EXCLUSIVELY REPRESENTED BY WOODLOCK CAPITAL

ESTD 2019 WOODLOCK CAPITAL

Budgetel Inn & Suites

55 Total Keys & Secondary Commercial Building and Paracel

53 Revenue-Generating Rooms | One Manager's Apartment

2051 Gordon Highway, Augusta, GA 30909

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WOODLOCK CAPITAL

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SITE ACCESS

Site access will be provided by Brenden DeLuke. Please contact him directly at 646-581-5721. Do not visit the property without a listing Advisor present.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 2051 Gordon Highway, Augusta, GA 30909. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

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Owner and Woodlock Capital, LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice

Investment Summary

Budgetel Inn & Suites

2051 Gordon Highway, Augusta GA 30909

INVESTMENT SUMMARY

Total Rooms	55 Total Rooms: 53 Revenue-Generating
One Managers Apartment	One: 1 Bedroom Managers Apartment
Net Operating Income	2025: $391,384 2026: $389,567 (Projected)
Top Line Revenue	2025: $766,350 2026: $750,000+ (Projected)
Additional Building & Parcel Included in Sale	Separated commercial building and parcel included: • ~2,500 sq ft stand-alone, commercially zoned building on Separate Parcel • Projected Yearly Rental Income of $25,000-$35,00

PRICING SUMMARY

Purchase Price: $2,695,000

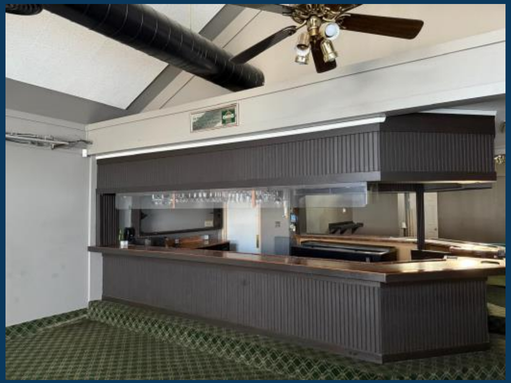
Price Per Room: $49,000

COMMERCIAL PARCEL INCLUDED

A ~2,500 SF versatile standalone building is adaptable to nearly any use, including retail, service, or event space.

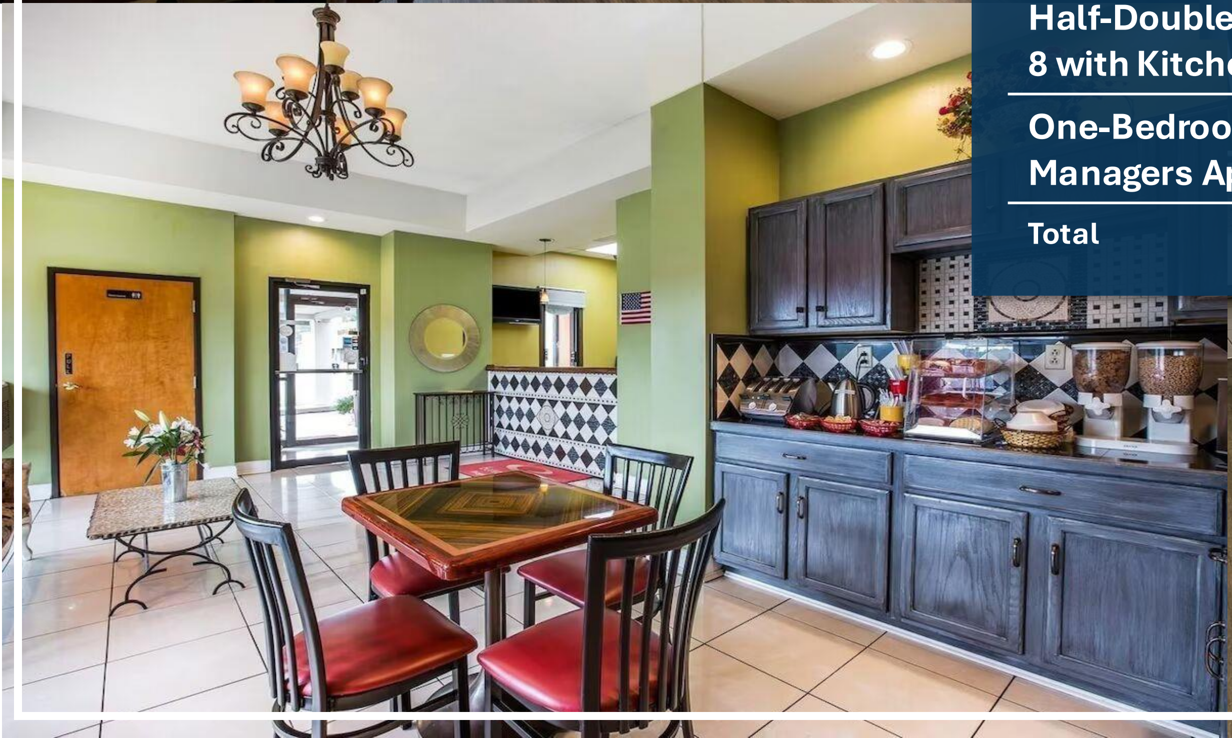
The space offers the future owner the option to lease it to a third party, creating an ancillary income stream independent of hotel occupancy.

