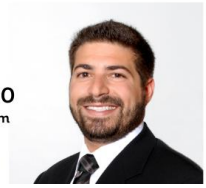




Offering Memorandum Hawthorn By Wyndham Cincinnati/Sharonville, OH



**Priyanshu (Pri)
Adathakkar**
614-450-2510
pri@beautifulcity.us



Rob Calabro
937-554-9930
rob@robcalabro.com

OwnerLand
REALTY®

Confidentiality & Disclaimer

The information in this Marketing Brochure is proprietary and confidential, intended solely for the recipient from OwnerLand Realty. It must not be shared with others without written consent. This brochure provides a summary of unverified information for potential purchasers and aims to gauge initial interest in the property.

This information does not substitute for thorough due diligence. OwnerLand Realty does not provide warranties or representations regarding the property's income, expenses, hazardous substances, regulatory compliance, physical condition, or tenant intentions. Although sourced from reliable parties, OwnerLand Realty has not verified it and makes no guarantees about its accuracy or completeness. Prospective buyers are encouraged to independently verify all information.

All materials obtained from OwnerLand Realty are provided without warranties regarding their completeness, accuracy, or compliance with government requirements. Parties must conduct their own investigations and due diligence. OwnerLand Realty will not investigate matters unless agreed in writing.

Each party should verify information and conduct inspections with independent professionals. Financial data should be confirmed, as estimates of rents do not guarantee achievable rates. Legal, tax, title, and property condition inquiries should be directed to appropriate professionals.

Each party should verify information and conduct inspections with independent professionals. Financial data should be confirmed, as estimates and projections of revenue, income, and/or rents do not guarantee achievable rates. Financial, legal, tax, title, and property condition inquiries should be directed to appropriate professionals.

All properties and services are marketed by OwnerLand Realty in compliance with fair housing and equal opportunity laws.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT WITH YOUR OWNERLAND REALTY AGENT FOR DETAILS. THIS IS A CONFIDENTIAL LISTING. DO NOT CONTACT THE PROPERTY, DISTURB EMPLOYEES, OR VISIT THE PROPERTY WITHOUT A CONFIRMED APPOINTMENT WITH THE LISTING BROKERAGE.

Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

Table Of Contents



OFFERING SUMMARY	5
PROPERTY DESCRIPTION	6
HOTEL DETAILS	7
PROPERTY OUTLINE	8
PROPERTY LOCATION	9
PROPERTY PICTURES	10
FINANCIALS	16
MARKET OVERVIEW	17
DEMAND DRIVERS	18
Demographic Report of Cincinnati/Sharonville, Ohio (Zip Code 45241)	20
Key Performance Indicators	21
ADVISOR BIOS	23

**EXCLUSIVELY
LISTED BY**

Priyanshu (Pri) Adathakkar
614-450-2510
Pri@beautifulcity.us

Rob Calabro
937-554-9930
rob@robcalabro.com

OwnerLand

Hawthorn by Wyndham Cincinnati/Sharonville Ohio

Offering Summary



Contact OwnerLand Realty today to learn more about this exceptional investment opportunity.

Sale Price:	\$5,500,000
Cap Rate Year 2):	13.1%
NOI (Year 2):	\$720,603
Available SF:	
Lot Size:	3.66 Acres (Approximate)
Year Built:	2002
Building Size:	45,133 SF
Zoning:	411 - Hotels
Market:	Cincinnati/Sharonville
Price / SF:	\$121.86

Property Overview

OwnerLand Realty, as the exclusive representative of the seller, is pleased to offer for sale the Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville (“Hotel” or “Property”), a 72-suite, 2.5-star extended-stay hotel located in Springdale, Ohio. This award-winning property presents a compelling investment opportunity in the thriving extended-stay segment, benefiting from strong Wyndham brand recognition, a strategic location near major transportation arteries and demand generators, competitive pricing, and a robust local economy. The Property offers investors the potential for strong cash flow and appreciation through strategic enhancements and revenue optimization.

