THE SAINT

BOUTIQUE CONDOMINIUM HOTEL — INVESTMENT OFFERING

Just South of Johnson County, Kansas

Property Address: 105 E Amity St, Louisburg, KS 66053

8 Themed Suites | Sleeps up to 44 | Turnkey Short-Term Rental Operation

OFFERED EXCLUSIVELY BY

Stephen Fennell

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Investment Summary

The Saint is an 8-suite condominium hotel offering a fully furnished, turnkey short-term rental operation just south of Johnson County, Kansas. Each suite is individually themed and professionally decorated, with full kitchens, smart TVs, and complimentary WiFi throughout. The property operates as both an individual-suite booking platform and a whole-building buyout product, giving a new owner multiple paths to revenue.

Investment Highlights

- 8 fully furnished, individually themed suites with a combined sleep capacity of 44 guests
- Turnkey short-term rental operation — no renovation or furnishing capital required
- Dual revenue model: individual suite bookings plus a whole-building buyout product at $2,250/night (sleeps 44) for groups, retreats, and events
- Blended ADR of $387.50/night across the 8-suite portfolio
- Complimentary on-site parking and centralized guest operations (check-in/out, cancellation policy) already established
- Diversified unit mix (2–10 guests per suite) reduces dependence on any single booking segment

Financial Snapshot

Total Suites	**8**
Combined Sleep Capacity	**44 guests**
Blended Nightly Rate (ADR)	**$387.50**
Stabilized Annual Occupancy (Assumption)	**70%**
Projected Annual Gross Room Revenue	**$792,050**
Projected Annual NOI (est., see p. 6)	**$396,789**
Estimated NOI Margin	**~50%**

See the full Pro Forma & Valuation summary on page 6 for revenue build, expense assumptions, and cap rate sensitivity.

Room Rate & Revenue Schedule

Revenue below assumes each suite is rented individually for a full year at a 70% stabilized occupancy (365 days x 70%), at the nightly rates shown.

Room	Sleeps	Bed Configuration	ADR	Annual Rev. @ 70%
Dolly Suite	4	2 King Beds	$400	$102,200
Room 1	8	King Bed, Triple Queen Bunk, Couch	$400	$102,200
Room 3	4	King Bed	$400*	$102,200*
Room 4	4	King Bed, 2 Twin Beds, Large Couch	$400	$102,200
Room 5 (Safari Suite)	8	Pull-out Queen Sofa, Triple Queen Bunk	$350	$89,425
Room 6	4	Queen Bed, King Bed	$400	$102,200
Room 7	2	King Bed, Couch	$350	$89,425
Room 8 (Retro Suite)	10	Triple Queen Bunk, Queen Bed, Queen Pullout (3 Rooms)	$400	$102,200
TOTAL / BLENDED	**44**	8 suites	**$387.50**	**$792,050**

**Room 3's nightly rate was not visible on the source rate sheet (a page-break gap); it is assumed at $400/night to match the pattern of other 4-guest suites. Confirm before finalizing marketing pricing.*

Note: the whole-building buyout option ($2,250/night, sleeps 44) is excluded from the total above to avoid double-counting against individual suite revenue. See Investment Highlights, page 2.

Suite Gallery

Dolly Suite

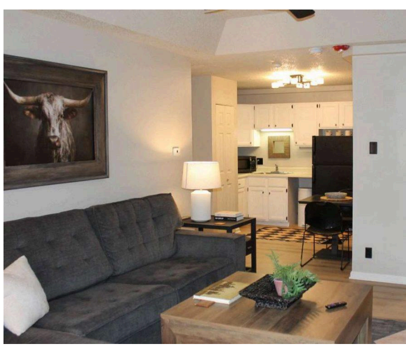
Sleeps 4 · 2 King Beds · $400/night ADR

A glam, pink-and-palm themed retreat with a full kitchen — a comfortable, eye-catching family stay.

Room 1

Sleeps 8 · King Bed, Triple Queen Bunk, Couch · $400/night ADR

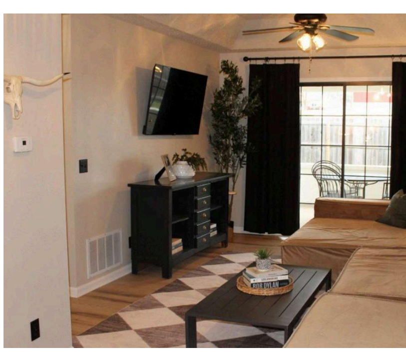
A two-bedroom group suite with a private bath, living area, and a smart TV in every room — built for groups who want to stay together.



Room 3

Sleeps 4 · King Bed · $400*/night ADR

A peaceful king retreat with a full kitchen and two smart TVs — a quiet escape for couples or solo travelers, with room for visitors.



