

# For Sale

## Clarion Hotel

Near Hartsfield-Jackson Atlanta International Airport  
6288 Old Dixie Highway  
Jonesboro, Georgia 30236



Exclusively Represented By:

**BULL REALTY, INC.**

**Mike Cahalan**

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Cell: 678-580-7526

[www.BullRealty.com](http://www.BullRealty.com)

Bull Realty, Inc. / 50 Glenlake Parkway, Suite 650 / Atlanta, Georgia 30328

**Clarion Hotel  
Near Hartsfield-Jackson Atlanta International Airport**

**Investment Offering**



**Section 1 Investment Overview**

- Executive Summary
- Property Overview
- Exterior Photos
- Aerial Photos
- Area Information

**Section 2 Area Overview**

- Location Maps

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## Clarion Hotel Near Hartsfield-Jackson Atlanta International Airport

Total Number of Rooms: 180

Year Built: 1973—Completely Renovated

Land Area: 6.68 acres

Construction Type: Concrete & Steel

Meeting Room: Nine Configurations—4,200 SF

Pool: Outdoor

Exercise Room: Yes

Business Center: Yes

Room Revenue: 2007 = \$2,139,000  
2008 = \$1,400,000  
2009 = \$1,100,000 (closed for 3 months)  
2010 = \$1,800,000  
2011 = \$3,000,000 (projected)

Offering Price: \$5,700,000

*\*Additional financial information by request.  
Do not contact and discuss any information in this offering with hotel staff.*

## **Clarion Hotel Near Hartsfield-Jackson Atlanta International Airport Jonesboro, Georgia**

The Clarion Hotel is ideally located right off I-75 just a few miles south of the world's busiest airport on Jonesboro Road. This property has excellent visibility from the eight lane highway and Jonesboro Road.

Metro Atlanta is home to over 130,000 business establishments of which 6,000 are manufacturing companies that are included in the Fortune 1000. There is in excess of 5.5 million residents in the 15 county area where a total of 115,000 people each year relocate to the city. Newsweek magazine ranked Atlanta as the projected job creation leader from 1998 to 2025 with close to 1,800,000 new jobs.

Atlanta is one of only five cities in the United States that is served by three major interstates—I-75, I-85 and I-20. All three of these key arteries converge in downtown Atlanta and are linked to I-285 that circles the city within a 72 mile freeway system. The subject property is strategically located just south of I-285 and the airport which ensures convenient access to the property.

Hartsfield-Jackson International Airport is located just north of the property and is positioned within a two hour flight to 80% of the nations population. There are over 40 airlines that fly directly to over 175 domestic cities and 65 international destinations from this facility. This airport was ranked as the busiest airport in the world from 2006 through 2011. A new multi million dollar International Terminal is currently under construction at the south end of the airport that is set for completion in late 2011.

# Clarion Hotel

## Near Hartsfield-Jackson Atlanta International Airport

### Jonesboro, Georgia

The Clarion Hotel has gone through a complete renovation in all of the rooms and lobby area.

A total of \$1.7M was spent upgrading the rooms with new mattresses, drapes, bath vanities, bed skirts, and carpet.

The exterior of the building has also been completely painted and updated.

Additional renovations to the property include:

New State of the Art Lobby

New Gift Shop

New Business Center—complete with board room

New Restaurant

New Jazz Club

New Bar / Lounge

New Outdoor Patio

New Updated Meeting Rooms

New Exercise Room



New Lobby Area



New Sitting Area



Updated Guest Rooms



Beautiful Exterior Pool



New Restaurant



New Business Center



New jazz Club



New Bar / Lounge



New Gift Shop



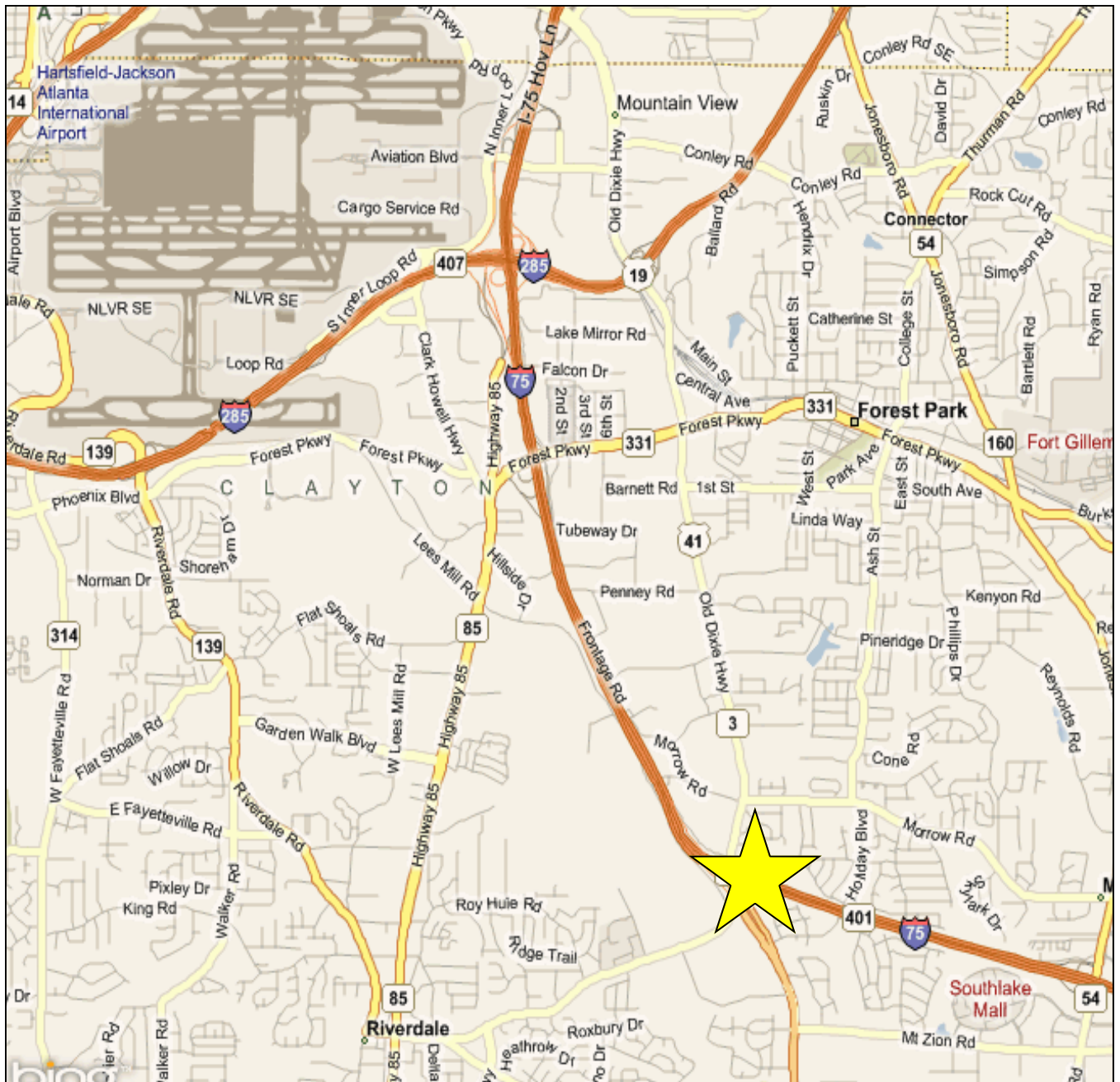
Outdoor Seating Area

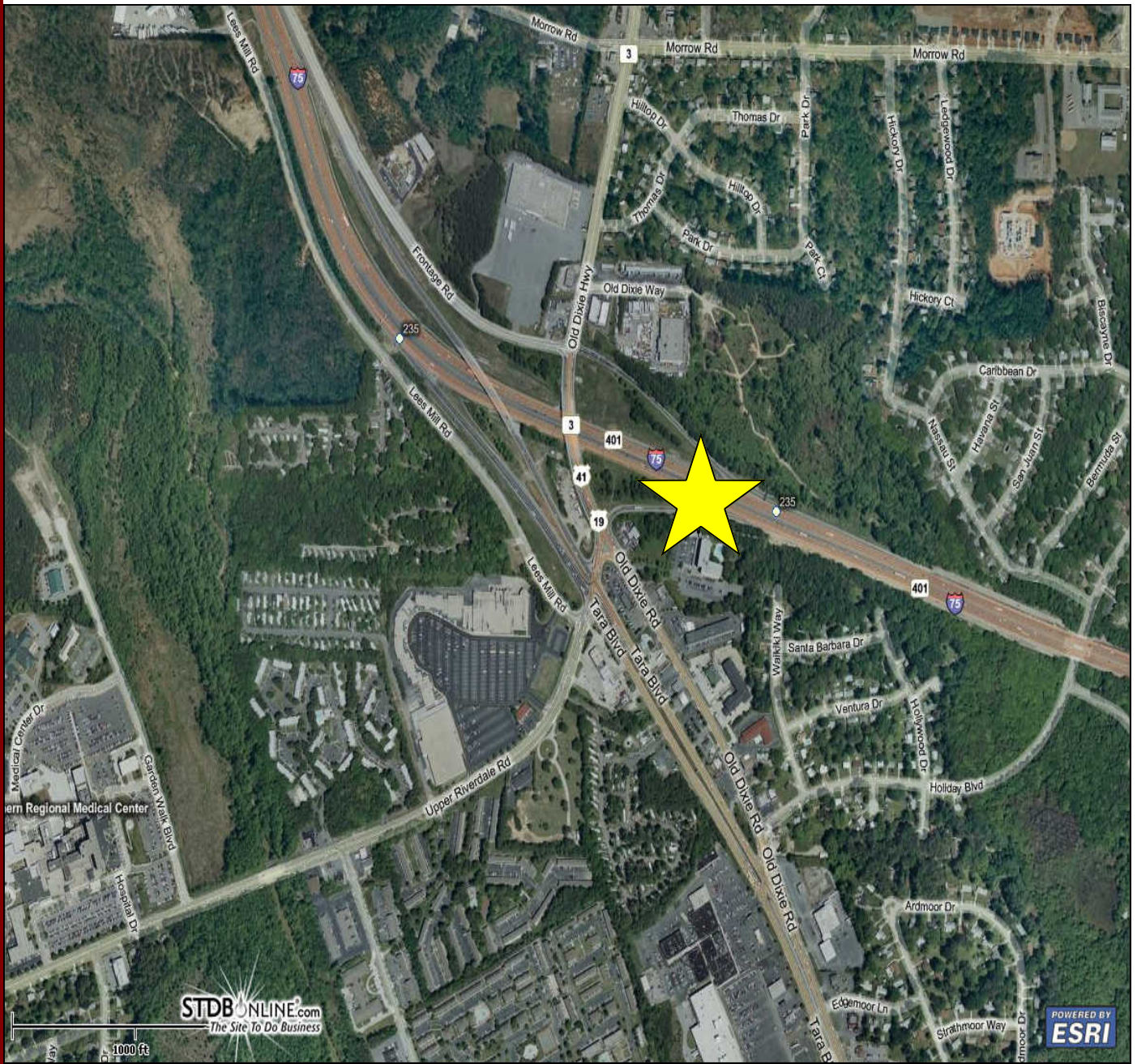


New Executive Meeting Room



New Exercise Room







**Mike Cahalan, MBA**

**Vice President—Investments**

Bull Realty, Inc.  
50 Glenlake Parkway—Suite 650  
Atlanta, Georgia 30328  
Office Phone: (404) 876-1640 ext. 146  
Cell Phone: (678) 429-1990

Mike Cahalan joined Bull Realty, Inc. as an agent specializing in Investment Properties. Prior to joining Bull, Mike was a active investor and developer of both residential and commercial property in the state of Georgia and Florida. He has spent the last eight years acquiring, coordinating, and implementing the entitlement process on properties located throughout the region. Currently, his is engaged in several projects throughout the Southeast involving hotels, big box developments, mixed-use, grocery store anchored centers, medical, office, and residential developments.

