



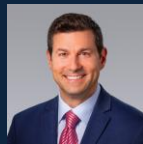
BUDGETEL INN & SUITES

3304 BARDSTOWN ROAD | LOUISVILLE, KY

INDEPENDENT BUDGETEL INN & SUITES | BARDSTOWN RD & I-264



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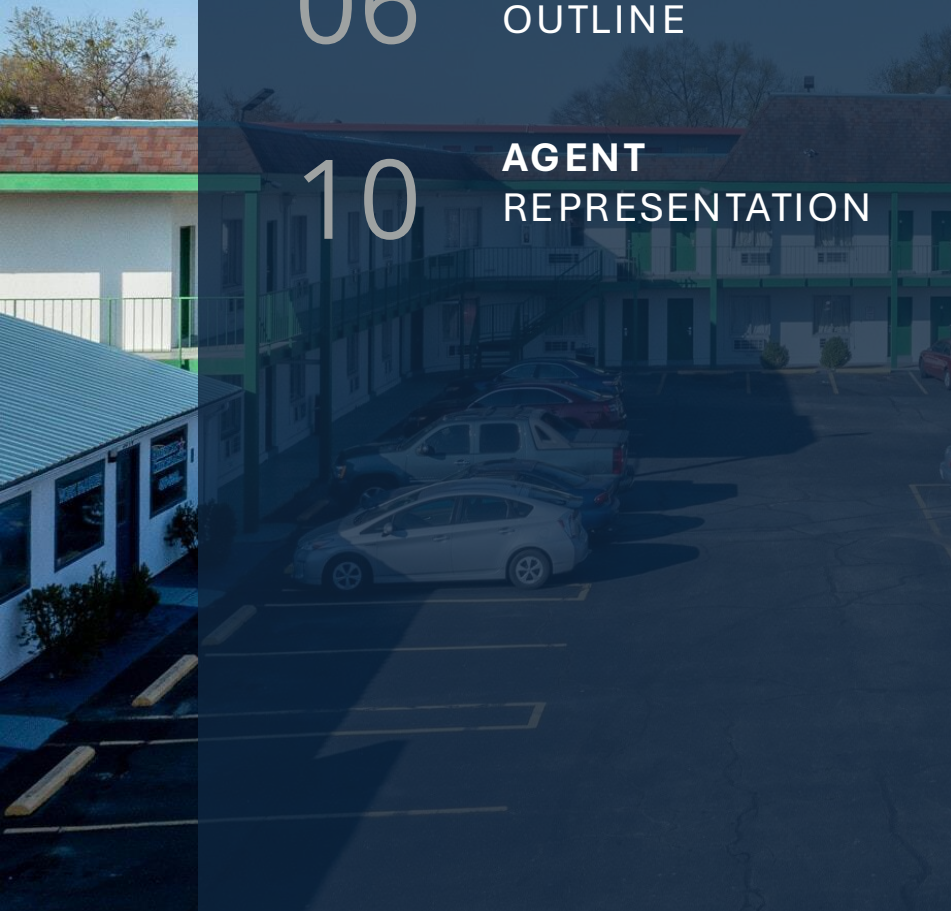


