



# HOOVER LODGING REALTY I N C.

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## Super 8

At I-225 and 6<sup>th</sup> Avenue

**\$2,950,000**  
Aurora, Colorado

This attractive 144 unit Super 8 Motel is located in the Metro Denver area on Interstate-225 at 6<sup>th</sup> Avenue. Its primary business is commercial and tourism serving the surrounding community, including the world class University of Colorado Medical Center/Anschutz Medical Campus, Buckley Air Force Base, redeveloped Lowry Army base a large privately operated conference center, and numerous other retail and business generators. It is a well-maintained property inside. This is a great investment ready for an aggressive operator to take advantage of untapped business.

**Location/Site:** The property site is level with approximately 2.3+/- acres (100,000sq. ft.), rectangular parcel with a highly visible location on 6<sup>th</sup> Avenue and I-225. The building improvements area is 39,900 square feet. Its immediate neighbors include various retail operations, Denny's, Mexican restaurant, two gas stations, an apartment complex and a extended stay property.

**Guest Rooms:** All of the guestrooms are nicely appointed with quality furnishings. There are 3 handicap-equipped rooms (2 smoking). The ratio of non-smoking to smoking is 53%/47%.

**Room Amenities:**

- Coffee makers, hair dryers, radio/alarm clocks
- 25" or larger Philips & RCA TV's
- External vanity areas
- 2 pictures
- Platform beds
- Desk with integrated 3 drawer dresser
- Curved shower rods/pressure heads
- Nightstand
- Wall-mounted mirror
- 2 chairs (4 in single Queens)
- Battery and hard-wired smoke detector
- 100% Wifi

**Structure & Exterior:** The five building motel is 2 stories with exterior corridors (wide concrete walkways) with wood frame construction stucco exterior and poured-in-place concrete for the 1<sup>st</sup> and 2<sup>nd</sup> floors. The roof system is built up composition over wood with a curved tile mansard roofline new in 2005. The motel was constructed in 1984.

**Interior Finish:** The interior walls are sheet-rock, covered with texture and paint. Guest bathrooms have ceramic tile floors and ceramic tile bathtub surrounds. The walls and ceiling are painted texture.

MEMBER HBI



HOTEL BROKERS INTERNATIONAL

**Windows:** All windows are aluminum frame horizontal sliding, double panes.

**Heating/Cooling:** The guestrooms and public areas are heated and cooled by individual through-the-wall GE and Carrier units. Four boilers, of approximately 70 gallons each supply the domestic hot water..

**TV's/Phone System:** All units have a 25" or larger Phillips & RCA television. The phone system is a Mitel SX-200 Digital (owned).

**Safety/Security:** Guest rooms have wood entry doors encased in steel with 1" deadbolts, safety latches, and view lens. Battery powered *and* hard-wired smoke detectors are in each room. Fire extinguishers and alarm boxers are located throughout the exterior corridors. All safety regulations meet inspection code. Floodlights follow the roofline to light the parking areas. A new vingcard key lock system 2800 was recently installed.

**Vending/Ice:** Vending is on a commission basis. One Scotsman ice dispenser machine is owned.

**Signage:** No highway/road signs are owned or leased by the property owners. The large property sign, on site, is owned.

**Laundry/Linens:** Approximately 2½ turns of linens are owned. The property also owns 2 ADC and 2 Cissell dryers, and 3 washers (Wascomat, 50 pounds). The coin-operated guest laundry includes 2 Whirlpool dryers and 2 Whirlpool washers are owned.

**Parking:** Paved parking provides for 151 spaces around the perimeter of the building

**Swimming Pool:** The pool, measuring 16' wide x 34' long x 3'-5' feet deep, holds approximately 15,000 gallons and is in excellent condition. The pool is surrounded by a concrete deck and enclosed with a 5' iron bar fence.

**Owner's/Manager's Apartment:** The owner's/ manager's 1500 square foot apartment is located adjacent to the reception area. It includes a large living room, full kitchen, a dining area, bathroom and bedroom with a walk-in closet.

<b>HOTEL OPERATING SUMMARY,</b>	<b>Number of Rooms</b>	<b>144</b>
	<b>Occupancy</b>	<b>43.8%</b>
	<b>ADR</b>	<b>\$ 42.28</b>
<b>Year End, 12/31/09</b>	<b>RevPAR</b>	<b>\$ 18.34</b>
	<b>Gross Revenue</b>	<b>\$ 973,576</b>
	<b>Net Operating Income (NOI)*</b>	<b>\$ 292,555</b>
	<b>Yield Rate of NOI* to Gross Revenue</b>	<b>30 %</b>
	<b>Capitalization (Cap) Rate</b>	<b>10</b>

<b>Room Mix:</b>	Double Queens	55
	Single Queens	82
	Mini Suites	4
	Handicap	3

**This information is sent on a confidential basis. You are asked not to contact the Property.**

**Items contained herein, while not guaranteed, are from sources we believe reliable. Price, terms and information subject to change.**

Children's Hospital, the new Veterans Administration Hospital, and several other centers for health care, biomedical research and workforce development

