



ATLANTIC CITY/ABSECON NEW JERSEY MOTEL OFFERING

**633 WHITE HORSE PIKE
ABSECON, NJ 08201
ATLANTIC COUNTY
BLOCK 189 | LOT 5**



INVESTMENT HIGHLIGHTS

- ◆ Studs-down Renovation in 2007
- ◆ Selling under cost of construction
- ◆ Outperforming other local properties
- ◆ Upside potential for owner-operator
- ◆ Revel Casino opening Jun 2012 (6 mi)
- ◆ HardRock Casino coming 2014
- ◆ Near shopping and dining
- ◆ Sept 2006 Appraisal: \$2,850,000
- ◆ Previously leased for \$3,115,000

OFFERING SUMMARY & GENERAL INFORMATION

Price	\$2,295,000
Proximity to Atlantic City	6 miles to city center
Lot size	200' x 175' (Irregular, due to U-Turn)
Size of building	15,000sf +/-
Parking	42 Spaces (1.17 spaces per room)
Real Estate Taxes (2011)	\$36,990.27
Sewer Charges (2011)	\$4368.00
Room Mixture	11 x Standard King Size Rooms 21 x Standard Double Rooms 4 x Deluxe Jacuzzi Suites
Construction	Frame/Block construction
Year Built	1990
Renovated	2007 (\$1 million studs-down renovation)
Franchise	No – But is compliant for quick
Reservation System	Travelscape AC Central AC Hotel
Property Mgt System	InnSoft, by CheckInn
Room Amenities	Microwave, refrigerator, clock radio, hairdryer, granite-top furnishings, Holiday Inn Express lighting package, complimentary high-speed internet, complimentary continental breakfast, electronic door locks



CONTACT FOR MORE INFORMATION:

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INVESTMENT OVERVIEW

KD Group is pleased to present Superlodge for sale at a purchase price of \$2,295,000.

The excellently maintained property is located in Absecon, New Jersey which is just 6 miles to Atlantic City with easy access off of the Garden State Parkway.

Superlodge has 36 beautifully appointed guestrooms with an on-site oversized **6 bedroom** manager's apartment. The property offers many room amenities such as a microwave, refrigerator, 27" Television, clock radio, hairdryer, granite-topped furnishings, designer lighting lamps, complimentary high speed internet, continental breakfast and on-site guest Laundromat.

Galloway Township/Absecon is a close knit community often known to cater to the budget-friendly travelers that come to enjoy Atlantic City's many attractions, but don't want to stay in the city where the crime rate is much higher. Its close proximity to Smithville also makes it an ideal location to enjoy the historic town of Smithville and classic nightlife of Atlantic City alike! With new Casinos coming to Atlantic City both in 2012 and 2014, Atlantic City will shine with progress in the coming years.

This opportunity gives the buyer a turn key facility without a punchlist and growing sales history since the downturn in 2008.