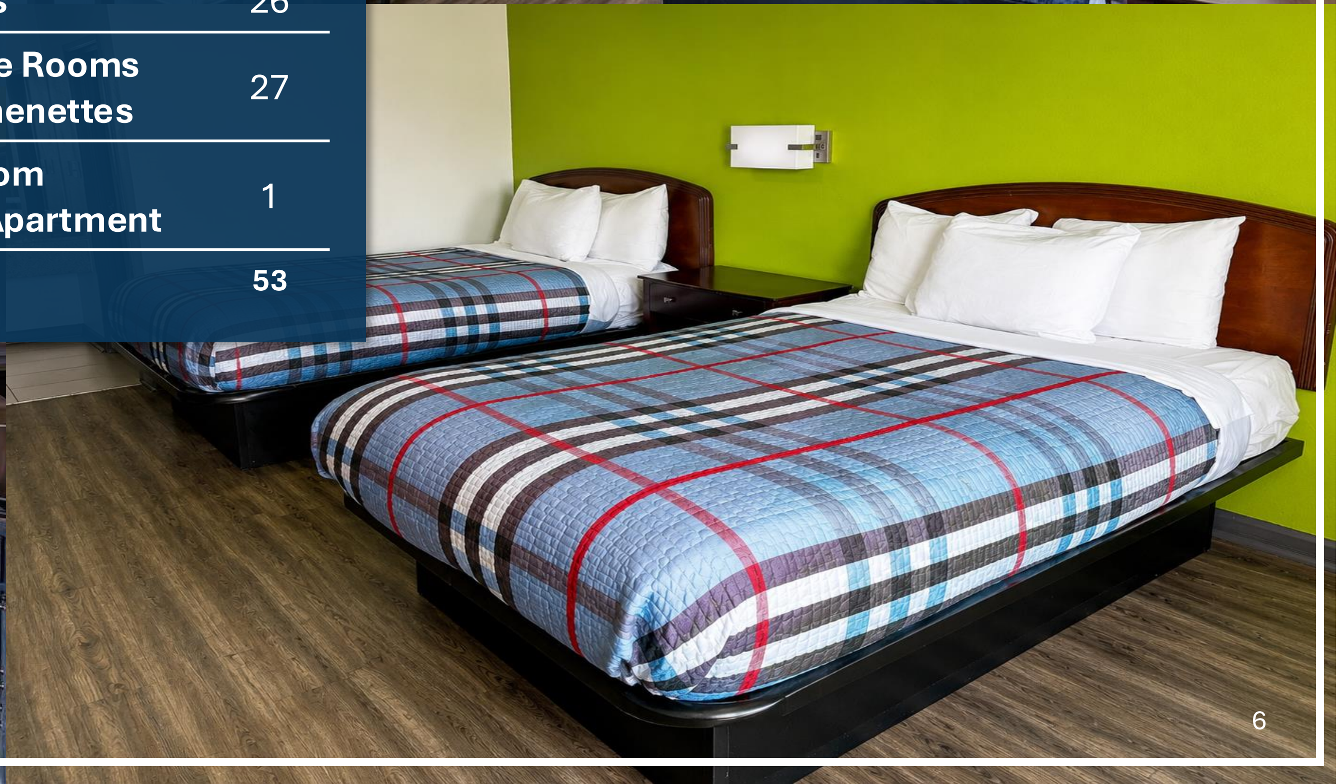
Current owners have received multiple rental offers. Projected yearly rental income of $25,000 - $35,000



Room Breakdown

King Rooms	26
Half-Double Rooms **8 with Kitchenettes**	27
One-Bedroom **Managers Apartment**	1
Total	**53**





RECENT CAPITAL IMPROVEMENTS

Approximately $130,000 of recent improvements and upgrades to the property

NEW
Washing Machines
$12,000

NEW
Dressers
$13,750

NEW
Mattresses
$8,550 (19)

Guest
Laundry
$1,300

NEW
A/C Units
$10,000 (24)

New
Vending Machines
$1,000

NEW
ATM
$1,000

New
43" TVs
$5,500 (22)

Paint, Drywall, Fixtures, and Electrical Work for Main Hotel
$57,690

HVAC Upgrade for Commercial Property
$17,000

Ownership has completed a series of upgrades throughout the property over the past 24 months. These improvements address key guest-facing areas, operational equipment and core building systems. The associated capital expenditures represent primarily one-time costs that a new owner is not expected to replicate in the near term, reducing near-term capital requirements following acquisition.

