



PRICE IMPROVEMNET HOLIDAY INN EXPRESS - ALPHARETTA GA

2950 MANSELL ROAD
ALPHARETTA, GA 30022

Asna Baig
Advisor
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1 PROPERTY INFORMATION

2950 Mansell Road
Alpharetta, GA 30022

Property Summary



OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	1.88 Acres
Year Built:	1998
Renovated:	2019
Zoning:	C3
Market:	Atlanta MSA

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is pleased to offer to qualified investors the sale of Holiday Inn Express located in Alpharetta's New Hospitality Headquarters. Enjoy the fun and excitement of Atlanta without the hustle and bustle since the Holiday Inn Express® Alpharetta is located conveniently between Alpharetta and Roswell, Georgia. Guests can easily get to downtown Atlanta attractions such as the Georgia Aquarium only 20 miles away.

Stay local and enjoy the classy shopping experiences at the North Point Mall and The Avalon, just 5 minutes away! Our hotel's staff and facilities are perfect for leisure and corporate guests! You can host your next event or meeting in our meeting room, which can accommodate up to 70 people. Check your email from anywhere, including the Business Center, using free Wi-Fi access with 10 meg of download and 10 meg of upload speeds. Because we're near Roswell, Georgia, our guests can enjoy the ease of access to GM IT Innovation Center, HP, Oracle, Verizon, and other close by companies within 10 minutes. Relax and enjoy a heated, indoor pool and a whirlpool or have fun in our outdoor pool. Enjoy your exercise with a good workout in the Fitness Center or take a jog on the Big Creek Greenway, a 14 mile trail located behind the hotel in easy walking distance. Every morning, we serve a free, hot Express Start Breakfast Bar with items like delicious cheese omelets and crispy bacon. We look forward to having you stay at our hotel!

PROPERTY HIGHLIGHTS

Property Description

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LOCATION OVERVIEW

Located on Mansell Road Near North Point Parkway
Near North Point Mall

Complete Highlights

SALE HIGHLIGHTS

- 92 Rooms [24 Added 4th Qtr. 2019]
- +/- 80 Parking Spaces
- NDA CONFIDENTIAL - Required in "Documents" Tab
- Indoor Pool
- Near North Point Mall and The Avalon
- Corporate Headquarters located on Mansell; AT&T, Clorox, Verizon, Kimberly Clark, MeKession Provider Tech,
- On the Marta Line
- PIP \$3,800,000- Completed 2019 4th Quarter
- Added 24 Rooms in 2019 - Due to continuous overbooking
- 2017-2019 Star Reports can be sent upon request



