



*For immediate release*  
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### **MBA Hotel Brokers Inc. Arranges the Sale of the Amberly Suites in Decatur, AL**

July, 2015 – MBA Hotel Brokers, Inc., announce their successful sale of the 110 room Amberly Suites, Decatur, Alabama. Urmish Patel, Associate Broker with MBA Hotel Brokers Inc., represented the seller, Hospitality Enterprise Properties LLC, in the \$2.33 Million dollar sale. Urmish Patel also procured the buyer, River City Senior Living LLC, a developer with experience converting hotels to senior living.

The Amberly Suites, a former Country Inn and Suites, is located in downtown Decatur at 807 Bank Street NE, Decatur, AL 35602. The property consists of 3 interior corridor buildings with three stories containing 110 guest rooms, meeting rooms, and restaurant and lounge.



The buyer is planning to operate the Amberly Suites as a hotel for approximately 12 – 18 months before beginning conversion to a senior living facility. The end total investment is estimated around \$6 million.

The closing was delayed from an original closing date of March 2014 due to damage to the hotel from an ice storm in the winter of 2014. Both the Buyer and Seller were motivated to close the deal once repairs were complete.

The deal required patience and skilled negotiation from Urmish Patel, Broker with MBA Hotel Brokers Inc in order to successfully close the deal. The sale had an added challenge because the seller was providing a wraparound mortgage to the buyer which required added facilitation and expertise from Urmish Patel along with Charlie Fritsch, President of MBA Hotel Brokers Inc.

MBA Hotel Brokers Inc. has been advising on hotel transactions for over 20 years. MBA has 7 brokers collectively licensed in 13 states. Urmish Patel is licensed in Alabama and Georgia and is based in the MBA Southeast office in Birmingham, AL. MBA Hotel Brokers Inc. has headquarters outside Washington D.C. and has other branch offices in Boston, New York, Memphis, and Cedar Rapids. Over the last 20 years the MBA brokers and companies has brokered hundreds of hotel transactions in 26 states, including some in co-operation with other licensed brokers.