



IS PLEASED TO OFFER:

EXCLUSIVELY LISTED HOTEL INVESTMENT OPPORTUNITY

Former Candlewood Suites Shreveport

5020 Hollywood Avenue
Shreveport, LA 71109

PRICE: \$2.95 MILLION

(\$31,720 per room)

Estimated PIP conversion: \$750K

TOTAL REVENUE:

- 2010 (last complete year as Candlewood) = \$1.9 million
 - Occupancy: 82%
 - ADR: \$67
 - Net Operating Income: \$700K

- Oct. 2013 thru May 2014 (as Studio 6) = \$404K

- 93 rooms
- 3 floors, interior corridor with elevator
- Fully equipped kitchen
- Microwave and mini-fridge in every room
- Outdoor seasonal swimming pool
- Fitness room
- Free Wi-Fi
- 1.475 acres

- Built in 2008 as Candlewood Suites
- Foreclosed by bank in 2011 and re-flagged as Studio 6
- PIPs scheduled with:
Red Roof Plus • Hawthorne Suites • MainStay Suites



Business and leisure visitors attracted by:

- Shreveport Regional Airport – 0.3 miles
- Louisiana State Fairgrounds – 2.0 miles
- Hirsch Memorial Stadium (10,300-seat multi-purpose indoor arena) – 2.5 miles
- Independence Bowl (63,000-seat football stadium) – 2.5 miles
- Louisiana State University – 3.7 miles
- Downtown Shreveport – 5.6 miles
- Splash Kingdom Family Water Park – 5.6 miles
- Shreveport Convention Center – 6.0 miles
- Eldorado Casino – 7.3 miles
- Barksdale Air Force Base – 10 miles
- Louisiana Downs Racetrack – 13.4 miles



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