SALES/OCCUPANCY/ADR COMPARISON

YEARS 2009 to 2012

MONTH	ITEM	2009	2010	2011	2012	2011-2012 Diff (+/-)
JAN	REVENUE	\$23,437.68	\$30,041.95	\$27,791.14		
	OCCUPANCY	46%	61%	59%		
	ADR	\$54.38	\$43.79	\$43.49		
FEB	REVENUE	\$33,198.92	\$32,133.28	\$29,451.49		
	OCCUPANCY	61%	62%	51%		
	ADR	\$53.89	\$51.33	\$56.75		
MAR	REVENUE	\$31,243.86	\$35,998.79	\$33,801.60		
	OCCUPANCY	60%	62%	43%		
	ADR	\$51.99	\$57.32	\$62.02		
APR	REVENUE	\$32,641.91	\$43,474.50	\$28,603.49		
	OCCUPANCY	57%	62%	47%		
	ADR	\$56.87	\$55.67	\$57.78		
MAY	REVENUE	\$51,156.45	\$42,892.16	\$35,717.89		
	OCCUPANCY	64%	63%	47%		
	ADR	\$63.16	\$65.38	\$72.75		
JUN	REVENUE	\$39,504.15	\$42,860.16	\$68,387.11		
	OCCUPANCY	62%	67%	79%		
	ADR	\$63.61	\$63.50	\$69.01		
JUL	REVENUE	\$80,706.99	\$85,495.14	\$56,938.17		
	OCCUPANCY	74%	75%	66%		
	ADR	\$86.60	\$90.18	\$82.40		
AUG	REVENUE	\$62,180.35	\$66,162.46	\$83,574.37		
	OCCUPANCY	73%	74%	82%		
	ADR	\$84.14	\$88.22	\$81.06		
SEP	REVENUE	\$36,106.86	\$42,097.59	\$27,641.04		
	OCCUPANCY	55%	50%	51%		
	ADR	\$64.94	\$66.82	\$53.78		
OCT	REVENUE	\$19,352.65	\$22,600.92	\$25,734.05		
	OCCUPANCY	26%	42%	54%		
	ADR	\$58.82	\$53.18	\$46.04		
NOV	REVENUE	\$18,317.72	\$17,482.88	\$27,309.41		
	OCCUPANCY	38%	38%	58%		
	ADR	\$48.33	\$45.53	\$46.52		
DEC	REVENUE	\$24,280.81	\$17,474.77	\$17,583.87		
	OCCUPANCY	47%	47%	44%		
	ADR	\$44.55	\$36.71	\$39.96		
REVENUE		\$452,128.35	\$478,714.60	\$462,533.63		
OCCUPANCY		55.25%	58.58%	57%		
ADR		\$60.94	\$59.80	\$59.30		