Budgetel Inn & Suites

Property Photos

LOBBY AND BREAKFAST AREA

EXTERIOR OF THE PROPERTY

Financials

FINANCIAL DETAILS

	YEAR END 2024		YEAR END 2025		YEAR END 2026 PROJECTED	
ROOMS	53		53		53	
AVAILABLE ROOMS	19,345		19,345		19,345	
OCCUPIED ROOMS	12,249		12,046		11,765	
OCCUPANCY	63%		62%		61%	
ADR	$54.67		$63.6		$63.8	
REVPAR	$34.62		$39.61		$38.77	
REVENUE	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
ROOMS	$669,672	100.0%	$766,350	100.0%	$750,000	98.5%
FOOD & BEVERAGE	$0	0.0%	$0	0.0%	$0	0.0%
OTHER REVENUE	$0	0.0%	$0	0.0%	$11,300	1.5%
TOTAL REVENUE	$669,672	100.0%	$766,350	100.0%	$761,300	100.0%
DEPARTMENTAL EXPENSES						
ROOMS	$41,980	6.3%	$42,600	5.6%	$40,257	5.3%
FOOD & BEVERAGE	$0	0.0%	$0	0.0%	$0	0.0%
OTHER OPERATED DEPARTMENTS	$2,100	0.3%	$1,370	0.2%	$2,359	0.3%
TOTAL DEPARTMENTAL EXPENSES	$44,080	6.6%	$43,970	5.7%	$42,616	5.6%
DEPARTMENTAL PROFIT	$625,592	93.4%	$722,380	94.3%	$718,684	94.4%
UNDISTRIBUTED EXPENSES						
ADMIN. & GENERAL	$25,905	3.9%	$28,405	3.7%	$32,197	4.2%
PAYROLL	$136,215	20.3%	$141,825	18.5%	$143,202	18.8%
UTILITIES	$73,695	11.0%	$85,100	11.1%	$85,662	11.3%
SALES & MARKETING	$0	0.0%	$0	0.0%	$0	0.0%
FRANCHISE ROYALTY FEE	$6,000	0.9%	$6,000	0.8%	$6,000	0.8%
REPAIRS & MAINTENANCE	$15,420	2.3%	$22,650	3.0%	$20,550	2.7%
TOTAL UNDISTRIBUTED EXPENSES	$257,235	38.4%	$283,980	37.1%	$287,611	37.8%
GROSS OPERATING PROFIT	$368,357	55.0%	$438,400	57.2%	$431,073	56.6%
MANAGEMENT FEE	$0	0.0%	$0	0.0%	$0	0.0%
GOP BEFORE FIXED EXPENSES	$368,357	55.0%	$438,400	57.2%	$431,073	56.6%
FIXED CHARGES						
PROPERTY TAXES	$16,417	2.5%	$16,917	2.2%	$16,000	2.1%
INSURANCE	$22,640	3.4%	$30,099	3.9%	$25,506	3.4%
TOTAL FIXED EXPENSES	$39,057	5.8%	$47,016	6.1%	$41,506	5.5%
EBITDA	$329,300	49.2%	$391,384	51.1%	$389,567	51.2%
RESERVE FOR REPLACEMENT	$0	0.0%	$0	0.0%	$0	0.0%
NET OPERATING INCOME	$329,300	49.2%	$391,384	51.1%	$389,567	51.2%