Investment Highlights

- **Strong Brand Recognition:** Affiliation with the Wyndham brand and its Wyndham Rewards loyalty program (112+ million members) provides a competitive advantage, driving customer retention and direct bookings.
- **Extended Stay Focus:** Capitalizes on the growing extended-stay market with spacious suites and fully equipped in-suite kitchens.
- **Competitive Pricing:** Offers attractive rates compared to other hotels in the Sharonville area, appealing to budget-conscious travelers.
- **Convenient Location:** Prime location near I-75 and I-275 provides easy access to the Sharonville Convention Center, downtown Cincinnati, major corporations, healthcare institutions, universities, and popular attractions.
- **Strong Market Demand:** Situated within the dynamic Cincinnati MSA, the Property benefits from a diverse economy, corporate presence, and proximity to major healthcare, educational, and entertainment venues, ensuring consistent demand.
- **Ongoing Development:** The surrounding area is experiencing significant growth, including the City Center Springdale project and the expansion of Springdale Commerce Park, further enhancing the property's long-term value.
- **Attractive Nearby Amenities & Attractions:** Proximity to Cincinnati Children's Hospital, The Christ Hospital, Xavier University, University of Cincinnati, Cincinnati Zoo, Great American Ball Park, Paycor Stadium, Glenwood Gardens, and other attractions drives leisure and business travel demand.
- **Attractive Investment Opportunity:** The 13.1% capitalization rate offers investors a compelling opportunity for a higher return on investment and maximized cash flow.

OwnerLand
REALTY®

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville

The Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

Property Description

The Hawthorn Extended Stay by Wyndham in Cincinnati/Sharonville offers a comfortable stay with 72 spacious suites spread over three floors, each featuring a fully equipped kitchen, free WiFi, a 42-inch flat-screen TV, a shower/tub combination, complimentary toiletries, and a hair dryer. Guests can enjoy a variety of amenities, including a complimentary hot breakfast buffet, a fitness center, a business center, and an indoor heated pool. The hotel also provides free parking for vehicles of all sizes, guest laundry facilities, dry cleaning service, a 24-hour front desk, and housekeeping upon request. Additional conveniences include coffee and tea available in the common area, a computer station, self-serve laundry options, conference space, a picnic area with barbecue grills, and wheelchair-accessible parking.

LOCATION OVERVIEW

Location Overview:

Springdale, Ohio, within the Cincinnati MSA, offers a balanced environment with convenient access to major employment centers, healthcare facilities, universities, and entertainment destinations. Key demand generators include:

- Major corporations in healthcare, finance, manufacturing, and logistics.
- Cincinnati Children's Hospital Medical Center and The Christ Hospital.
- Xavier University, University of Cincinnati, and Cincinnati State.
- Cincinnati Zoo, Great American Ball Park, and Paycor Stadium.
- Glenwood Gardens.
- City Center Springdale project.
- Springdale Commerce Park.

This combination of factors creates a strong and varied demand base, ensuring year-round occupancy and revenue potential.



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

Hotel Details

Building Name:	Hawthorn Extended Stay by Wyndham
Address:	11180 Dowlin Dr
City, State, Zip:	Sharonville, OH 45241
County:	Hamilton
County Parcel IDs:	608-0015-0021-00
Date Built / Open:	2002
Total SF:	
Hotel	44,647 sq. ft.,
Pool	486 sq. ft.
Guest Rooms:	72
Studio	33
Executive	13
1 Bedroom	12
2 Bedroom	3
Doubles	6
Apartment	1
Accessible	4

BUILDING AMENITIES

Pool Type: Indoor heated pool
Number Of Floors: 3
Fitness room: Yes
Business center: Yes
Guest laundry facilities: Yes

OTHER INFORMATION

100% Smoke-Free Hotel
Guest fitness room
Business Center
On-Site Guest Laundry
Dry Cleaning Services
Family/Oversized Rooms Available
Fitness Center
Continental breakfast room
Bus/Truck Parking
Concrete patio
Indoor Heated pool.