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INVESTMENT SUMMARY



ASKING PRICE
\$9,700,000



UNIT COUNT
192 +/- UNITS



YEAR BUILT
1958



BUILDING SIZE
33,694 +/- SF



LOT SIZE
3.02 ACRES



PROPERTY TYPE
HOSPITALITY

PROPOSAL RANGE

A trade price in the current
investment environment of

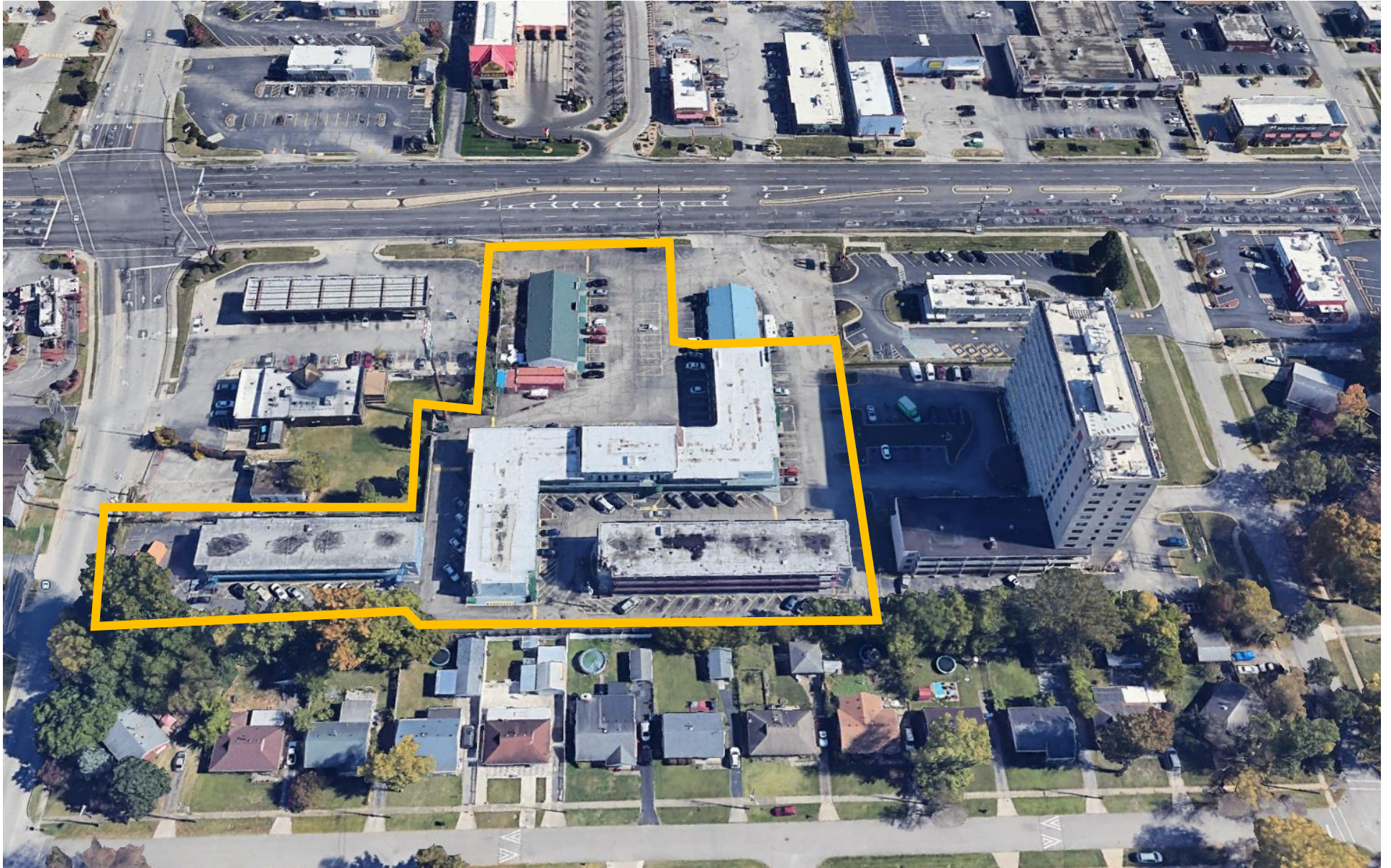
\$9,000,000
To
\$11,200,00

Cap Rate	Price
8.00%	\$11,200,000
8.50%	\$10,500,000
9.00%	\$10,000,000
9.50%	\$9,500,000
10.00%	\$9,000,000

INVESTMENT HIGHLIGHTS

- ✓ *Attractive Basis with Strong Downside Protection: Acquisition of a 192-key hospitality asset at a significant discount to replacement cost, offering an attractive entry point with immediate operational cash flow.*
- ✓ *Substantial 192-Key Scale: Large, institutional-friendly footprint that supports robust operational efficiencies, economies of scale, and administrative cost-sharing.*
- ✓ *Unbeatable Interstate Access & Visibility: Prominently positioned along the heavily trafficked Bardstown Road (US-150) right at the I-264 (Watterson Expressway)*
- ✓ *Resilient Demand for Value-Oriented Lodging: Serves a deep, proven local demand pool of budget-conscious travelers, extended-stay guests, and regional contract workforces in a submarket protected by limited new budget-tier development.*
- ✓ *Proximity to Louisville's Major Tourism & Transit Hubs: Located under 10 minutes from the Kentucky Exposition Center, Kentucky Kingdom, and Louisville International Airport (SDF), tapping directly into the city's highest-volume leisure and commercial demand generators.*

