

FOR SALE
\$3,295,000



COMMODORE PERRY INN & SUITES
255 W LAKESHORE DRIVE
PORT CLINTON, OH 43452
WWW.COMMODOREPERRY.COM

67 ROOM INDEPENDENT BOUTIQUE HOTEL
OVERLOOKING THE BEACHES AND ISLANDS
OF LAKE ERIE

Location, Location, Location

Commodore Perry Inn & Suites is a 67 room boutique hotel overlooking Lake Erie. Amenities include “Riverside Cantina” (5,000 sf full service restaurant) and “Off the Rock” pool and patio bar. The Sandusky and Port Clinton region, known as “Shores & Islands Ohio” (Erie and Ottawa counties), welcomes an estimated 13 million visitors annually. Known for its beaches, boating, island ferries, shopping, entertainment and world-class fishing, the region draws from the Cleveland, Detroit, Toledo and Columbus areas. The area is also home to the world renowned Cedar Point Amusement Park and Put-in-Bay Island, also called the “Key West of the North” which attracts over 750,000 tourists alone annually.

Outstanding Value-Add Opportunity

This is not a stabilized yield play – it’s a value-add opportunity in a location that’s already proven. The current ownership has underperformed operationally, which creates upside for the next buyer. The asset has strong fundamentals: outstanding visibility, demand drivers and below-market operational performance relative to the comp set. A capable operator can significantly increase ADR, improve occupancy, and unlock NOI growth without needing to create demand from scratch. You’re buying the real estate and the upside, not the current management story. If this hotel were already optimized, it wouldn’t be available at this basis. The location does the heavy lifting – the next owner just needs to execute operationally. We see clear paths to improving RevPAR and NOI through management, branding, and revenue strategy.



OFF THE ROCK POOL & PATIO BAR
OVERLOOKING LAKE ERIE



RIVERSIDE CANTINA



FERRY TO THE ISLANDS

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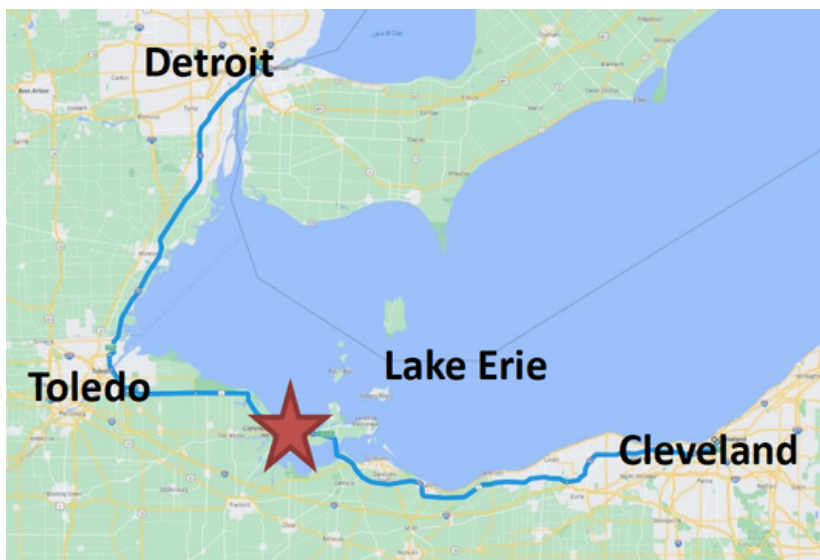


PROPERTY INFORMATION

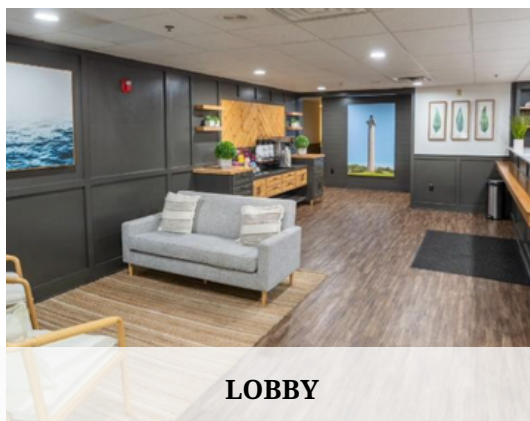
Number of Rooms:	67
Ottawa County Parcel ID:	0211781722675000
Lot Size:	2.01 AC
Building Size:	37,960 SF
YearBuilt:	2003
Franchise:	No
Website:	www.commodoreperry.com

GUEST ROOM MIX

1-King Bed:	9
2-Queen Beds:	16
2 Double Beds:	42
Total:	67



GUEST ROOM



LOBBY



MEETING ROOM/BANQUET SPACE

VALUE-ADD OPPORTUNITIES

Brand Affiliation

Current Owner is in the process of converting the property from an independent hotel to a Ramada by Wyndham franchise. Ramada has committed \$368,500 key money (\$5,500 per room). This strategy will increase visibility, distribution, loyalty-program access, and ADR potential. It will also improve occupancy through Ramada's national reservation system and corporate travel channels.

Revenue Management Optimization

- Implement sophisticated dynamic pricing strategies and yield management tools.
- Capture higher ADR during peak demand periods and special events (New Years Eve Walleye Drop and Burning Snowman).
- Increase meeting, wedding, and group-event business

Digital Marketing and Distribution Improvements

- Enhance direct booking capabilities and website conversion rates.
- Reduce OTA dependency while increasing direct channel revenue.
- Expand social media and destination marketing partnerships.

Guest Experience Upgrades

- Renovate guestrooms, public spaces, and amenities to support higher room rates.
- Reposition the asset within the market as an upscale boutique experience.

Conclusion

Significant upside exists through professional management, revenue optimization, and targeted capital improvements. The current underperformance creates a compelling opportunity for experienced hospitality operators.

This information is intended solely for the purpose of evaluating a potential purchase of the property, may not be reproduced or distributed without prior written consent, and does not constitute an offer or guarantee of accuracy, with no binding obligation unless set forth in a fully executed purchase agreement.

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