

INVESTMENT OPPORTUNITY

**TRAVELODGE
2240 VETERANS BLVD.
KENNER, LOUISIANA**

**OFFERED EXCLUSIVELY
BY**

LUCY CHUN

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Travelodge

RE/MAX Commercial Brokers, Inc. as exclusive representatives of the owner is pleased to offer for sale The Travelodge Hotel.

This property is being offered for sale at a price of: \$10,000,000.00

The purpose of this offering package is to describe the property. Interested parties should contact Lucy Chun at (504) 838-0001 or (504) 606-7788

Our hotel is landscaped in a conventional style setting with only a first and second level. Our guests rooms are spacious and comfortable. A large outdoor pool and patio area centers the guests rooms. We are conveniently located within three miles of the New Orleans International Airport and just minutes from New Orleans Business District, Superdome, and the French Quarter. There are many fine restaurants that specialize in the Cajun Cuisine within walking distance of our hotel. Shopping, and theater are all within a few blocks. We are also minutes from Lafreniere Park and The Treasure Chest Casino on Lake Pontchartrain. We also have a full service restaurant and lounge for stay-at-homers.

Suites Feature:

Spacious living room area, kitchen area offering small refrigerator, microwave and in room coffee makers. Bedroom area features king size bed, remote control cable TV with HBO and free local calls.

Approximate Land Size – 4.5 acres

Approximate Building Size – 78,769 square feet

197 Oversized Room

<u>BUILDING "A"</u>	<u>Total Square Feet</u>		<u>10,700</u>	
Lower Level (101-116)	16 rooms	286 square feet each	floor total	4576
Upper Level (201-216)	16 rooms	286 square feet each	floor total	4576
<u>BUILDING "B"</u>	<u>Total Square Feet</u>		<u>10,340</u>	
Lower Level (117-132)	15 rooms	286 square feet each	floor total	4290
Upper Level (217-232)	15 rooms	286 square feet each	floor total	4290
<u>BUILDING "C"</u>	<u>Total Square Feet</u>		<u>12,904</u>	
Lower Level (133-152)	20 rooms	286 square feet each	floor total	5720
Upper Level (233-252)	20 rooms	286 square feet each	floor total	5720
<u>BUILDING "D"</u>	<u>Total Square feet</u>		<u>10,768</u>	
Lower Level (153-168)	16 rooms	286 square feet each	floor total	4576
Upper Level (253-268)	16 rooms	286 square feet each	floor total	4576
<u>BUILDING "E"</u>	<u>Total square feet</u>		<u>10,768</u>	
Lower Level (169-184)	16 rooms	286 square feet each	floor total	4576
Upper Level (269-284)	16 rooms	286 square feet each	floor total	4576
<u>BUILDING "F"</u>	<u>Total square feet</u>		<u>10,816</u>	
Lower Level (185-198)	14 rooms	286 square feet each	floor total	4004
Upper Level (285-301)	16 rooms	286 square feet each	floor total	4576

ADDITIONAL SPACE

Armstrong Hall	4020 square feet
Kitchen	1224 square feet
Laundry	592 square feet
BUILDING TOTAL	5656 SQUARE FEET

Lobby	1100 square feet
Kitchen	1224 square feet
Restaurant	720 square feet
Lounge	316 square feet
Bathrooms	72 square feet
Meeting rooms	1560 square feet
Office	915 square feet
Bathroom	60 square feet
BUILDING TOTAL	6817 square feet

PARKING

POOL

**TRAVELODGE HOTEL
KENNER, LOUISIANA**

PROPERTY FACTS

PROPERTY: Travelodge Hotel

LOCATION: 2240 Veterans Blvd.
Kenner, Louisiana

LEGAL DESCRIPTION: Portions of Former Lots 1 and 2, square 314, Portion of Illinois Avenue,
Lots 314A and 314B, Highway Park Subdivision, City of Kenner, Louisiana

