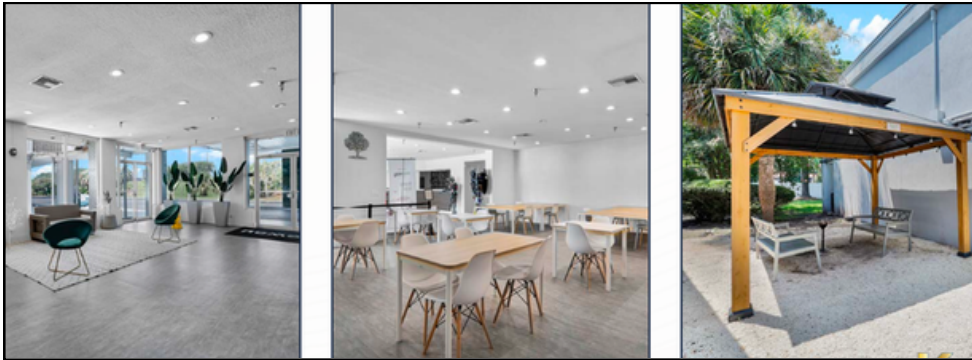


FOR SALE

3 GATEWAY BLVD S.
SAVANNAH, GA 31419



Prime I-95 Hospitality Asset



PROPERTY SUMMARY

Prime I-95 Hospitality Opportunity

The OneWay Hotel – Savannah, GA offers the fee simple interest in a 129-room, independent hotel with an adjacent 11,000 SF restaurant parcel. The property is a two-story, exterior-corridor hotel that was built in 1980 and renovated in 2023. With over \$2.7M spent in renovations since acquisition, this hotel delivers a reduced near-term capital expenditure risk for an experienced operator that is capable of repositioning the asset. The vacant restaurant presents an additional upside opportunity for additional income from a Tenant that can benefit from the hotel's built-in customer base.

Located at a prime signalized corner at the I-95 and Abercorn Street interchange, the asset benefits from high visibility and easy access to Savannah's core attractions, shopping, and dining. The property sits approximately 15.3 miles from **Downtown Savannah**, 11.9 miles from **Savannah/Hilton Head International Airport**, 16.7 miles from **Savannah State University**, and 14.1 miles from **Hunter Army Airfield**, making it well positioned to serve leisure, business, and military-related travel. Investors gain exposure to a recently renovated, independent hotel within one of Georgia's strongest MSAs, offering branding flexibility and potential upside from a non-chain, boutique-style experience.

KEY HIGHLIGHTS

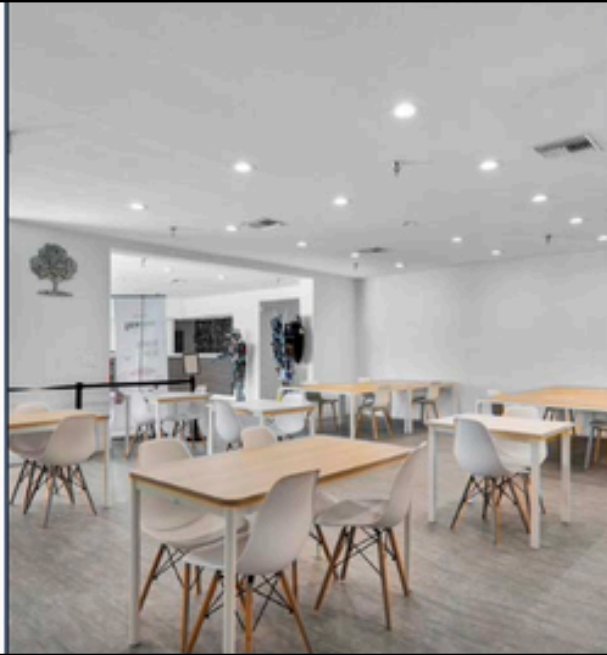
- Mixed-Use 2-Story Hotel & Restaurant
- Independent Hotel
- 129 Rooms + Restaurant Parcel
- 3.63 Acre Lot
- Over \$2.7M spent in renovations since acquisition
- Roof Condition- needs repairs/ replacement
- Additional upside with repositioning strategy
- Caters to the airport, tourism, and logistics workforce
- High Visibility from I-95 (95,100 AADT)

