

# FOR SALE

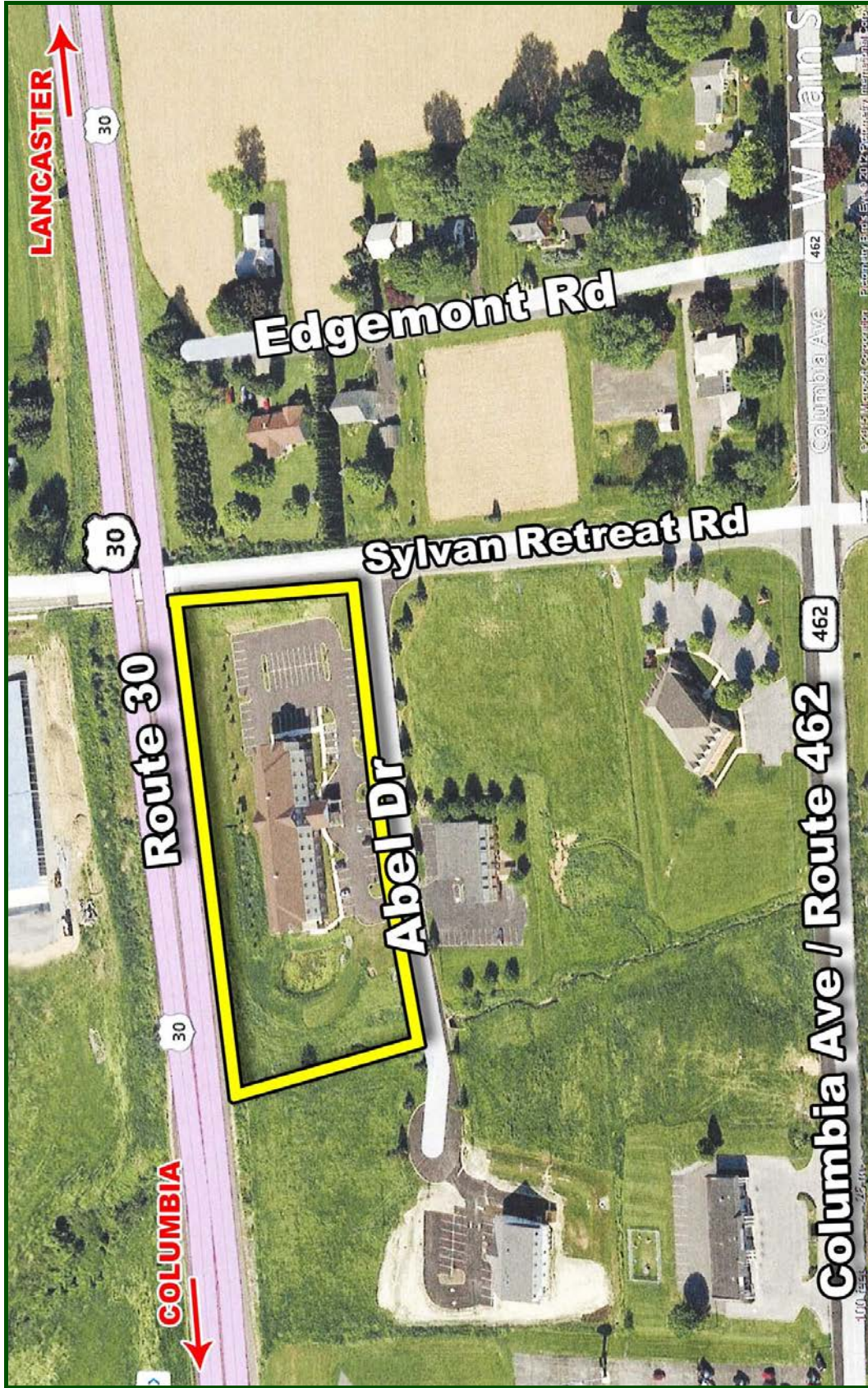
## COMFORT INN

COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

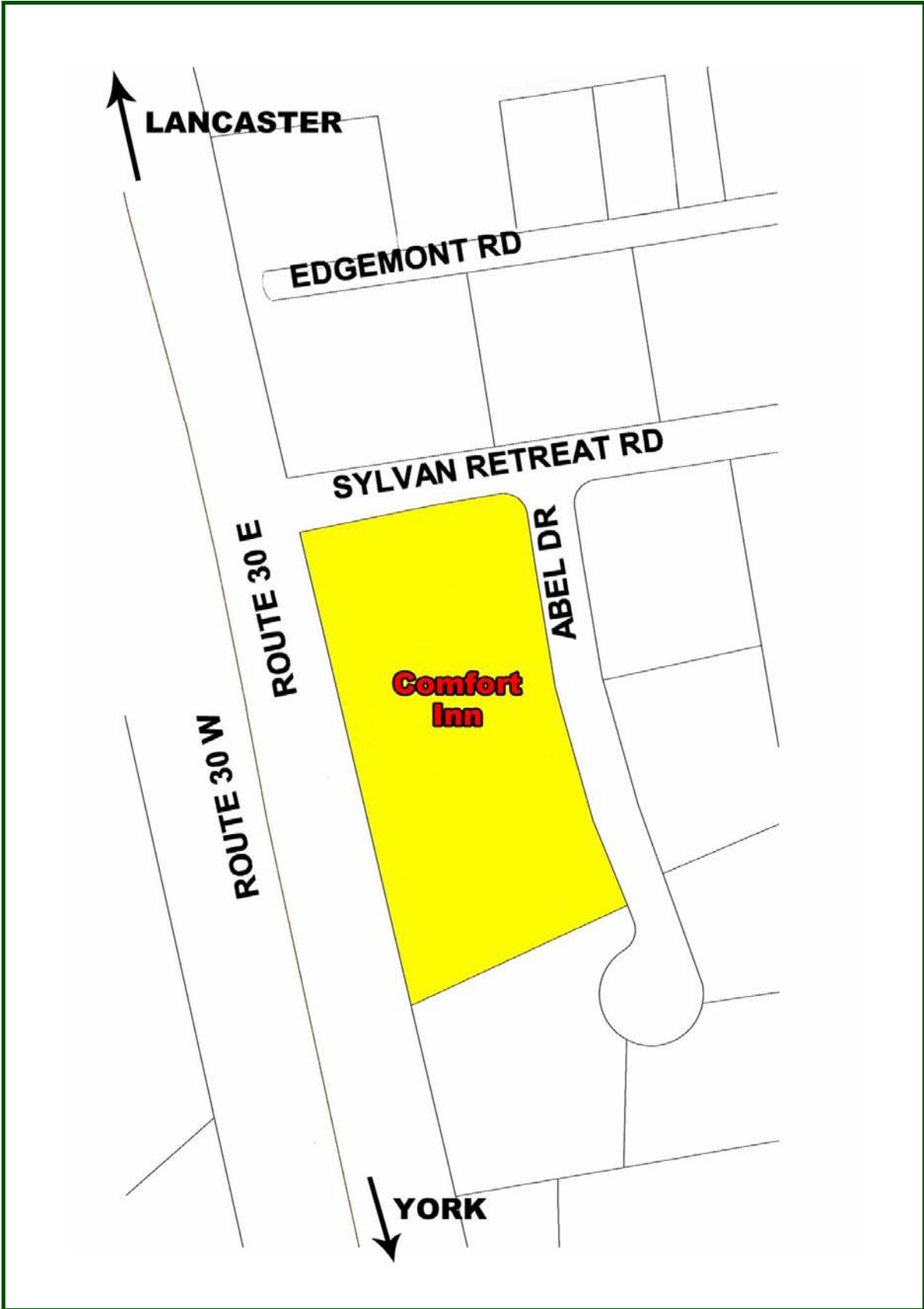
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- Location:** 3903 Abel Drive, West Hempfield Township, Columbia, Lancaster County, PA 17512  
(Located just off Columbia Avenue/ Route 462, visible from Route 30 and Lincoln Highway)
- Zoning:** **C2 - Commercial District** Hotel is a permitted use.
- Lot Size:** ± 2.58 acres
- Rooms:** 60
- Room Inventory:**
- 31 double queen guest rooms
  - 28 single king guest rooms (10 Suites / 2 suites with whirlpool tubs)
  - 1 queen bed efficiency plus private bedroom
- Amenities:**
- Government travelers: FEMA approved
  - 100% Smoke free hotel
  - Breakfast dining facility
  - Business center
  - Guest laundry facilities
  - Exercise room
  - Indoor heated pool and hot tub
  - On site parking - 68 spaces as well as truck and bus parking
- Road Frontage:** ± 442 feet along Abel Drive  
± 219 feet along Sylvan Retreat Road
- Traffic Count:** Columbia Ave./ Route 462: 10,319 vehicles per day (both directions)  
Lincoln Highway/ Route 30: 57,102 vehicles per day (both directions)
- Utilities:** Public water and sewer
- Real Estate Taxes:** \$ 40,794 annually
- Sale Price:** **\$ 4,500,000**
- Price Per Room:** \$ 75,000
- N.O.I.:** \$400,000 ± (2015)
- Cap Rate:** 7.10 %
- GRM:** 3.86

