



CANDLEWOOD
SUITES
PADUCAH, KY

PROPERTY OVERVIEW

Address: 3940 Coleman Crossing Circle
Paducah, KY 42001

- A 4-story,85-guestroom Candlewood Suites situated on ±1.85 acres.
- The Hotel offers a fitness center, business center, gazebo with gas grills, guest laundry and complimentary parking.



ASKING PRICE **\$5,100,000**

PRICE PER UNIT **\$60,000**

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Huff, Niehaus & Associates, Inc., in cooperation with Jameson and Company are the exclusive advisors to the Owner. Please do not contact the property.

INVESTMENT CONSIDERATIONS

- Completed a comprehensive renovation in September 2018 with capital expenditures of \$1.6 million.
- Intercontinental Hotel Group branded hotel surrounded by numerous restaurants and retail outlets including the Kentucky Oaks Mall, Applebee's, Bob Evans, Outback Steakhouse.
- The Candlewood Suites is in close proximity to Ingram Barge (2,500 employees), Baptist Health (1,655 employees), Lourdes Hospital (1,500 employees), Murray State University (1,450 employees), Marquette Transportation (1,430 employees) and Pilgrim's Pride (1,250 employees).
- Hotel is offered unencumbered of management and can be acquired at a discount to replacement cost.

HISTORICAL OPERATING PERFORMANCE

Period	2017	TTM October 2018*
Occupancy	68.5%	49.8%
ADR	\$76.57	\$69.32
RevPAR	\$52.41	\$34.55
Total Revenue	\$1,653,386	\$1,096,634
NOI	\$416,518	\$57,843

*Property was undergoing a renovation June - September 2018.