He received his BA from the University of West Georgia in 1979 where he majored in Business Administration. In 1998, he graduated with honors from the Keller Graduate School of Management with an MBA in marketing.

Mike is a member of the Commercial Board of Realtors and recent award winner for closing over \$30M in real estate sales in 2008 placing him in the exclusive Million Dollar Club. We was also honored as a Top Ten Producer in his category.

Mike is very active in the community where he served as President of the St. Marlo Homeowners Association. He takes an active role in volunteering for Pinecrest Academy where his two daughters, Alexis and Erica attend. He is involved in church volunteer work for St. Benedicts where he annually participates in the building a home for Habitat for Humanity. Mike has been married for 19 years to his wife Sonia and resides in Duluth.

**BULL REALTY, INC.**  
**Mike Cahalan**  
**50 Glenlake Parkway—Suite 650**  
**Atlanta, GA 30328**  
**404-876-1640 Ext 146**

**PRINCIPAL CONFIDENTIALITY AGREEMENT**  
**678-892-4980 FAX**

Dear Sir or Madam:

We have advised you (the "Potential Purchaser") that Bull Realty, Inc. (H-20209) ("Bull Realty") has been given the opportunity to offer for sale the following property, Clarion Hotel—Jonesboro, GA. (the "Property"). The Potential Purchaser is further advised that the Owner has indicated that all inquiries concerning the Property and all communications with respect to the contemplated sale of such Property be directed to Bull Realty.

Bull Realty has available for review certain information concerning the Property which includes brochures, documents, and other materials (collectively "Informational Materials"). Please be advised that Bull Realty, Inc. may not make such Informational Materials available to the Potential Purchaser until they have executed this letter and thereby agreed to be bound by its terms. Bull Realty is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property by the Potential Purchaser, subject to the conditions set forth below:

1. The Informational Materials will be used by the Potential Purchaser may not be copied or duplicated without Bull Realty's consent, and must be returned to Bull Realty immediately upon the earlier to occur of Bull Realty's request or when the Potential Purchaser declines to make an offer for the Property or terminates any discussions or negotiations with respect to the Property.
2. The Potential Purchaser will not make any Informational Materials available, or disclose any of the contents thereof, to any person other than the Potential Purchaser, however, that the Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel, and institutional lenders ("Related Parties"), who, in the Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Potential Purchaser. Such Related Parties shall be informed by the Potential Purchaser of the confidential nature of the Informational Materials and shall be directed by the Potential Purchaser to keep all the Informational Materials strictly confidential in accordance with this agreement. The Potential Purchaser shall be responsible for any violation of this provision by any Related Party.
3. The Potential Purchaser acknowledges and agrees that the Potential Purchaser is a principal and not an agent of or acting on behalf of any other party in connection with the purchase of the Property, and the Potential Purchaser hereby agrees that it will not look to the Owner or to Bull Realty, Inc. for any brokerage commissions, finders' fees, or other compensation in connection with the sale of the Property or any interest therein. The Potential Purchaser acknowledges that it has not had any discussions regarding the Property with any broker or agent other than Bull Realty, Inc. The potential Purchaser hereby agrees to not acquire the property or an interest in the property at any time in the next 18 months unless Bull Realty is paid a commission satisfactory to Bull Realty.

4. Although Bull Realty has endeavored to include in the Informational Materials information which we believe to be relevant for the purpose of your investigation, the Potential Purchaser understands and acknowledges that the Owner and Bull Realty, Inc. do not make any representation or warranty as to the accuracy or completeness of the Informational Materials. The Potential Purchaser further understands and acknowledges that the information used in the preparation of the Informational Materials was furnished to Bull Realty, Inc. by others and has not been independently verified by Bull Realty, Inc. and is not guaranteed by Bull Realty, Inc. as to completeness or accuracy. The Potential Purchaser agrees that neither the Owner nor Bull Realty, Inc. shall have any liability for any reason to the Potential Purchaser or Related Parties resulting from the use of or reliance on the Informational Materials by any person in connection with the sale of, or other investment by the Potential Purchaser in the Property, whether or not consummated for any reason.

5. The Potential Purchaser, hereby indemnifies and saves harmless the Owner and Bull Realty, Inc. and their respective affiliates and successors and assigns against and from any loss, liability, or expense, including attorneys' fees, arising out of any claim or claims by any other third party broker utilized by the Potential Purchaser for commissions, fees, and other compensation for the sale or proposed sale to the Potential Purchaser or other investment by the Potential Purchaser in the Property. Bull Realty, Inc will be paid a commission on the final contract sales price-Clarion Hotel—Jonesboro, GA.

6. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, prior sale, or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever or for no reason, without notice.

If the Potential Purchaser is in agreement with the foregoing, please sign and return this letter to the attention of Mike Cahalan Bull Realty, Inc. With questions, please feel free to contact Mike Cahalan at 404-876-1640 Ext 146.

**PLEASE FAX TO 678-892-4980**

**or scan to [mikec@BullRealty.com](mailto:mikec@BullRealty.com)**

**ALL SECTIONS MUST BE FULLY COMPLETED AND IN A LEGIBLE FORM**

**BROKER:**

COMPANY: Bull Realty, Inc. (H-20209)

CONTACT: Mike Cahalan

License #: 313258

ADDRESS: 50 Glenlake Parkway– Suite 650

Atlanta, GA 30328

TELEPHONE NUMBER: 404-876-1640

CELL PHONE NUMBER: 678-580-7526

FAX NUMBER: 678-892-4980

E-MAIL ADDRESS: [mikec@bullrealty.com](mailto:mikec@bullrealty.com)

**POTENTIAL PURCHASER:**

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2012.

COMPANY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

FAX NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_