**AERIAL**



TAX MAP





## FEATURES AND AMENITIES

### Hotel:

- Government Travelers: FEMA Approved
- 100% Smoke Free Hotel
- Interior Corridors
- Elevator (with braille plates)
- Business Center
- Guest Use Copy Machine
- Guest Use Fax Machine
- Guest Laundry \*
- Exercise Room
- Indoor Heated Pool
- Indoor Whirlpool / Hot Tub
- Sun Deck
- Free Wireless High Speed Internet Access
- No Pets Allowed
- Free Hot Breakfast
- Outdoor Parking
- Bus Parking
- Truck Parking

+ *In some rooms.*

\* *Indicates services/ amenities that may require an additional cost.*

### Room:

- Individual A/C and Heat
- Refrigerator
- Microwave
- Hair Dryer
- Iron & Ironing Board
- In-Room Desk
- In-Room Coffee Maker
- Wake-Up Service
- Free Local Calls
- Phone for Hearing Impaired
- Voice Mail
- Free Hi Speed Internet
- Cable/ Satellite TV
- Flat Screen/ Plasma TV
- In-Bath Whirlpool
- Kitchen Facilities

## AREA ATTRACTIONS

- American Music Theatre
- Amish Farm & Home
- Bube's Brewery
- Clipper Magazine Stadium
- Demuth Museum
- Dutch Wonderland Family Park
- Ephrata Cloister
- Gettysburg Battlefields
- Herr's Food Factory Tours
- Hersheypark & Chocolate Factory
- Indian Echo Caverns
- Lancaster Brewing Company
- Lancaster Mennonite Historical Society
- Manheim Auto Auction
- Miesse Candies & Factory Tour
- Mount Hope Estate
- National Watch & Clock Museum
- National Toy Train Museum
- Old Order Amish Country Tours
- PA Dutch Tourist Area
- Pennsylvania Renaissance Faire
- Railroad Museum of PA
- Rockvale Square Outlets
- Spooky Nook Sports Complex Center
- Tanger Outlets
- Twin Brook Winery
- Amish Country Homestead @ Plain & Fancy Farm
- Bird-In-Hand Village
- Christiana Underground Railroad Center
- Columbia Historic Preservation Society
- Dutch Apple Dinner Theater
- Eastland Alpacas
- Fulton Theatre
- Harley Davidson Factory Tours
- Hershey Gardens
- Historic Lancaster Walking Tours
- Kitchen Kettle Village
- Lancaster Central Market
- Landis Valley Village & Farm Museum
- Mennonite Information Center Tours
- Mount Gretna Lake & Beach
- National Civil War Museum
- National Christmas Center
- Nissley Vineyards
- PA Dutch Convention & Visitor Bureau
- Park City Shopping Mall
- President James Buchanan's Wheatland
- Rainbow Dinner Theatre
- Sight & Sound Theatre
- Strasburg Rail Road
- Turkey Hill Experience
- Wilbur Chocolate Factory

## AREA BUSINESSES

- Air Products & Chemicals
- American Home Bank
- Armstrong World Industries
- Atlas Cold Storage
- Bulova Technologies
- Cadmus Journal
- Centerville Industrial Park
- Clipper Magazine
- Donegal Mutual Insurance
- Franklin & Marshall College
- Glaxo, Smith and Kline
- Herley Industries
- Home Depot
- Hyperbolic Oxygen Clinic
- Kellogg Company
- Lancaster General Hospital
- Lowe's
- Millersville University
- Nichia America Corp
- PACCAR Inc.
- RR Donnelley
- Turkey Hill Corporation
- American Home Products
- Amerimax Corporation
- Anvil International
- Bon-Ton
- Burnham Corporation
- Camino Real Foods
- Childcraft
- Coldwell Banker Real Estate
- Fabral
- GE Richards, Inc.
- Harley-Davidson Factory
- Hempfield Industrial Park N & S
- Hospice of Lancaster
- ITT Engineered Valves
- LGH Health Campus
- Lancaster Regional Medical Center
- MapQuest
- NCR
- Nissin Foods
- Pennfield Corporation
- Southern Container
- Y & S Candies

