6124 WEST CALHOUN DRIVE

Alexandria, LA 71303

Hospitality Investment Opportunity
Offering Memorandum

Strong Online Reputation Across Leading Platforms

4.2/5

4.3/5

MATTHEWS™

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PROPERTY OVERVIEW

Hampton Inn & Suites

6124 West Calhoun Drive | Alexandria, LA 71303

Executive Summary

2008 / 2014
Year Built/Renovated

15 Year License
In Hand w/ PIP Completion

$100
RevPAR

138
Total Keys

The Opportunity

The Hampton Inn & Suites Alexandria presents a compelling acquisition opportunity supported by strong in-place cash flow and continued revenue growth. The 138-room property generated $4.86 million in room revenue in 2025 and is up approximately $200,000 over the trailing 12 months. In 2025, the hotel produced $2.3 million in EBITDA and $1.95 million in NOI, providing investors with immediate cash flow and attractive operating fundamentals.

Strategically located approximately **1.2 miles from Alexandria International Airport**, the property benefits from approximately **540,000 annual passengers** and proximity to England Airpark, a major aviation, industrial, logistics, and commercial employment center. Demand is further supported by regional healthcare systems, manufacturing employers, military and government travel, I-49 connectivity, and Alexandria's position as the commercial hub of Central Louisiana. This diversified demand base supports consistent lodging needs throughout the year.

As a Hampton Inn & Suites by Hilton, the property benefits from Hilton's global reservation platform, established brand recognition, and Hilton Honors loyalty network. Following completion of the required PIP, new ownership has the opportunity to reposition the asset, improve operating performance, and capitalize on continued revenue growth. The combination of institutional branding, operational scale, strong cash flow, and value-add potential positions the property as an attractive opportunity for owner-operators, regional investors, and institutional buyers.

Investment Highlights

Strong T-12 Revenue Performance with Continued Growth

The Property generated $5M+ in T-12 room revenue and is currently up $200K YTD through June 2026 demonstrating an 8.7% YOY Room Revenue growth.

Attractive Cash Flow

Based on 2025 operating performance, the asset offers a 15.09% Owner User Cap Rate and a 12.83% CMBS Cap Rate, presenting investors with an opportunity to acquire a strong cash-flowing asset.

$3.6B Delta Forge 1 AI Campus

Located approximately 10 minutes from Delta Forge 1, the Hampton is the closest hotel to the $3.6 billion AI data center campus. The project is expected to support 1,000+ construction jobs at peak development, creating significant lodging demand throughout construction.

200+ Permanent Jobs & Long-Term Data Center Demand

Once operational, Delta Forge 1 is expected to support 200+ full-time on-site employees, in addition to long-term contractors and vendors. Initial operations are targeted for mid-2027, creating a new long-term corporate and technology demand generator approximately 10 minutes from the hotel.

$106M Coca-Cola UNITED Expansion

Coca-Cola UNITED is investing $106 million to expand its Alexandria warehouse and distribution operations, approximately 10 minutes from the hotel. The project is expected to create 50 direct and 84 indirect jobs, while retaining 2,120 existing positions, with construction beginning in February 2027 and operations targeted for October 2028.

Location Highlights

Diversified Demand Base

The hotel benefits from a balanced mix of demand generated by Alexandria's healthcare systems, England Airpark, I-49, regional manufacturing employers, military and government travel, and Alexandria's role as the commercial hub of Central Louisiana.

Alexandria International Airport & England Airpark

Located approximately 1.2 miles from Alexandria International Airport, the property benefits from approximately 540K annual passengers and proximity to England Airpark, a major aviation, industrial, logistics, and commercial employment center supporting thousands of jobs and generating year-round corporate lodging demand.

Institutional-Quality Hilton Branding

As a Hampton Inn & Suites by Hilton, the property benefits from one of the industry's strongest reservation platforms and the Hilton Honors loyalty program, supporting consistent occupancy and premium rate potential across multiple demand segments.

