



Savannah Bed & Breakfast Inn

National Landmark
Historic District

Savannah, Georgia

Inn 12 Guest Rooms / 12 Guest Baths
Private, walled courtyard & garden
National Landmark Historic District
Guest rooms have individual HVAC

Built in 1893, opened as an Inn, 1987
Veranda facing famous Forsyth Park
11 fireplaces, cable, wireless Internet
Potential to expand within footprint

Assets Established business with strong guest base and loyal staff. The Inn garners unusually high praise from its guests. The Inn is advantaged by its location in Savannah's landmark historic district. Situated on a shady, tree-lined boulevard overlooking the signature fountain in Savannah's thirty-acre "central park", Forsyth Park, the Inn occupies a prime corner location in a high tourist-traffic area.

Location Savannah is an international travel destination filled with elegant architecture, ornate ironwork, fountains and green primordial squares. A year-around destination, the city welcomes more than 6,700,000 visitors a year.

Current Operation	2006	2007	2008
Ave. Daily Rate	\$214	\$215	\$215
Occupancy Rate	55%	55.7%	45%
Room Revenue	\$518,365	\$524,508	\$427,122
Gross Revenue	\$539,800	\$547,372	\$448,672

Future Opportunities exist to increase occupancy to the area-wide average and develop new income streams. New owners will likely want to extend current inn operations to include marketing to business and meeting guests, take advantage of the Inn's unique location and courtyard to promote the Inn as a special event and wedding venue. Perhaps expand the number of guest rooms or the addition of a dedicated meeting/special event space to service board meetings and/or host small weddings and other special events.

Offering \$2,500,000. Cash or new loan.

For more information contact us.

Lodging Resources Partners. David Caples or Helen Cook. 904-321-2210.

Email inquiries to: office@lodgingresources.com.

Data prepared using information supplied by owner. Prospective buyer should perform their own due diligence.

"This was my second time staying [at the Inn] and once again everything was perfect! You have the Forsyth Park right across the street which is so beautiful... This is the only place in Savannah that I will ever stay. LOVE IT!" October, 2008



"We stayed 5 days in the Cottage at the Inn. The accommodations in the Cottage and the Inn were wonderful. The breakfasts in the parlor and on the porch were spectacular... We felt at home and well cared for which is what a good Inn is all about. This was the vacation I wished would never end." September, 2008

"The Inn is a classic Victorian, beautifully appointed and immaculately kept. Our rooms were spacious and tastefully decorated. My wife said, "most comfortable and restful beds she has ever slept in away from home." The Inn was definitely the highlight of our time in Savannah and we would highly recommend it to anyone looking for a refined B&B experience." March, 2008