



NewGenAdv.com

EXCLUSIVE LISTING:

HOLIDAY INN EXPRESS & SUITES JUNCTION CITY

221 E ASH ST
JUNCTION CITY, KS
66441



Holiday Inn
Express
& Suites



INVESTMENT PROFILE	3
PROPERTY INFORMATION	6
LOCATION INFORMATION	8
SALE COMPARABLES	11
ADVISOR BIOS	14

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

O: 405.305.9083

C: 405.305.9083

Richard E Queen

Designated Broker

KS #BR00232332



NewGenAdv.com

INVESTMENT PROFILE

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

O: 405.305.9083

C: 405.305.9083

Richard E Queen

Designated Broker

KS #BR00232332







Maya 'Tina' Patel of NewGen Advisory is pleased to present for sale the Holiday Inn Express Inn and Suites, in Junction City, KS. This 72-unit, three story interior corridor property just underwent a huge formula blue renovation as of 2021 and 2022. This hotel offers a convenient location just off I-70 and is close to Fort Riley Army Base, Rathert Stadium, Rolling Meadows Golf Course, and many outdoor activities. It's an excellent choice for both corporate and leisure travelers alike. The hotel provides a business center with on-site fax and print services for corporate travelers, while leisure travelers can relax and unwind in the indoor pool and take advantage of the unique dining and shopping experiences available in the surrounding area.

Junction City's charm lies in the stunning natural beauty of the Clark Hills and Flint Hills regions. These rolling, picturesque hills stretch for almost 7 miles and are part of the Tall Grass Land, offering breathtaking views. Despite the thriving transient and leisure market in the area, the hotel has been severely underperforming. However, it presents an excellent opportunity for a savvy investor with a larger vision to step in and scale the business with an experienced revenue and sales management team. This hotel is a turnkey operation that could be acquired at a fraction of its replacement cost value. With the right management in place, an investor could maximize their return on investment by leveraging the abundant market opportunities available.



OFFERING SUMMARY

	Sale Price:	\$7,298,000
	Building Size:	47,220 SF
	Lot Size:	1.5 Acres +/-
	Year Built:	2011
	Stories:	3
	Number of Rooms:	72

PROPERTY HIGHLIGHTS

- Prime location off of Interstate-70
- Formula Blue PIP completed
- Business center with complimentary services
- Indoor pool for year-round use
- In 2022, revPAR of \$36.84 with comp set of \$54.86
- In 2022, occupancy of 37.7% with comp set of 60%



NewGenAdv.com

PROPERTY INFORMATION

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

O: 405.305.9083

C: 405.305.9083

Richard E Queen

Designated Broker

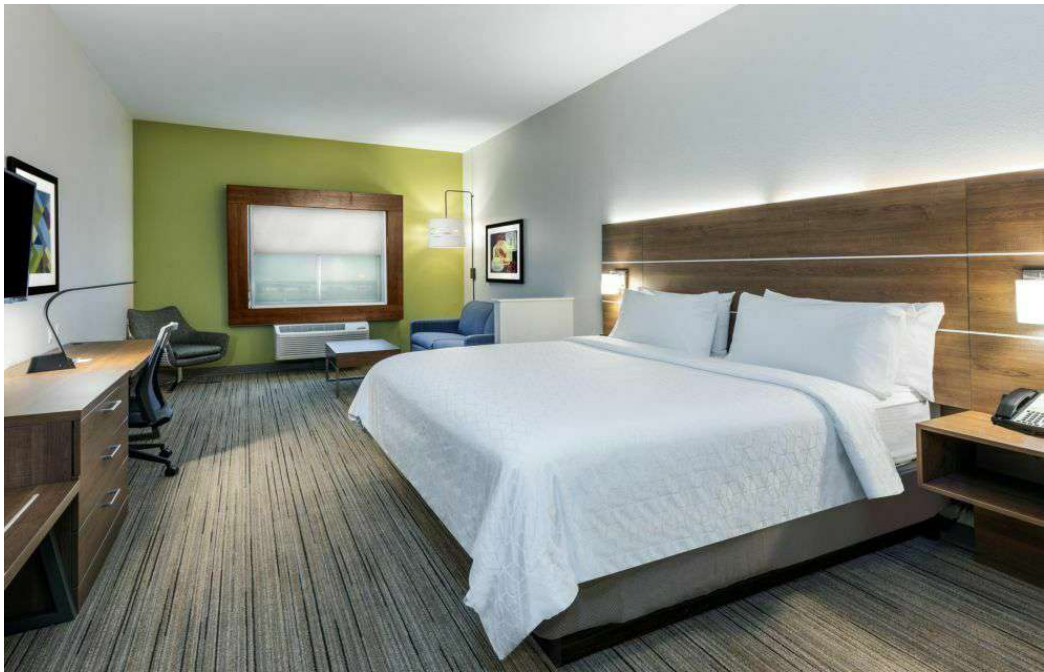
KS #BR00232332

BUILDING INFORMATION

Building Type	Hotel
Property Size	47,220 SF
Year Built	2011
Corridor	Interior
Stories	3
Rooms	72