FINANCIAL DETAILS

	PRO FORMA YEAR 1		PRO FORMA YEAR 2		PRO FORMA YEAR 3		PRO FORMA YEAR 4		PRO FORMA YEAR 5	
ROOMS	53		53		53		53		53	
AVAILABLE ROOMS	19,345		19,398		19,345		19,345		19,345	
OCCUPIED ROOMS	11,607		11,755		11,840		11,900		11,959	
OCCUPANCY	60.0%		60.6%		61.2%		61.5%		61.8%	
ADR	$66.50		$67.17		$67.84		$68.52		$69.41	
REVPAR	$39.90		$40.70		$41.52		$42.14		$42.91	
REVENUE	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
ROOMS	$771,866	100.0%	$789,537	100.0%	$803,206	100.0%	$815,295	100.0%	$830,023	100.0%
FOOD & BEVERAGE	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
OTHER REVENUE	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
TOTAL REVENUE	$771,866	100.0%	$789,537	100.0%	$803,206	100.0%	$815,295	100.0%	$830,023	100.0%
DEPARTMENTAL EXPENSES										
ROOMS	$41,062	5.3%	$41,123	5.2%	$42,357	5.3%	$43,628	5.4%	$44,937	5.4%
FOOD & BEVERAGE	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
OTHER OPERATED DEPARTMENTS	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
TOTAL DEPARTMENTAL EXPENSES	$41,062	5.3%	$41,123	5.2%	$42,357	5.3%	$43,628	5.4%	$44,937	5.4%
DEPARTMENTAL PROFIT	$730,803	94.7%	$748,414	94.8%	$760,849	94.7%	$771,667	94.6%	$785,086	94.6%
UNDISTRIBUTED EXPENSES										
ADMIN. & GENERAL	$32,841	4.3%	$33,169	4.2%	$33,501	4.2%	$33,836	4.2%	$34,174	4.1%
PAYROLL	$144,112	18.7%	$145,553	18.4%	$147,009	18.3%	$147,744	18.1%	$148,482	17.9%
UTILITIES	$85,123	11.0%	$87,667	11.1%	$90,307	11.2%	$93,016	11.4%	$95,806	11.5%
SALES & MARKETING	$10,121	1.3%	$10,425	1.3%	$10,737	1.3%	$11,059	1.4%	$11,391	1.4%
FRANCHISE ROYALTY FEE	$6,000	0.8%	$6,000	0.8%	$6,000	0.7%	$6,000	0.7%	$6,000	0.7%
REPAIRS & MAINTENANCE	$20,961	2.7%	$21,002	2.7%	$21,633	2.7%	$22,065	2.7%	$22,506	2.7%
TOTAL UNDISTRIBUTED EXPENSES	$299,158	38.8%	$303,817	38.5%	$309,187	38.5%	$313,720	38.5%	$318,361	38.4%
GROSS OPERATING PROFIT	$431,646	55.9%	$444,598	56.3%	$451,663	56.2%	$457,946	56.2%	$466,725	56.2%
MANAGEMENT FEE	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
GOP BEFORE FIXED EXPENSES	$431,646	55.9%	$444,598	56.3%	$451,663	56.2%	$457,946	56.2%	$466,725	56.2%
FIXED CHARGES										
PROPERTY TAXES	$25,921	3.4%	$26,440	3.3%	$26,704	3.3%	$26,971	3.3%	$27,241	3.3%
INSURANCE	$26,017	3.4%	$26,277	3.3%	$26,540	3.3%	$26,805	3.3%	$27,073	3.3%
ASSET MANAGEMENT	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
TOTAL FIXED EXPENSES	$51,938	6.7%	$52,716	6.7%	$53,243	6.6%	$53,776	6.6%	$54,314	6.5%
EBITDA	$379,708	49.2%	$391,881	49.6%	$398,419	49.6%	$404,170	49.6%	$412,412	49.7%
RESERVE FOR REPLACEMENT	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
NET OPERATING INCOME	**$379,708**	**49.2%**	**$391,881**	**49.6%**	**$398,419**	**49.6%**	**$404,170**	**49.6%**	**$412,412**	**49.7%**

