



HOSPITALITY OFFERING FOR SALE

AMERICUS UNSCRIPTED HOTEL BY HYATT

555 Hamilton Street, Allentown, PA 18101

PRESENTED BY:

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Each Office Independently Owned and Operated

TABLE OF CONTENTS



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TABLE OF CONTENTS

| | |
|---------------------------|----|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| PROPERTY DESCRIPTION | 5 |
| PROPERTY DETAILS | 6 |
| ADDITIONAL PHOTOS | 7 |
| LOCATION INFORMATION | 8 |
| REGIONAL MAP | 9 |
| LOCATION MAP | 10 |
| AERIAL MAP | 11 |
| FINANCIAL ANALYSIS | 12 |
| FINANCIAL SUMMARY | 13 |
| INCOME & EXPENSES | 14 |
| DEMOGRAPHICS | 15 |
| DEMOGRAPHICS MAP & REPORT | 16 |



Section 1

PROPERTY INFORMATION

**AMERICUS
UNSCRIPTED HOTEL
BY HYATT**

555 Hamilton Street
Allentown, PA 18101

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PROPERTY DESCRIPTION

This is the Americus Unscripted By Hyatt Hotel in downtown Allentown. The asset boast 135 keys with almost a third being extended stay.

Introducing 555 Hamilton Street, a prime investment opportunity for the savvy Hospitality / Limited Service investor. This 135,604 SF building, nestled in the heart of Allentown, PA, presents a wealth of potential. Boasting a sought-after location and ample space, this property provides a solid foundation for a lucrative venture. With its strategic positioning and expansive square footage, the possibilities are boundless.

The building is also on the national historic registry, has a roof top lounge and fifty five rooms come with their own kitchens for extended stay. The property is located in the neighborhood improvement zone (NIZ) which allows ownership for an average refund of ten (10%) on state and local taxes.

PROPERTY HIGHLIGHTS

- Located in the heart of Allentown
- Surrounded by 7 Billion dollars of new development

OFFERING SUMMARY

| | |
|------------------|----------------|
| Sale Price: | N/A |
| Number of Rooms: | 135 |
| Lot Size: | 21,432 SF |
| Building Size: | 135,604 SF |
| NOI: | \$2,304,000.00 |
| Cap Rate: | |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 1,872 | 5,912 | 18,213 |
| Total Population | 4,473 | 15,749 | 52,782 |
| Average HH Income | \$55,475 | \$54,234 | \$56,920 |

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PROPERTY DESCRIPTION

This is the Americus Unscripted By Hyatt Hotel in downtown Allentown. The asset boasts 135 keys with almost a third being extended stay.

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The building is also on the national historic registry, has a roof top lounge and fifty five rooms come with their own kitchens for extended stay. The property is located in the neighborhood improvement zone (NIZ) which allows ownership for an average refund of ten (10%) on state and local taxes.

LOCATION DESCRIPTION

Discover the allure of Allentown Pennsylvania where the property is situated in the heart of the action. Nestled in a bustling district, this prime location offers proximity to popular attractions such as the PPL Center, Coca-Cola Park, and the charming Allentown Art Museum. With easy access to numerous dining options, shopping centers, and entertainment venues, the area provides an inviting atmosphere for visitors. Additionally, the property is conveniently located near major transportation hubs, allowing for seamless connections for guests. Embrace the dynamic energy and endless possibilities of Allentown, making it an appealing destination for hospitality and limited service investors.

Allentown is in the process of not only gentrification but revitalization. Along with the Renaissance Hotel and the Moxy hotel, which are in close proximity, there are a number of new apartment buildings as well as new office buildings that have been recently completed.



