

COMFORT INN & SUITES & MAINSTAY SUITES

6280 RIDGEWOOD CT DR | JACKSON, MS 39211



4.5/5



5/5

\$3M RENOVATION
COMPLETED IN 2026

OFFERING MEMORANDUM

MATTHEWS™

COMFORT INN & SUITES & MAINSTAY SUITES

6280 RIDGEWOOD CT DR | JACKSON, MS 39211



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01 PROPERTY OVERVIEW

6280 RIDGEWOOD CT DR | JACKSON, MS 39211

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INVESTMENT HIGHLIGHTS

COMFORT INN & SUITES & MAINSTAY SUITES

\$3M Conversion / Renovation Completed in 2026

Ownership recently invested \$3 million to convert the former Courtyard into a newly renovated 117-key Comfort Suites / Mainstay Suites, significantly reducing near-term capital requirements for a new owner.

\$2.2M Projected Year 1 Room Revenue

Year 1 room revenue is projected at approximately \$2.2 million based on CoStar analytics for extended-stay hotels within a 5-mile radius, providing significant potential upside as the newly converted property ramps operations.

Opportunity to Acquire During Ramp-Up

Rather than acquiring a stabilized hotel at a stabilized valuation, investors have the opportunity to acquire the property immediately following its conversion and participate in the operational upside as occupancy and revenue ramp.

\$21B+ AWS Investment in Madison County

Amazon Web Services has announced a \$21 billion of data center investment across Madison County, including the JAN100 campus near Canton, located approximately 15-20 minutes from the hotel. The Canton campus already has operational facilities with continued expansion planned, further establishing the Ridgeland-Canton corridor as a major technology and data-center hub.

Newly Converted Dual-Brand Asset

The Comfort Suites / Mainstay Suites combination provides exposure to both select-service and extended-stay demand, allowing the property to capture a broader range of transient, corporate, project-based, and longer-term guests.

New 15-Year Franchise License

The buyer can get a new 15-year Comfort Suites / Mainstay Suites franchise term, providing long-term brand security for new ownership.

Proximity to AWS Ridgeland Data Center Development

Located just minutes from AWS's JAN200 hyperscale data center campus on County Line Road, which is currently under construction. The development creates significant potential extended-stay demand from construction crews, engineers, contractors, commissioning teams, vendors, and technology personnel.





Renaissance at Colony Park

WHBM BARNES & NOBLE aplós
Apple Store
SEPHORA
ANTHROPOLOGIE
chico's
zea
rotisserie & bar

Comfort
INN & SUITES
by CHOICE HOTELS
MainStay SUITES
EXTENDED STAY
BY CHOICE HOTELS
6280 Ridgewood Ct Dr

Northpark Mall
Dillard's JCPenney Chick-fil-de S Bath & Body Works

Ross Barnett Reservoir
±8M Annual Visitors

amazon
Fullfillment Center
±1,500 Employees

NISSAN
North America Canton Plant
±5,000 Employees

St. Dominic's
±500 Beds | ±3,000
Employees

Highland Village
WHOLE FOODS free people
WARBY PARKER

Mississippi Veterans Memorial Stadium
±250,000 Annual Visitors | ±12 Annual Event Days

Children's of Mississippi
±12,500 Employees | ±150 Beds

Baptist HEALTH SYSTEMS
±638 Beds | ±3,200
Employees

Belhaven UNIVERSITY
Belhaven University
±4,500 Students

LeFleur's Bluff State Park
±2,000 Annual Visitors

MILLSAPS COLLEGE
Millsaps College
±600 Students

Mississippi State Capitol
±25,000 Visitors

JSU JACKSON STATE UNIVERSITY
Jackson State University
±6,500 Students

Downtown Jackson

MISSISSIPPI COAST
Coliseum & Convention Center
Hosts 100+ Annual Events

Jackson-Medgar Wiley Evers International Airport
1.3M+ Annual Passengers

amazon
Canton Data Center Campus
±927 Acres and ±3.2M Square Ft Complex

Merit Health Central
± 319 Beds | ± 425 Employees

THE UNIVERSITY OF MISSISSIPPI MEDICAL CENTER
EDUCATION • RESEARCH • HEALTHCARE
12,000+ Employees

JACKSON CONVENTION COMPLEX
± 330K SF Convention Center

The Outlets of Mississippi
carter's Marshalls. ULTA Beauty Bath & Body Works
HOT TOPIC SKECHERS THE CHILDREN'S PLACE
Levi's Nike