2026 January - July Actual P&L
2026 Projected P&L

Actual January - July 2026			Projected 2026 P&L	Projected	Adjustments	Adjusted	Notes
Meeting Room Income	$	-	Meeting Room Income				
Misc. Income	$	-	Misc. Income				
Room Revenue	$	428,400.00	Room Revenue	$750,000		$750,000	
Parcel Income (Event)	$	11,300.00	Parcel Income (Event)	$11,300		$11,300	Parcel Income (Event) - own line per P&L; previously included in Misc. Income.
Total Revenue	**$**	**439,700.00**	**Total Revenue**	$761,300		**$761,300**	
Expenses:			**Expenses:**				
Advertising and Marketing	$	745.00	Advertising and Marketing	$24,000		$24,000	Increased to reflect Year End Numbers Based on 2025
Annual Convention	$	1,155.00	Annual Convention	$1,989		$1,989	
Cable & Internet	$	8,100.00	Cable & Internet	$13,946		$13,946	
Bank Charges	$	3,367.00	Bank Charges	$7,000		$7,000	Increased to reflect Year End Numbers Based on 2025
Accountant	$	2,150.00	Accountant	$3,702		$3,702	
Commission	$	-	Commission				
Employee Expense	$	175.00	Employee Expense	$301		$301	
House Keeping Supplies	$	4,740.00	House Keeping Supplies	$9,000		$9,000	Increased to reflect Year End Numbers Based on 2025
Capital Improvements	$	-	Capital Improvements				
Parcel Improvement (one-time co	$	-	Parcel Improvement (one-time cost)				
Building Improvements - Electrical	$	-	Building Improvements - Electrical, Paint, Signage (one-time cost)				
Dresser, Mattress & Bedding Acce	$	-	Dresser, Mattress & Bedding Accessories (one-time cost)				
Insurance	$	875.00	Insurance	$1,506		$1,506	
Security	$	1,992.00	Security	$3,430		$3,430	
Meetings	$	1,308.00	Meetings	$2,252		$2,252	
Pest Control	$	900.00	Pest Control	$1,550		$1,550	
Legal & Professional Services	$	3,985.00	Legal & Professional Services	$6,861		$6,861	
Liability Insurance	$	12,550.00	Liability Insurance	$24,000		$24,000	Increased to reflect Year End Numbers Based on 2025
Linen	$	2,115.00	Linen	$3,641		$3,641	
Postage & Shipping	$	550.00	Postage & Shipping	$947		$947	
Office Supplies & Software	$	1,145.00	Office Supplies & Software	$1,971		$1,971	
Misc. Expense	$	1,370.00	Misc. Expense	$2,359		$2,359	
Payroll Expense	$	83,000.00	Payroll Expense	$142,901		$142,901	
Phone	$	3,475.00	Phone	$5,983		$5,983	
Repairs & Maintance	$	8,800.00	Repairs & Maintance	$19,000		$19,000	Increased to reflect Year End Numbers Based on 2025
Room Supplies	$	2,100.00	Room Supplies	$3,616		$3,616	
Taxes & Licenses	$	19,400.00	Taxes & Licenses	$22,000	($6,000)	$16,000	Removed $6,000 franchise fees & Added Below
Franchise Fees	$	-	Franchise Fees		$6,000	$6,000	Adjusted from Taxes and Licenses
Rents	$	-	Rents				
System Fee	$	1,100.00	System Fee	$1,894		$1,894	
Auto Expense	$	100.00	Auto Expense	$172		$172	
Consulatation	$	1,150.00	Consulatation	$1,980		$1,980	
Umbrella Insurance	$	-	Umbrella Insurance				
Uniform	$	-	Uniform				
Utilities	$	37,200.00	Utilities	$42,000		$42,000	
Water & Sewer	$	13,785.00	Water & Sewer	$23,734		$23,734	
Total Expenses	**$**	**217,332.00**	**Total Expenses**	**371733**		**$371,733**	
Net Operating Income	**$**	**222,368.00**	**Net Operating Income**	**$389,567**		**$389,567**	

2025 ACTUAL P&L

	Actual	Adjustments	Adjusted	Notes
Meeting Room Income				
Misc. Income				
Room Revenue	$766,350		$766,350	
Parcel Income (Event)				
Total Revenue	**$766,350**		**$766,350**	
Expenses:				
Advertising and Marketing	$2,200	$25,000	$27,200	**Adj Up to include OTA Fee**
Annual Convention	$2,448		$2,448	
Cable & Internet	$16,775		$16,775	
Bank Charges	$7,470		$7,470	
Accountant	$3,385		$3,385	
Commission				
Employee Expense	$500		$500	
House Keeping Supplies	$9,175		$9,175	
Capital Improvements	$74,690		$10,000	
Parcel Improvement (one-time cost)	$17,000	($17,000)		**ADJ. CapEx. One-time cost - non-recurring**
Building Improvements - Electrical, Paint, Signage (one-time cost)	$57,690	($47,690)	$10,000	**ADJ. CapEx. One-time cost - non-recurring**
Dresser, Mattress & Bedding Accessories (one-time cost)				
Insurance	$1,653		$1,653	
Security	$1,992		$1,992	
Meetings	$1,100		$1,100	
Pest Control	$850		$850	
Legal & Professional Services	$4,250		$4,250	
Liability Insurance	$28,446		$28,446	
Linen	$1,855		$1,855	
Postage & Shipping	$550		$550	
Office Supplies & Software	$2,210		$2,210	
Misc. Expense	$1,370		$1,370	
Payroll Expense	$141,325		$141,325	
Phone	$3,475		$3,475	
Repairs & Maintance	$11,800		$11,800	
Room Supplies	$4,370		$4,370	
Taxes & Licenses	$22,917	($6,000)	$16,917	**Removed $6,000 franchise fees**
Franchise Fees		$6,000	$6,000	**Adjusted from Taxes and Licenses**
Rents				
System Fee	$2,200		$2,200	
Auto Expense	$300		$300	
Consulatation	$2,500		$2,500	
Umbrella Insurance				
Uniform				
Utilities	$41,400		$41,400	
Water & Sewer	$23,450		$23,450	
Total Expenses	**$414,656**		**$374,966**	
Net Operating Income	**$351,694**		**$391,384**	