DHS Investments, Inc. t/a Superlodge

INCOME & EXPENSES - Month Ending December 31, 2010

ADR	\$62.45	REVPAR	\$37.25	OCC	59.64%	TOT ROOMS	7665	51
2010	YTD	%	PER ROOM	PER DAY	PER WEEK	PER MONTH	2009 MTHLY	DIFF (+/-)
INCOME								
Room Sales	\$421,062.72	87.96%	\$54.93	\$1,179.45	\$8,256.13	\$35,088.56	32,436.45	\$2,652.11
Telephone Sales	\$38,829.04	8.11%	\$5.07	\$108.76	\$761.35	\$3,235.75	3,659.91	(\$424.16)
Vending Sales	\$10,002.35	2.09%	\$1.30	\$28.02	\$196.12	\$833.53	757.79	\$75.74
Pet Charges	\$8,820.50	1.84%	\$1.15	\$24.71	\$172.95	\$735.04	823.21	(\$88.17)
Total Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Stock Trading	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
TOTAL INCOME	\$478,714.61	100.00%	\$62.45	\$1,340.94	\$9,386.56	\$39,892.88	\$37,677.36	\$2,215.52
EXPENSE								
Sales Tax	\$48,145.24	13.38%	\$6.28	\$134.86	\$944.02	\$4,012.10	\$3,440.89	\$571.22
Vending Purchase	\$6,976.40	1.94%	\$0.91	\$19.54	\$136.79	\$581.37	\$486.93	\$94.44
Telephone Charges	\$3,745.98	1.04%	\$0.49	\$10.49	\$73.45	\$312.17	\$601.31	(\$289.14)
Utilities	\$48,870.75	13.58%	\$6.38	\$136.89	\$958.25	\$4,072.56	\$3,304.31	\$768.25
Rentals	\$7,305.45	2.03%	\$0.95	\$20.46	\$143.24	\$608.79	\$548.48	\$60.31
Laundry Supplies	\$791.10	0.22%	\$0.10	\$2.22	\$15.51	\$65.93	\$79.37	(\$13.45)
Linen Supplies	\$4,134.41	1.15%	\$0.54	\$11.58	\$81.07	\$344.53	\$370.98	(\$26.44)
Housekeeping Supplies	\$5,991.92	1.67%	\$0.78	\$16.78	\$117.49	\$499.33	\$463.16	\$36.17
Advertising	\$9,969.67	2.77%	\$1.30	\$27.93	\$195.48	\$830.81	\$786.11	\$44.70
Printing & Stationary	\$2,040.18	0.57%	\$0.27	\$5.71	\$40.00	\$170.02	\$465.60	(\$295.58)
Repairs & Maintenance	\$8,169.70	2.27%	\$1.07	\$22.88	\$160.19	\$680.81	\$469.02	\$211.79
Credit Card Commissions	\$5,069.04	1.41%	\$0.66	\$14.20	\$99.39	\$422.42	\$103.57	\$318.85
Breakfast Supplies	\$4,958.40	1.38%	\$0.65	\$13.89	\$97.22	\$413.20	\$429.44	(\$16.24)
Lincese & R/Estate Taxes	\$35,620.12	9.90%	\$4.65	\$99.78	\$698.43	\$2,968.34	\$2,907.61	\$60.74
Mortgage	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$11,709.32	(\$11,709.32)
Intercompany Loan Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Inspection & Fees	\$85.97	0.02%	\$0.01	\$0.24	\$1.69	\$7.16	\$0.00	\$7.16
Accounting & Legal Fees	\$3,475.00	0.97%	\$0.45	\$9.73	\$68.14	\$289.58	\$0.00	\$289.58
Interest & Charges	(\$0.37)	0.00%	(\$0.00)	(\$0.00)	(\$0.01)	(\$0.03)	\$0.00	(\$0.03)
Insurance	\$12,844.16	3.57%	\$1.68	\$35.98	\$251.85	\$1,070.35	\$159.50	\$910.85
Management Fee	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$2,054.04	(\$2,054.04)
Misc Expenses	\$23,169.93	6.44%	\$3.02	\$64.90	\$454.31	\$1,930.83	\$1,437.72	\$493.11
Lock & Key Supplies	\$388.60	0.11%	\$0.05	\$1.09	\$7.62	\$32.38	\$24.96	\$7.43
Use Tax	\$70.14	0.02%	\$0.01	\$0.20	\$1.38	\$5.85	\$22.93	(\$17.09)
Payroll	\$57,392.27	15.95%	\$7.49	\$160.76	\$1,125.34	\$4,782.69	\$4,570.81	\$211.88
Double Benefits	\$6,710.19	1.86%	\$0.88	\$18.80	\$131.57	\$559.18	\$446.51	\$112.67
Total Commissions	\$63,887.14	17.76%	\$8.33	\$178.96	\$1,252.69	\$5,323.93	\$6,580.93	(\$1,257.00)
TOTAL EXPENSES	\$359,811.39	100.00%	\$46.94	\$1,007.88	\$7,055.13	\$29,984.28	\$41,463.48	(\$11,479.20)
TOTAL PROFIT/LOSS	\$118,903.22	33.05%	\$15.51	\$333.06	\$2,331.44	\$9,908.60	(\$3,786.12)	\$13,694.72