PROPERTY INFORMATION

Name	Holiday Inn Express & Suites
Street Address	221 E Ash St
City, State, Zip	Junction City, KS
County	Geary
Franchisor	Holiday Inn





NewGenAdv.com

LOCATION INFORMATION

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

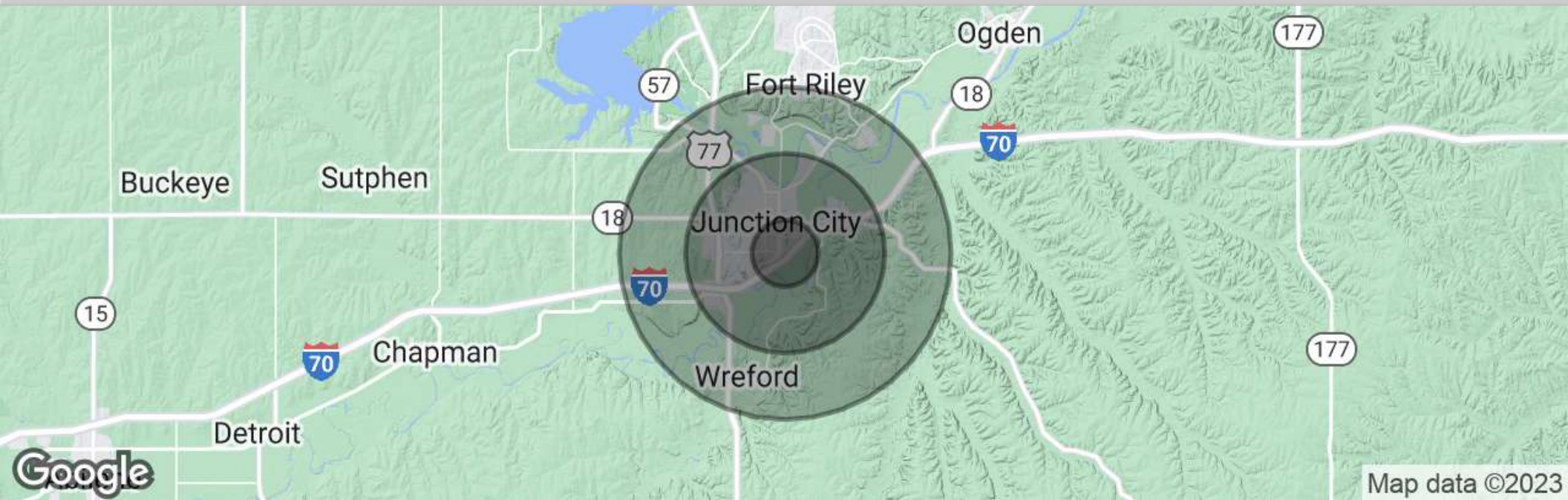
O: 405.305.9083

C: 405.305.9083

Richard E Queen

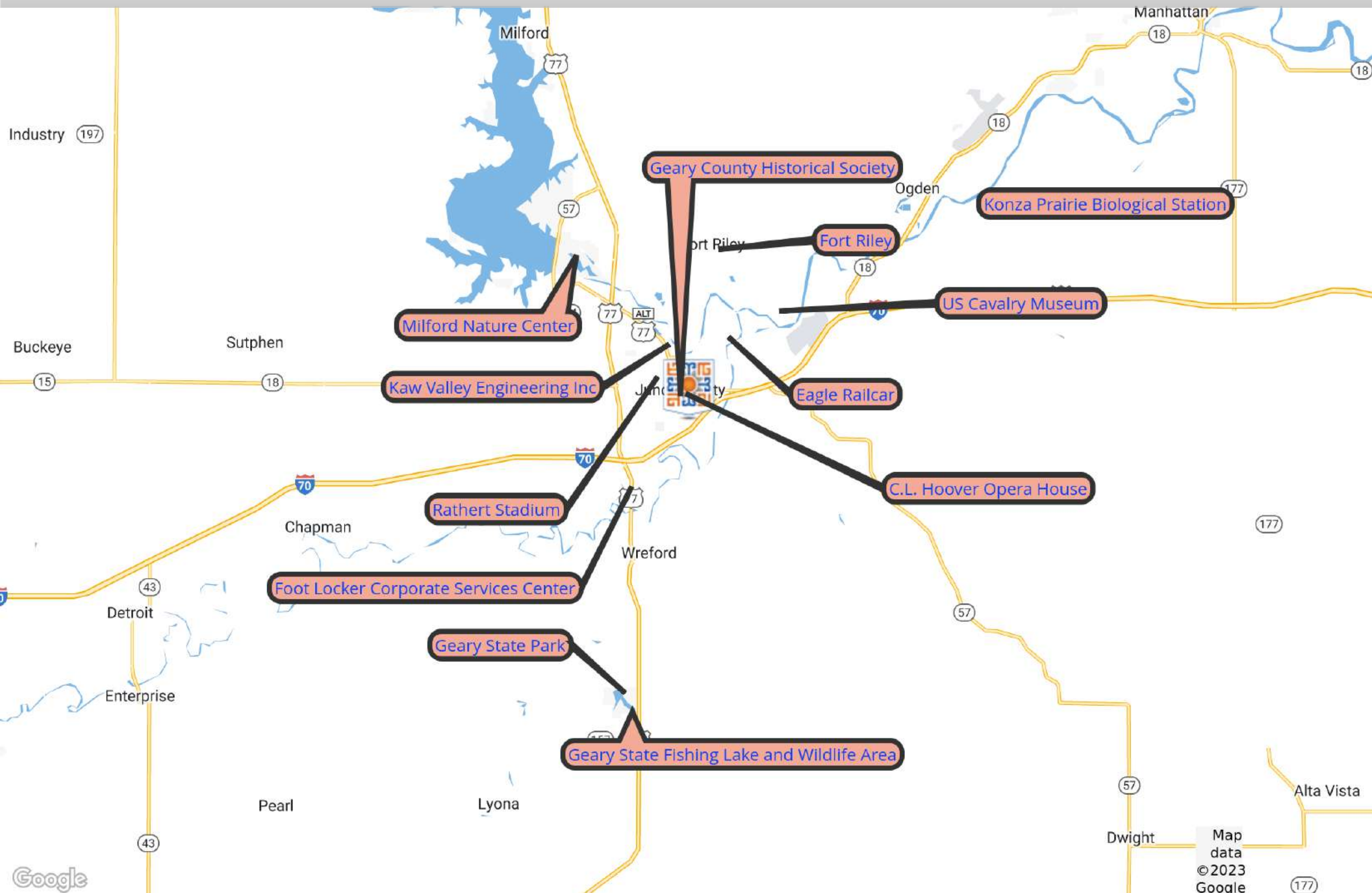
Designated Broker

KS #BR00232332



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,074	19,790	27,756
Average Age	34.4	31.1	28.5
Average Age (Male)	31.4	30.4	27.8
Average Age (Female)	40.0	31.9	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,997	10,486	13,151
# of Persons per HH	1.5	1.9	2.1
Average HH Income	\$44,001	\$46,289	\$47,876
Average House Value	\$129,304	\$123,519	\$110,509

* Demographic data derived from 2020 ACS - US Census





