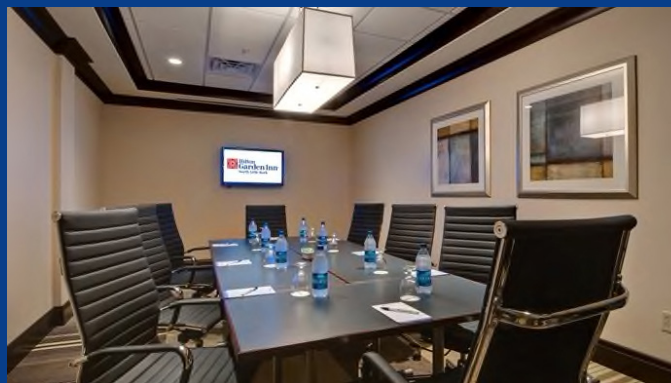
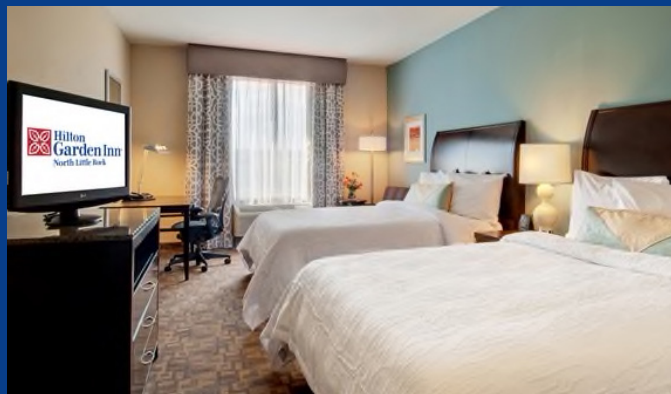




PROPERTY OVERVIEW

Address: 4100 Glover Lane
North Little Rock, Arkansas 46350

- A 4-story, 119-guestroom Hilton Garden Inn situated on ± 3.06 acres.
- Hotel offers the Great American Grill, Pavilion Lounge, 4,015 SF of meeting space, indoor pool, whirlpool, fitness center, business center, 24/7 Pavilion Pantry, and guest laundry.



BRUCE HOLMES

President

HotelBrokerOne

15312 N. May Avenue, Suite A

Edmond, OK 73013

Phone: 405-810-1414

Fax: 405-810-1515

Email: bruceh@hotelbrokerone.com

JOHN JAMESON

President

Jameson and Company

28W211 Flanders Lane

Winfield, IL 60190

Phone: (630) 541-9310

Fax: (630) 689-1414

Email: jj@jamesonandcompany.com

HotelBrokerOne, in cooperation with Jameson and Company are the exclusive advisors to the Owner. Please do not contact the property.

ASKING PRICE: \$12,500,000

COST PER UNIT: \$105,042

CAPITALIZATION RATE*: 7.5%

*Based off TTM October 2018 NOI of \$939,586





INVESTMENT CONSIDERATIONS

- Hilton branded hotel surrounded by numerous restaurants and retail outlets including the McCain Mall, Cracker Barrel, TGI Fridays, BJ's Restaurant, Olive Garden, IHOP, Regal Cinemas McCain and McCain Plaza.
- The Hilton Garden Inn is in close proximity to Tyson Foods, Dillard's, Dickey-Stevens Ballpark, Baptist Health Medical Center, St. Vincent Health Systems, Union Pacific Railroad, Camp Robinson, Axiom Corporation/LiveRamp, AFCO Steel Incorporated, Entergy, Bill & Hillary Clinton National Airport, and Dassault Falcon Jet LLC.
- Hotel is offered unencumbered of management and can be acquired at a discount to replacement cost.
- Attractive in-place debt with a rate of 4.7%

HISTORICAL OPERATING PERFORMANCE

Period	2017	TTM October 2018
Occupancy	72.0%	72.4%
ADR	\$110.00	\$105.90
RevPAR	\$79.21	\$76.65
Total Revenue	\$3,937,154	\$3,780,527
NOI	\$995.100	\$939,586

