



# COMFORT INN & SUITES PANAMA CITY BEACH

*Offering Memorandum*

AHGBrokerage.com

Confidential

# FOR MORE INFORMATION PLEASE CONTACT:



Telephone

[\(407\) 815-5590](tel:(407)815-5590)



Email

[Anup@AHGBrokerage.com](mailto:Anup@AHGBrokerage.com)



Website

[www.AHGBrokerage.com](http://www.AHGBrokerage.com)



Anup Shah, Broker

AHG Brokerage LLC

**DO NOT CONTACT THE PROPERTY DIRECTLY**

## **DISCLAIMER**

No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein. The Property is offered subject to errors, omissions, change of price, rental or other conditions including withdrawal without notice, and will be subject to any special conditions, which may be imposed or made by the owner or AHG Brokerage, LLC. The owner and AHG Brokerage, LLC reserve the right to accept or reject any and all offers.

# ABOUT THE BROKERAGE



**AHG Brokerage LLC** is a commercial real estate firm, specializing in hospitality and hotel assets. Based in Florida, we focus heavily on the South-East United States.



As a team made up of former hotel owners, investors, developers, and managers, AHG Brokerage offers a unique and unparalleled expertise to assist with both sales and acquisitions.



With a nation-wide network and reach, AHG Brokerage Team can assist with transactions virtually across the nation on assets of any size.

**AHG Brokerage LLC**

---

# **Offering Memorandum**

---

## **The Offering**

AHG Brokerage is proud to present an exclusive opportunity to purchase a newly built 84 rooms Comfort Inn & Suites located in Panama City Beach. This is one of Choice Hotels' premier upper-mid-scale brands.

### **Size & Build**

The hotel sits on 2.3 acres and is a 4-story building. The construction utilized all steel and concrete with all current hurricane standards, especially considering its coastal location.

AHG Brokerage LLC

---

## Rebranding Potential

High Barrier to Entry Market

Offering  
Memorandum

---

There is an opportunity to rebrand or reposition the property in the market, with interest shown by the following brands:





Comfort  
INN & SUITES

Champions 14-17

AHG



AHC  
BROKERAGE



COMPLIMENTARY  
BREAKFAST  
Hours of Operation  
Monday - Friday  
6:00 AM - 10:00 AM  
Saturday & Sunday  
7:00 AM - 10:00 AM

50

BROKERAGE LLC

AHG Brokerage LLC

# LOCATION

The property is located right off Panama City Beach Parkway, close to the ocean and within walking distance to the beach. The hotel is also within walking distance of plenty of seafood and BBQ restaurants plus familiar chains and fast-food restaurants.

Close to all the attractions like Dave & Buster's, Frank Brown Park, Pier Park, Gulf World Marine Park, Ripley's Museum and Shipwreck Island Waterpark. The 30A Beaches are also a short drive from the property.

# Offering Memorandum

## PROPERTY FACTS

1

Construction finished in 2023 – built through the pandemic

2

Construction is of the highest quality – steel and concrete

3

Built to sustain hurricane weather and winds

4

Interior Corridor- 4 Story

5

Total land area is 2.3 acres

6

Land values in this area are approx. \$1MM per acre



BROKERAGE

GROUP



AHG  
BROKERAGE LLC



# HOTEL FEATURES



Swimming Pool and Outdoor Seating



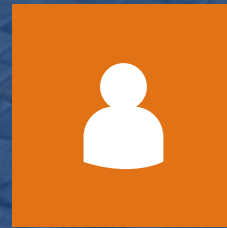
Lobby Marketplace/Convenience Shop



Meeting Space/Board Room



84 Rooms  
2.3 Acres of Land  
4-Story Building w/ Ocean Views



Fitness Center



Breakfast Room & Coffee Bar  
Large Lobby

# WHAT'S NEARBY

1

## Dining/Bars

Back Beach Barbeque - 0.5 miles away

Salty Sues - 0.5 miles away

Waffle House - 1 miles away

Marcos Pizza - 1.5 miles away

Margaritaville - 2 miles away

& Many More

2

## Attractions

Pier Park 2 miles away

Frank Brown Park - 2 miles away

Dave & Busters - 2 miles away

Gulf World Marine Park - 3 miles away

Holiday Golf - 6 miles away

Dolly Parton's Show - Coming Soon

& Many More

3

## Businesses

Griffin Industrial Park - 0.3 miles away

Winn-Dixie - 2 miles away

Walmart Supercenter - 2 miles away

Trustmark Bank - 2 miles away

Pier Park Shopping Plaza - 2 miles away

& Many More

# THE OPPORTUNITY

This presents an excellent opportunity for a buyer or investor group to purchase a well-built, new property that is ready to go without the typical headaches of permitting, building and construction process, and avoid the longer timeline from investing at the beginning of the project and seeing the benefits of it almost 3 years later. This property is for an investor group that wants a steady return on investment that is secured with an asset that is also going to appreciate over time in a highly-sought after location.

Proforma	Year 1	Year 2	Year 3
Room Count	84	84	84
Occ%	65%	67%	69%
ADR\$	\$ 139	\$ 143.70	\$ 147.47
RevPAR	\$ 90.35	\$ 96.28	\$ 101.75
Room Revenue	\$ 2,770,131	\$ 2,941,027	\$ 3,119,683
Other Revenue	\$ 89,681	\$ 95,213	\$ 100,997
Total Revenue	\$ 2,859,812	\$ 3,036,240	\$ 3,220,680
Total Expenses	\$ 1,717,690	\$ 1,806,036	\$ 1,898,172
EBITDA	\$ 1,142,122	\$ 1,230,204	\$ 1,322,508

Disclaimer : This is not an earnings claim; it is an assumption using a theoretical model and is provided as a work sheet for those who have experience in estimating financial proformas. On this proforma there is also an assumption that the property is ramping up.

**AHG Brokerage LLC**

---

**Offering  
Memorandum**

---

# **PANAMA CITY BEACH MARKET ANALYSIS**

Panama City Beach is a thriving hub for both businesses and travelers, making it an attractive market for hospitality assets. The area's tourism industry is buoyed by its pristine beaches, abundant water activities, and vibrant nightlife, drawing millions of visitors annually. Businesses, ranging from quaint local boutiques to upscale dining establishments, cater to tourists' diverse preferences. The presence of key attractions like Pier Park and St. Andrews State Park ensures a steady influx of visitors, making Panama City Beach a dynamic and profitable locale for hospitality investments.

# CONTACT US

FOR MORE INFORMATION



**+1 (407) 815-5590**



**Anup@AHGBrokerage.com**



**www.AHGBrokerage.com**



**AHG Brokerage LLC**