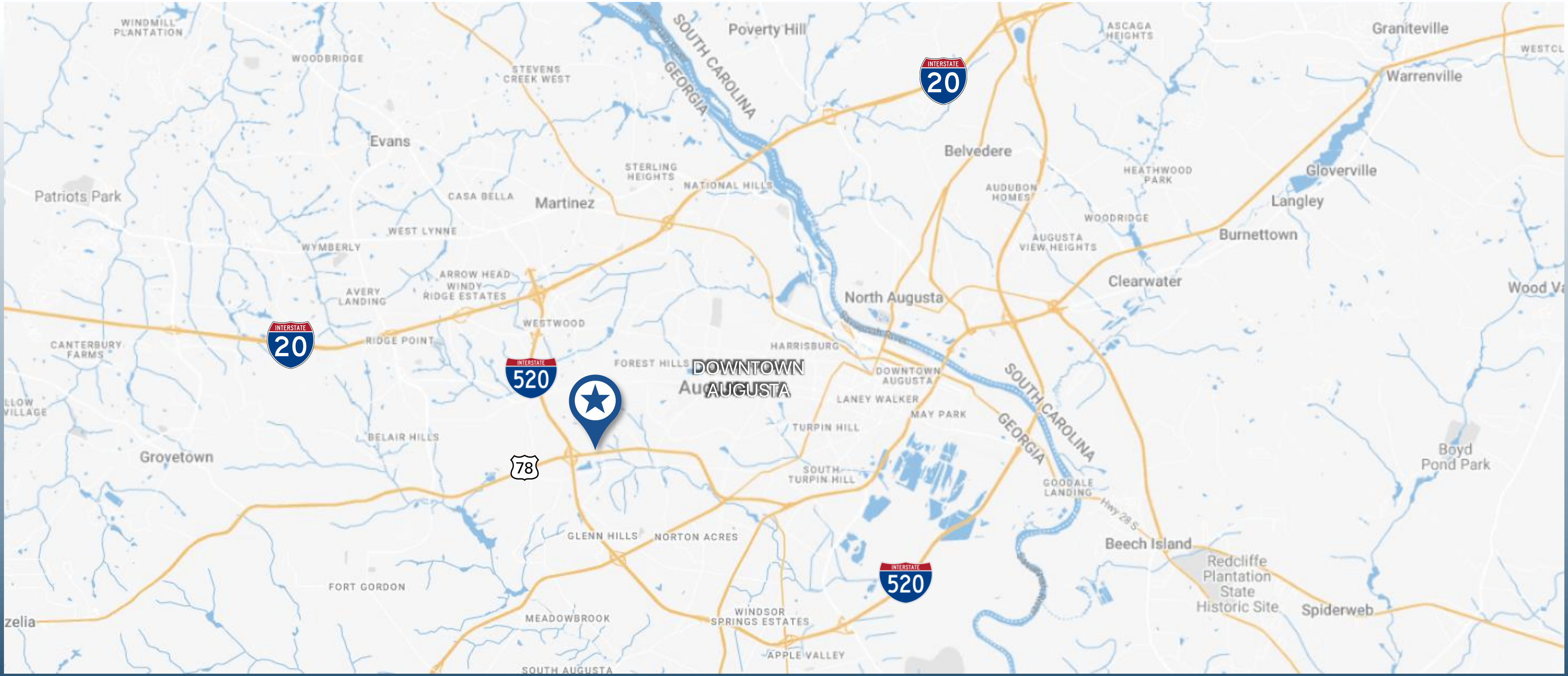
2024 ACTUAL P&L

	Actual P&L	Adjustments	Adjusted P&L	Notes
Meeting Room Income				
Misc. Income				
Room Revenue	$669,672		$669,672	
Parcel Income (Event)				
Total Revenue	**$669,672**		**$669,672**	
Expenses:				
Advertising and Marketing	$22,320		$22,320	**Note: Includes OTA fees**
Annual Convention	$2,100		$2,100	
Cable & Internet	$14,250		$14,250	
Bank Charges	$6,775		$6,775	
Accountant	$2,480		$2,480	
Commission				
Employee Expense	$1,840		$1,840	
House Keeping Supplies	$13,450		$13,450	
Capital Improvements	$22,300	($22,300)		**ADJ. CapEx. $22,300 - dresser, mattress, and bedding accessories**
Parcel Improvement (one-time cost)				
Building Improvements - Electrical, Paint, Signage (one-time cost)				
Dresser, Mattress & Bedding Accessories (one-time cost)				**ADJ. CapEx. One-time cost - non-recurring**
Insurance	$1,125		$1,125	
Security	$1,810		$1,810	
Meetings				
Pest Control	$1,220		$1,220	
Legal & Professional Services	$3,120		$3,120	
Liability Insurance	$21,515		$21,515	
Linen				
Postage & Shipping	$550		$550	
Office Supplies & Software	$3,100		$3,100	
Misc. Expense	$2,100		$2,100	
Total Payroll Expense	$134,375		$134,375	
Phone	$3,475		$3,475	
Repairs & Maintance	$14,200		$14,200	
Room Supplies	$6,210		$6,210	
Taxes & Licenses, Franchise Fees Included	$28,417	($6,000)	$22,417	**Removed $6,000 franchise fees**
Franchise Fees		$6,000	$6,000	**Adjusted from Taxes and Licenses**
Rents				
System Fee	$2,470		$2,470	
Auto Expense	$900	($900)		**Owner Expense**
Consulatation	$3,500		$3,500	
Umbrella Insurance				
Uniform				
Utilities	$37,720		$37,720	
Water & Sewer	$18,250		$18,250	
Total Expenses	**$369,572**		**$346,372**	
Net Operating Income	**$300,100**		**$323,300**	

