



Website:	https://www.reservations.com/hotel/americas-inn-and-suites- auburn?rmcid=rcc13&gclid=EAIaIQobChMIqanW96XM3QIVwoqzCh1vJ QaTEAAYASAAEgJIDPD_BwE#overview.		
Location:	4955 Garfield Road, Auburn, MI 48611		
Facilities:	Newly renovated hotel with interior corridors, 70 rooms including 12 very large and nice suites, an indoor pool, whirlpool, and breakfast room. The hotel offers free wireless high speed internet access, truck plug-ins, and has a managers apartment conveniently located behind the front desk and laundry room. The hotel also offers guests a free continental breakfast, guest laundry, fax/copy service, free parking with room for large vehicles and wake up service. Small pets are accepted with additional charges.		
Comments:	Centrally located between Bay City, Midland, and Saginaw within minutes of many demand generators including dining options as well as an abundance of retail shopping and recreational activities. Near MBS International Airport (5 miles away) and Midland County Fairgrounds (11.8 miles away), Midland town center is 10 minutes' drive from the hotel. Midland Mall is 11.2 miles away. Saginaw, Michigan and the shores of Lake Huron/Saginaw Bay are within 25 minutes' drive of the property. The hotel is an excellent franchise conversion candidate. Super 8 and EconoLodge have expressed an interest in franchising the hotel.		
Financials:		Projected Year End 2018	Revenue History
	Total Revenue:	\$450,000-\$500,000	*Contact Broker
Asking Price:	\$1,550,000- Cash at closing.		
Contact:	Gary Smith or Meril Dean at (231) 941-1777. Do not contact the management or hotel staff. SMITH DEAN BURGETT is the seller's agent and will be compensated by the seller. *The information contained herein and contained in any supplemental documents 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 purchasers are urged to perform their own due-diligence.		

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