MARKET OVERVIEW

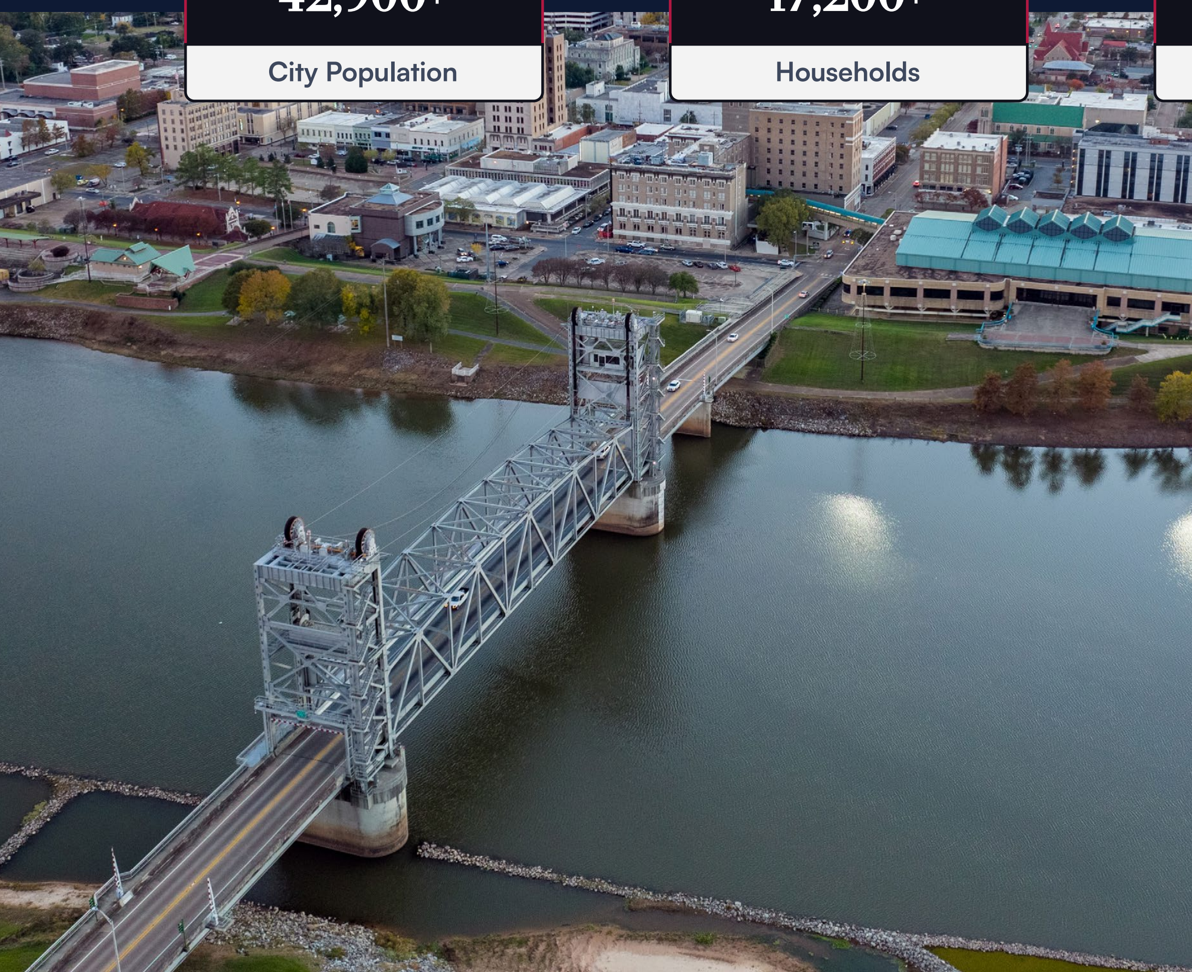
Hampton Inn & Suites
6124 West Calhoun Drive | Alexandria, LA 71303

MARKET OVERVIEW

ALEXANDRIA, LA

Alexandria is a key commercial and employment center for Central Louisiana, strategically positioned near the geographic center of the state and serving the broader Alexandria metropolitan area. The city benefits from a diversified economic base led by healthcare, government, education, retail, manufacturing, and logistics, with major regional institutions supporting consistent employment and business activity. Alexandria's central location and access to I-49, U.S. Highway 71, rail infrastructure, and Alexandria International Airport strengthen its role as a transportation and distribution hub connecting communities throughout Louisiana and the Gulf South.