PROPERTY DETAILS



| | |
|------------|-----|
| Sale Price | N/A |
|------------|-----|

LOCATION INFORMATION

| | |
|------------------|------------------------------------|
| Building Name | Americus Unscripted Hotel By Hyatt |
| Street Address | 555 Hamilton Street |
| City, State, Zip | Allentown, PA 18101 |
| County | Lehigh |

BUILDING INFORMATION

| | |
|---------------|----------------|
| Building Size | 135,604 SF |
| NOI | \$2,304,000.00 |
| Cap Rate | 5.12 |
| Occupancy % | 62.5% |
| Tenancy | Multiple |

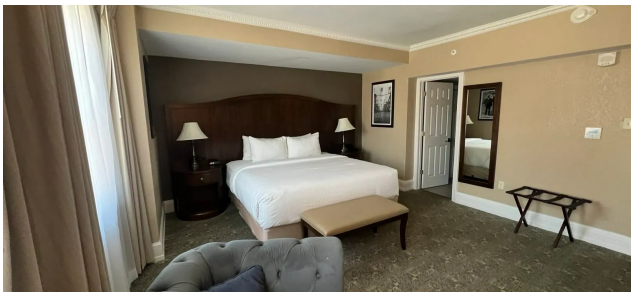
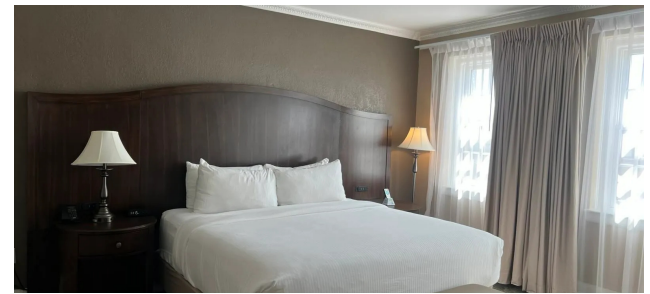
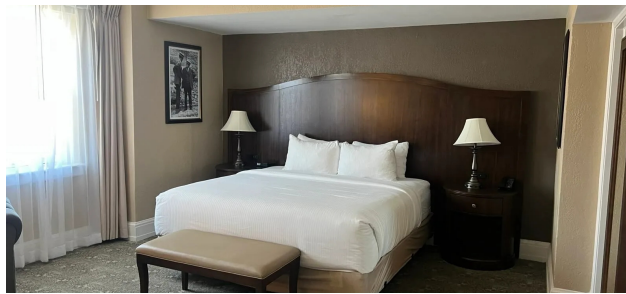
PROPERTY INFORMATION

| | |
|------------------|-----------------|
| Property Type | Hospitality |
| Property Subtype | Limited Service |
| Zoning | B-2 |
| Lot Size | 21,432 SF |
| APN # | 640710579767-1 |

