

**Location**

- 150 Seaway Drive, Muskegon Michigan
- just off I-96 business route
- Downtown Muskegon 10 minutes
- Michigan Amusement Park 15 minutes
- Restaurants nearby
- Tourist sites nearby

**Site Description**

- Approximately 2.25 acres
- C-3 Highway zoning for commercial use
- Paved asphalt parking lot
- All utilities on site

**Property Description**

- 126 units in one L-shape building
- Built in 1975
- Completely remodeled in 2012
- Stucco exterior walls
- Inside corridors
- Indoor swimming pool and fitness center

**Tax Identification**

- Parcel ID#61-26-108-100-0008-00
- City of Muskegon Heights
- 2015 Property Taxes approx. \$30,000

**Offering Price and Terms**

**\$2,400,000, all cash**



**Blue Water Hotel Advisors, LLC**

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## AREA OVERVIEW

The Red Roof Inn is located in the city of Muskegon Heights, within the Greater Muskegon Area and Muskegon County. Muskegon county is a waterfront community located along the shores of Lake Michigan. The city of Muskegon serves as the county seat and is the largest city, after Grand Rapids, in southwestern Michigan.

The governmental forces prevalent in Muskegon County are predominately characterized as eager to expand and revitalize the area, especially within the downtown Muskegon area, as can be seen today with several new construction projects. New development is also occurring in the area of the hotel, including new retail and office construction just to the east of the subject hotel along Seaway Drive.

The neighborhood of the hotel is situated just northwest of the intersection of US-31 and I-96 in the city of Muskegon Heights. Daily traffic count is approximately 30,000 vehicles. The hotel is on the north side of Seaway Road. A smaller Travelodge motel is located across the road from the Red Roof Inn.

Area demand generators include the following:

Michigan Adventure Amusement Park

Lake Michigan Car Ferry

USS Silversides WWII Submarine and Maritime Museum

Miles of sandy Lake Michigan beaches

Bowling Tournament held each spring

Walker Arena (concerts and minor league hockey)

Michigan Irish Music Festival held in the fall

Population estimates range from around 175,000 residents which reflects a small growth in overall population. The unemployment rate for the county is around 9% and is consistent with the state wide average. Median household income is slightly over \$40,000.

Distances to major Michigan cities:

Detroit                    198 miles

Grand Rapids            42 miles

Ann Arbor                166 miles

Lansing                    107

## SITE AND BUILDING DESCRIPTION

### SITE

Red Roof Inn is located on the north side of Seaway Drive about one half mile west of the intersection of US-31 and I-96. The site is approximately 2.25 acres of land per assessors records. The site also includes 372' feet of road frontage along Seaway Drive. The site is level and has easy access to Seaway Drive. The site has all utilities and is zoned C-3 for commercial highway use.

