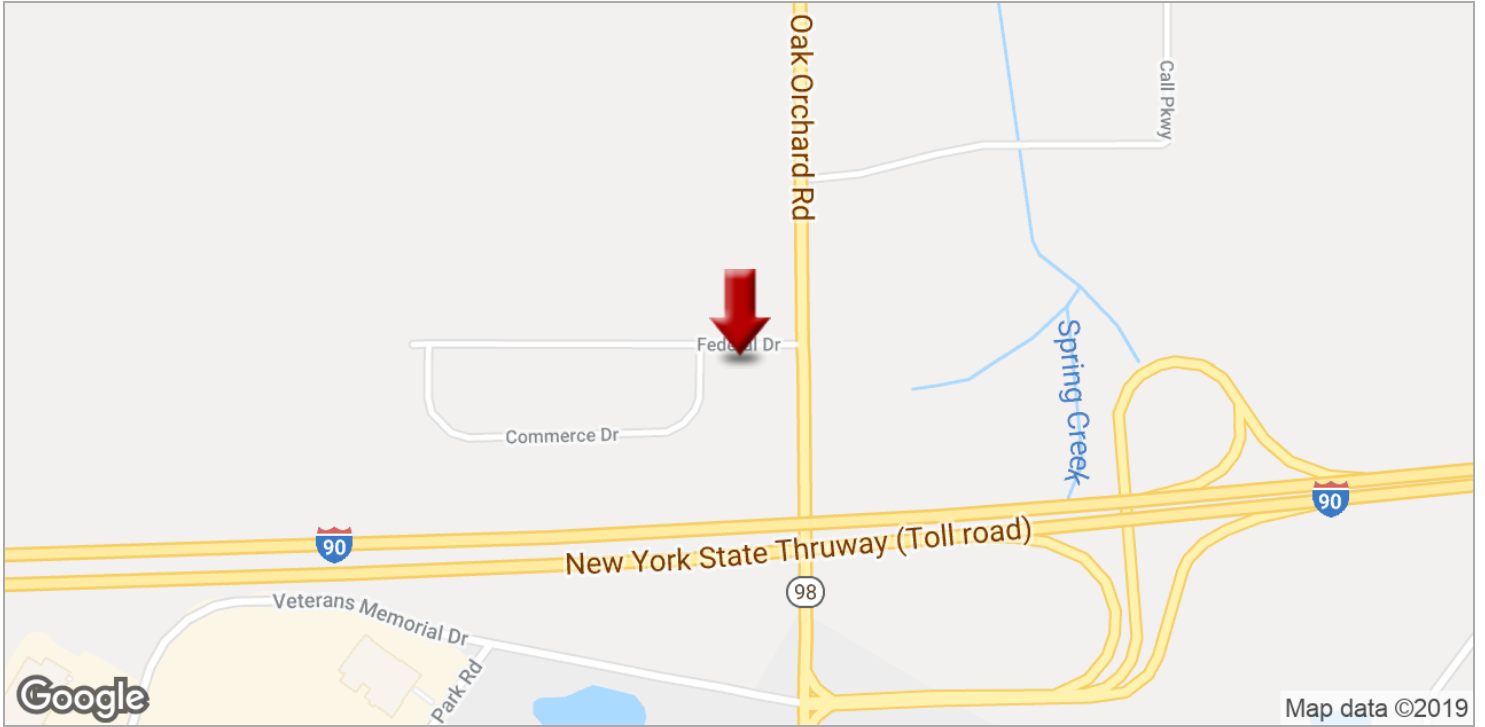
AERIAL MAP



# Regional Map



# Location Maps



# Aerial Map



COMFORT INN

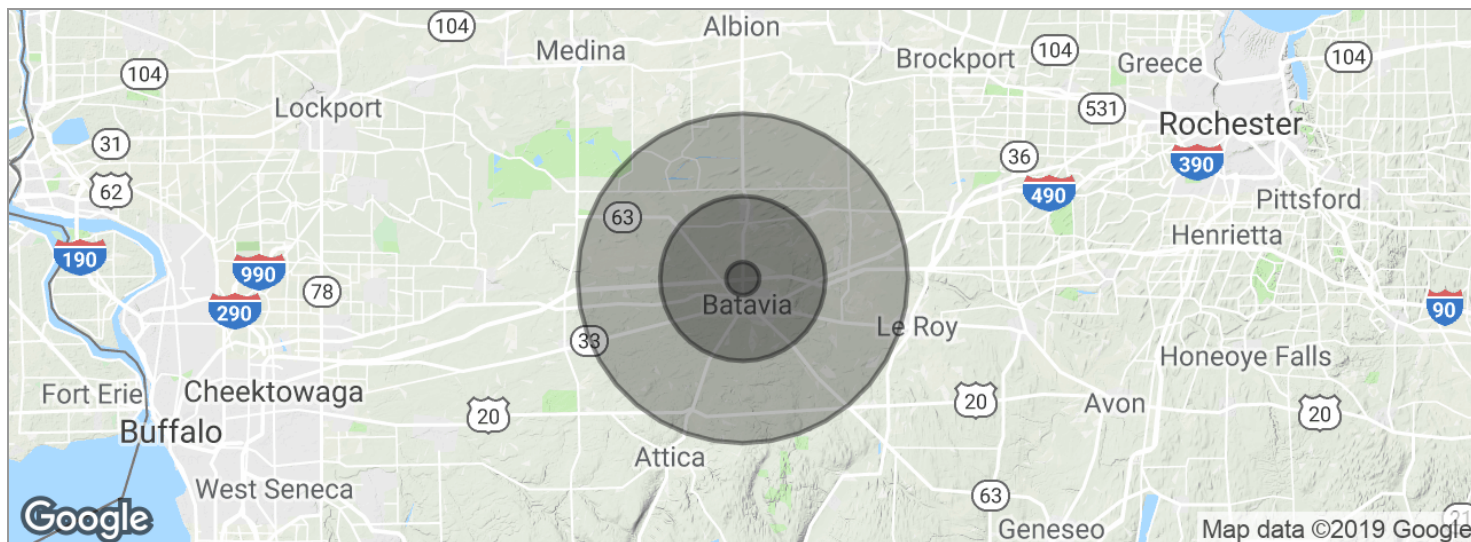
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**DEMOGRAPHICS**

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DEMOGRAPHICS MAP

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,949	24,043	43,988
Median age	42.2	39.7	40.4
Median age (male)	39.5	38.7	38.9
Median age (Female)	43.9	40.0	41.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,218	9,510	17,036
# of persons per HH	2.4	2.5	2.6
Average HH income	\$54,250	\$56,601	\$60,191
Average house value	\$124,639	\$115,185	\$118,544

\* Demographic data derived from 2010 US Census