PROPERTY HIGHLIGHTS

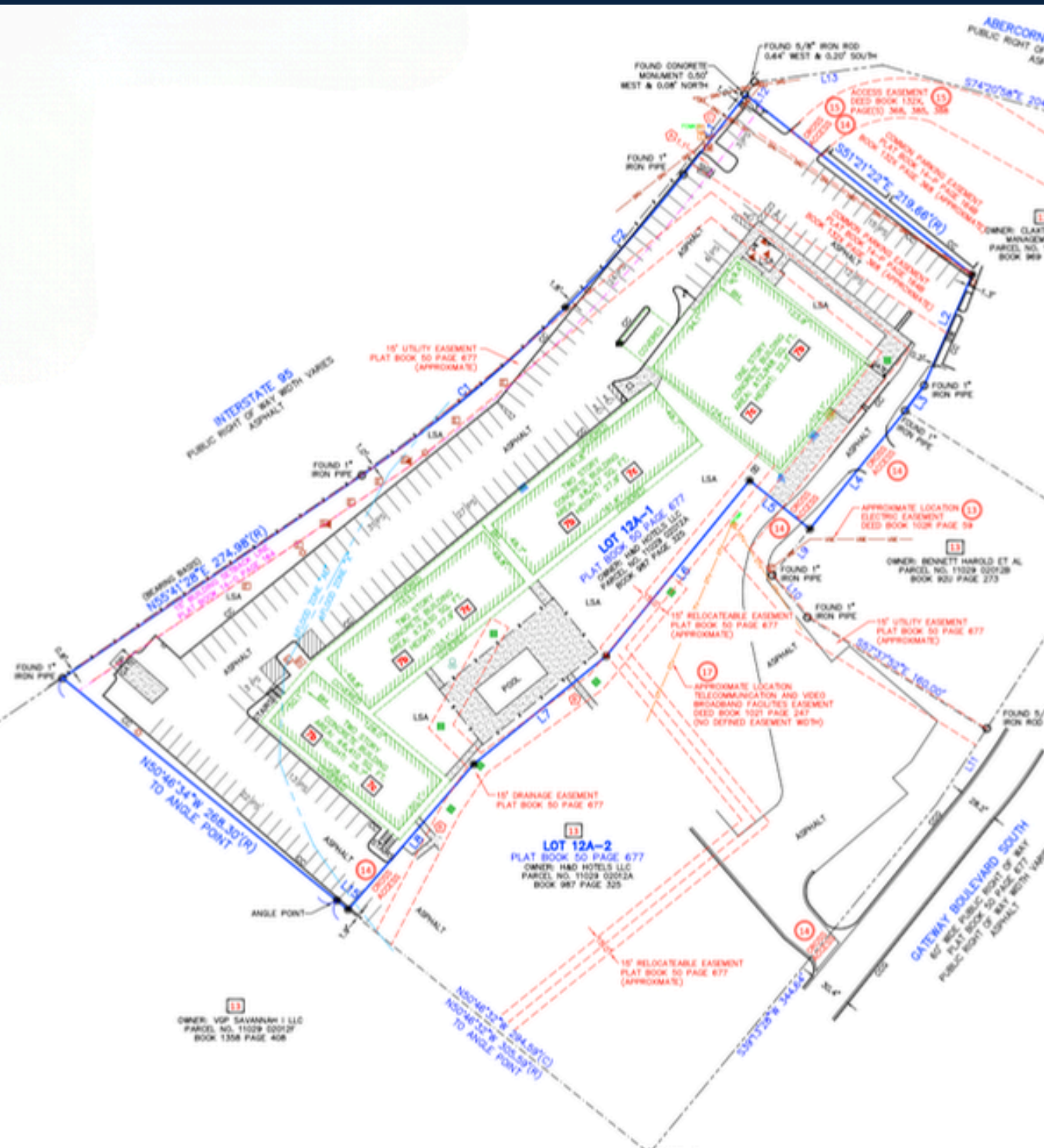
- **2-Story Exterior Corridor Hotel** — Each floor measures approximately 38,096 with a total gross building area of +/- 76,192 SF
- **129 Rooms** — The rooms include a safe, microwave, mini-refrigerator, large desk, and high-speed Internet.
- **Restaurant Space** — Additional upside available from 11,000 SF of restaurant space that can be leased for additional revenue.
- **Lot Size** — the property sits on a 6.29 Acre lot with exposure to I-95. The ample lot size provides potential for future redevelopment.
- **High Traffic Counts** — Visibility from I-95 (over 96,500 vehicles per day) with
- **Renovated in 2023** — \$2.7M in renovations since acquisition offering reduced necessary capital expenditures for a new operator.
- **Value Add Opportunity** — Additional upside through new management plus restaurant income for an experienced operator willing and able to implement a repositioning strategy.
- **Roof Condition** — roof repairs and/or replacement needed throughout.
- **Pool** — currently not operational, needs to be serviced and re-opened to provide added value.