YEAR BUILT: 1979

ZONING: C-2

SITE AREA: 4.5 acres

BUILDING AREA: 78,769 square feet

CONSTRUCTION: Brick

NEIGHBORHOOD: Veterans Blvd., Williams Blvd., I-10

ASKING PRICE \$10,000,000.00

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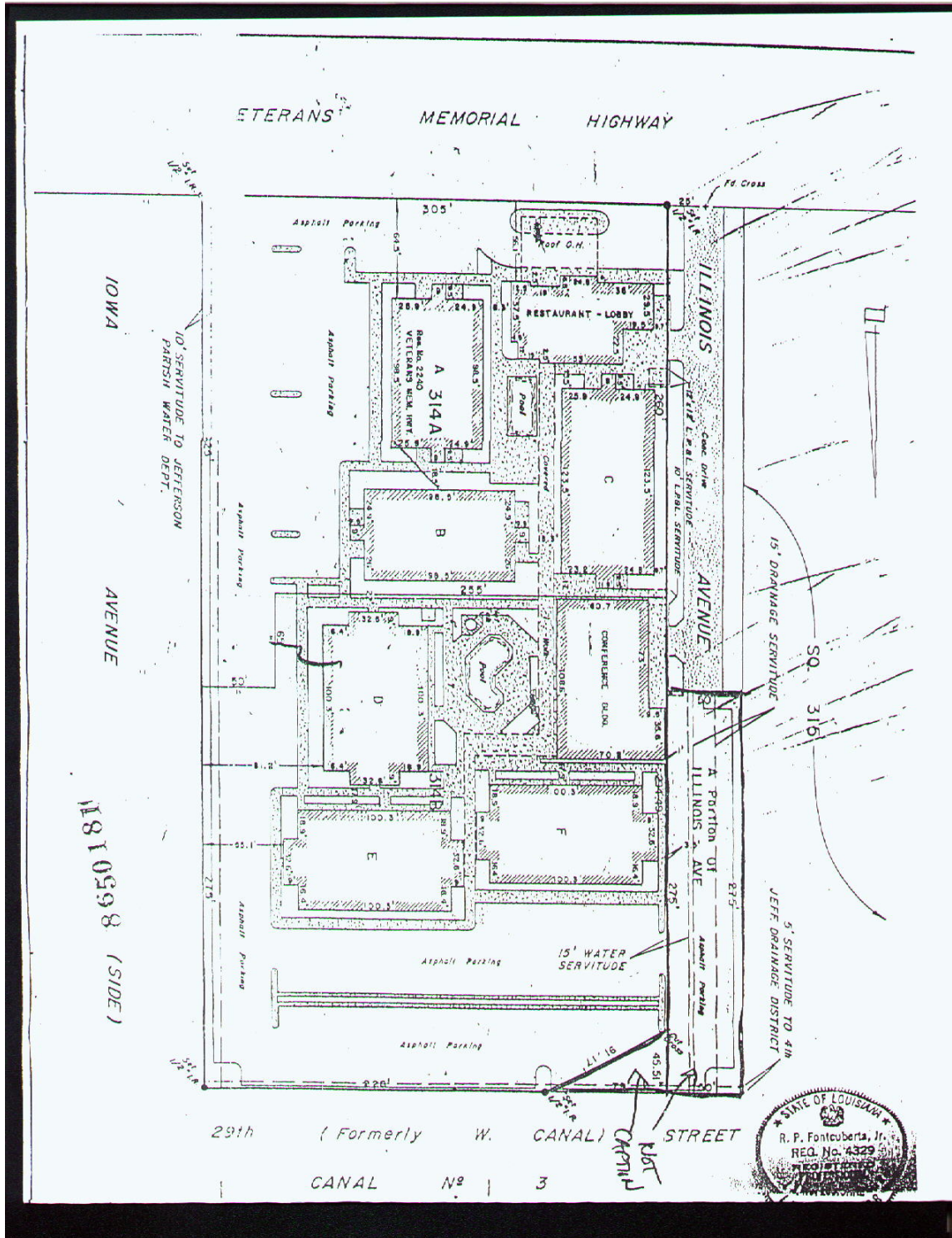
**TRAVELODGE HOTEL
KENNER, LOUISIANA**

FINANCIALS

CONTACT AGENT

**TRAVELODGE HOTEL
KENNER, LOUISIANA**

SITE PLAN



"Everything's Right Here." The motto may be simple, but our town is anything but. Kenner, now the 7th largest city in Louisiana, is home to some of the best schools, housing and restaurants in the entire state. Nestled between the mighty Mississippi River and majestic Lake Pontchartrain, Kenner has all the charm of a small town but with the convenience of the big city. Located just 10 miles from downtown New Orleans, Kenner boasts a booming economy, unparalleled shopping and a one-of-a-kind Planetarium. So if you are looking for a place to call home or just to kick back for a while, come on over and see what we have to offer. After all, Everything's Right Here.

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The property descriptions presented in the accompanying Offering package are intended to provide interested parties with preliminary information only. Data, including drawings or graphics, contained within the property descriptions have been drawn from sources that are considered to be reliable, however, RE/MAX Commercial Brokers, Inc. makes no warranty as to the accuracy or completeness of the information presented. The descriptions contained herein may be subject to errors and omissions, and may not be comprehensive; therefore, it is expected that any prospective Purchaser will exercise all due diligence in seeking to verify the information presented. RE/MAX Commercial Brokers, Inc. recommends that an independent pro forma and financial analysis be completed by any prospective Purchaser in order to better evaluate the property being considered for purchase. RE/MAX Commercial Brokers, Inc. reserves the right to discontinue the property offering and/or change price and other information at any time without notice.

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Registration of a Broker's client is achieved upon the issuance of written acknowledgment of receipt by RE/MAX Commercial Brokers, Inc. of a letter from the client, on the client's letterhead, stating that the Broker is authorized to represent the client with respect to the acquisition of the subject property. The letter may be addressed to the Broker and presented to RE/MAX Commercial Brokers, Inc. with a cover letter from the Broker or the letter may be addressed directly to RE/MAX Commercial Brokers, Inc. The registration remains in effect for a period of three (3) months from the date on the client's letter. However, if the Broker satisfies RE/MAX Commercial Brokers, Inc. that as of the date of termination, the Broker and the client are actively pursuing the consummation of the sale of the subject property, RE/MAX Commercial Brokers, Inc. will agree to an extension of such registration for an additional three (3) month period. The aforesaid extension shall be binding on RE/MAX Commercial Brokers, Inc. on upon acknowledgment in writing by RE/MAX Commercial Brokers, Inc. Notwithstanding the foregoing, all registrations shall expire co-terminus with RE/MAX Commercial Brokers, Inc. exclusive listing agreement to sell the property.

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All commissions are payable only upon a closing of the applicable transaction prior to the expiration of the registration period. A commission of one and one half percent (1.5%) will be paid to a Broker representing a Purchaser (if applicable).