Google Earth



02 MARKET OVERVIEW

6280 RIDGEWOOD CT DR | JACKSON, MS 39211

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JACKSON, MS

Jackson, Mississippi is the capital and largest city in Mississippi, positioned within the broader Jackson metropolitan area. The city is characterized by a diverse economic base, established commercial development, and a highly accessible location along major transportation corridors including Interstate 20, Interstate 55, and Interstate 220. Its central location provides convenient connectivity to Downtown Jackson and numerous surrounding regional destinations. The area features a balanced mix of housing, employment centers, and community amenities, creating consistent daily activity and a stable population base. Jackson also benefits from its position as the seat of Hinds County, one of the state's most economically significant counties, supporting steady inflows of visitors, commuters, and regional traffic throughout the year.

318,000+

Total Population

1.1M+

Convention Attendees

\$1.3B+

Annual Visitor Spending

1.2M+

Annual Airport Passengers

STRONG ECONOMIC FUNDAMENTALS

Jackson's economy is anchored by government, healthcare, education, manufacturing, and professional services, creating a stable employment base and supporting long-term regional economic activity. As Mississippi's capital city, Jackson serves as the state's governmental center while benefiting from direct access to Interstate 20, Interstate 55, and Interstate 220, providing efficient connectivity throughout central Mississippi. Major institutions including the University of Mississippi Medical Center, Jackson State University, and several regional hospital systems generate consistent employment and daily visitation, while established commercial districts and industrial operations continue supporting business investment. A diversified employer base, ongoing redevelopment efforts, and sustained regional commerce reinforce Jackson's position as Central Mississippi's primary economic hub.

AWS DRIVES GROWTH IN MADISON COUNTY

Amazon Web Services has announced a **\$21 billion** data center investment across Madison County, including the JAN100 campus near Canton. The investment further establishes the Ridgeland-Canton corridor as a major technology and data-center hub, with continued expansion planned.



\$21B

Planned Investment

Planned Amazon Web Services investment in Madison County

1,000+

High-Paying Jobs

High-paying, high-tech jobs created

2,700+

FTE Jobs Supported

Full-time equivalent jobs supported annually



*Conceptual Photo

CONSTRUCTION ACTIVITY DRIVES EXTENDED-STAY DEMAND

AWS's Madison County buildout requires a broad network of construction workers, engineers, contractors, commissioning teams, vendors and technology personnel.

This ongoing activity creates significant potential for extended-stay lodging demand in the Ridgeland area.

Contractors working on AWS projects have reported the activity is filling local RV parks, hotels and restaurants.

Source: AWS / Mississippi Contractor (LinkedIn Post, March 2024)

REGIONAL ACCESS, LOCAL DEMAND

Regional Access

Strategically positioned along Interstate 20, Interstate 55 & Interstate 220 with a regional transportation network supporting business & leisure travel across Central Mississippi.

I-20

I-55

I-220

Local Interstate Connectivity

Tourism, Retail & Entertainment

Near Downtown Jackson, Fondren District & The District at Eastover, with shopping, dining & entertainment destinations supporting year-round visitor activity.

Downtown

Shopping

The District at Eastover

State Capital & Regional Demand

Mississippi's capital city anchors government, healthcare, education, tourism & business travel demand drawn from across Central Mississippi and the surrounding region.

Government

Healthcare

Jackson State University

TOP EMPLOYERS

Access to a diverse employment base across Central Mississippi and the greater Jackson metropolitan area.