6Dig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THIS PLAT DEPICTS A BOUNDARY SURVEY IN COMPLIANCE WITH CHAPTER 180-7-.09, 100% OF THE BOUNDARY SURVEY WAS PERFORMED USING GPS EQUIPMENT.
5. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF GEORGIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
6. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES.

4 LAND AREA	±158,197 SQUARE FEET	±3.632 ACRES
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6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF LOT 12A-1 AS BEING N55°41'28"E, PER PLAT BOOK 50, PAGE 677.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 156 HANDICAP = 4 TOTAL = 160

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO GATEWAY BOULEVARD SOUTH, A DEDICATED PUBLIC STREET OR HIGHWAY, VIA DRIVEWAY EASEMENT RECORDED IN BOOK 132X PAGE 355.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

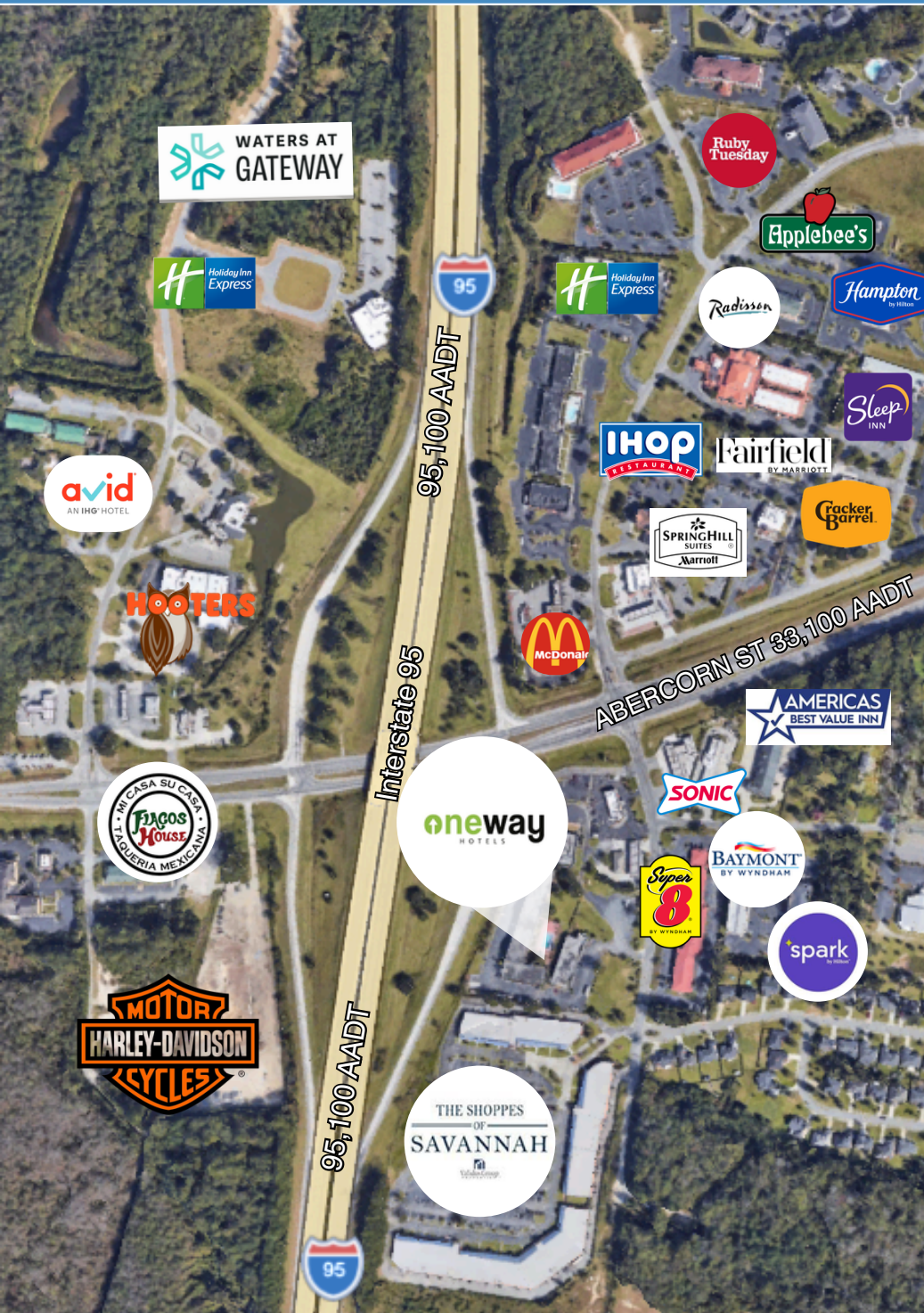
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: MINIMAL SAVANNAH HOTEL, LLC; SAFE HARBOR EQUITY DISTRESSED DEBT FUND 3 L.P., A DELAWARE LIMITED PARTNERSHIP; LOGAN LAW, LLC; ALLIANT NATIONAL TITLE INSURANCE COMPANY; HINSHAW & CULBERTSON LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(e), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 06/01/2021.
DATE OF PLAT OR MAP: 06/04/2021.



LOCATION HIGHLIGHTS

- **Established Gateway Hospitality Corridor**— a major lodging node just off Interstate 95 (about 15 Miles South of Downtown Savannah) which supports drive-by visibility and convenient regional access. The area is an established highway oriented hospitality and service cluster which has reinforced its position as a well-known, convenient overnight stop.
- **Direct I-95 Access & Visibility** — Situated at the I-95 / Tom Coleman Hwy, with over **95,100 vehicles per day** & direct access from I-95 (Exit 94).
- **High-Demand & Rapidly Growing Area**— with access to several major roadways, neighborhoods, schools and businesses, this area is experiencing astronomical expansion with many new developments in planning and in construction, including Hopeton Landing (479 Acres), Southeast Gateway (27 Acres), Pointe Grand, and more.

MAJOR INSTITUTIONAL & EMPLOYMENT DRIVERS ★

• **Port of Savannah Economic Engine** — The Port of Savannah posted one of its busiest years ever in 2025 and generates heavy daily truck activity, which supports commercial travel and overnight stays in the broader Savannah market. Savannah is the fastest-growing container port on the East Coast and has a multibillion-dollar expansion program.

- Port Activity now supports over **85,000 jobs in Coastal Georgia** and more than **600,000 jobs statewide**, which drives steady flow of truckers, rail crews, logistics workers, vendors and corporate traffic needing rooms near I-95.
- Major distribution and warehouse users (Amazon, Target, Home Depot, IKEA, Wayfair and others) have clustered around Savannah because of the port, creating ongoing blue and white-collar travel demand.

• **Hyundai Motor Group Metaplant America (HMGMA)**— a \$12.6 Billion, **3,000 Acre smart manufacturing facility** in Ellabell, Georgia, dedicated to producing Hyundai, Kia, and Genesis electric and hybrid vehicles. It is Hyundai's first fully dedicated EV mass-production plant in the US designed to **produce up to 500,000 vehicles annually** using high-level AI, robotics, and automated guided vehicles. Employs "**Meta Pros**" and aims for **8,500 direct jobs**. (19 Miles West)

• **Near Savannah's Expanding Entertainment Infrastructure**— Enmarket Arena, a 9,500-seat venue programmed for more than 150 events annually, adds another regional draw that can contribute to hotel demand.

• **Savannah/ Hilton Head Intl Airport Growth**— Savannah/Hilton Head International handled more than 4.23 million passengers in 2025, underscoring the area's expanding travel base, and supporting lodging demand in the area.

LOCATION & TRADE AREA

Gateway / I-95 Southside — Savannah, GA

The Gateway Boulevard corridor at I-95 is Savannah's premier interchange retail and dining node, capturing traffic from four high-value demand pools: interstate and tourist travelers, the Southside residential community, the Port and airport workforce, and the university and medical campus population. This location offers unmatched exposure and repeat customer potential for any food & beverage operator.

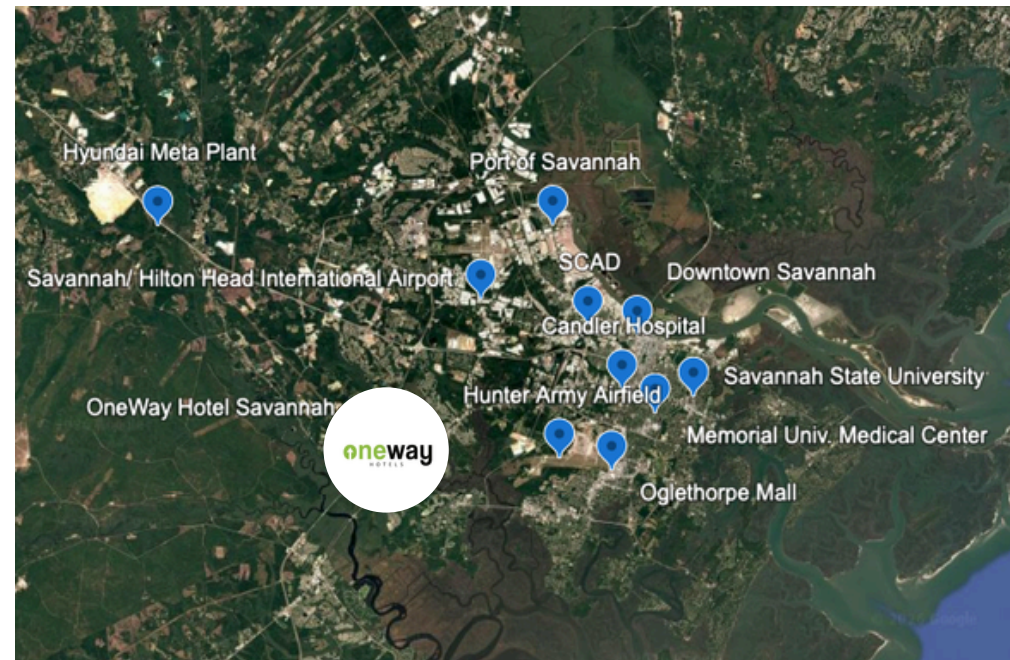
NEARBY DEMAND GENERATORS

DEMAND GENERATOR	DISTANCE	CATEGORY
Savannah/Hilton Head Intl. Airport	11.9 M	Transportation
Downtown Savannah	~15 mi	Entertainment
Hyundai Meta Plant	~19 mi	Manufacturing
Oglethorpe Mall	~11 mi	Retail Anchor
Memorial University Medical Center	~15 mi	Healthcare
Candler Hospital	~14 mi	Healthcare
Georgia Southern Univ. – Armstrong	~7.9 mi	Education
Savannah State University	~15 mi	Education
Port of Savannah	~16 mi	Industrial



SAVANNAH MARKET AT A GLANCE

- 14M+** Annual visitors to Savannah Consistent year-round F&B demand
- 12.9M** Visitors in 2024 a record, with visitor spending hitting **\$4.1 billion** in Savannah alone.
- #1** Container port in the United States Large logistics & trade workforce nearby
- Top 10** Fastest-growing Georgia metros Expanding residential consumer base

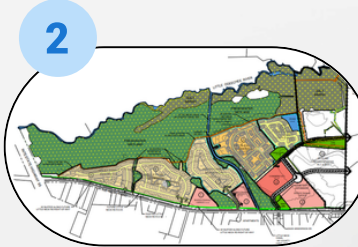




1 Waters At Gateway

- 276 Apartment Units
- Built in 2023
- Developer: Armada Development
- Distance from Site: 0.9 Miles

WWW.WATERSGATEWAY.COM



2 Hopeton Landing Master Plan

- 479 Acre Master Plan
- 1,500 Single Family Homes
- 165 Townhomes
- 15 Acres of Commercial + Office
- 7.49 Acres of Institutional
- Completion Date: Est. 2026-2027
- Developer: Mungo Homes, + others
- Distance from Site: 2.9 Miles

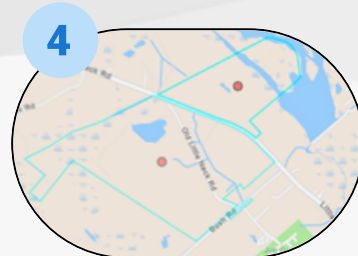
CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



3 Pointe Grand

- 288 Units
- Completion Date: 2027-2028
- Developer: Hillpointe LLC
- Distance from Site: 1.6 Miles
- 7.49 Acres of Institutional
- Delivery Date: Est. 2026-2027
- Developer: Hillpointe, LLC

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION



4 668 Acre Annexation Project

- 1,500 Residential Units
- Distance from Site: 5.2 Miles
- Widening of Little Neck Rd.
- Mixed-Use Project
- Estimated Completion: TBD
- Developer: Speir Property LLC

[ADDITIONAL PROJECT DETAILS HYPER LINK](#)

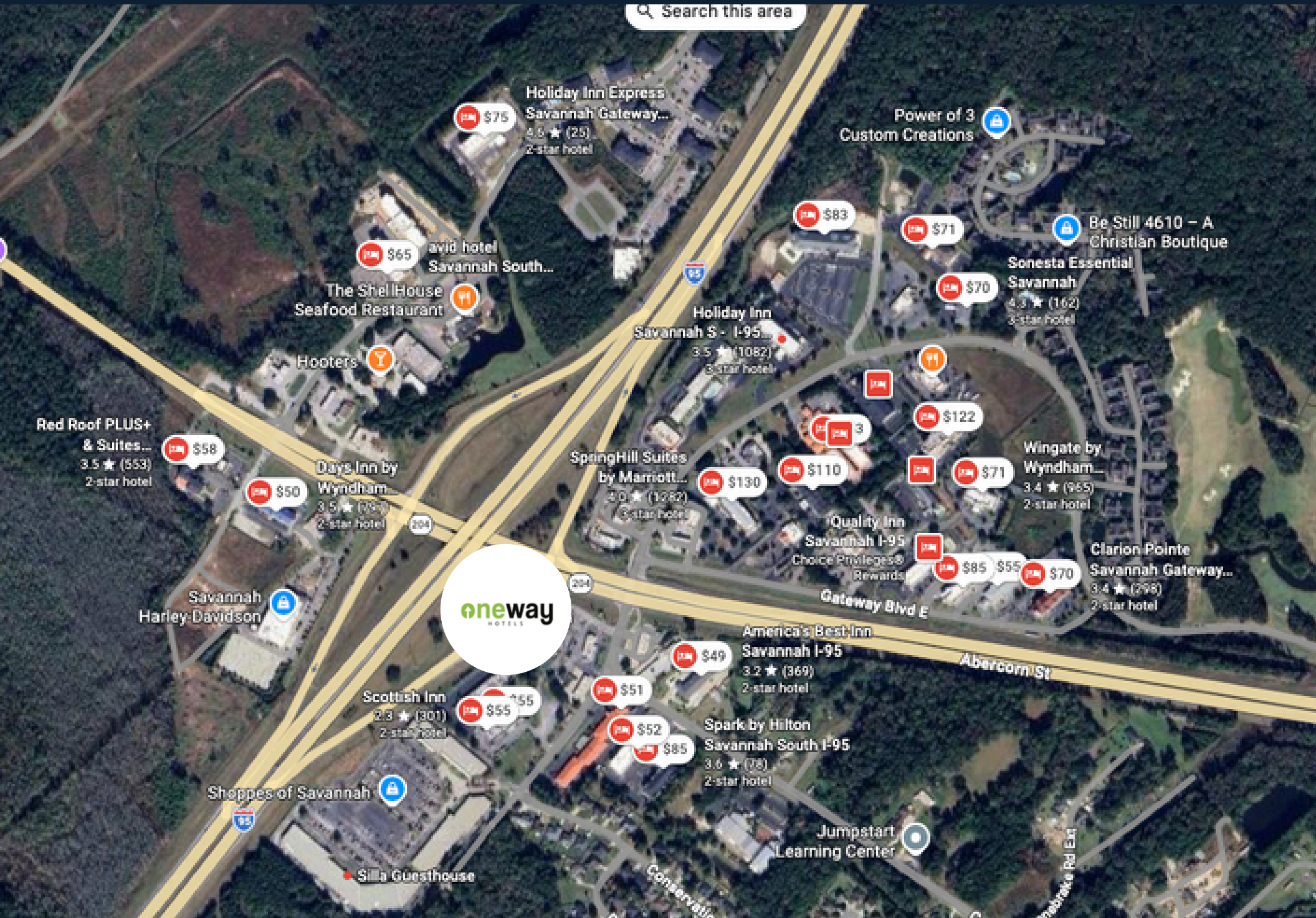


5 Southeast Gateway

- Industrial/ Distribution Warehouse Complex
- 1.2 Million SF | 27.5 Acres
- 1M SF cross-dock Building
- 291 dock doors
- 250 trailer parking stalls
- Distance from site: 1.8 Miles
- Developer: McShane Construction Co.

[MCSHANE CONSTRUCTION WEBSITE- PROJECT INFO](#)

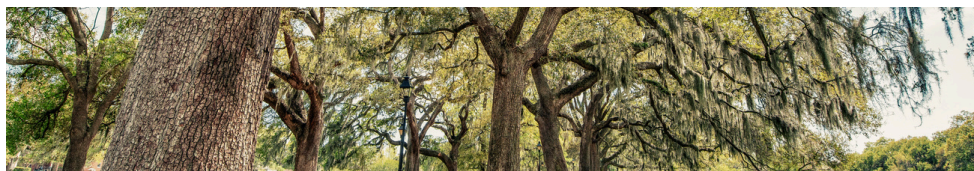






PROPERTY SUMMARY

Address	3 Gateway Blvd S, Savannah, GA 31419
Hotel Name	OneWay Hotel Savannah
Target Sale Price	\$5,000,000
Gross Bldg. Area	44,174 SF + 12,948 SF of Second-Gen Restaurant Space
Stories	2 story, exterior-corridor
Lot Size	3.63 AC
Year Built	1973
Renovated	2023
Rooms	129 Rooms (\$37,985/ key)
Zoning	PBC
Signage	Pylon / Monument Sign with Exposure to I-95
Parking	113 Spaces