**The Hawthorn Extended Stay
by Wyndham
Cincinnati/Sharonville**

**Contact OwnerLand Realty today
to learn more about this
exceptional investment opportunity**

Priyanshu (Pri) Adathakkar
614-450-2510 | pri@beautifulcity.us

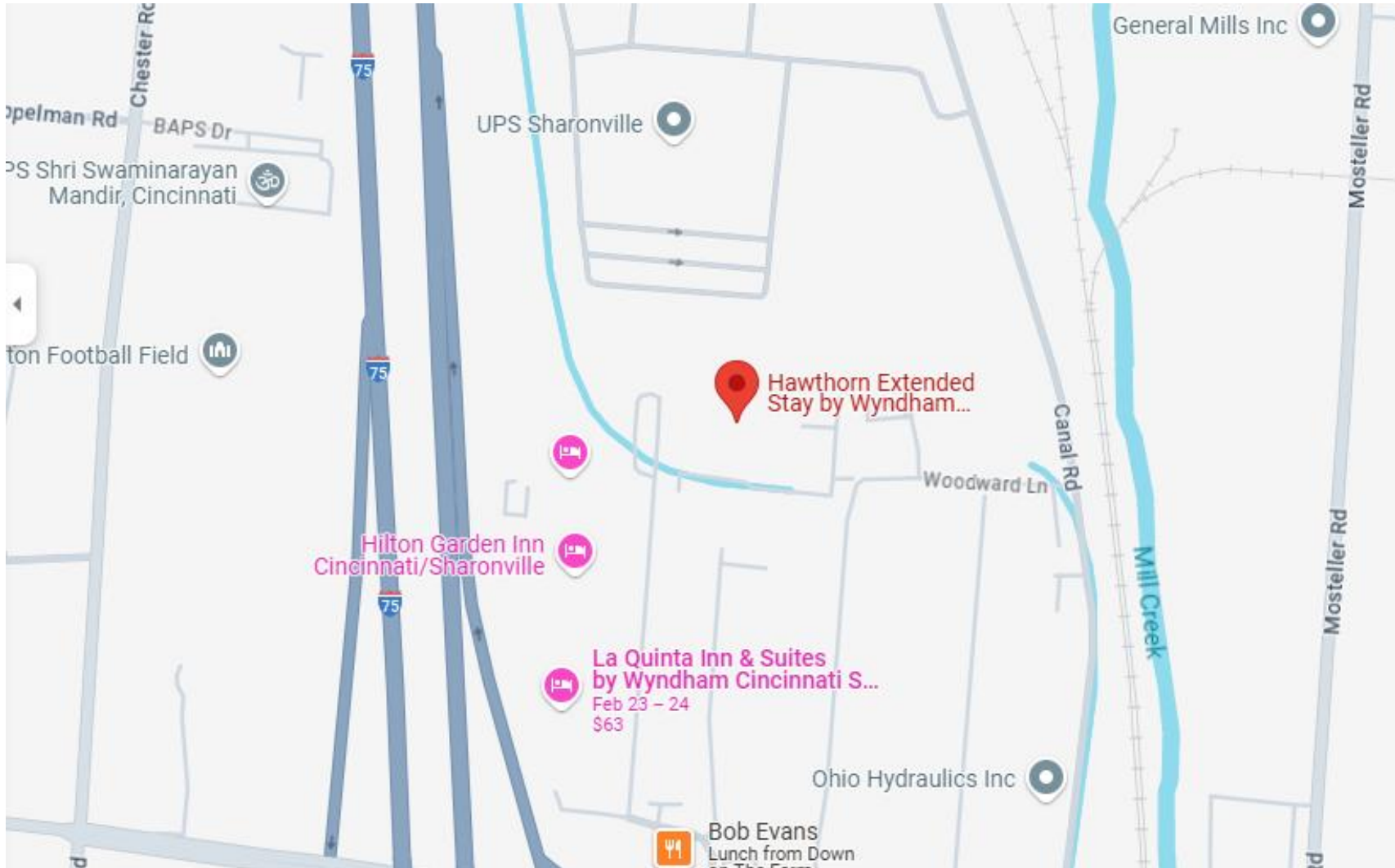
Rob Calabro
937-554-9930 | rob@robcalabro.com

