

FOR SALE

HOSPITALITY INVESTMENT OPPORTUNITY: SUPER 7 INN, ROBSTOWN TX

2225 NORTH US HIGHWAY 77, ROBSTOWN, TX 78380



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



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PRESENTED BY:

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2225 U.S. 77



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PROPERTY SUMMARY

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Property Summary

Building SF:	13,746 SF
Lot Size:	54,881 SF
No of Rooms:	35
CAP Rate:	2.57%
Year Built:	1990

Property Overview

The Super 7 Inn located at 2225 US-77 in Robstown, Texas is currently available for purchase, complete with 35 guest rooms, plenty of parking, and a strategic location. This property offers a prime real estate opportunity for investors or entrepreneurs in the hospitality industry.

Location Overview

The property's strategic location on US-77, a major highway connecting Corpus Christi and Victoria, provides easy accessibility and high visibility for potential customers. Additionally, the nearby presence of Texas A&M University-Corpus Christi and Naval Air Station Corpus Christi attracts a steady stream of travelers seeking accommodations in the area. Investors can capitalize on the growing demand for lodging options in the region.

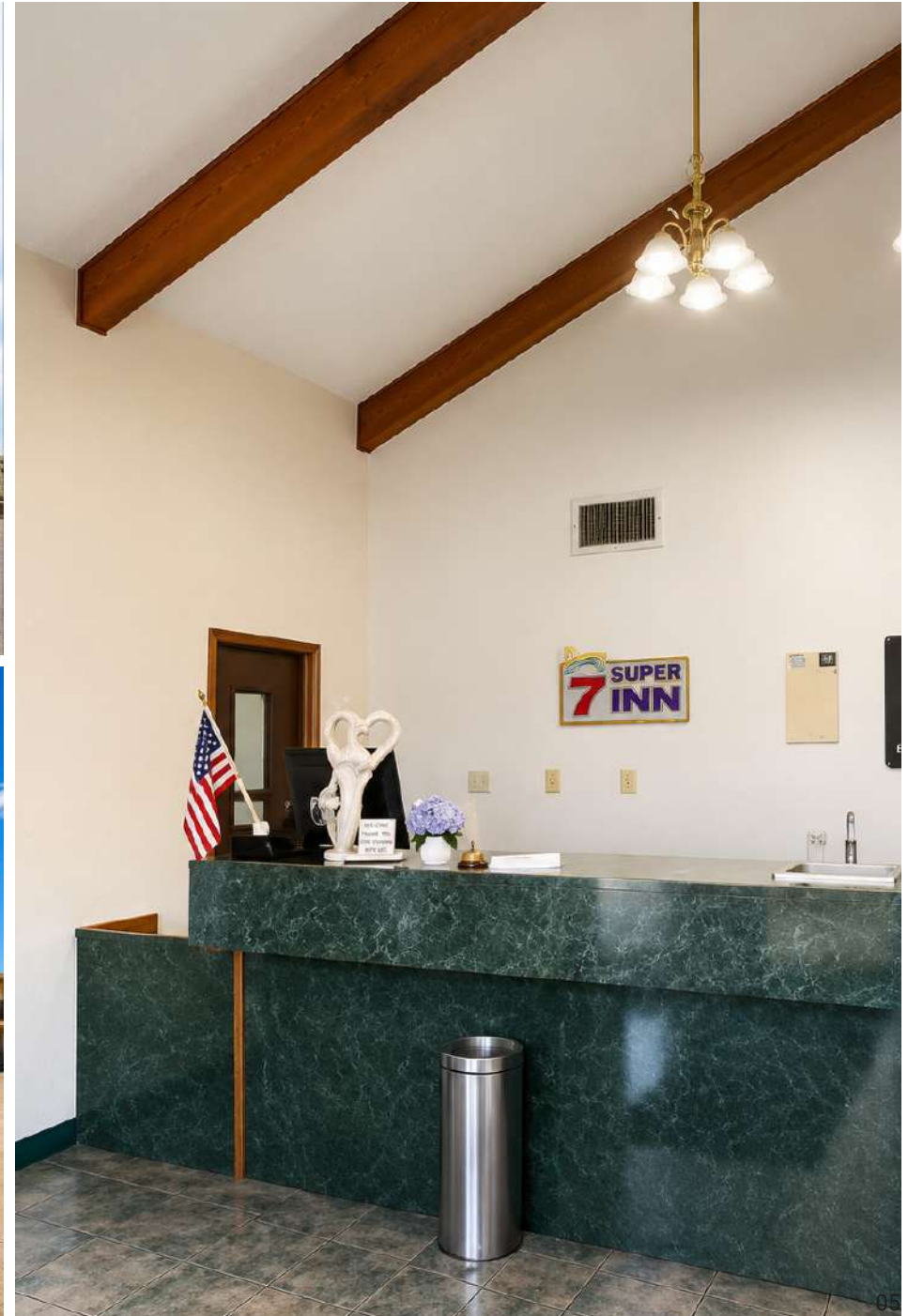
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RECEPTION & PARKING

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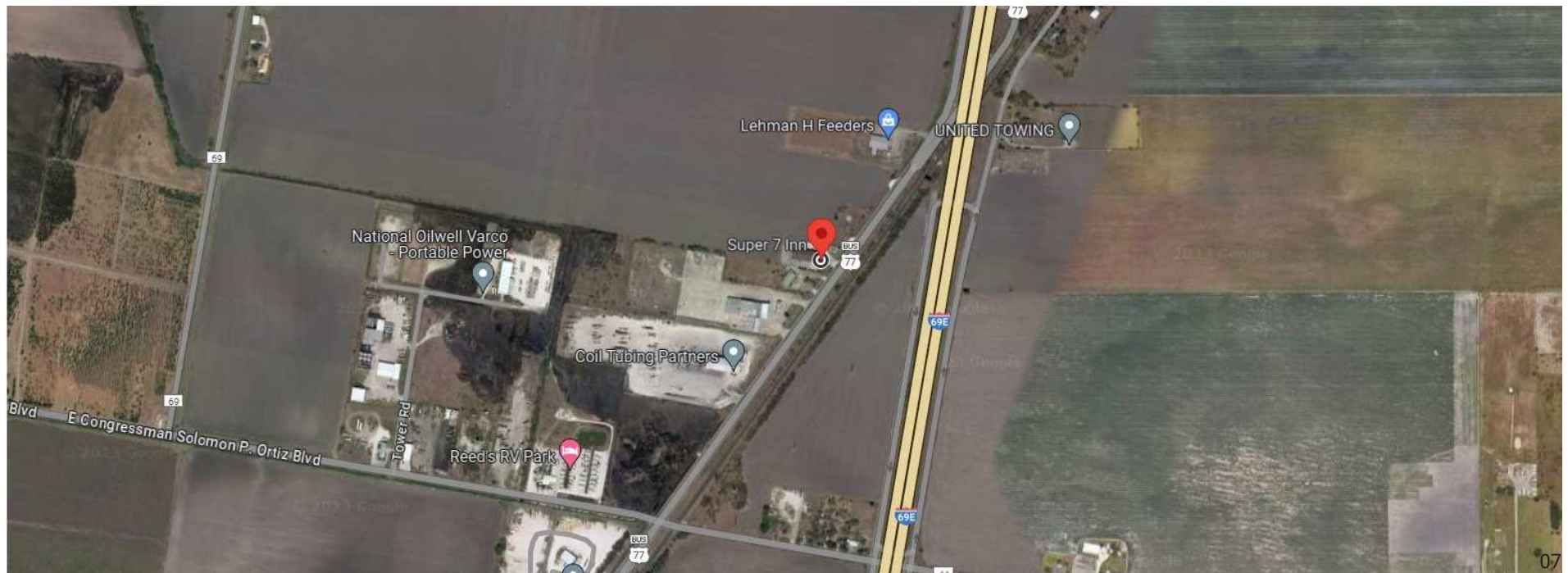
ROOMS

