

## **INVESTOR - TOOLS**

### **PROPERTY ANALYSIS FORM – HOSPITALITY**

Property:

Address:

Brand:

Size of Property:

Acres:

Square Feet:

Size of Building:

Stories:

SF:

Size of Common Areas:

When Constructed:

Number of Rooms:

Types of Rooms:

One Room:

Suites:

Construction Materials and Quality:

Roofing:

Walls:

Windows and Doors:

Foundation Conditions:

Elevators:

HVAC:

Plumbing:

Amenities (Pool, Tennis Courts, Restaurants) :

Parking:

Condition:

Parking Ratios:

Landscaping:

Security Systems:

In Individual Rooms:

Throughout Property:

Utilities:

Gas:

Electric:

Sewer:

Water:

Trash:

Phone:

Cable Service:

Taxes:

Tax Rate:

Improvements Made But Not Yet Assessed:

Recent Tax Appeals and Results:

Ratio of Assessments to Market Value in the Community:

Average Room Rates:

Total Income:

Room Rates:

Restaurant(s) :

Bar:

Parking (if appropriate) :

Catering:

Rent from shops:

Occupancy Rates:

Expenses:

Maintenance:

Payroll:

Taxes:

Property Management:

Insurance:

Advertising and Promotion:

Utilities:

Asking Price:

Total:

Per Room:

Cap Rate Assumed for Transaction:

Estimated Cost for Modernization:

Owner Financing Available:

Percentage of Equity Required:

Expected Cash on Cash Return:

Expected Internal Rate of Return: