



Operating Memorandum - Atlanta Motel Complex

Property Overview

The Atlanta Motel Complex, located in the heart of Atlanta, Michigan, offers a unique investment opportunity. This well-known property includes motel units and the adjacent Legion Hall, a community staple. Positioned in a prime location near Thunder Bay River and surrounded by northern Michigan's recreation, it draws consistent seasonal and local traffic.

Investment Summary

Asking Price: \$569,000

2023 Gross Income (Tax Return): \$135,406.00

Reported Expenses: \$84,383.00

Net Operating Income (NOI): \$51,023.00

Cap Rate: 9.0%

Financial Notes

Financial figures are based on the 2023 Schedule C tax return submitted by ownership. Gross receipts and total expenses are directly from IRS filings. Cap rate is calculated using verified NOI and current asking price.

Broker Contact

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