

Investment Opportunity Flyer

Red Carpet Inn

206 E White Horse Pike, Galloway, NJ 08205



Price
\$1,450,000



Rooms
23



Lot Size
0.52 AC



Year Built
1986

Property Description

The Red Carpet Inn is a 23-key, exterior-corridor limited-service motel strategically located along the high-traffic East White Horse Pike (US Route 30) in Galloway Township, NJ. Positioned just minutes from the Garden State Parkway (Exit 40), the property offers convenient access to major regional arterial routes. Built in 1986, this asset presents a value-add opportunity to capitalize on stabilized, year-round demand within the Atlantic City MSA through a light-to-moderate repositioning program. With seller financing available and straightforward operational mechanics typical of a small motel asset, the property serves as an accessible entry point for a first-time motelier or an owner-operator expanding a regional drive-to hospitality portfolio.

Investment Highlights

- Seller financing available
- Recently updates include new heater/aircons in rooms and ongoing asphalt maintenance
- Spacious manager's residence with multiple bedrooms, finished basement, and commercial laundry capability onsite
- Value add / repositioning upside
- Great opportunity for first time hotelier
- Year round segment demand



Location Description

Galloway Township sits one hour from Philadelphia and two hours from New York City, positioning the property within reach of two major metro feeder markets.

The market is anchored by Stockton University, a public university founded in 1969 with a second campus in Atlantic City, and by nearly 9,600 total enrolled students across more than 160 areas of study — providing a steady source of parent, visitor, and event-driven room demand year-round.

Demand generators extend well beyond the university: the township hosted the 1942 PGA Championship and remains home to the annual LPGA ShopRite Classic, alongside a cluster of well-regarded golf clubs. Historic Smithville draws leisure travelers with its restored buildings, cobblestone paths, and events ranging from a British Car Show to a renaissance fair, while outdoor enthusiasts are drawn to the Edwin B. Forsythe National Wildlife Refuge for hiking, kayaking, and birdwatching.



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Atlantic City Submarket

The Atlantic City hospitality market encompasses roughly 22,000 rooms across 99 properties, dominated by large-scale casino resorts (averaging ~225 rooms per property). Driven by continuous reinvestment, over \$1.2 billion in capital upgrades has been injected into local resort properties over the past five years to enhance guest experience and regional competitiveness. The market operates with an average occupancy of 53% to 64%. Budget-friendly exterior-corridor motels along Route 30 serve as vital low-cost alternatives, capturing value-conscious travelers avoiding expensive casino resort and parking fees.



Market Performance

SUBMARKET KEY METRICS

**Data is from May 2026.*

INVENTORY	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET
Inventory Rooms	3,610	22,173
Existing Buildings	63	92
Under Construction Rooms	0	0

PERFORMANCE	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET	FORECAST AVERAGE
12 Mo Occ.	45.8%	52.2%	53.7%
12 Mo ADR	\$100.15	\$136.33	\$141
12 Mo RevPAR	\$45.82	\$71.10	\$76

Demand Drivers

Atlantic City & Shore Points: Atlantic City is the powerhouse draw, anchoring the region's tourism economy with its casinos, boardwalk, and year-round calendar of concerts and events. The property sits just 7 miles from this activity, close enough to capture overflow demand from casino visitors, convention attendees, and concertgoers, while also offering easy access to popular shore points like Ocean City, Margate, and Ventnor for beach-going travelers.

Medical & Education: AtlantiCare, the region's major regional medical system, which has rapidly expanded its facilities and specialty services over the last 15 to 20 years and generates consistent demand from visiting patients, families, and traveling medical staff. Stockton University adds a complementary base of steady, recurring demand, with roughly 9,600 students driving move-in/move-out periods, parent and family visits, and campus events throughout the academic year.

DEMAND GENERATORS DISTANCE FROM PROPERTY

Historic Smithville (Shopping & Dining)	~3 miles
Edwin B. Forsythe National Wildlife Refuge	~4 miles
Garden State Parkway (Exit 41)	~5 miles
AtlantiCare Regional Medical Center	~5 miles
Stockton University (9,600+ Students)	~6 miles
Hamilton Mall (100+ Stores)	~9 miles
Atlantic City International Airport (ACY)	~9 miles
Atlantic City Boardwalk & Casinos	~12 miles
Atlantic City Convention Center	~13 miles

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SWOT Analysis

STRENGTHS

Highway Access: Sits at the US-30/Garden State Parkway junction (Exit 40/41), capturing Parkway north-south traffic and Philadelphia east-west feeder traffic.

AC Gateway: On a major feeder corridor 15 minutes from AC's Boardwalk, casinos, and Convention Center.

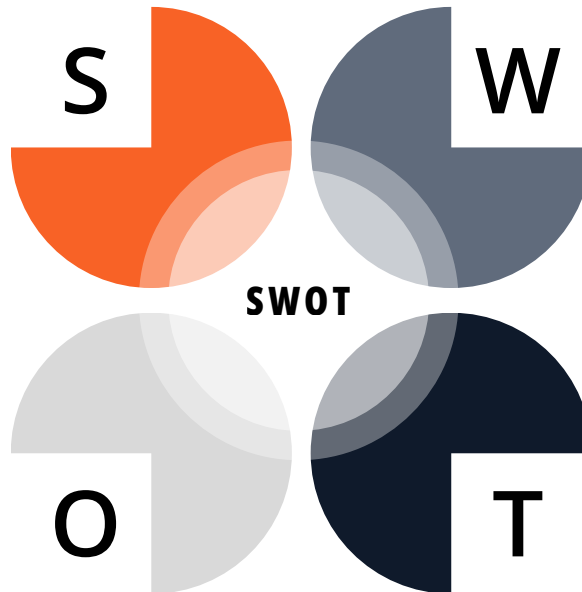
FAA Proximity: ~3 miles (9 min) from the FAA Technical Center, driving steady demand from contractors, aviation pros, and military trainees.

OPPORTUNITIES

Expansion Potential: Set back ~60 ft from the road, offering room for future expansion or outdoor development.

Operations Training: Seller-provided transition training (comp TBD) lowers the barrier for first-time hoteliers.

AC Overflow Capture: Budget-friendly alternative to AC's 22,000-room market for convention, concert, and shore visitors avoiding resort pricing/parking.



WEAKNESSES

Dated Product: Built in 1986 with no recent renovation, likely requiring capex investment in FF&E and building systems to stay competitive and meet brand/PIP standards.

Small Room Count: At 23 keys, the property lacks scale versus larger comp set assets, driving higher fixed costs per key and less flexibility to absorb displacement.

THREATS

Competitive Pressure: Established chain-affiliated properties nearby offer stronger brand recognition, loyalty programs, and marketing reach that could pull price-sensitive guests away.

Economic Sensitivity: Drive-to-leisure demand can soften during regional economic downturns, potentially pressuring occupancy and rate across the broader Atlantic City drive-market.

