



FAIRFIELD INN KALAMAZOO WEST, MICHIGAN

Alpine Realty Capital, LLC, in cooperation with Jameson and Company, are the exclusive advisors to the Seller.

Asking Price:	\$3,565,000
Cost per Unit:	\$57,500
Room Revenue Multiplier:	2.74

*Room Revenue Multiplier is based off of TTM February 2016 figures

JOHN JAMESON
President and Managing Broker
Jameson and Company
2001 Butterfield Road, Suite 135
Downers Grove, IL 60515
Phone: (630) 541-9310
Email: jj@jamesonandcompany.com

PROPERTY OVERVIEW

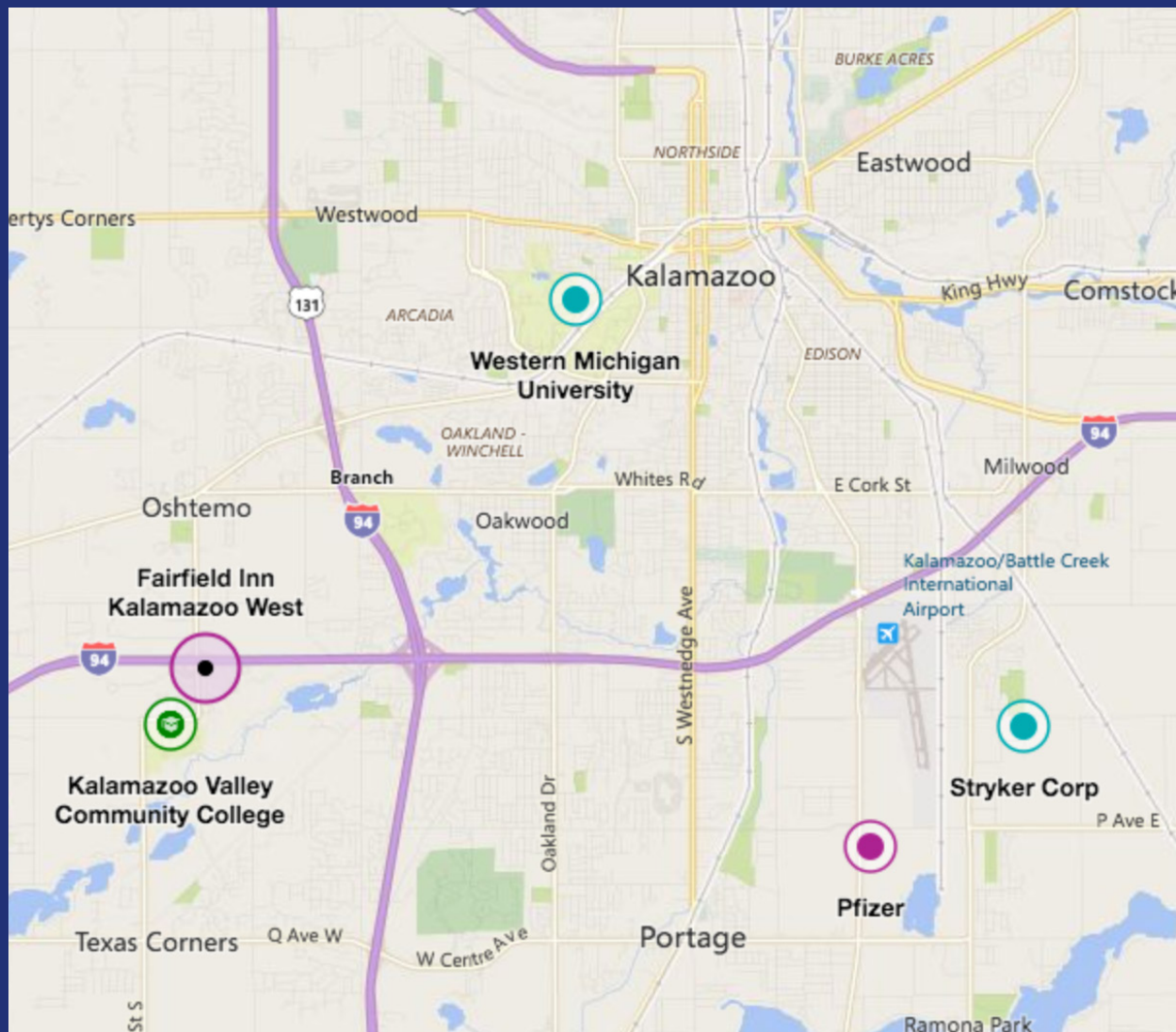
**Address: 6420 Cracker Barrel Drive
Kalamazoo, Michigan 49009**

- A 3-story, 62-room Fairfield Inn situated on ±2.98 acres.
- The Hotel features complimentary hot breakfast, indoor pool, business center, on-site parking and complimentary wireless high-speed internet access.



INVESTMENT CONSIDERATIONS

- Marriott branded select-service hotel with an exceptional location along Interstate 94 with close proximity to the Western Michigan University, Kalamazoo Valley Community College, Kalamazoo/Battle Creek International Airport and both downtown Kalamazoo and Portage.
- Close proximity to numerous demand generators including Stryker Headquarters, Zoetis' global R&D headquarters, Pfizer, PNC Bank, Medtronic, Dana Holding Corporation, Tekna, MPI Research, Seneca Medical, Thermo Fisher Scientific and Midlink Business Park.
- The Hotel is located less than four miles from the 265-acre Western Michigan University Business, Technology, and Research (BTR) Park.
- Kalamazoo is home to two of the leading medical centers in Michigan: Bronson Methodist Medical Center and Borgess Medical Center
- Hotel is offered unencumbered of management and can be acquired at a significant discount to replacement cost.



HISTORICAL OPERATING PERFORMANCE

	Year End 2014	Year End 2015	TTM February 2016
Occupancy	62.5%	62.2%	61.2%
ADR	\$92.01	\$93.83	\$93.62
RevPAR	\$57.51	\$58.36	\$57.31
Room Revenue	\$1,301,348	\$1,320,696	\$1,300,506