OwnerLand
REALTY®



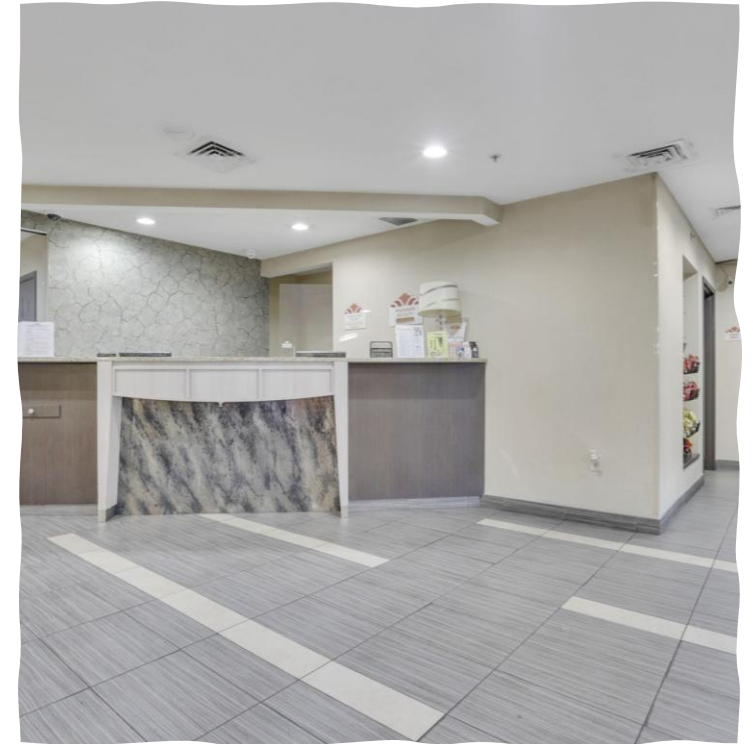
Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

Property Location



Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville

The Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville Property Pictures



Potential for Future Growth and Expansion



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville Property Pictures

**This interior corridor hotel
features:**

- 72 Guest Rooms**
- Indoor Heated Pool**
- Business Center**
- Exercise Room**
- Wheelchair-accessible parking**

OwnerLand
REALTY®

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville Property Pictures

**72 suites across three floors, each
equipped with:**

- Fully equipped kitchen
- Free WiFi
- 42-inch flat-screen TV
- Shower/tub combination
- Free toiletries
- Hair dryer

OwnerLand
REALTY®

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

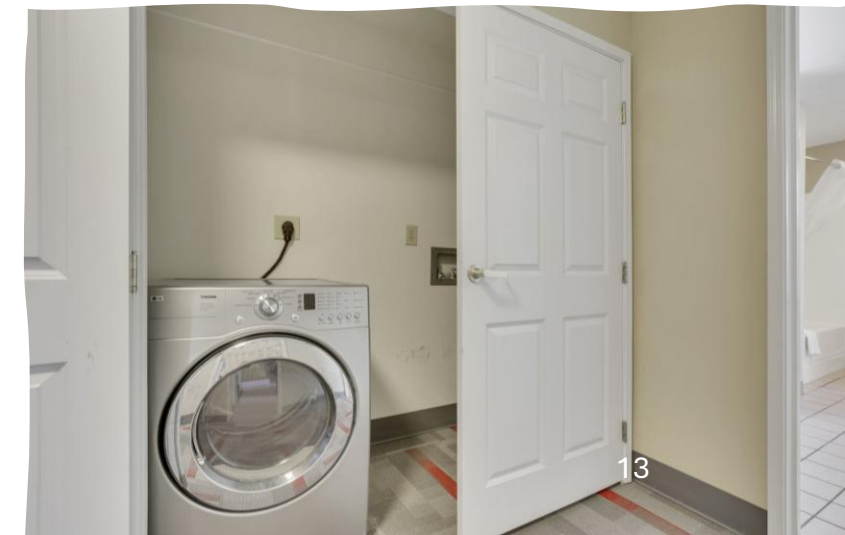
Property Pictures

Large apartment that can be rented or used as a manager's apartment

Room layouts were designed as a true extended stay hotel with most guest rooms offering living space and separate bedrooms. Many extended stay competitors offer smaller rooms without separated bedrooms and living space.

OwnerLand
REALTY®

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville

Property Pictures

Well-Maintained Property with Desirable Amenities

- 100% Smoke-Free Hotel
- 24-Hour Front Desk
- Business Center
- On-Site Guest Laundry
- Dry Cleaning Services
- Elevator
- Fitness Center
- Free Breakfast Buffet
- Pool - Indoor Heated
- Free Parking
- Bus/Truck Parking
- RV Parking
- Trailer-Parking

OwnerLand
REALTY®



**Hawthorn Extended Stay by
Wyndham Cincinnati/Sharonville**
Property Pictures

Spacious Guest Rooms

Room layouts were designed as a true extended stay hotel with most guest rooms offering living space and separate bedrooms. Many extended stay competitors offer smaller rooms without separated bedrooms and living space.

OwnerLand
REALTY®

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville



Hawthorn Extended Stay by Wyndham Cincinnati/Sharonville Financials

Hawthorn by Wyndham Sharonville/Cincinnati (Summary of income/expense + projections)

Unit	2022	2023	2024	Projection Year 1	Projection Year 2
Revenue					
Room Revenue	\$1,490,087	\$1,481,177	2024 P&L not available yet.	\$1,454,817	\$1,567,000
Other Revenue	\$16,397	\$2,478		\$9,437	\$9,437
Total Revenue	\$1,506,484	\$1,483,655		\$1,464,254	\$1,576,437
Expenses					
Total Operating expenses	\$733,687	\$848,994		\$815,080	\$855,834
Net Operating Income	\$772,797	\$634,661		\$649,174	\$720,603

NOTES:

- 1) Figures represent earnings before interest, depreciation, amortization, and owner's salary
- 2) Projection year 1 assumptions: 65% occupancy, \$84 ADR
- 3) Projection year 2 assumptions: 70% occupancy, \$84 ADR
- 4) 2024 Revenue: \$940,290. Revenue dip due to rate cuts from new competition as a result of tax benefits (per seller)
- 5) Competition has raised rates and 2025 YTD figures show a 49.6% increase in YoY revenue
- 6) Financials, P&L, and STR reports available with signed NDA

All information is deemed to be reliable but not guaranteed. Buyers to conduct their own financial research and due diligence.



Cincinnati/Sharonville Market Overview

Cincinnati/Sharonville, Ohio

Springdale, Ohio, is ideally located within the Cincinnati Metropolitan Statistical Area (MSA), just over 16 miles away and takes about 20 minutes to drive, offering a prime combination of suburban tranquility and direct access to one of the largest and most dynamic metropolitan areas in the Midwest. The region benefits from a diverse economy, with major employers in healthcare, finance, manufacturing, and logistics. A strong corporate presence ensures a consistent flow of business travelers to the area, making Springdale an ideal location for an extended stay hotel.

Extended Stay Hotels in Cincinnati/Sharonville

Hawthorn by Wyndham located at 11180 Dowlin Dr, Cincinnati, OH 45241 stands as a prominent Extended Stay hotel in Cincinnati/Sharonville.

Its strategic location near major healthcare institutions, including Cincinnati Children's Hospital Medical Center (11.6 miles, 634 inpatient beds) and The Christ Hospital (12.9 miles, 555 beds), ranked as the #1 hospital in Greater Cincinnati for ten consecutive years, employing over 6,000 staff members. Both facilities attract medical professionals, patients, and families who require extended stays.

Several universities are nearby, including Xavier University (10.5 miles, enrollment over 5,700), University of Cincinnati (13.9 miles, enrollment over 53,000), and Cincinnati State (13.9 miles, enrollment nearly 9,400). These institutions generate demand for accommodations during events, conferences, graduation ceremonies, and visits from prospective students and their families.

Demand Drivers

Nearby local attractions include:

- The Cincinnati Zoo (12.8 miles), one of the city's most visited attractions, with 1.7 million visitors annually.
- Great American Ball Park (20 minutes to drive), home of the MLB's Cincinnati Reds, which has a seating capacity of 42,319
- Paycor Stadium (20 minutes to drive), home of the NFL's Cincinnati Bengals, with a seating capacity of 65,515.
- The area's natural beauty is highlighted by Glenwood Gardens (2.9 miles), a 338-acre park with formal gardens, prairies, forests, and wetlands, as well as scenic walking trails.

Significant developments:

The city is undergoing significant development, including the City Center Springdale project (3.6 miles away), which will transform the former Tri-County Mall site into a vibrant, mixed-use downtown district with residential, retail, and commercial spaces. This redevelopment, coupled with over \$100 million in new commercial investment, is expected to further enhance the area's appeal to visitors, shoppers, and business professionals.

Another key development is Springdale Commerce Park (SCP), a new Class A industrial park located near I-275 and I-75. The park features excellent visibility and access, making it a prime location for logistics and manufacturing companies. Phase One, completed in 2020, includes two buildings totaling 577,002 square feet, while Phase Two, completed in 2024, adds an additional 554,578 square feet of space.

**Hawthorn Extended Stay by
Wyndham
Cincinnati/Sharonville**

Demand Drivers

Transportation:

The Property is easily accessible via I-75 and I-275 and is near:

- Hamilton, OH (HAO-Butler County Regional)
- Cincinnati, OH (LUK-Cincinnati Municipal - Lunken Field)
- Cincinnati-Northern Kentucky Int'l Airport (CVG)
- Cincinnati Union Terminal

Potential Opportunities:

- Renovation and Upgrades: Enhance the property through strategic renovations of rooms and common areas.
- Marketing and Revenue Management: Optimize pricing and increase revenue using Wyndham's resources.
- Expanding Amenities: Consider adding amenities like an outdoor pool or in-suite workspaces.

Contact OwnerLand Realty today to learn more about this exceptional investment opportunity.

This offering presents a unique opportunity to acquire a well-positioned extended-stay hotel in a thriving market. Interested investors are encouraged to contact the listing agent at OwnerLand Realty for further information and to schedule a property tour.

**Hawthorn Extended Stay by
Wyndham
Cincinnati/Sharonville**

Hawthorn Extended Stay by Wyndham
Cincinnati/Sharonville

Demographic Report of Cincinnati/Sharonville, Ohio (Zip Code 45241)

Demographics of 45241

Total Population - This report examines the demographics of the 45241 zip code with a focus on the hospitality industry. The 45241 zip code is located in Sharonville, Ohio, a suburb of Cincinnati. Sharonville is largely in Hamilton County, with a small portion extending into Butler County . The city has a population of 24,380 and a population density of 1,395 people per square mile .

Age - The median age in 45241 is 44 years old . This older-than-average population, with a significant number of seniors and people in their late 20s to early 40s , presents unique opportunities for the hospitality industry. For instance, there may be increased demand for retirement communities, healthcare facilities, and accessible tourism options that cater to the needs and preferences of older adults . The age distribution of Cincinnati, OH, which includes 45241, is as follows : 0-9: 11%,10-19: 13%, 20-29: 19%, 30-39: 15%, 40-49: 12%, 50-59: 10%, 60-69: 11%, 70-79: 6%, 80+: 3%

Gender - The gender distribution in 45241 is almost evenly split, with 51% male and 49% female .

Race and Marital Status - The racial and ethnic makeup of 45241 is predominantly White (76%) . The remaining population consists of Black or African American (6%), Asian (7%), American Indian or Alaskan Native (0.3%), Native Hawaiian & Other Pacific Islander (0.2%), and those identifying with two or more races (6.2%)

Education Levels - The education level in 45241 is relatively high, with 33.9% of the population holding a bachelor's degree or higher .

Housing - The median home value in 45241 is \$195,500 . The average rent is \$1,137 per month .

Transportation - The average commute time for residents of zip code 44680 is 26.2 minutes.

Poverty - The poverty rate in 45241 is 4.4%

Foreign-Born Population - Ohio has a diverse foreign-born population. In 2022, the most common birthplaces for foreign-born residents of Ohio were India (65,962 residents), Mexico (43,233 residents), and China (34,193 residents) . This cultural diversity can create a demand for a variety of international cuisines and hospitality services.

Key Performance Indicators

Occupancy Rates

The average occupancy rate for hotels in Cincinnati is 58% . The Cincinnati/Dayton Multifamily market has seen significant growth in recent years, with vacancy rates falling to near-record lows . The overall stabilized occupancy rate for the Cincinnati market is above peer markets and the national benchmark, indicating a strong hospitality industry . Customer Spending Data on average customer spending per visit at restaurants and bars in 45241 is not available. However, the M&IE (Meals and Incidental Expenses) rate for Cincinnati is \$74, which includes \$17 for breakfast, \$18 for lunch, \$34 for dinner, and \$5 for incidental expenses . This information can provide some insight into the potential spending habits of customers in the area.

Historical Growth of the Hospitality Industry

The Cincinnati hotel market has experienced fluctuations in occupancy and revenue over the past few years. In 2019, the market reached a peak occupancy of 67.5% and a RevPAR (revenue per available room) of \$78.21 . However, the COVID-19 pandemic in 2020 caused a significant decline in occupancy to 40.8% and RevPAR to \$33.65 . The market has been recovering since then, with occupancy reaching 59.1% and RevPAR reaching \$65.77 in 2023 . Despite these challenges, the Cincinnati/Dayton Multifamily market has shown resilience, with average effective rent exceeding \$900 per unit for all of 2019 and vacancy rates falling significantly .