Location / Demand Generators

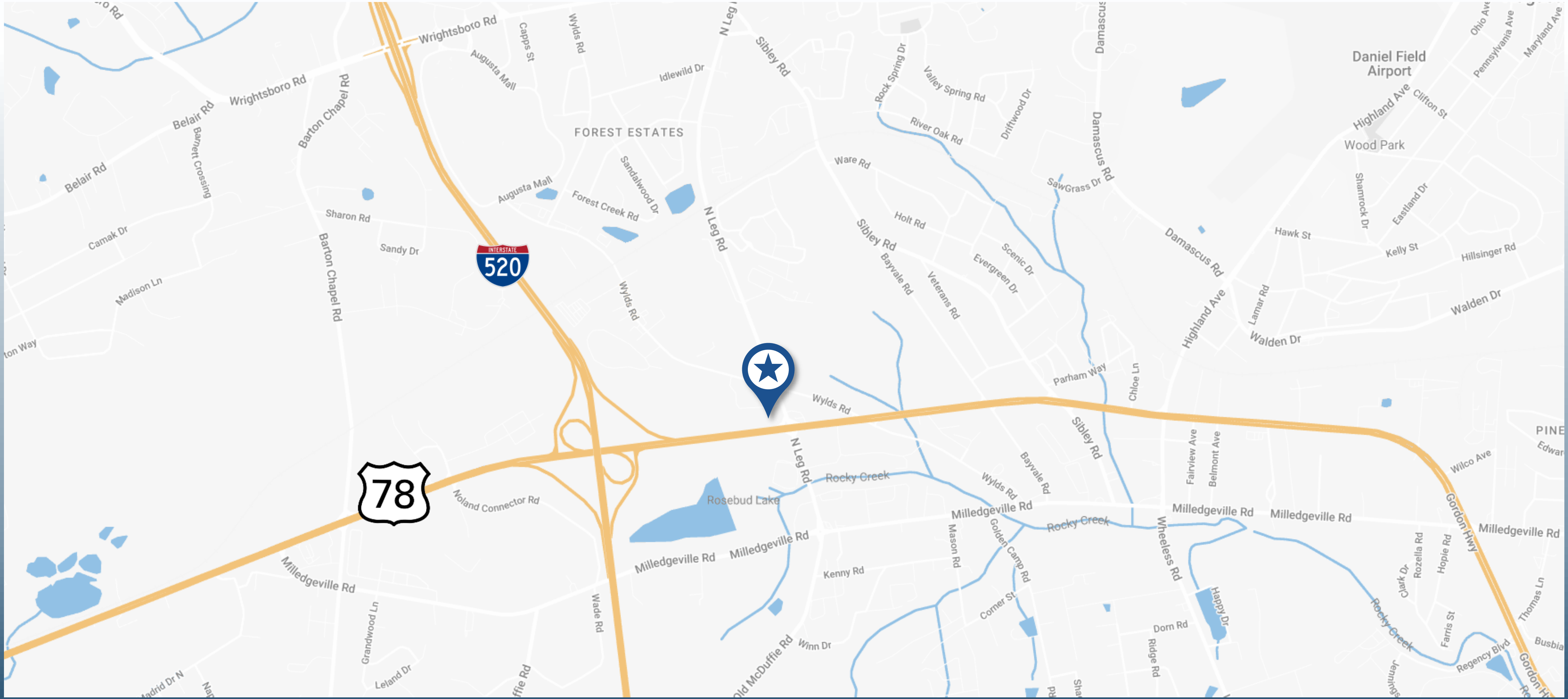
REGIONAL LOCATION

Located in Augusta on Davis Highway – Directly off 520 Expressway



EASILY ACCESSIBLE, HIGH VISIBILITY

Located off the Highway along Major Arterial Road



AUGUSTA, GEORGIA





Augusta is an outstanding destination for families and outdoor enthusiasts, offering scenic waterways, abundant outdoor recreation, beautiful natural surroundings, and world-renowned golf.






GREATER AUGUSTA METRO MARKET OVERVIEW

Demand Drivers

- **Defense + Military**
  - Fort Eisenhower 31k+ Direct Workforce
  - U.S. Army Cyber Command
- **Healthcare + Education**
  - Augusta University + Wellstar MCG Health
- **Manufacturing**
  - Aurubis, $340 New Investment
  - GF Casting Solutions, $184 New Investment + 350 Jobs
- **Cyber + Technology**
  QTS, 2B hyperscale data center campus
- **Tourism + Hospitality**
  - $890 annual visitors spending
  - Home of the Masters tournament
- **Population Growth**
  - 641,000+ Metro population

641,000+
Population
+4.7% since 2020

890 million
Annual Visitors Spending

$303,110
Home Sale Price
+12.4% YOY

26,400
Tourism Supported Jobs

$867
Avg. spending per adult per day

196 million
Annual Lodging Spend

10+
Golf Courses
(Home of the Masters)

$7.5 Billion
Annual Economic Impact
Fort Eisenhower

$100 Million
Cybersecurity Investment
Georgia Cyber Center

AUGUSTA BY THE NUMBERS

#1 State for Doing Business – 12 Consecutive Years
Area Development

Top 15 Best Places to Visit in George
Travel + Leisure, 2026

Best Places to Retire
Forbs

Home of the Masters Tournament
Augusta National Golf Club

641,000+ Metro Population
Augusta Richmond County

$890 Million In Annual Visitor Spending
Destination Augusta

$2+ Billion New Data Center Investment
QTS / Project Eisenhower

NEARBY POINTS OF INTEREST

FORT EISENHOWER