DHS Investments, Inc. t/a Superlodge

INCOME & EXPENSES - Month Ending December 31st, 2011

ADR	\$61.65	REVPAR	\$35.30	OCC	57.25%	TOT ROOMS	7502	52
2011	YTD	%	PER ROOM	PER DAY	PER WEEK	PER MONTH	2010 MTHLY	DIFF (+/-)
INCOME								
Room Sales	\$397,793.03	86.00%	\$53.02	\$1,092.84	\$7,649.87	\$33,149.42	35,088.56	(\$1,939.14)
Telephone Sales	\$37,745.21	8.16%	\$5.03	\$103.70	\$725.87	\$3,145.43	3,235.75	(\$90.32)
Vending Sales	\$9,843.14	2.13%	\$1.31	\$27.04	\$189.29	\$820.26	833.53	(\$13.27)
Pet Charges	\$17,152.25	3.71%	\$2.29	\$47.12	\$329.85	\$1,429.35	735.04	\$694.31
Total Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00
Stock Trading	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	62.66	(\$62.66)
TOTAL INCOME	\$462,533.63	100.00%	\$61.65	\$1,270.70	\$8,894.88	\$38,544.47	\$39,955.54	(\$1,411.07)
EXPENSE								
Sales Tax	\$47,399.74	13.86%	\$6.32	\$130.22	\$911.53	\$3,949.98	\$4,012.10	(\$62.12)
Vending Purchase	\$7,015.62	2.05%	\$0.94	\$19.27	\$134.92	\$584.64	\$581.37	\$3.27
Telephone Charges	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$312.17	(\$312.17)
Utilities	\$48,963.52	14.32%	\$6.53	\$134.52	\$941.61	\$4,080.29	\$4,072.56	\$7.73
Rentals	\$7,867.83	2.30%	\$1.05	\$21.61	\$151.30	\$655.65	\$608.79	\$46.86
Laundry Supplies	\$879.63	0.26%	\$0.12	\$2.42	\$16.92	\$73.30	\$65.93	\$7.38
Linen Supplies	\$5,720.38	1.67%	\$0.76	\$15.72	\$110.01	\$476.70	\$344.53	\$132.16
Housekeeping Supplies	\$6,082.00	1.78%	\$0.81	\$16.71	\$116.96	\$506.83	\$499.33	\$7.51
Advertising	\$10,663.50	3.12%	\$1.42	\$29.30	\$205.07	\$888.63	\$830.81	\$57.82
Printing & Stationary	\$3,502.61	1.02%	\$0.47	\$9.62	\$67.36	\$291.88	\$170.02	\$121.87
Repairs & Maintenance	\$12,922.57	3.78%	\$1.72	\$35.50	\$248.51	\$1,076.88	\$680.81	\$396.07
Credit Card Commissions	\$6,983.15	2.04%	\$0.93	\$19.18	\$134.29	\$581.93	\$422.42	\$159.51
Breakfast Supplies	\$4,642.81	1.36%	\$0.62	\$12.75	\$89.28	\$386.90	\$413.20	(\$26.30)
Lincese & R/Estate Taxes	\$17,885.06	5.23%	\$2.38	\$49.13	\$343.94	\$1,490.42	\$2,968.34	(\$1,477.92)
Mortgage	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$11,475.54	(\$11,475.54)
Intercompany Loan Interest	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Inspection & Fees	\$75.97	0.02%	\$0.01	\$0.21	\$1.46	\$6.33	\$0.83	\$5.50
Accounting & Legal Fees	\$5,375.00	1.57%	\$0.72	\$14.77	\$103.37	\$447.92	\$22.92	\$425.00
Interest & Charges	(\$2.44)	0.00%	(\$0.00)	(\$0.01)	(\$0.05)	(\$0.20)	\$0.00	(\$0.20)
Insurance	\$10,944.96	3.20%	\$1.46	\$30.07	\$210.48	\$912.08	\$145.33	\$766.75
Management Fee	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$2,179.88	(\$2,179.88)
Misc Expenses	\$24,802.88	7.25%	\$3.31	\$68.14	\$476.98	\$2,066.91	\$1,930.83	\$136.08
Lock & Key Supplies	\$842.74	0.25%	\$0.11	\$2.32	\$16.21	\$70.23	\$32.38	\$37.85
Use Tax	\$104.47	0.03%	\$0.01	\$0.29	\$2.01	\$8.71	\$5.85	\$2.86
Payroll	\$54,754.91	16.01%	\$7.30	\$150.43	\$1,052.98	\$4,562.91	\$4,782.69	(\$219.78)
Double Benefits	\$6,563.58	1.92%	\$0.87	\$18.03	\$126.22	\$546.97	\$559.18	(\$12.22)
Total Commissions	\$57,933.59	16.94%	\$7.72	\$159.16	\$1,114.11	\$4,827.80	\$5,323.93	(\$496.13)
TOTAL EXPENSES	\$341,924.08	100.00%	\$45.58	\$939.35	\$6,575.46	\$28,493.67	\$42,441.72	(\$13,948.04)
TOTAL PROFIT/LOSS	\$120,609.55	35.27%	\$16.08	\$331.34	\$2,319.41	\$10,050.80	(\$2,486.18)	\$12,536.97