## FINANCIAL HIGHLIGHTS

### COMFORT INN

#### SELECTED 4 YEAR FINANCIAL HIGHLIGHTS

	2012	2013	2014	2015
Total Revenue	963,575	999,805	1,210,920	1,167,000
Total Expenses	(588,806)	(636,964)	(681,915)	(767,258)
<b>Net Operating Income *</b>	<u>374,769</u>	<u>362,841</u>	<u>529,005</u>	<u>399,742</u>

\* Before depreciation, interest, life and health insurance premium, travel, meals and entertainment legal and professional fees, management and reserves.

#### BROKER'S RE-CAST AFTER MANAGEMENT AND RESERVE ALLOWANCES

	2012	2013	2014	2015
Net Operating Income	374,769	362,841	529,005	400,000
Less: Management Fee (4%)	(38,543)	(39,992)	(48,437)	(46,680)
Less: Reserves (3%)	(28,907)	(29,994)	(36,328)	(35,010)
<b>Net Operating Income After Management &amp; Reserves</b>	<u>307,319</u>	<u>292,855</u>	<u>444,241</u>	<u>318,310</u>

**OFFERING PRICE:** \$ 4,500,000

**2015 CAP Rate:** 7.1% (\$318,310 divided by \$4,500,000)

**2015 GRM:** 3.86 (\$4,500,000 divided by \$1,167,000)

## PHOTOGRAPHS



Front of hotel



East side of hotel



Lobby Registration



Spacious lobby with sitting area



Free breakfast area



Breakfast sitting area





Business center



Event space



Guest laundry facilities



Guest room with king bed



Guest room with desk area



Guest room



Spacious guest room



Queen suite



Spacious suite with sitting area



Two beds guest room



Guest room with table and chairs



Guest room with two beds





Guest room with queen beds



Guest room with whirlpool bathtub



Whirlpool bathtub

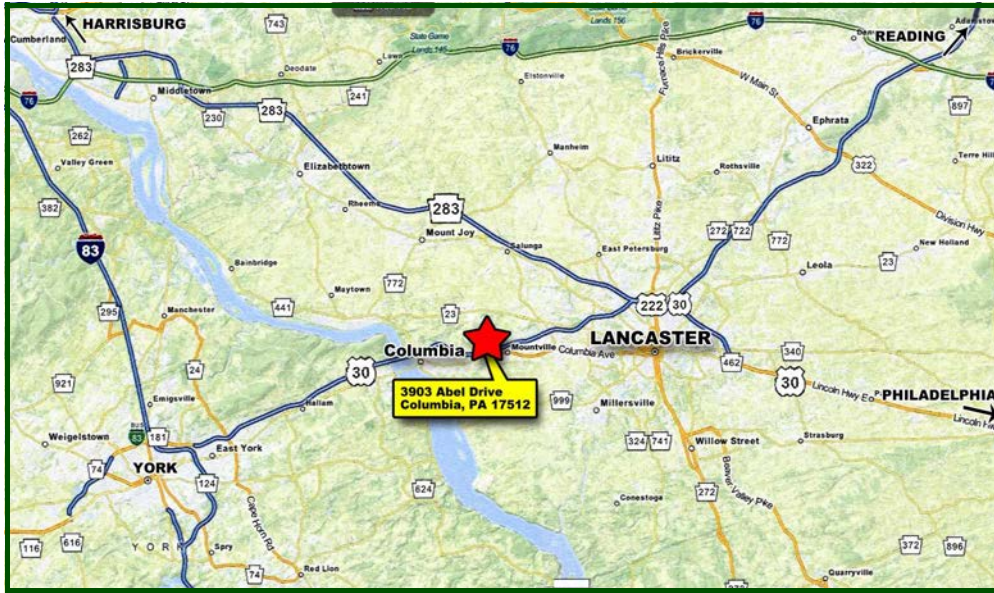


Indoor pool



Hot tub

## Regional Map



## Local Map



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