Growth of the Hospitality Industry

The hospitality industry in Cincinnati has shown positive growth in recent years. Airbnb bookings in the city increased by 78% from 2022 to 2023, with projections showing a further 25% growth in 2024 . Visitor spending in Cincinnati also increased by 6% in 2023, reaching \$5.6 billion . These figures suggest a healthy and growing hospitality industry in the area, presenting attractive opportunities for investment and development .

Conclusion

The 45241 zip code in Sharonville, Ohio, offers a promising landscape for the hospitality industry. The area's demographic characteristics, including a relatively affluent and educated population with a large percentage of married couples and older adults, create unique opportunities for businesses in the sector. The presence of diverse hospitality offerings, ranging from budget-friendly to upscale establishments, caters to a wide range of preferences and needs. While the hospitality industry in Cincinnati has faced challenges in recent years, it has shown resilience and continues to grow, driven by factors such as increased tourism and the popularity of short-term rentals. Major events and attractions further enhance the appeal of the area and contribute to the demand for hospitality services. By understanding the demographic trends and leveraging the existing strengths of the hospitality sector, businesses in 45241 can position themselves for success in this dynamic market.

Major Events and Attractions - Cincinnati hosts a variety of events and attractions that can impact the hospitality industry. These events attract visitors from all over the region and beyond, contributing to the demand for hospitality services.

Event Name	Date	Description
America's River Roots	Oct. 9-12, 2025	Celebrates river heritage, roots music, and river cuisine.
Bockfest	March 7-9, 2025	World's oldest Bock festival, celebrating the release of bock beer.
Cincy Cinco	May 2025	Midwest's largest Cinco de Mayo celebration with a parade and festivities.
Cincinnati Flying Pig Marathon	May 2-4, 2025	Third-largest first-time marathon in the country.
Cincinnati Fringe Festival	May 30-June 14, 2025	Fourteen days of performance, arts, film, and music.
Cincinnati International Wine Festival	March 6-8, 2025	Celebration of wine, food, and music.
Cincinnati May Festival	May 16-24, 2025	Oldest continuous choral festival in the Western Hemisphere.
Taste of Cincinnati	May 24-26, 2025	Nation's longest-running culinary arts festival.
Oktoberfest Zinzinnati	September	Largest Oktoberfest in the nation, celebrating German heritage.
Cincinnati Reds Opening Day	March	Celebrates the start of the Cincinnati Reds baseball season.
BLINK Cincinnati	October	One of the largest light shows in the country, showcasing art and technology.
Western & Southern Financial Group fireworks show on Labor Day	September	Huge fireworks display over the Ohio River.

Advisor Bios



Priyanshu (Pri) Adathakkar | 614-450-2510 | pri@beautifulcity.us

Pri is a seasoned professional with expertise in commercial real estate advising, development, and hospitality management. Over the past decade, Pri has guided property investors, led development projects, and crafted personalized hospitality experiences. His strong educational background and professional associations highlight their commitment to excellence.

As a commercial real estate advisor, Pri navigates complex investments while leading various ventures as CEO and President, emphasizing integrity and tailored services through platforms like Elite Hotel Investor's Club.

In hospitality, Pri blends Indian values to create inviting experiences at Nice N Neat Homes. With 13+ years in Ohio's real estate scene, he bridges cultural and local insights. Pri speaks **English, Hindi** and **Gujarati**

Pri's civic engagement also demonstrates a commitment to community improvement, advocating for transportation accessibility and regional development. This complements their real estate work, providing valuable perspectives on local government dynamics.

Rob Calabro | 937-554-9930 | rob@robcalabro.com



Rob is a seasoned professional in the real estate industry, boasting extensive experience as a savvy investor and adept project manager. With a proven track record of success, Rob has navigated numerous projects across various sectors, including value-add residential and small multi-family. Rob owns and operates a small hotel in Columbus and uses his experience in the hospitality industry to add-value when helping others.

Rob's expertise in project execution and personnel management, distinguishes him as a capable leader in the field. His keen insight for analyzing opportunities will help lead the team in making informed decisions, driving profitability and growth in future ventures. Currently operating an office comprising over 35 agents,

Rob demonstrates his leadership skills by guiding his team in a competitive market landscape. His comprehensive understanding of the industry, coupled with his hands-on experience as a project manager, equips him with the acumen necessary to navigate complexities and capitalize on opportunities effectively