42,900+	17,200+	148,000+	62,000+
City Population	Households	Metro Population	Metro Employment



STRONG ECONOMIC FUNDAMENTALS

Alexandria serves as a major employment, healthcare, manufacturing, and logistics hub for Central Louisiana, supported by 62,000+ metro jobs and major institutions including CHRISTUS St. Frances Cabrini Hospital and Rapides Regional Medical Center. Key employers include Procter & Gamble, Crest Industries, and Union Tank Car, while England Airpark supports approximately 2,000 jobs across 60 businesses. Continued investment includes Coca-Cola UNITED's $106 million expansion, P&G's $96.7 million investment, and LSUA's $43 million Health Education Campus, expected to support approximately 700 additional healthcare positions. The region's growing base of healthcare, industrial, and distribution operations continues to generate new employment and strengthen long-term business activity. Combined with I-49 and Alexandria International Airport, these investments reinforce Alexandria's position as Central Louisiana's primary commercial and employment center.

REGIONAL ACCESS, LOCAL DEMAND

Regional Access
At the crossroads of I-49 and key regional highways, Alexandria provides convenient access across Central Louisiana, with Alexandria International Airport supporting business and leisure travel.

I-49 · US-71 · US-167 · Central Louisiana Connectivity

Healthcare, Retail & Commerce
Alexandria serves as a regional center for healthcare, retail, and education, with major medical campuses and commercial corridors driving consistent daily activity.

CHRISTUS Health · LSUA Regional Retail

Aviation, Industry & Employment
Alexandria International Airport and England Airpark support aviation, logistics, manufacturing, and corporate activity, generating employment and regional demand.

Manufacturing Logistics · England Airpark

TOP EMPLOYERS

Alexandria's employment base spans healthcare, government, education, manufacturing, and regional services.