FOOTBALL

60,000+

Stadium Seats

26.6K

Average Attendance

\$30M+

Annual Economic Impact

Recurring

Hotel Demand

Jackson State University football serves as a significant driver of visitation to Jackson, attracting alumni, students, families, and traveling fans from across Mississippi and the broader Southeast. Home games, rivalry matchups, and major HBCU events generate concentrated weekend demand for area hotels, restaurants, and entertainment, providing an important source of recurring seasonal lodging demand throughout the football season.

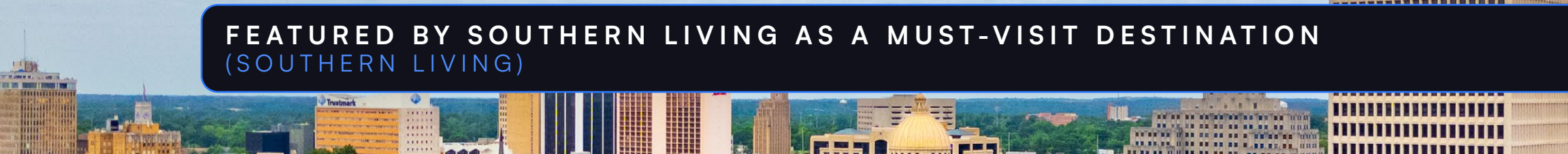


TOURISM & REGIONAL VISITOR ACTIVITY

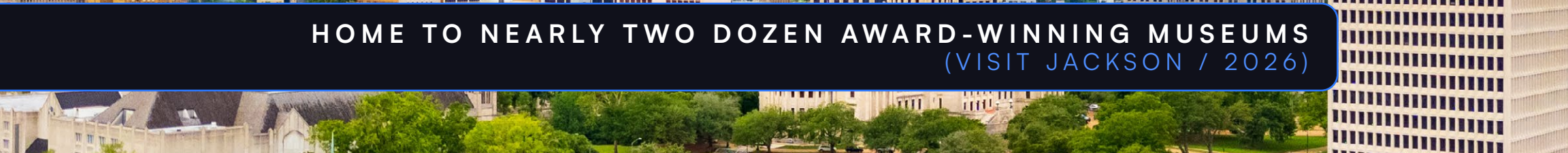
Jackson benefits from a strong tourism economy driven by cultural attractions, sporting events, museums, and statewide government activity. The city's strategic location along Interstate 20 and Interstate 55 allows the market to capture consistent leisure, weekend, business, and event-driven travel demand throughout the year.



ONE OF THE SOUTH'S TOP CULINARY TOWNS
(THE LOCAL PALATE / 2025)



FEATURED BY SOUTHERN LIVING AS A MUST-VISIT DESTINATION
(SOUTHERN LIVING)



HOME TO NEARLY TWO DOZEN AWARD-WINNING MUSEUMS
(VISIT JACKSON / 2026)



A PREMIER DESTINATION FOR CIVIL RIGHTS HERITAGE TRAVEL
(VISIT JACKSON / 2026)



03 FINANCIAL OVERVIEW

6280 RIDGEWOOD CT DR | JACKSON, MS 39211

MATTHEWS™

FINANCIALS

COMFORT INN & SUITES & MAINSTAY SUITES

PROPERTY OVERVIEW

Property Name	Comfort & Mainstay
Total Keys	117
Address	6280 Ridgewood Court Dr
City, ST	Jackson, MS
Year Built/Last Renovation	1995 / 2026
Building Size	±67,510 SF
Lot Size	±2.76 AC
I - 55 US Hwy 51 N	±103,068 VPD
5-Mile Population	87,826
5-Mile Household Income	\$86,900

HOTEL OVERVIEW

New License Term	15 Years
Hotel Location Type	Interstate
Market Name	Jackson - MS USA
Submarket Name	Jackson I - 55 North/Canton
Class	Upper Midscale
Corridor	Interior
Stories	3
Amenities	Free Breakfast Free Parking Free Wi-Fi Non-Smoke Hotel Fitness Center Outdoor Pool Business Center Meeting Rooms
Demand Drivers	University of Mississippi Medical Center State Government Healthcare Corridor Amazon & Data Center Investment