PRICING

ASKING PRICE	PRICE/ KEY	PRICE/SF	PRICE/ACRE
\$4,900,000	\$37,985	\$85.78	\$1,349,862

SELLER FINANCING :

- 50% Downpayment
- 3-Year Term (IO)
- Non-Recourse
- 6% Interest



	Year 1	Year 2	Year 3	Year 4	Year 5
Rooms	129	129	129	129	129
Occupancy	65%	70%	72.50%	75%	77.50%
ADR	\$67.50	\$70.00	\$71.50	\$73.00	\$75.00
RevPar	\$43.88	\$49.00	\$51.84	\$54.75	\$58.13

Revenue	Year 1		Year 2		Year 3		Year 4		Year 5	
Rooms	\$2,065,854	93.26%	\$2,307,165	93.89%	\$2,440,769	94.18%	\$2,577,904	94.44%	\$2,736,816	94.72%
Restaurant Lease (NNN)	\$120,000	5.42%	\$120,000	4.88%	\$120,000	4.63%	\$120,000	4.40%	\$120,000	4.15%
Restaurant Property Taxes	\$11,635	0.53%	\$11,926	0.49%	\$12,224	0.47%	\$12,530	0.46%	\$12,842.86	0.44%
Restaurant Insurance	\$17,780	0.80%	\$18,225	0.74%	\$18,680	0.72%	\$19,147	0.70%	\$19,626	0.68%
Total Revenue	\$2,215,269	100%	\$2,457,315	100.00%	\$2,591,673	100.00%	\$2,729,581	100.00%	\$2,889,285	100.00%

Expenses										
Business Licenses & Permits	\$1,069	0.05%	\$1,190	0.05%	\$1,256	0.05%	\$1,325	0.05%	\$1,404	0.05%
Cable & Internet	\$35,000	1.58%	\$35,000	1.42%	\$35,000	1.35%	\$35,000	1.28%	\$35,000	1.21%
Cost of Goods Sold	\$43,500	1.96%	\$44,805	1.82%	\$46,149	1.78%	\$47,534	1.74%	\$48,960	1.69%
Commission	\$144,610	6.53%	\$161,502	6.57%	\$170,854	6.59%	\$180,453	6.61%	\$191,577	6.63%
Franchise Fees	\$199,374	9.00%	\$221,158	9.00%	\$233,251	9.00%	\$245,662	9.00%	\$260,036	9.00%
Insurance Expense	\$77,305	3.49%	\$79,238	3.22%	\$81,219	3.13%	\$83,249	3.05%	\$85,330	2.95%
Landscaping	\$6,500	0.29%	\$6,695	0.27%	\$6,896	0.27%	\$7,103	0.26%	\$7,316	0.25%
Merchant Services	\$48,102	2.17%	\$49,545	2.02%	\$51,031	1.97%	\$52,562	1.93%	\$54,139	1.87%
Office Supplies	\$12,827	0.58%	\$13,212	0.54%	\$13,608	0.53%	\$14,016	0.51%	\$14,437	0.50%
Payroll Expense	\$106,893	4.83%	\$118,958	4.84%	\$125,638	4.85%	\$132,495	4.85%	\$140,441	4.86%
Payroll Tax	\$7,482	0.34%	\$8,327	0.34%	\$8,795	0.34%	\$9,275	0.34%	\$9,831	0.34%
Pest Control	\$2,100	0.09%	\$2,150	0.09%	\$2,200	0.08%	\$2,250	0.08%	\$2,300	0.08%
Pool Maintenance	\$8,200	0.37%	\$8,250	0.34%	\$8,300	0.32%	\$8,350	0.31%	\$8,400	0.29%
Professional Fees	\$6,000	0.27%	\$6,150	0.25%	\$6,200	0.24%	\$6,400	0.23%	\$6,500	0.22%
Property Tax	\$53,900	2.43%	\$55,517	2.26%	\$57,183	2.21%	\$58,898	2.16%	\$60,665	2.10%
Repairs & Maintenance	\$42,757	1.93%	\$47,583	1.94%	\$50,255	1.94%	\$52,998	1.94%	\$56,176	1.94%
Staffing	\$374,380	16.90%	\$415,290	16.90%	\$437,993	16.90%	\$461,299	16.90%	\$488,289	16.90%
Tangible Property Tax	\$4,276	0.19%	\$4,758	0.19%	\$5,026	0.19%	\$5,300	0.19%	\$5,618	0.19%
Utilities	\$127,986	5.78%	\$130,548	5.31%	\$137,298	5.30%	\$145,980	5.35%	\$149,863	5.19%
Total Expenses	\$1,302,261	58.79%	\$1,409,875	57.37%	\$1,478,151	57.03%	\$1,550,150	56.79%	\$1,626,282	56.29%