Room 4

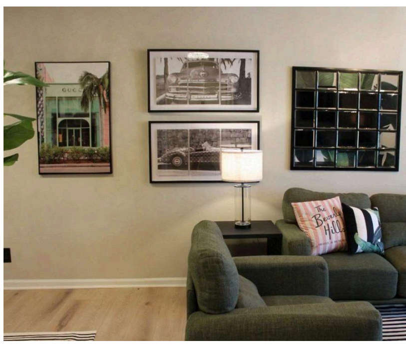
Sleeps 4 · King Bed, 2 Twin Beds, Large Couch · $400/night ADR

A spacious two-bedroom family suite — each bedroom has its own smart TV, plus a shared living room and private bath.

Room 5 (Safari Suite)

Sleeps 8 · Pull-out Queen Sofa, Triple Queen Bunk · $350/night ADR

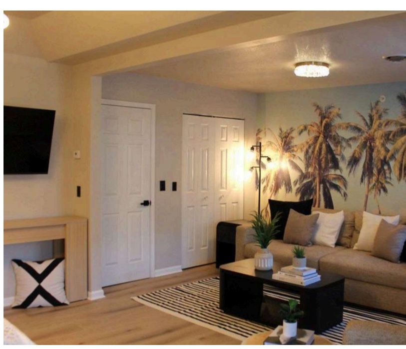
A full-kitchen suite that sleeps eight comfortably, with two smart TVs throughout — built for larger groups.



Room 6

Sleeps 4 · Queen Bed, King Bed · $400/night ADR

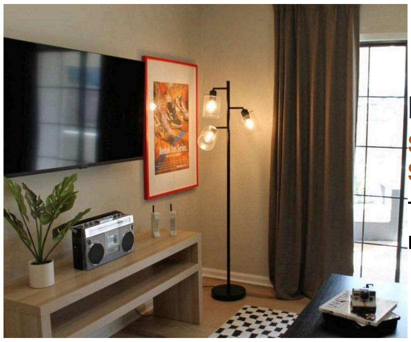
A cozy family suite pairing a queen and king bed — ideal for couples traveling together or a family getaway.



Room 7

Sleeps 2 · King Bed, Couch · $350/night ADR

A warm king retreat with a tropical mural backdrop — ideal for a restful solo stay or romantic getaway.



Room 8 (Retro Suite)

Sleeps 10 · Triple Queen Bunk, Queen Bed, Queen Pullout (3 Rooms) · $400/night ADR

The “Take Me Back” suite — a retro-themed getaway spanning three rooms, including an ’80s den and a ’90s triple-queen room.

Pro Forma & Valuation Summary

Stabilized annual pro forma assuming 70% occupancy across all 8 suites at the rates shown on page 3.

Operating Expense Assumptions

Expense Item	Basis	Annual $
Management Fee	10% of Revenue	$79,205
OTA / Booking Channel Commission	12% of Revenue	$95,046
Cleaning & Turnover	8% of Revenue	$63,364
Utilities (electric, gas, water, trash)	Flat (placeholder)	$24,000
Internet / Cable / Streaming	Flat (placeholder)	$3,600
Supplies & Guest Amenities	3% of Revenue	$23,762
Repairs & Maintenance	5% of Revenue	$39,603
Property Insurance	Flat (placeholder)	$15,000
Property Taxes	Flat (placeholder)	$20,000
HOA / Condo Association Fees	Flat (placeholder)	$0
Reserve for Replacement (capex)	4% of Revenue	$31,682
TOTAL OPERATING EXPENSES		**$395,261**

Expense figures above are industry-typical placeholder estimates, not actual operating figures for this property. Confirm against actual utility bills, insurance policy, tax assessment, and management agreement before finalizing pricing.

Net Operating Income

Total Annual Room Revenue	$792,050
Total Operating Expenses	($395,261)
Net Operating Income (NOI)	**$396,789**

Valuation — Cap Rate Sensitivity

Cap Rate	Implied Property Value
6.0%	**$6,613,150**
7.0%	**$5,668,414**
8.0%	**$4,959,863**
9.0%	**$4,408,767**
10.0%	**$3,967,890**

Boutique/condo-hotel cap rates vary by market and buyer type; the range above (6%-10%) is illustrative. Adjust based on comparable transactions.

Operations Overview

The Saint operates with established guest-facing policies and a turnkey booking workflow already in place — a new owner inherits a running operation, not a start-up.

Check-In / Check-Out	Check-in from 3:00 PM. Check-out by 11:00 AM. Early check-in and late check-out available upon request.
Cancellation Policy	Free cancellation up to 24 hours before check-in. Cancellations within 24 hours may be subject to a one-night charge.
Pet Policy	Guests contact in advance to discuss pet accommodations; additional fees may apply.
Parking	Complimentary on-site parking for all guests.
Whole-Building Buyout	All 8 suites, main kitchen and dining, living room, and gym — sleeps 44 — offered at $2,250/night.

Offering & Contact

Asking Price: $2,500,000

At the $2,500,000 asking price, this reflects an implied cap rate of approximately 15.9% on the pro forma NOI shown on page 6 — well above the 6%-10% range typically used for comparable boutique/condo-hotel valuations, suggesting the property is priced attractively relative to its income-based value. The underlying expense assumptions on page 6 are placeholder estimates; confirm actual operating costs to validate this NOI.

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