CHRISTUS Health®

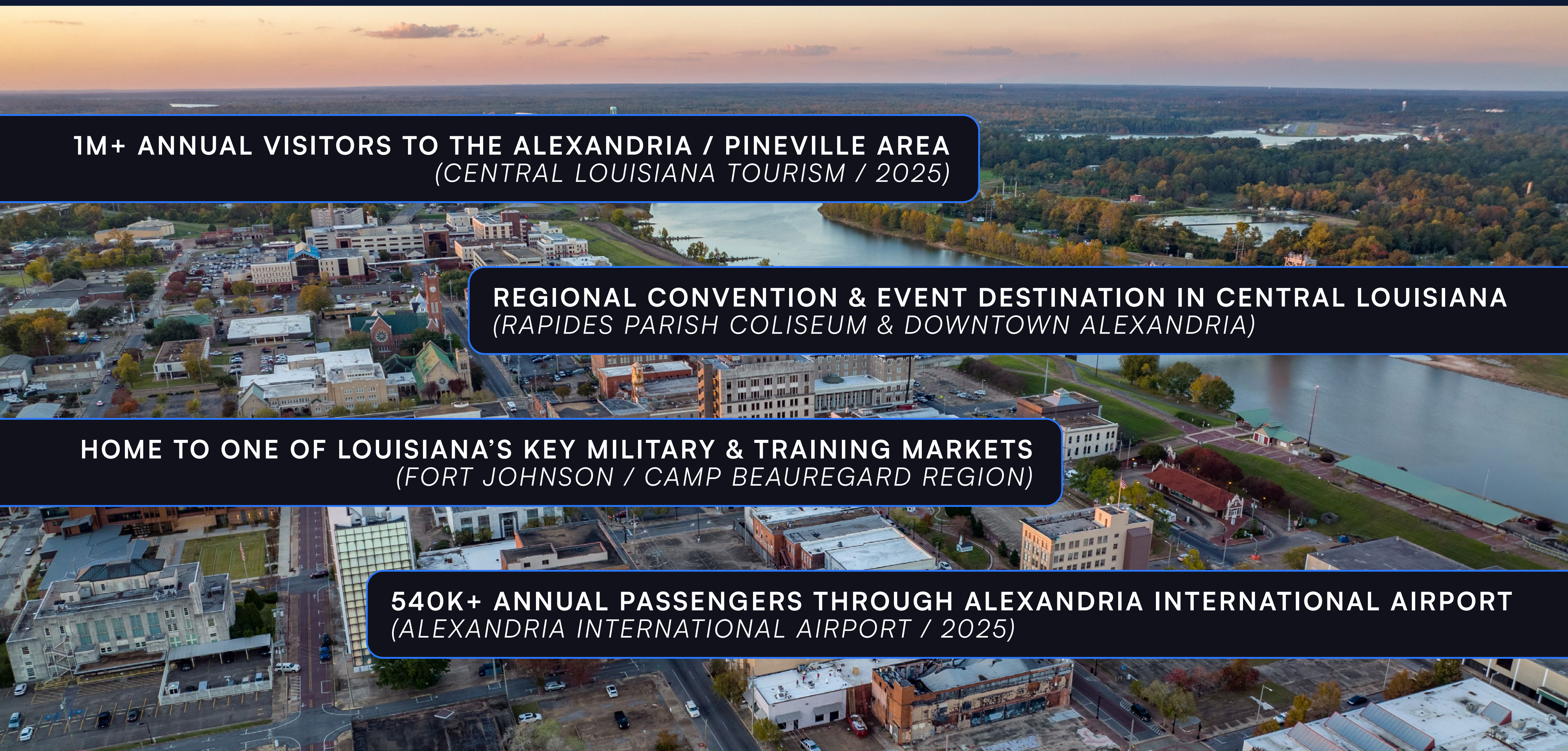
Rapides Parish Schools

Rapides Regional Physician Group

P&G

TOURISM & REGIONAL VISITOR ACTIVITY

Central Louisiana benefits from a steady mix of leisure, business, military, and event-driven travel. Alexandria's central location, regional attractions, healthcare institutions, and Alexandria International Airport generate consistent visitor demand throughout the year.



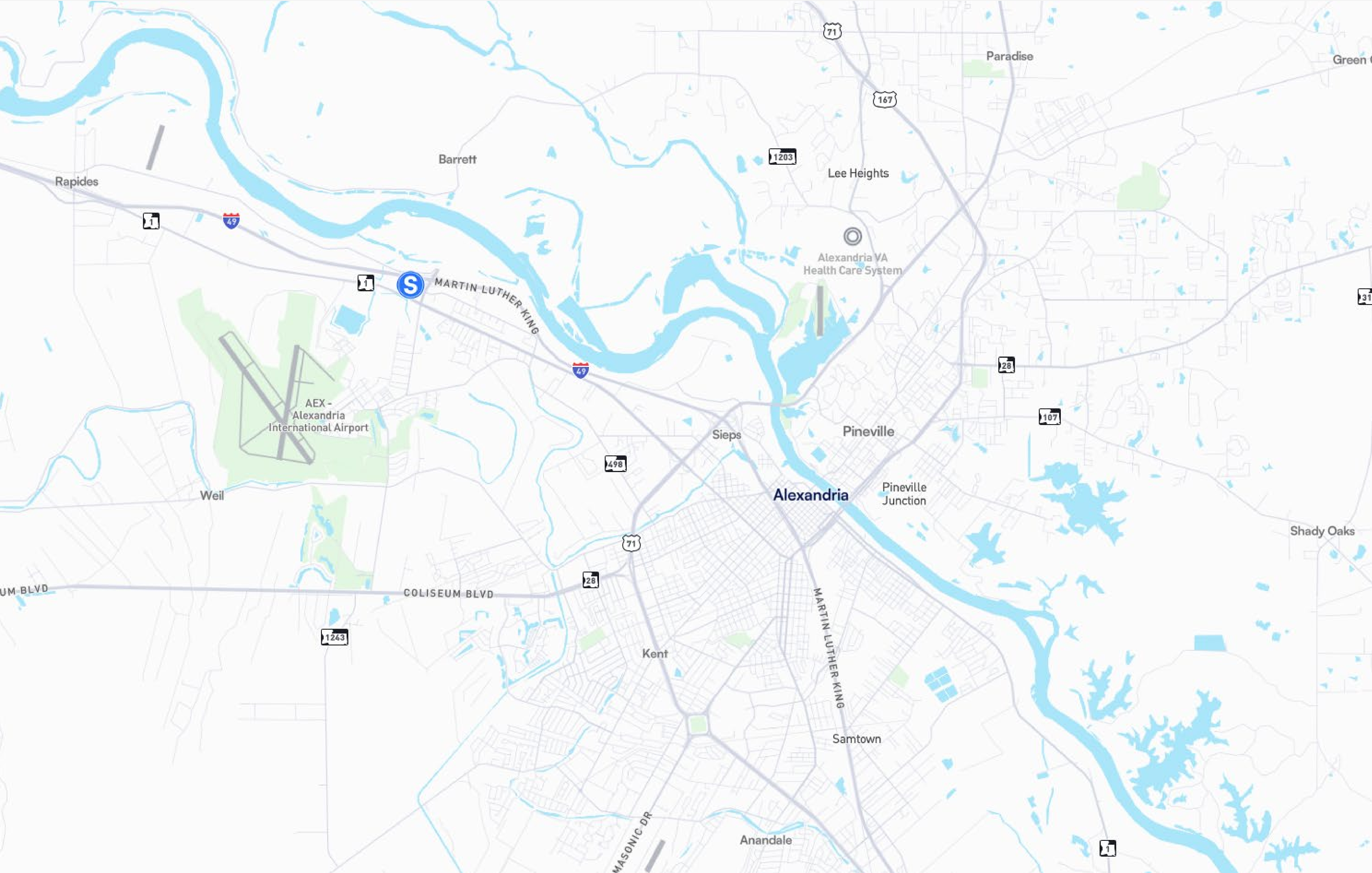
1M+ ANNUAL VISITORS TO THE ALEXANDRIA / PINEVILLE AREA
(CENTRAL LOUISIANA TOURISM / 2025)