Additional Photos



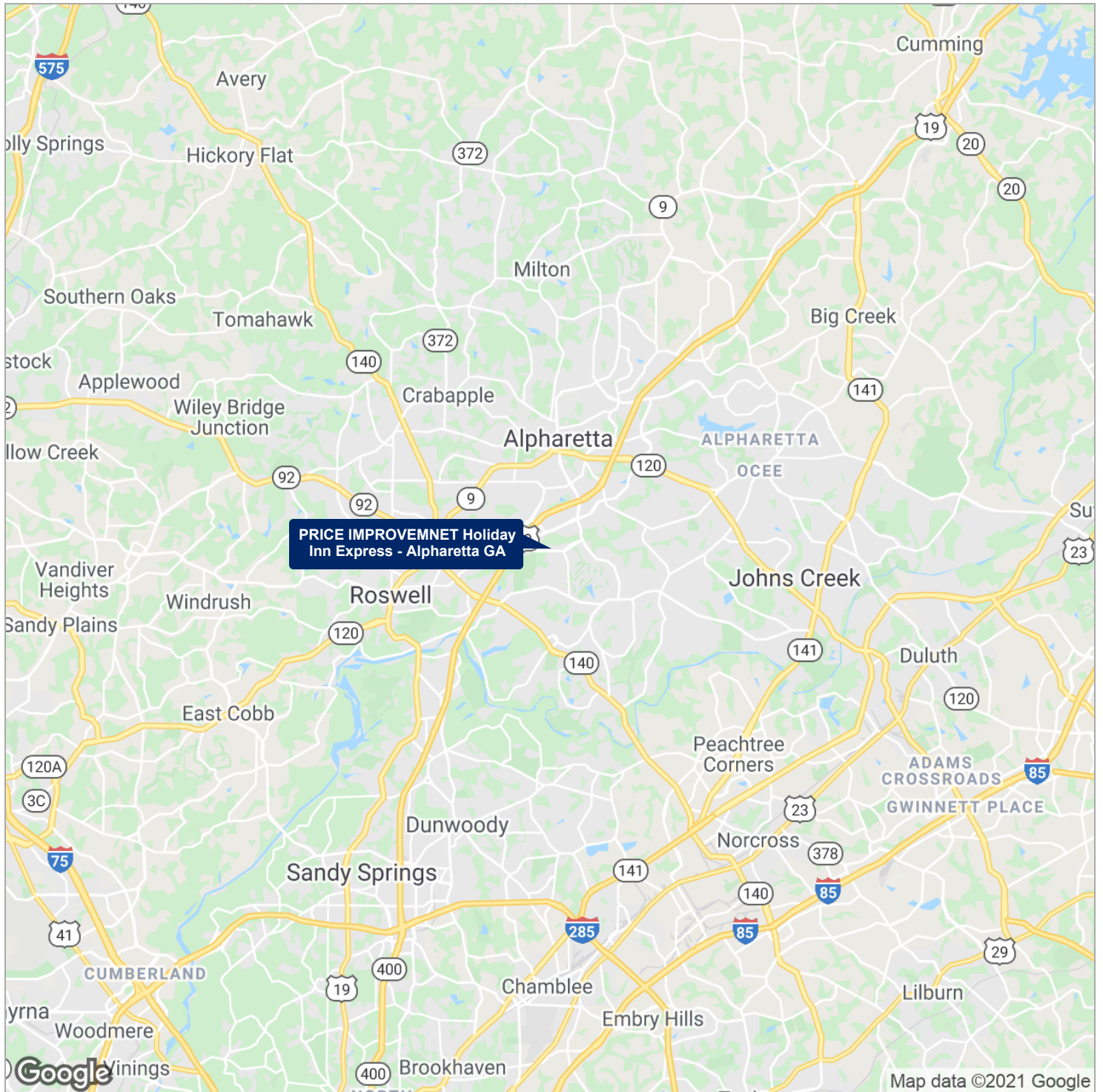
2 LOCATION INFORMATION

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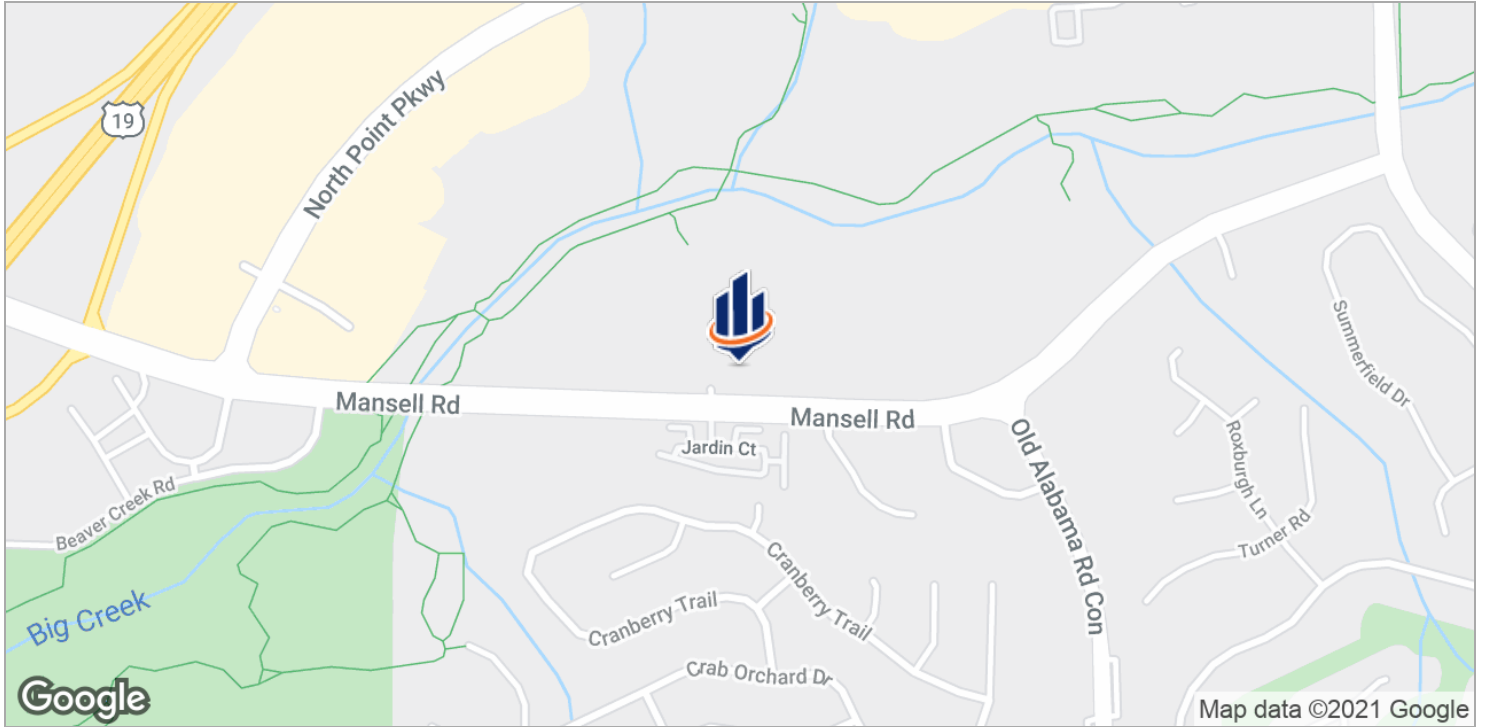
Retailer Map