SUBMARKET DATA

12-Month RevPAR Change as of July 2026	6.10%
12-Month RevPAR Forecast for July 2027	2.0%
12-Month ADR	\$129.03
12-Month Occupancy	71%
12-Month RevPAR	\$91.75
Hotel Transactions	3
Average Price Per Key	\$67,400
Average Cap Rate	10.40%
Cap Rate Forecast for July 2027	10.00%
Number of Hotels Submarket	60
Average Rooms Per Hotel	84

Guest-Focused Amenities Enhancing Every Stay

Fitness Center

Outdoor Pool

Complimentary Breakfast

Paid Laundry

Marketplace

Copying and Printing

Free Wi-Fi

Non-Smoke Hotel

FINANCIALS

COMFORT INN & SUITES & MAINSTAY SUITES

	Year 1			Year 2			Year 3			Year 4			Year 5		
Revenue	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR
Rooms Revenue	\$2,221,514	98.0%	\$102.00	\$2,443,666	98.0%	\$104.04	\$2,719,133	98.2%	\$106.12	\$3,004,642	98.3%	\$108.24	\$3,206,184	98.3%	\$110.41
Other Departmental Revenues	\$45,747	2.0%	\$2.10	\$49,306	2.0%	\$2.10	\$50,785	1.8%	\$1.98	\$52,309	1.7%	\$1.88	\$53,878	1.7%	\$1.86
Total Revenue	\$2,267,261	100.0%	\$104.10	\$2,492,972	100.0%	\$106.14	\$2,769,919	100.0%	\$108.10	\$3,056,951	100.0%	\$110.13	\$3,260,063	100.0%	\$112.26
Departmental Expenses															
Rooms Expense	\$453,452	20.0%	\$20.82	\$498,594	20.0%	\$21.23	\$553,984	20.0%	\$21.62	\$567,833	18.6%	\$20.46	\$582,029	17.9%	\$20.04
Food and Beverage Expense	\$66,645	2.9%	\$3.06	\$68,312	2.7%	\$2.91	\$70,019	2.5%	\$2.73	\$71,770	2.3%	\$2.59	\$73,564	2.3%	\$2.53
Total Departmental Expenses	\$520,098	22.9%	\$23.88	\$566,906	22.7%	\$24.14	\$624,003	22.5%	\$24.35	\$639,603	20.9%	\$23.04	\$655,593	20.1%	\$22.58
Departmental Profit	\$1,747,163	77.1%	\$80.22	\$1,926,066	77.3%	\$82.00	\$2,145,915	77.5%	\$83.75	\$2,417,348	79.1%	\$87.09	\$2,604,469	79.9%	\$89.69
Undistributed Expenses			\$PAR			\$PAR			\$PAR			\$PAR			\$PAR
Administrative and General	\$90,690	4.0%	\$775	\$99,719	4.0%	\$852	\$102,212	3.7%	\$874	\$104,767	3.4%	\$895	\$107,386	3.3%	\$918
Info and Telecom Systems	\$68,018	3.0%	\$581	\$74,789	3.0%	\$639	\$76,659	2.8%	\$655	\$78,575	2.6%	\$672	\$80,540	2.5%	\$688
Sales and Marketing	\$45,345	2.0%	\$388	\$49,859	2.0%	\$426	\$51,106	1.8%	\$437	\$52,384	1.7%	\$448	\$53,693	1.6%	\$459
Property Operations and Maintenance	\$158,708	7.0%	\$1,356	\$174,508	7.0%	\$1,492	\$178,871	6.5%	\$1,529	\$183,342	6.0%	\$1,567	\$187,926	5.8%	\$1,606
Utilities	\$158,708	7.0%	\$1,356	\$174,508	7.0%	\$1,492	\$178,871	6.5%	\$1,529	\$183,342	6.0%	\$1,567	\$187,926	5.8%	\$1,606
Franchise Fees	\$181,381	8.0%	\$1,550	\$199,438	8.0%	\$1,705	\$221,593	8.0%	\$1,894	\$244,556	8.0%	\$2,090	\$260,805	8.0%	\$2,229