REGIONAL CONVENTION & EVENT DESTINATION IN CENTRAL LOUISIANA
(RAPIDES PARISH COLISEUM & DOWNTOWN ALEXANDRIA)

HOME TO ONE OF LOUISIANA'S KEY MILITARY & TRAINING MARKETS
(FORT JOHNSON / CAMP BEAUREGARD REGION)

540K+ ANNUAL PASSENGERS THROUGH ALEXANDRIA INTERNATIONAL AIRPORT
(ALEXANDRIA INTERNATIONAL AIRPORT / 2025)

Regional Map



N
49
1
±6,200 VPD
±30,300 VPD
UTLX
A MARMON RAIL COMPANY
Major Industrial Employer | ±850 Employees
Hampton by Hilton
Subject Property
England Apartments
±98 Units
LOUISIANA CHRISTIAN UNIVERSITY
Louisiana Christian University
±1,200 Students | ±250 Employees
Downtown Alexandria
Alexandria International Airport
±540K Annual Passengers
±5 Minute Drive to Hotel
England Air Force Base Memorial Park
±10 Miles Away
CENLA Campus
NORTHWESTERN STATE
GULF COAST AVIATION
JM Test systems
MICRO ABRASIVES CORPORATION
England Airpark & Community
Major Aviation, Industrial & Logistics Employment Center
Riverside Health
±100 Employees
±33,300 VPD
Government | Aviation Operations
LOUISIANA NATIONAL GUARD
PROTECT WHAT MATTERS
Military | Government Operations
Top Training Post in Louisiana
±11,500 Soldiers
71
ALEXANDRIA ZOO
1922 100 2022
±180K Annual Visitors
LABORDE EARLES COLISEUM
±50K Annual Visitors
28
±21,600 VPD
Google Earth

FINANCIAL OVERVIEW

Hampton Inn & Suites
6124 West Calhoun Drive | Alexandria, LA 71303

Property Overview

Property Name	Hampton Inn & Suites
Total Keys	138
Address	6124 W Calhoun Dr
City, ST	Alexandria, LA
Year Built/Last Renovation	2008 / 2014
Building Size (SF)	±58,525
Lot Size (AC)	±3.28
Old Boyce Hwy & State Hwy49 W	±30,300 VPD
5-Mile Population	±49,200
5-Mile Household Income	$64,732

