
QUALITY INN FOR SALE

64-KEY HOTEL



5604 SEMINOLE AVENUE
LYNCHBURG, VIRGINIA



BESSEN
HOTEL ADVISORY GROUP



Anudeep Gosal
Director, Hotel Advisory Group
(646) 604-7020
agosal@besenpartners.com

Zuhair A. Bheda
Senior Associate, Hotel Advisory Group
(212) 951-8417
zbheda@besenpartners.com

Ronald H. Cohen
Chief Sales Officer
(646) 424-5317
rcohen@besenpartners.com



BESSEN
HOTEL ADVISORY GROUP

EXECUTIVE SUMMARY

Besen Partners Hotel Advisory Group, as Exclusive Representative for Ownership, is pleased to offer for sale the fee simple interest in the **Quality Inn Lynchburg Near University** (The “Property” or “Hotel”) located at 5604 Seminole Avenue near the Lynchburg Regional Airport, the University of Lynchburg, Thomas Jefferson Poplar Forest and Liberty University. This 64-key pet-friendly hotel offers guests spacious rooms that feature pillow-top mattresses, flat-screen TV’s, and coffee makers, as well as free hot breakfast daily, a fitness center, free WiFi throughout the hotel, and free parking. Copy, print and fax machines are also available for business or personal needs. Nearby restaurants include: Choice Hibachi Buffet, Famous Anthony’s, Depot Grill, Isabella’s Italian Trattoria, Taco Bell and IHOP.

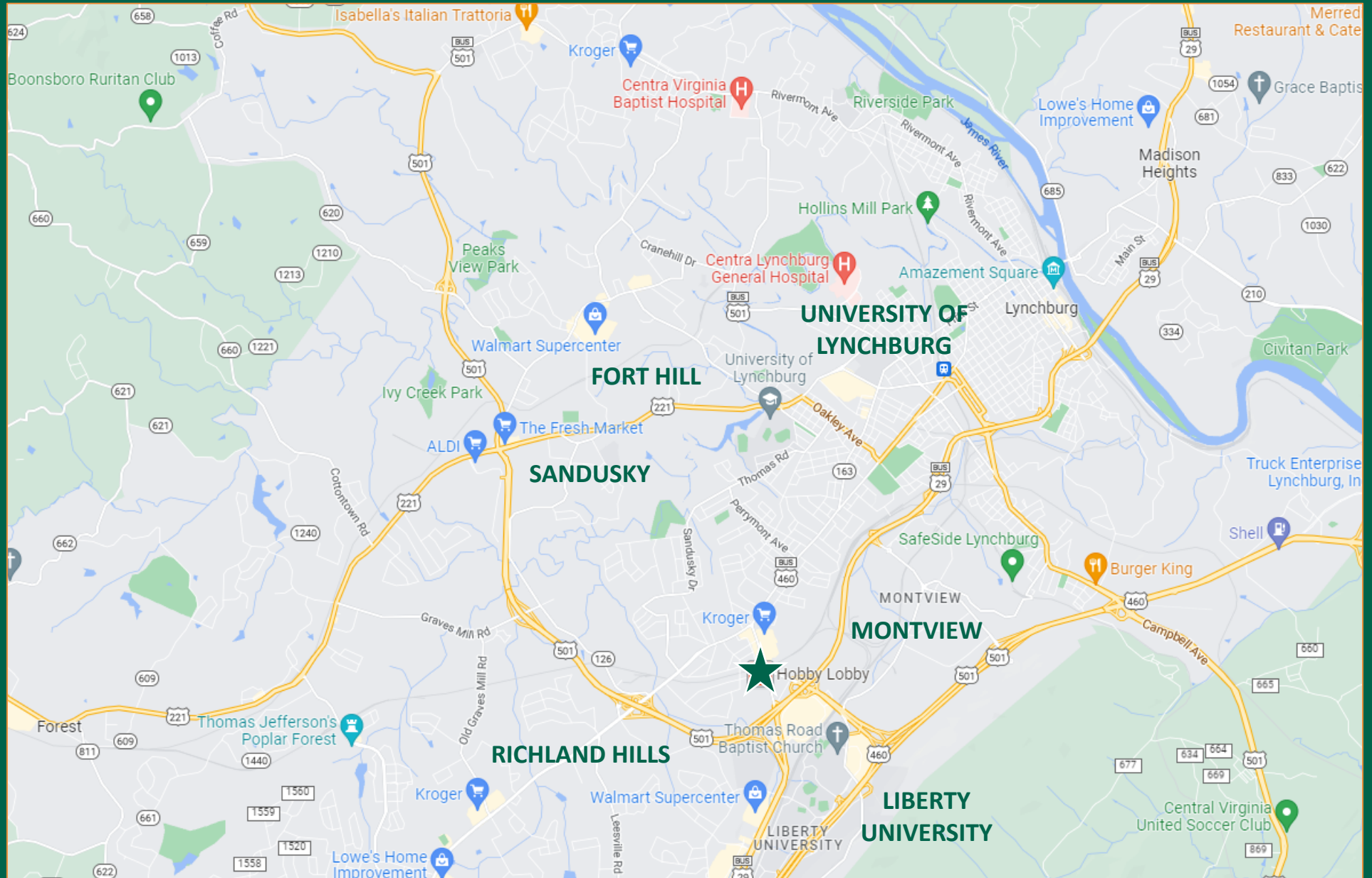
Asking Price: \$4,700,000



PROPERTY OVERVIEW

Year Built:	1994
Property Type:	Hospitality / Hotel
Keys:	64
Stories:	2
Lot Area:	50,007± SF
Acres:	1.15
F.A.R.:	0.53
Built Area:	26,626± SF
Zoning:	B5
Census Tract:	5168000900

LOCATION MAP



LOCATION DETAILS



The **Quality Inn** hotel at 5604 Seminole Avenue is a perfect destination for travelers looking for a comfortable and convenient stay in Lynchburg, Virginia. The hotel is situated off of US Route 460 and is just 3.5 miles from the Lynchburg Regional Airport, making it easily accessible for travelers arriving by car or air.

The Lynchburg area is home to several universities and colleges, including Liberty University (6.6 miles), Randolph College (2.6 miles), and Central Virginia Community College (5.8 miles), bringing a significant number of students, parents, and faculty members to the region throughout the year. Liberty University alone has an enrollment of over 75,000 students, making the hotel a prime location for visiting families and faculty members.

The Lynchburg General Hospital, located just 2.5 miles from the hotel, makes it a convenient option for patients and their families seeking comfortable accommodation nearby.

The hotel is also near several major companies such as BWX Technologies, Inc. (5.7 miles), Pacific Life (5.7 miles), and Harris Corporation (2.6 miles), bringing business travelers to the area regularly. Additionally, Lynchburg Regional Airport, with over 200,000 passengers annually, attracts a high volume of travelers to the region each year.

Lynchburg is a popular destination for outdoor enthusiasts, with opportunities for hiking, kayaking, and mountain biking in the nearby Blue Ridge Mountains.

The Appomattox Court House National Historical Park (21 miles), Thomas Jefferson's Poplar Forest (11 miles), and other tourist attractions in the region are also within easy reach from the hotel.

In summary, the Quality Inn hotel at 5604 Seminole Ave offers an excellent location for travelers visiting Lynchburg, Virginia, due to its proximity to a wide range of demand generators, including a significant number of students, businesses, and tourist attractions. With its convenient location, comfortable accommodation, and a range of amenities, the hotel is an ideal choice for both leisure and business travelers alike.