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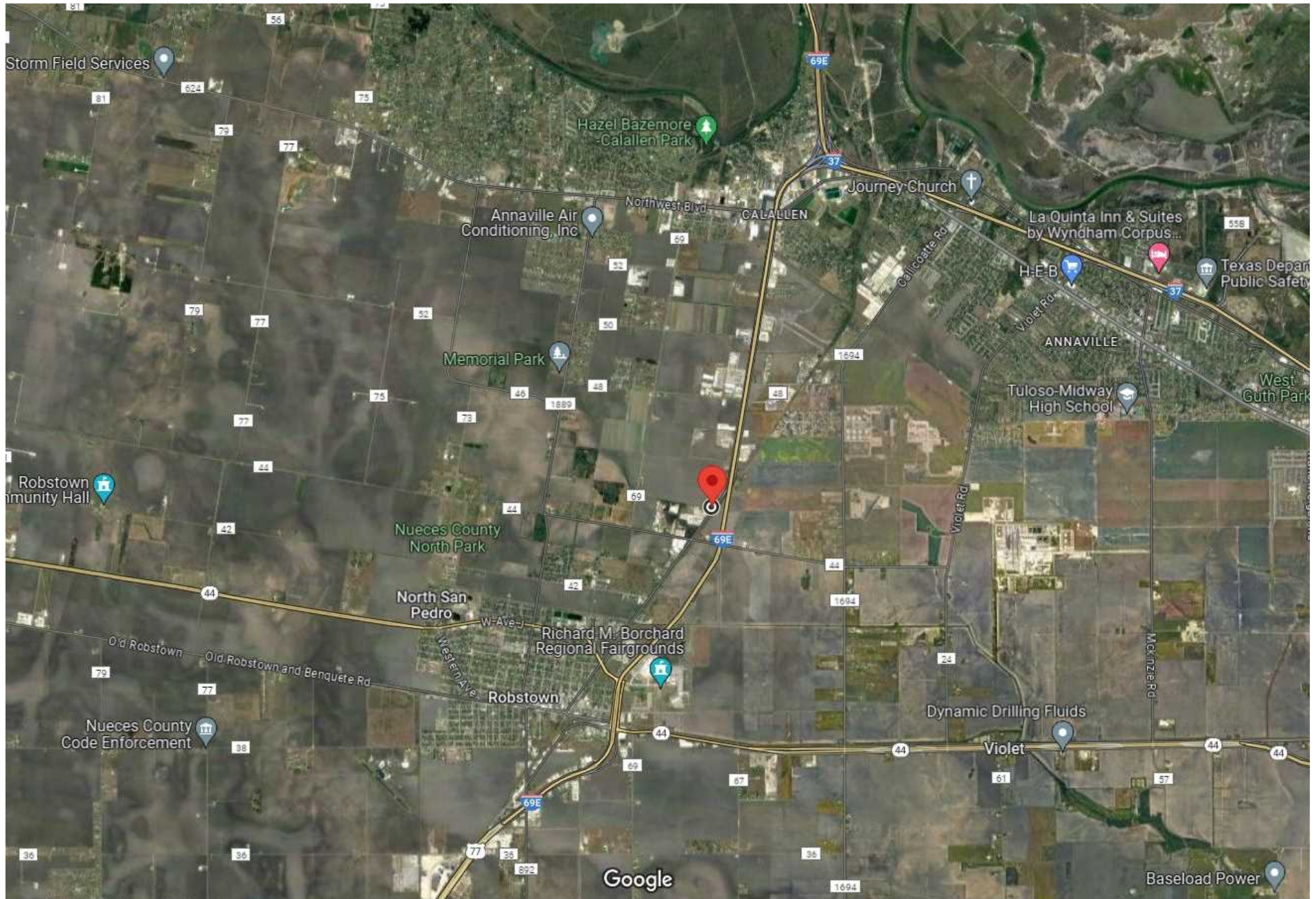
LOCATION MAP

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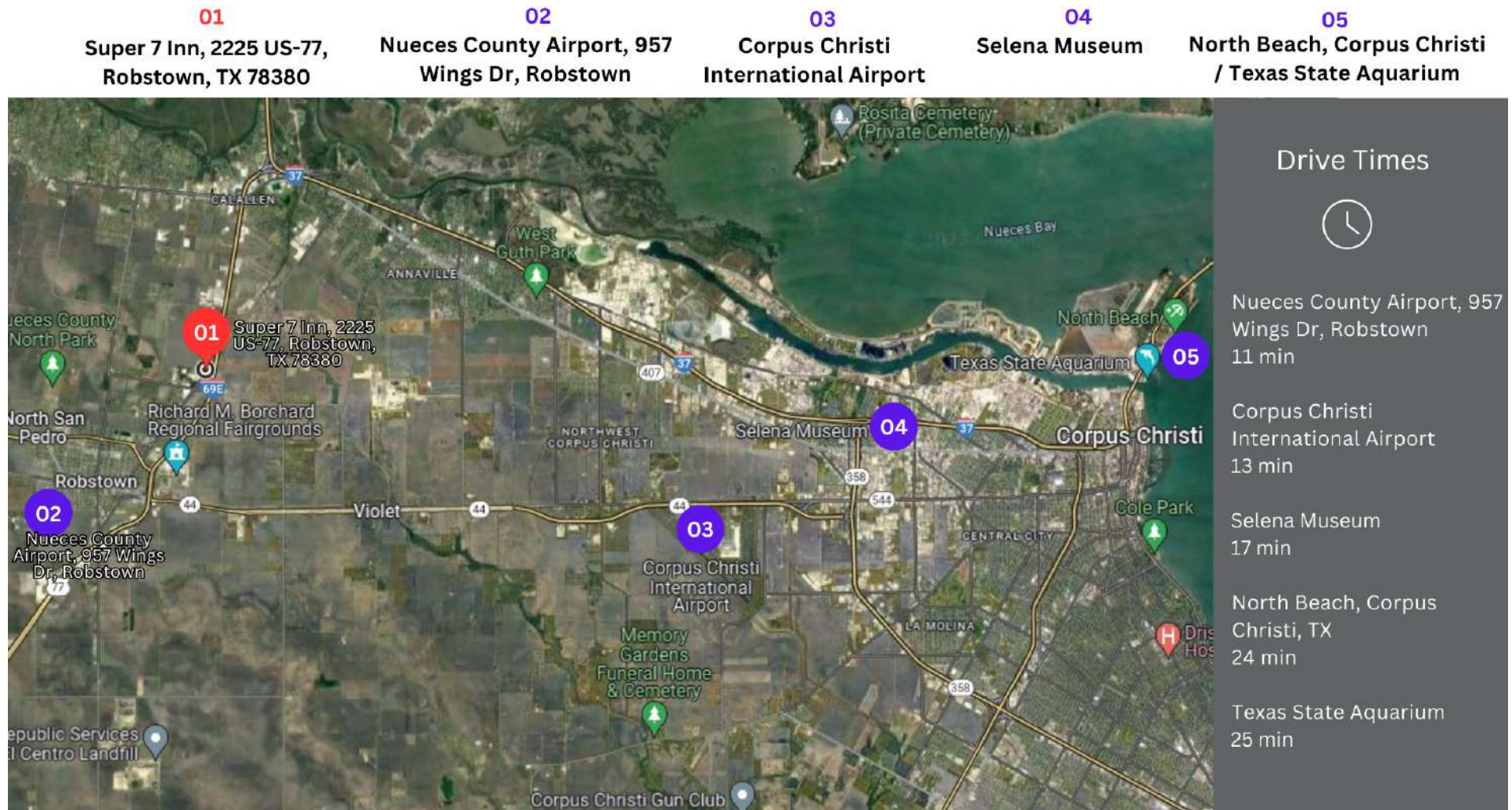
AERIAL MAP