Fort Eisenhower is one of the Augusta region's largest economic and employment anchors, with a **31,000+ direct workforce**. Home to the U.S. Army Cyber Command, Cyber Center of Excellence and NSA Georgia, the installation generates consistent year round demand from military personnel, contractors, government travelers and visiting families.

AUGUSTA UNIVERSITY & WELLSTAR MCG HEALTH AUGUSTA

The university serves as a major healthcare and education anchor for the region and is home to the **Medical College of Georgia, the state's only public medical school**. Together with Wellstar MCG Health and the surrounding medical district, the campus generates steady lodging demand from patients, families, medical professionals, students, and university-related visitors.

AUGUSTA NATIONAL GOLF CLUB

Home of the **Masters Tournament**, Augusta National Golf Club attracts visitors from around the world each April and creates one of the region's most significant annual lodging demand periods. The tournament supports substantial demand across Augusta area hotels, restaurants, transportation and other hospitality businesses.

PLANNED & IN PROGRESS

New Capital Coming Into the Augusta Region

QTS

$2 Billion

New capital invested

A 2.1M-SF hyperscale data center campus ("Project Eisenhower") near Fort Eisenhower at 2883 Gordon Hwy, developed by QTS via Eagle South LLC.

Source: https://www.yahoo.com/news/articles/2-billion-augusta-data-center-100556100.html

Aurubis

$340 Million

New capital invested

The single-largest investment by a German company in Georgia history, a first-of-its-kind U.S. copper recycling and smelting facility at Augusta Corporate Park; 125+ new jobs.

Source: https://gov.georgia.gov/press-releases/2021-11-10/gov-kemp-aurubis-open-state-art-recycling-and-copper-smelting-facility

+GF+ GF Casting Solutions

$184 Million

New capital investment

Swiss manufacturer building a new lightweight-components manufacturing facility in Augusta, creating 350 new jobs in Richmond County.

Source: https://gov.georgia.gov/press-releases/2024-05-03/gov-kemp-georgia-lands-350-new-jobs-e-mobility-manufacturing

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