License Term Expiration	2027
Hotel Location Type	Interstate
Market Name	Louisiana North USA
Submarket Name	Louisiana North Area
Class	Upper Midscale
Corridor	Interior
Stories	4
Amenities	Free Breakfast | Free Parking | Free WI-FI | Non-Smoke Hotel | Fitness Center | Outdoor Pool | Pet-Friendly | Business Center | Meeting Rooms
Demand Drivers	Alexandria International Airport | Central Louisiana Healthcare Hub | Military/Government Demand | $3.6B Delta Forge 1 AI Data Center | $106M Coca-Cola United Expansion

Financial Overview

$15,250,000	$111,000	13.50%	3.0x
List Price	Price Per Key	T-12 Cap Rate	T-12 RRM

2026 June Operating Overview

Number of Rooms	138
Available Rooms	50,370
OCC	77.50%
ADR	$127.83
RevPAR	$99.06
Room Revenue	$2,474,350
Net Operating Income	$1,078,424

T-12 As of June 2026

Number of Rooms	138
Available Rooms	50,370
OCC	77.50%
ADR	$127.83
RevPAR	$100.49
Room Revenue	$5,061,504
EBITDA	$2,421,068
Management Fee	$153,007
FF&E Reserve	$202,460
NOI	$2,065,601

2025 Overview

Number of Rooms	138
Available Rooms	50,370
OCC	78.12%
ADR	$123.95
RevPAR	$98.70
Room Revenue	$4,862,947
Total Lodging Sales	$4,913,153
EBITDA	$2,300,530
Management Fee	$146,783
FF&E Reserve	$196,526
Net Operating Income	$1,957,221

2024 Overview

Number of Rooms	138
Available Rooms	50,370
OCC	65.01%
ADR	$123.95
RevPAR	$98.70
Room Revenue	$3,972,591
Total Lodging Sales	$4,018,833
EBITDA	$1,553,297
Management Fee	$120,555
FF&E Reserve	$160,753
Net Operating Income	$1,271,989

2023 Overview

Number of Rooms	138
Available Rooms	50,370
OCC	69.11%
ADR	$113.06
RevPAR	$78.13
Room Revenue	$3,935,564
Total Lodging Sales	$3,978,303
EBITDA	$1,503,085
Management Fee	$119,314
FF&E Reserve	$159,132
Net Operating Income	$1,224,639

Loan Quotes (Includes the Purchase Price and PIP Cost) Buyer to Negotiate w/ Hilton Directly

SBA 504 Loan

Offering Name	Hampton Inn & Suites	
City, ST	Alexandria, LA	
List Price + PIP	$20,250,000	
Cap Rate	10.64%	
Down Payment	$5,125,000	
Max SBA 504 Loan	$15,125,000	
Interest Rate	7.35%	
Amortization	25 Years	
Term	25 Years	
Loan to Value	75%	
Debt Service Coverage Ratio	1.63	
2025 NOI + MGMT (No Reserves)	$2,153,747	
Loan Payments	$1,323,610	
Buyer's Year 1 Net Cash Flow	$830,137	16.20% Buyers Annual Cash-on-Cash Return
Buyer's Year 1 Principal Reduction	$219,210	4.28% Principal Reduction
Buyer's Year 1 Total Return	$1,049,346	20.48% Buyer's Total Annual Return

*PIP is subject to buyers negotioations and discussions with Hilton

CMBS Loan

Offering Name	Hampton Inn & Suites	
City, ST	Alexandria, LA	
List Price + PIP	$20,250,000	
Cap Rate	10.39%	
Down Payment	$6,075,000	
New Loan	$14,175,000	
Interest Rate	6.90%	
Amortization	25 Years	
Term	10 Years	
Loan to Value	70%	
Debt Service Coverage Ratio	1.77	
Debt Yield	15%	
2025 NOI (1% Reserves & 3% MGMT)	$2,104,615	
Loan Payments	$1,191,402	
Buyer's Year 1 Net Cash Flow	$913,213	15.03% Buyer's Annual Cash-on-Cash Return
Buyer's Year 1 Principal Reduction	$220,205	3.62% Principal Reduction
Buyer's Year 1 Total Return	$1,133,418	18.66% Buyer's Total Annual Return

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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