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

ADDITIONAL PHOTOS



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Section 2

LOCATION INFORMATION

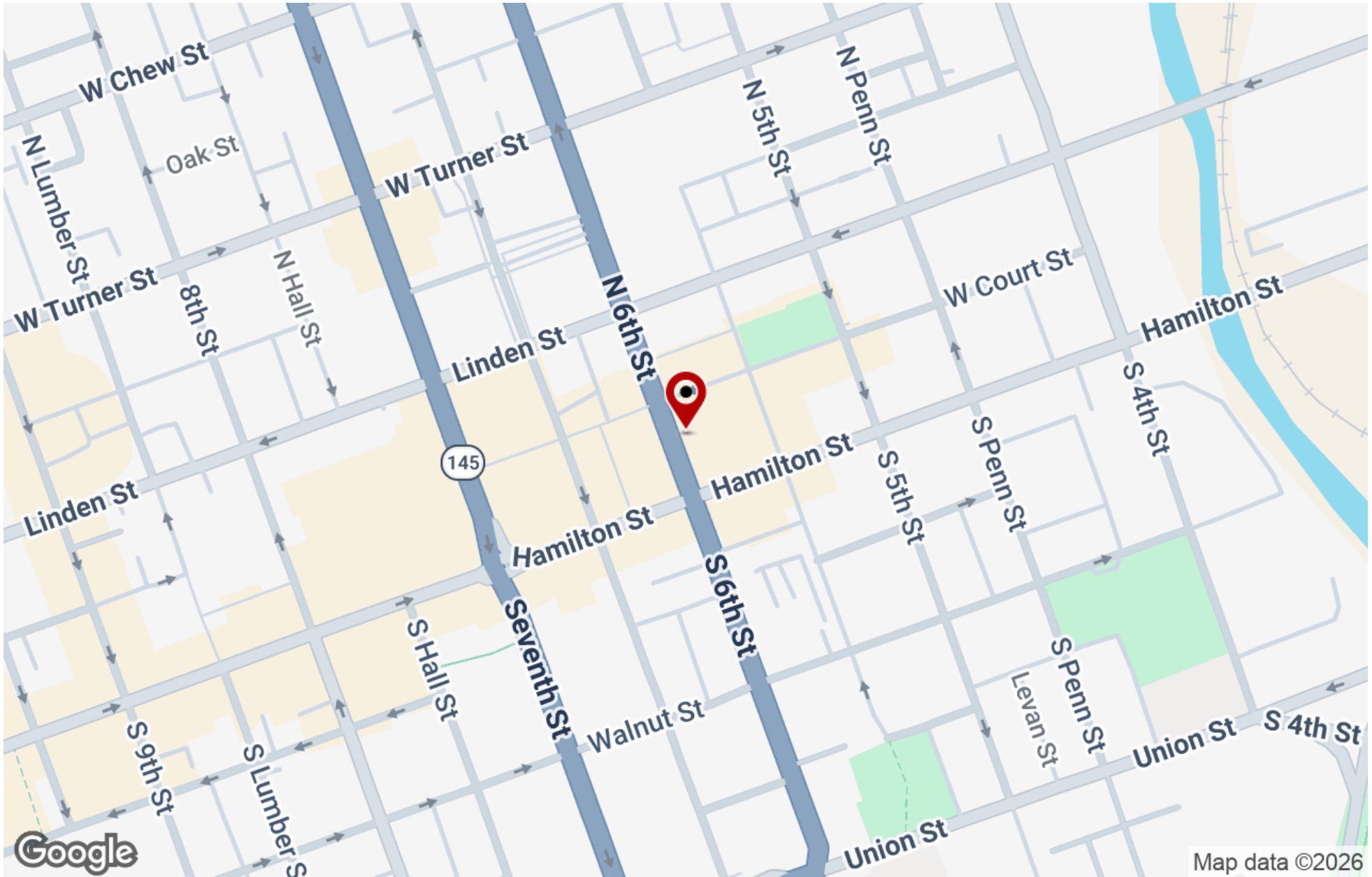
AMERICUS UNSCRIPTED HOTEL BY HYATT

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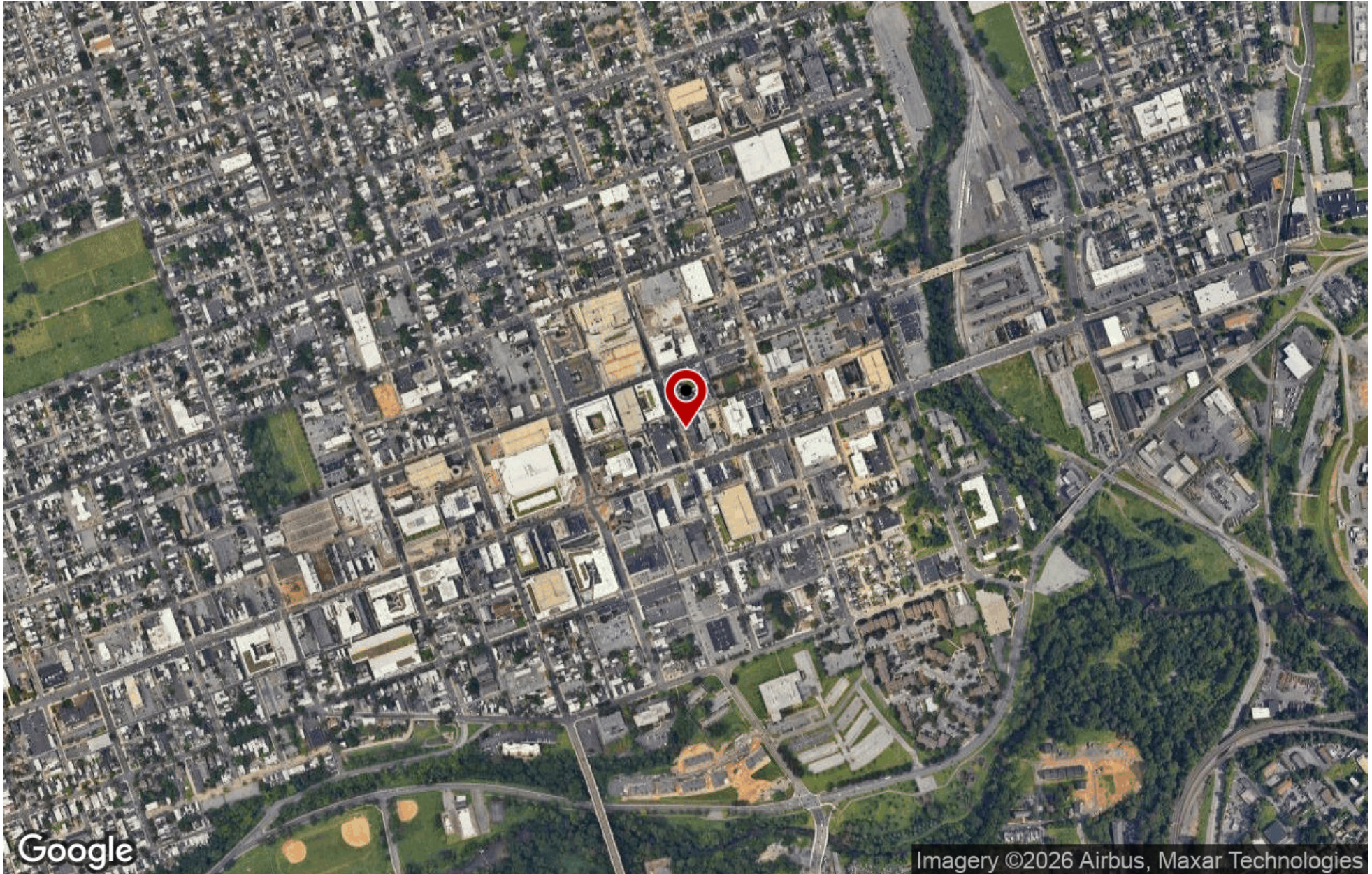
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LOCATION MAP



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Section 3

FINANCIAL ANALYSIS

AMERICUS UNSCRIPTED HOTEL BY HYATT

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INVESTMENT OVERVIEW

OPERATING DATA

| | |
|------------------------|-------------|
| Total Scheduled Income | \$4,608,000 |
| Gross Income | \$4,608,000 |
| Operating Expenses | \$2,304,000 |
| Net Operating Income | \$2,304,000 |
| Pre-Tax Cash Flow | \$2,128,219 |

FINANCING DATA

| | |
|----------------------|--------------|
| Down Payment | \$11,250,000 |
| Loan Amount | \$33,750,000 |
| Debt Service | \$175,781 |
| Debt Service Monthly | \$14,648 |

INCOME & EXPENSES



INCOME SUMMARY

| | |
|---------------------|--------------------|
| 3 Cell towers | \$108,000 |
| Banquet | \$1,000,000 |
| 24/25 Room Revenue | \$3,200,000 |
| Retail income | \$300,000 |
| GROSS INCOME | \$4,608,000 |

EXPENSES SUMMARY

| | |
|-----------------------------|--------------------|
| OPERATING EXPENSES | \$2,304,000 |
| NET OPERATING INCOME | \$2,304,000 |



Section 4

DEMOGRAPHICS

AMERICUS UNSCRIPTED HOTEL BY HYATT

555 Hamilton Street
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,473 | 15,749 | 52,782 |
| Average Age | 35 | 35 | 35 |
| Average Age (Male) | 35 | 34 | 34 |
| Average Age (Female) | 36 | 35 | 36 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1,872 | 5,912 | 18,213 |
| # of Persons per HH | 2.4 | 2.7 | 2.9 |
| Average HH Income | \$55,475 | \$54,234 | \$56,920 |
| Average House Value | \$200,551 | \$168,160 | \$185,178 |

2020 American Community Survey (ACS)