FINANCIAL OVERVIEW

YEAR	2018	2019	2020	2021	2022	2023 (Budget)
ADR	\$83.91	\$85.51	\$76.95	\$80.92	\$86.40	-
OCC	47.14%	42.46%	37.06%	59.18%	64.01%	-
RevPAR	\$41.66	\$40.23	\$32.72	\$51.42	\$59.34	-
Revenue	\$928,014	\$828,240	\$676,224	\$1,103,129	\$1,244,155	\$1,250,000
NOI	\$471,950	\$379,159	\$347,860	\$612,922	\$622,077	\$647,000
% Of Revenue	51%	46%	51%	56%	50%	51%

PROPERTY PHOTOS



PROPERTY PHOTOS



QUALITY INN AMENITIES

The Quality Inn near Liberty University provides: free hot breakfast, comfortable rooms, friendly service, travel amenities, free WiFi, guest laundry facilities, a picnic area, and ice and vending machines. Pet-friendly.

HOTEL AMENITIES

- Premium Free WiFi
- Pet-friendly Hotel
- Free Hot Breakfast
- Vending Machines
- Exercise Room
- Fitness Center
- Free Weekday Newspaper
- Outdoor Parking
- Valet Cleaning Service
- Bus Parking
- Picnic Area
- First-aid staff/24hr
- Copy Machine
- Fax Machine
- Government Travelers: FEMA Approved
- Free Coffee
- Laundry
- Business Center

ROOM AMENITIES

- Bathtub
- Wall bed
- 1st Floor
- 32 inch TV
- Flat Screen TV
- Desk with Ergonomic Chair
- Refrigerator
- Hair Dryer
- Iron and Ironing Board
- Microwave
- HBO
- Sports Channel
- CNN
- Free Continental Breakfast
- Massaging Shower Head
- Desk and/or Activity Table
- AM/FM Clock Radio
- USB Charging Port
- Coffee Maker
- Tea and Coffee in Room
- Phone, Local, FREE



DECEMBER 2022 | STR REPORT

DECEMBER 2022

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	42.1	41.8	100.6	79.95	83.33	95.9	33.65	34.85	96.5
Year To Date	61.1	54.2	112.7	85.88	85.51	100.4	52.43	46.33	113.2
Running 3 Month	52.1	50.1	104.0	90.78	90.14	100.7	47.27	45.12	104.8
Running 12 Month	61.1	54.2	112.7	85.88	85.51	100.4	52.43	46.33	113.2

DECEMBER 2022 VS 2021 PERCENTAGE CHANGE (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	0.1	5.3	-4.9	7.9	11.9	-3.6	8.0	17.8	-8.3
Year To Date	3.3	13.3	-8.9	6.1	3.1	2.9	9.6	16.8	-6.2
Running 3 Month	-9.8	1.1	-10.7	8.9	7.5	1.3	-1.7	8.7	-9.6
Running 12 Month	3.3	13.3	-8.9	6.1	3.1	2.9	9.6	16.8	-6.2

COMPETITIVE SET

NAME	CITY, STATE	ZIP	PHONE	ROOMS	OPEN DATE
Quality Inn Lynchburg Near University	Lynchburg, VA	24502	(434) 237-2704	64	June 1994
Red Roof Inn Madison Heights	Madison Heights, VA	24572	(434) 845-7700	68	June 1969
Baymont Inn & Suites Lynchburg	Lynchburg, VA	24502	(434) 237-2986	83	June 1982
Sleep Inn Lynchburg	Lynchburg, VA	24502	(434) 846-6900	74	April 2001
Microtel Inn & Suites by Wyndham Lynchburg	Lynchburg, VA	24502	(434) 239-2300	78	August 2014

367





Anudeep Gosal
Director, Hotel Advisory Group
(646) 604-7020
agosal@besenpartners.com

Zuhair A. Bheda
Senior Associate, Hotel Advisory Group
(212) 951-8417
zbheda@besenpartners.com

Ronald H. Cohen
Chief Sales Officer
(646) 424-5317
rcohen@besenpartners.com

