DC Hospitality

*Experience.* The Difference.

**IS PLEASED TO OFFER:**

# *SPECIAL HOTEL INVESTMENT OPPORTUNITY*

## Red Lion Hotel Atlanta Airport

1419 Virginia Avenue
College Park, GA 30337

### *PRICE: $17 MILLION*

*(approximately $69,105 per room)*

***Very strong:***

- cap rates
- room revenue multiple
- upside potential for occupancy, ADR, RevPar

***$7 million renovation just completed***

- 246 guest rooms, including 10 king suites
- 6 floors with 3 elevators
- 3,460 sq. ft. of meeting space
- Restaurant – leased at $13,375/month
- Cocktail Lounge
- Business center
- Fitness center
- Seasonal outdoor swimming pool
- Built in 1973
- Lot size: 3.04 acres

### *Business and leisure visitors attracted by:*

- 1 mile from the world's largest and busiest international airport – with opportunity for airline crew contracts, notably Delta Air Lines and Southwest Airlines
- 2 miles from Georgia International Convention Center – 2nd largest convention center in the state
- Corporate headquarters such as Coca-Cola, Georgia-Pacific, AT&T Mobility, and Turner Broadcasting
- Atlanta Merchandise Mart – among world's largest permanent wholesale trade centers with 4 buildings and 7 million square feet
- World of Coke
- Georgia Aquarium – home to 500 species residing in 10 million gallons
- CNN Studio Tours
- Emory University Hospital – 587-bed facility renowned for care in cardiology, oncology, transplant surgery, and neurosciences

And much more!

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