



For immediate release

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MBA Hotel Brokers Inc. Announces Sale of the Brandenburg River Town Inn & Suites in Kentucky

August 1, 2013 – John Downes of MBA Hotel Brokers Inc. represented the seller in the nearly \$1 Million sale of the former Super 8 in Brandenburg Kentucky.

The Brandenburg River Town Inn and Suites is located in Brandenburg Kentucky, approximately 35 miles west of Louisville Kentucky and contains 51 guest rooms in a two story interior 12 year old building. The hotel has an indoor swimming pool and was built to Hampton Inn specifications by the selling owner. Revenues have grown steadily since mid-2012 due to the increased traffic created by a new bypass highway connecting Indiana with Elizabethtown Kentucky. The hotel is located on this new bypass and is the only lodging facility within a 15 mile radius.



According to John Downes, Associate Broker at MBA Hotel Brokers, Inc., who was both the listing and selling agent, “This was a difficult sale for two reasons. The property lost its franchise designation with Super 8 and became an independent hotel and the selling price was less than the debt service of the seller, creating in effect, a short sale.”

The new owner of the hotel is a first time buyer and the transaction was an all cash deal.

This hotel is the second property sold by MBA Hotel Brokers in Kentucky in the past year and demonstrates the wide ranging ability of this Maryland based hotel brokerage firm.

MBA Hotel Brokers Inc. has been advising on hotel transactions for over 17 years and has been a member of Hotel Brokers International for the last 12 years. MBA has five brokers carrying licenses in 9 states. John Downes has been an Associate Broker with MBA for 4 years. John Downes' main sales activity is in the Mid-Atlantic States but he has developed listings in the Mid-West and South.

Founded in 1959, Hotel Brokers International (HBI) is the industry leader in hotel real estate sales. Hotel Brokers International's more than 75 hotel brokerage specialists have successfully negotiated more than 10,000 hotel real estate transactions and most recently have accounted for 48 percent of all select-service and economy hotel sales in the United States. The organization's database currently comprises more than 150 property listings and the HBI website attracts more than 50,000 monthly site visitors from approximately 40 different countries. Founder and host of the popular Hotel Investor's Marketplace Webcast, HBI also developed the Certified Hotel Broker professional designation program. In addition to hospitality real estate advisory services, HBI offers affiliate membership to professionals in allied fields, including franchising, lending, appraisals and investment services.