PROPERTY OUTLINE



MARKET ANALYSIS

BUDGETEL INN & SUITES | LOUISVILLE, KY

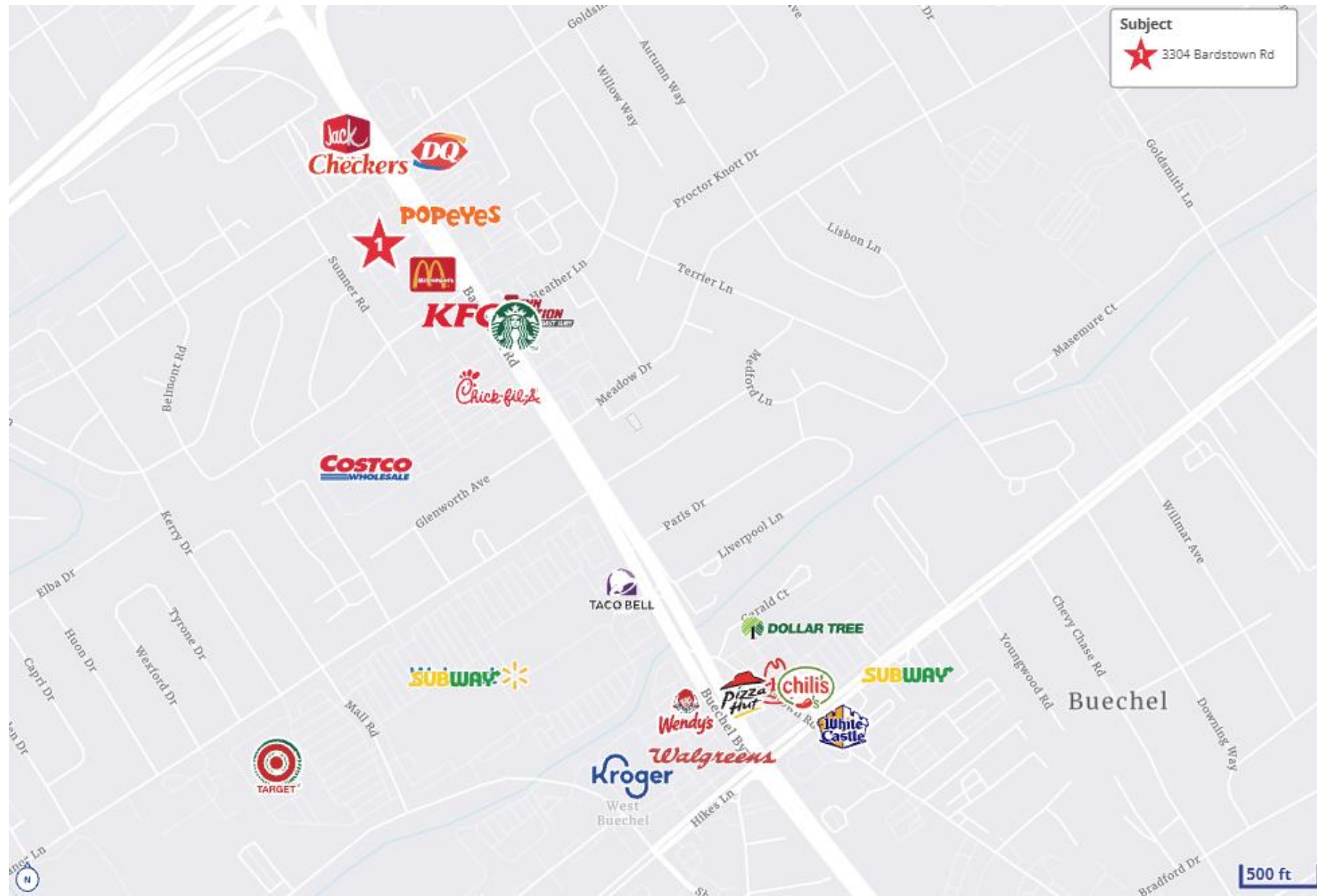
BUILDING PHOTOS



MARKET ANALYSIS

BUDGETEL INN & SUITES | LOUISVILLE, KY

LOCAL OVERVIEW



MARKET ANALYSIS

BUDGETEL INN & SUITES | LOUISVILLE, KY

LOCATION OVERVIEW



LOUISVILLE

Louisville, Kentucky, is a highly resilient, high-demand hospitality and logistics market positioned at the heart of Jefferson County, the economic engine of the Commonwealth. The property benefits from prime, high-visibility positioning directly on the bustling Bardstown Road corridor and immediate interchange access to I-264 (Watterson Expressway), allowing seamless regional connectivity to the Louisville Muhammad Ali International Airport (SDF), Downtown Louisville, and major shipping hubs. As a premier global logistics epicenter—anchored by UPS Worldport, and home to major healthcare, manufacturing, and corporate employers, Louisville maintains a highly stable, year-round base of commercial travelers, logistics personnel, and regional contract workforces

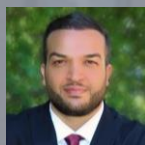
Positioned just minutes from "The Highlands," one of Louisville's most vibrant, walkable retail and dining ecosystems, the property is uniquely situated to capture both commercial and leisure demand. Louisville's tourism economy continues to achieve historic milestones, driven by premier regional demand generators including the nearby Kentucky Exposition Center (undergoing a massive \$460M+ expansion to become the fifth-largest convention center in the U.S.), Churchill Downs, and the Kentucky Bourbon Trail. With high barriers to entry for new budget-tier hotel development in this dense submarket, this location offers investors recession-resistant hospitality fundamentals, consistent drive-by exposure, and a strategic footprint positioned for long-term yield stability and value appreciation.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	16,387	100,510	251,845
Total Households	7,470	43,895	114,514
Total Family Households	3,949	24,087	59,451
Average Household Size	2.17	2.24	2.15
Median Age	38.9	39.4	39.2
Population Age 25+	11,481	70,950	182,207
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.47%	0.33%	0.45%
Average Household Income	\$95,152	\$111,309	\$108,095
Total Businesses	647	4,529	12,207
Total Daytime Population	15,262	118,685	279,284
Daytime Population: Workers	7,804	70,444	161,845
Daytime Population: Residents	7,458	48,241	117,439

MARKET ANALYSIS

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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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