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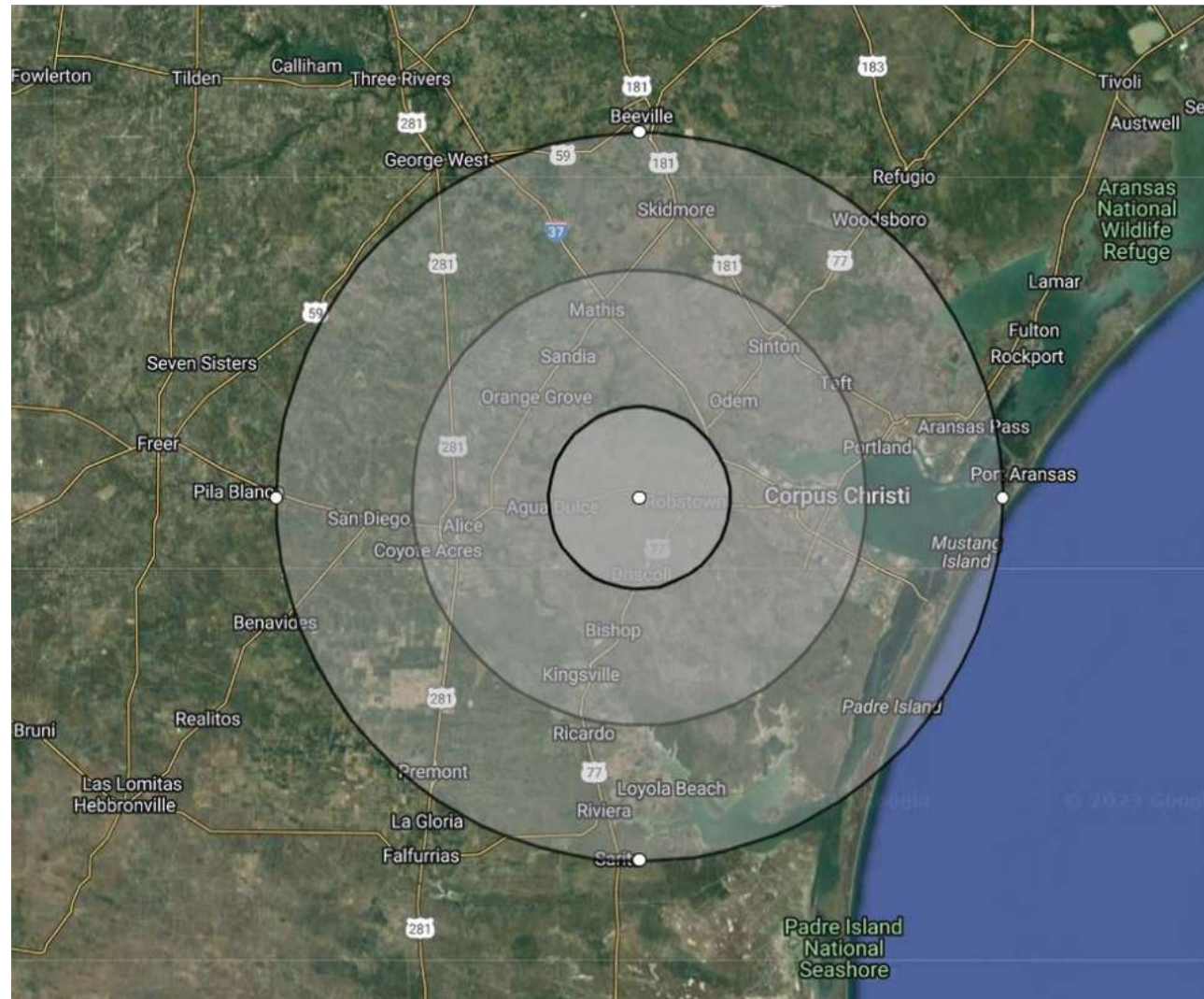


POINTS OF INTEREST & DRIVE TIMES

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25 miles	36.90 MEDIAN AGE
\$57,387 MEDIAN HOUSEHOLD INCOME	389,214 INDIVIDUALS

40 miles	37.67 MEDIAN AGE
\$56,869 MEDIAN HOUSEHOLD INCOME	534,534 INDIVIDUALS

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PROJECTION REPORT

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Estimated Monthly	Current	Year 1	Year 2
Revenue	\$7,000	\$14,000	\$28,000
Fixed Expenses	\$2,000	\$2,000	\$2,000
Variable Expenses	\$2,000	\$4,000	\$8,000
Total Expenses	\$4,000	\$6,000	\$10,000
Estimated Monthly NOI	\$3,000	\$8,000	\$18,000
Estimated Annually			
Revenue	\$84,000	\$168,000	\$336,000
Fixed Expenses	\$24,000	\$24,000	\$24,000
Variable Expenses	\$24,000	\$48,000	\$96,000
Total Expenses	\$48,000	\$72,000	\$120,000
Estimated Annual NOI	\$36,000	\$96,000	\$216,000
Sales Price	\$1,400,000	\$1,400,000	\$1,400,000
Number of Rooms	35	35	35
Price Per Key	\$40,000	\$40,000	\$40,000
NOI	\$36,000	\$96,000	\$216,000
Cap Rate	2.57%	6.86%	15.43%
Year Built	1,990	1,990	1,990
Occupancy	10.00%	20.00%	40.00%
Number of Occupied Rooms	4	7	14
Revenue per room	\$67	\$67	\$67
Variable Expenses Per Room	\$19	\$10	\$5
Fixed Expenses Per Room	\$19	\$19	\$19
Total Expenses	\$38	\$29	\$24
NOI Per Room	\$29	\$38	\$43

DISCLAIMER

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