Net Operating Income	\$913,008	41.21%	\$1,047,440	42.63%	\$1,113,522	42.97%	\$1,179,431	43.21%	\$1,263,003	43.71%
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ASSUMPTIONS

- Assumed a franchise fee of 9% (Assuming a national franchise is added)
- Estimated property taxes based on a \$4,900,000 sales price
- Commissions estimated at 7%



Address	480 Al Henderson Blvd Savannah, GA
Hotel Name	Sonesta Essential Savannah
Date Sold	On-Market
Asking Price	\$2,999,999
Keys	41 rooms
Price/ Key	\$73,171/ Key
GBA (SF)	26,062 SF
Price/ SF	\$115/ SF
Acres	1 AC
Price / Acre	\$2,999,999/ AC
Year Built/ Reno.	2006 2023
Zoning	PUDC
Notes	3 Story Hotel / Economy Renovated in 2023 34 parking / 0.83/room No exposure on I-95 Small Lot

2



Address	17 Gateway Blvd E, Savannah, GA
Hotel Name	Best Western
Date Sold	03/04/2025
Sale Price	\$8,550,000
Keys	95 rooms
Price/ Key	\$90,526/ Key
GBA (SF)	70,370 SF
Price/ SF	\$122/ SF
Acres	5.59 AC
Price / Acre	\$1,529,516
Year Built/ Reno.	2000 2025
Zoning	PBC
Notes	2 Story Hotel / Midscale Renovated in 2025 156 Parking / 1.64 per room some exposure on I-95 but past exit

AVG. PRICE/ KEY \$85,294

SUBJECT. PRICE/ KEY \$37,985

3



Address	15 Fort Argyle Rd, Savannah, GA
Hotel Name	Days Inn by Wyndham
Date Sold	05/22/2025
Sale Price	\$4,550,000
Keys	56
Price/ Key	\$81,250/ Key
GBA (SF)	21,462 SF
Price/ SF	\$212/ SF
Acres	2 AC
Price / Acre	\$2,275,000/ AC
Year Built/ Reno.	1985 2021
Zoning	PBC
Notes	2 Story Hotel/ Economy Renovated 2021 63 parking / 1.13 per room Exposure on I-95

AVG. PRICE/ SF \$171

SUBJECT PRICE/ SF \$85.75

4



Address	45 Fort Argyle Rd, Savannah, GA
Hotel Name	Red Roof Plus+
Date Sold	08/19/2025
Sale Price	\$5,551,000
Keys	66 rooms
Price/ Key	\$84,106/ Key
GBA (SF)	30,981 SF
Price/ SF	\$179/ SF
Acres	2.57 AC
Price / Acre	\$2,159,922/ AC
Year Built/ Reno.	2001 2020
Zoning	PBC
Notes	3 Story Hotel / Economy Renovated in 2020 120 parking / 1.82/room No exposure on I-95 Small Lot

AVG. PRICE/ ACRE \$1,988,146

SUBJECT PRICE/ACRE \$1,349,862



	1 MILE	3 MILES	5 MILES
2025 Population	2,900	14,700	47,600
2030 (Projected) Population	3,000	15,500	50,100
Avg. Household Income	\$97,000	\$87,100	\$105,400
Median Household Income	\$77,300	\$61,900	\$87,900
2025 Number of Households	1,100	5,700	18,300
2030 Projected Households	1,200	6,000	19,200
Median Home Value	\$290,800	\$277,600	\$319,900

The area around 3 Gateway Blvd S is a moderately growing, middle-income suburban hotel node tied closely to I-95 traffic, the Port of Savannah, and the region’s tourism and logistics expansion. Economists expect Savannah to continue outpacing state and national growth at a sustainable rate.

- Within 1 mile, 2025 population is about 2,900 with a projected growth of roughly 3.8% by 2030.
- Within 3 miles, the population is about 14,700 in 2025, with a projected growth near 5.0% by 2030
- Within 5 Miles, the population is about 47,600 in 2025, with a projected growth near 5.3% by 2030
- Average household income is around \$97,000 (1-Mile) \$87,100 (3-Mile), and \$105,400 (5-Mile) indicating a solid middle-income customer base.



PRESENTED BY:

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