### BUILDING

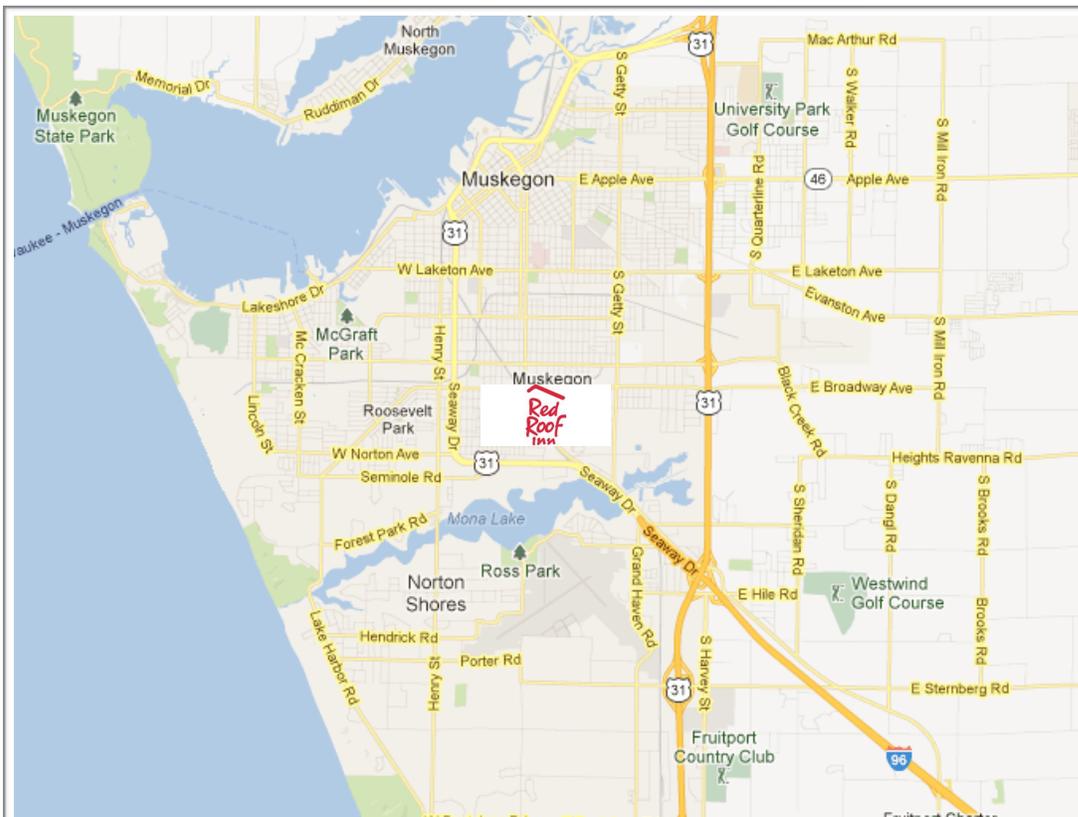
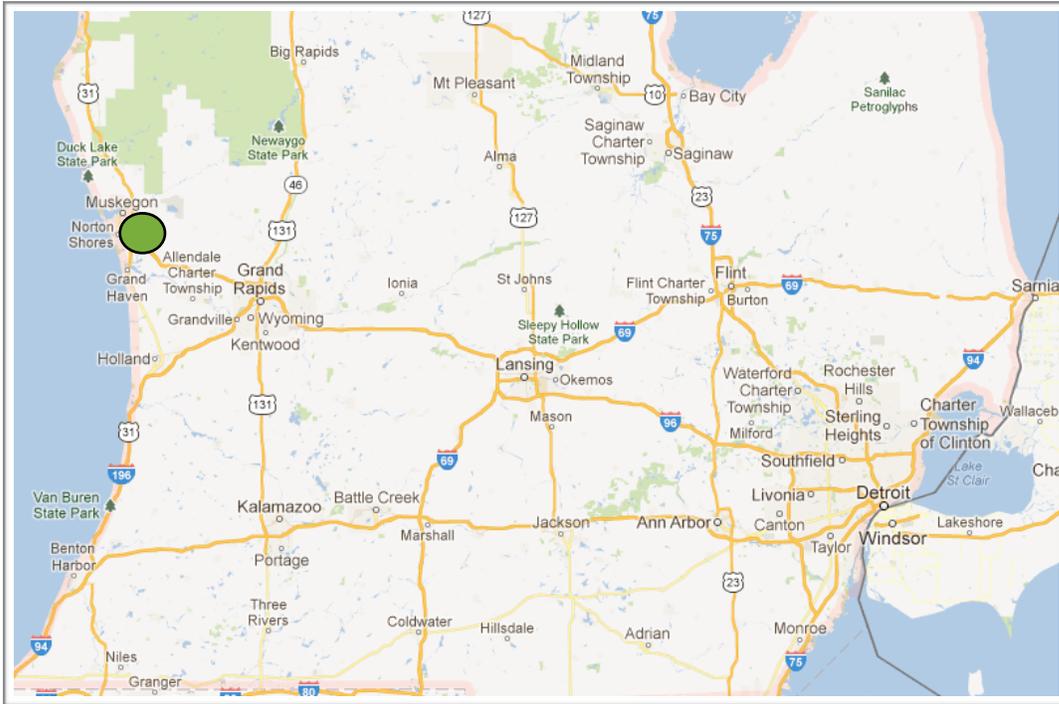
The building is a two-story stucco L-shape building with 2 floors of inside corridors. The hotel was built in 1975 and has gone through at least two changes of ownership and franchise affiliations, the last being Quality Inn prior to 2007. Total building size measures about 66,863 square feet. The owner has installed a new metal roof in 2012 along with a complete renovation for Red Roof Inn. The hotel also features a newly renovated lobby, breakfast room, indoor swimming pool and fitness center. There are approximately 80 rooms with 2 queen beds, 32 rooms with king beds and approx. 10 suites.

#### *ADDITIONAL BUILDING DETAILS*

Foundation:	Reinforced concrete slab on grade
Framing:	Wood
Roof Structure:	Metal
Exterior Walls:	Stucco
Fenestration:	Fixed pane in aluminum frame windows
Doors:	Metal doors for guest rooms and glass doors in lobby
Fire Protection:	Smoke detectors in guest rooms, sprinklered in hallways and common areas
HVAC:	PTAC in guest rooms
Ceilings:	Painted and textured sheetrock
Walls:	Painted sheetrock over drywall
Lighting:	Incandescent and fluorescent in public areas with direct and indirect in rooms
Laundry:	2 commercial grade washers and 2 commercial grade dryers

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Area Maps



Photographs



The information contained herein and contained in any supplemental information has been furnished by the seller or seller's representatives. The submitting broker is not responsible for misstatements of facts, errors, omissions, or withdrawal of the property from the market without notice. Prospective buyers are urged to perform their own due diligence. The property is being sold "as-is, where-is".

**FINANCIAL SUMMARY**

Prior to 2011 the hotel was known as the Causeway Bay Inn & Suites. In late 2011 the hotel became affiliated with Red Roof Inn. Revenues have increased substantially as a result of affiliation with Red Roof Inn as shown below.

	<u>Room Revenue</u>	<u>ADR</u>	<u>Occupancy</u>
2013	\$684,348	\$60.31	33.29%
2014	\$928,710	\$57.55	40.69%
2015	\$952,058 (11/22/15)	\$52.10	47.31%

Detailed financial information available upon request and signed confidentiality agreement.

**BUILDING SKETCH**