Total Undistributed Expenses	\$748,196	33.0%	\$6,395	\$819,300	32.9%	\$7,003	\$856,952	30.9%	\$7,324	\$895,799	29.3%	\$7,656	\$928,329	28.5%	\$7,934
House Profit (GOP)	\$998,967	44.1%	\$8,538	\$1,106,766	44.4%	\$9,460	\$1,288,963	46.5%	\$11,017	\$1,521,549	49.8%	\$13,005	\$1,676,140	51.4%	\$14,326
Income Before Fixed Charges	\$998,967	44.1%	\$8,538	\$1,106,766	44.4%	\$9,460	\$1,288,963	46.5%	\$11,017	\$1,521,549	49.8%	\$13,005	\$1,676,140	51.4%	\$14,326
Fixed Charges															
Property Taxes	\$136,010	6.0%	\$1,162	\$138,730	5.6%	\$1,186	\$141,505	5.1%	\$1,209	\$144,335	4.7%	\$1,234	\$147,222	4.5%	\$1,258
Insurance	\$102,027	4.5%	\$872	\$104,067	4.2%	\$889	\$106,149	3.8%	\$907	\$108,272	3.5%	\$925	\$110,437	3.4%	\$944
Total Fixed Charges	\$238,037	10.5%	\$2,035	\$242,797	9.7%	\$2,075	\$247,653	8.9%	\$2,117	\$252,606	8.3%	\$2,159	\$257,659	7.9%	\$2,202
Total Expenses	\$1,506,330	66.4%	\$12,875	\$1,629,003	65.3%	\$13,923	\$1,728,609	62.4%	\$14,774	\$1,788,009	58.5%	\$15,282	\$1,841,581	56.5%	\$15,740
Owner/User Net Operating Income	\$760,930	33.6%	\$6,504	\$863,968	34.7%	\$7,384	\$1,041,310	37.6%	\$8,900	\$1,268,943	41.5%	\$10,846	\$1,418,482	43.5%	\$12,124
Management Fee	\$68,018	3.0%	\$581	\$74,789	3.0%	\$639	\$83,098	3.0%	\$710	\$91,709	3.0%	\$784	\$97,802	3.0%	\$836
Net Operating Income w/ Professional Management	\$692,913	30.6%	\$5,922	\$789,179	31.7%	\$6,745	\$958,212	34.6%	\$8,190	\$1,177,234	38.5%	\$10,062	\$1,320,680	40.5%	\$11,288
Number of Rooms	117 Rooms			117 Rooms			117 Rooms			117 Rooms			117 Rooms		
Total Rooms Occupied	21,780 Nights			23,488 Nights			25,623 Nights			27,758 Nights			29,039 Nights		
Total Rooms Available	42,705 Nights			42,705 Nights			42,705 Nights			42,705 Nights			42,705 Nights		
Occupancy	50.00%			55.00%			60.00%			65%			68%		
Average Daily Rate	\$102.00			\$104.04			\$106.12			\$108.24			\$110.41		
Rooms RevPAR	\$51.00			\$57.22			\$63.67			\$70.36			\$75.08		
Occupancy (% Change)				10.00%			9.09%			8.33%			4.62%		
Average Daily Rate (% Change)				2.00%			2.00%			2.00%			2.00%		
Rooms RevPAR (% Change)				12.20%			11.27%			10.50%			6.71%		

\$7,000,000

PRICE GUIDANCE

\$59,829

PRICE PER KEY

3.15X

RRM PROJECTED YEAR 1



FINANCIALS

COMFORT INN & SUITES & MAINSTAY SUITES

SALE RANGE

RANGE	LIST PRICE
Seller Price	\$7,000,000
Proforma Cap Rate (Year 1)	10.87%
Price per Key (\$ - Going In)	\$59,829
Rooms Revenue Multiple (Proforma Year 1)	3.15x



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6280 Ridgewood Ct Dr, Jackson, MS 39211** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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