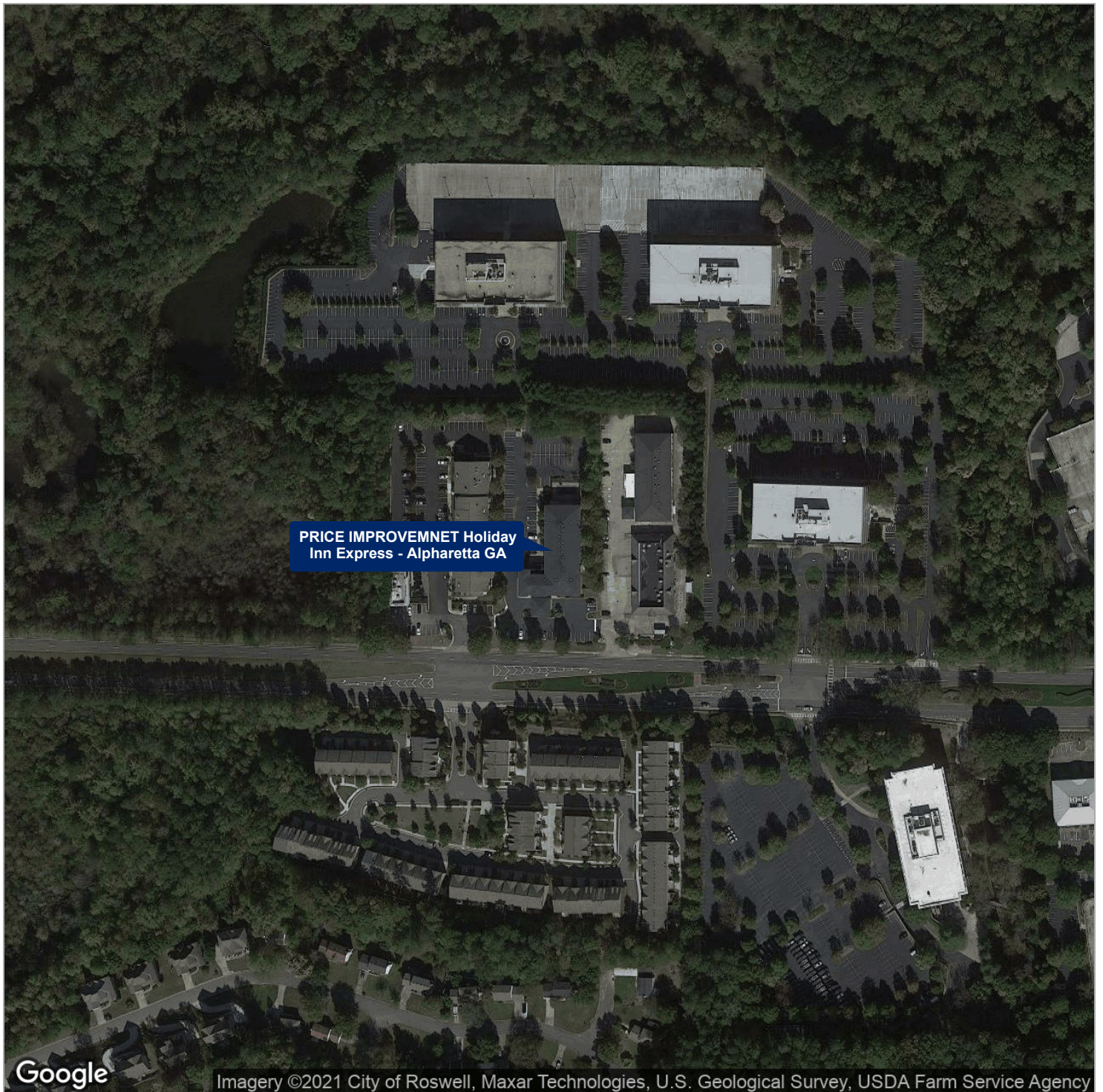
Regional Map



Location Maps



Aerial Map



Unit Mix Summary

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	MIN. RENT	MAX RENT	RACK RATE	DESCRIPTION
Standard	92	100.0		-	-	\$0	
Totals/Averages	92	100%	0	\$0.00	\$0.00		

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DEMOGRAPHICS

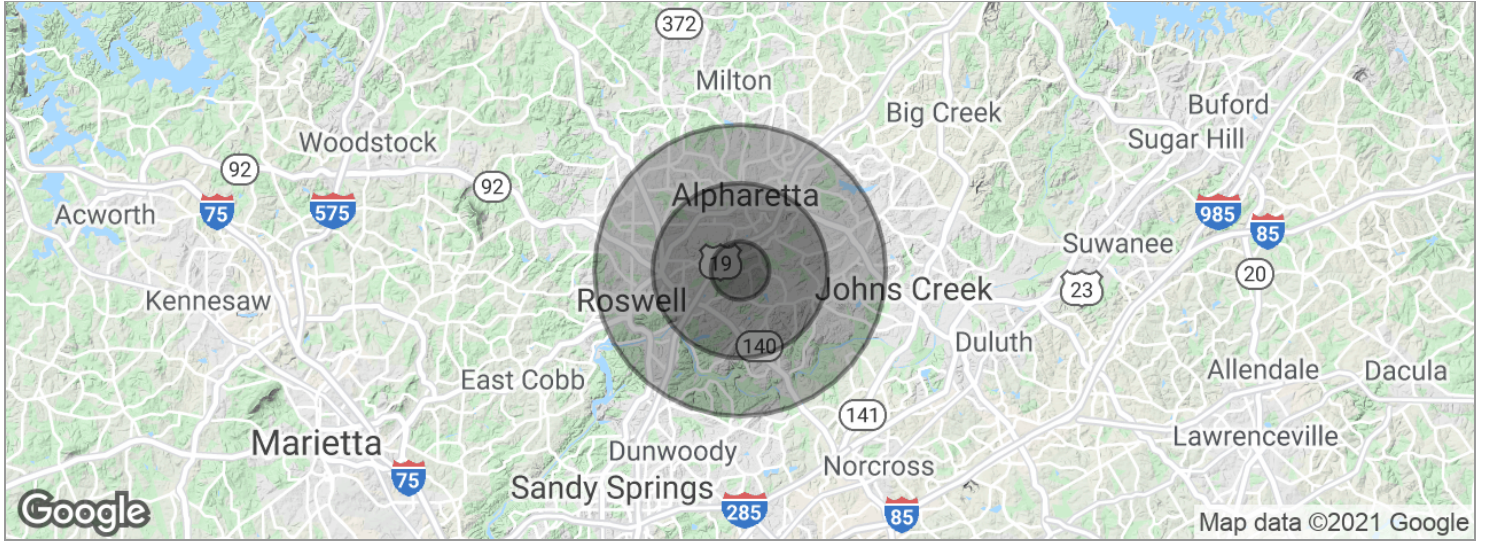
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	5,670	68,932	171,873
Median age	35.2	34.3	36.1
Median age (male)	33.2	33.1	35.0
Median age (female)	36.8	35.1	36.8
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Total households	2,175	26,400	66,089
Total persons per HH	2.6	2.6	2.6
Average HH income	\$95,268	\$92,212	\$107,176
Average house value	\$291,126	\$312,289	\$331,178

* Demographic data derived from 2010 US Census

Demographics Map



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4 ADVISOR BIOS

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ASNA BAIG

Advisor

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Direct: 770.992.5112 | **Cell:** 470.342.2102

GA #379848

PROFESSIONAL BACKGROUND

Attended Georgia State University, J. Mack Robinson College of Business and has a strong understanding of operations and finance. My primary focus will be in the areas of limited service hotels along with mid-sized boutique and independent properties. I am fully equipped with the requisite tools and knowledge to cater to our client's needs. I will deliver superior service and professional support to our clients.

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