NewGenAdv.com

SALE COMPARABLES

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

O: 405.305.9083

C: 405.305.9083

Richard E Queen

Designated Broker

KS #BR00232332



HOLIDAY INN EXPRESS & SUITES JUNCTION CITY
221 E Ash St, Junction City, KS 66441

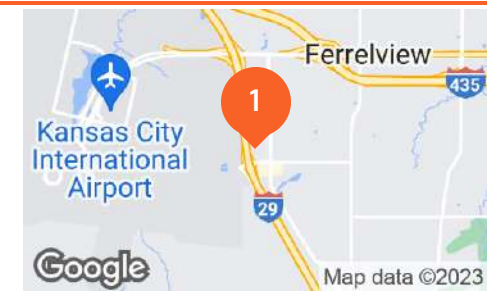
Price:	\$7,298,000	Bldg Size:	47,220 SF
Lot Size:	1.44 Acres	No. Units:	72
Year Built:	2011	Price/Unit:	\$101,361



HAMPTON BY HILTON

11212 N Newark Cir, Kansas City, MO 64153

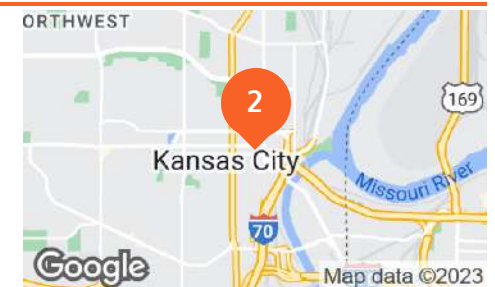
Price:	\$7,090,000	Bldg Size:	64,404 SF
Lot Size:	2.88 Acres	No. Units:	120
Year Built:	1987	Price/Unit:	\$59,083



HILTON GARDEN INN - KANSAS CITY

520 Minnesota Ave., Kansas City, KS 66101

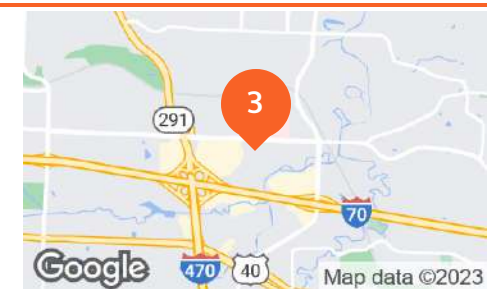
Price:	\$12,050,000	No. Units:	147
Cap Rate:	8.90%	Year Built:	2001
Price/Unit:	\$81,973		



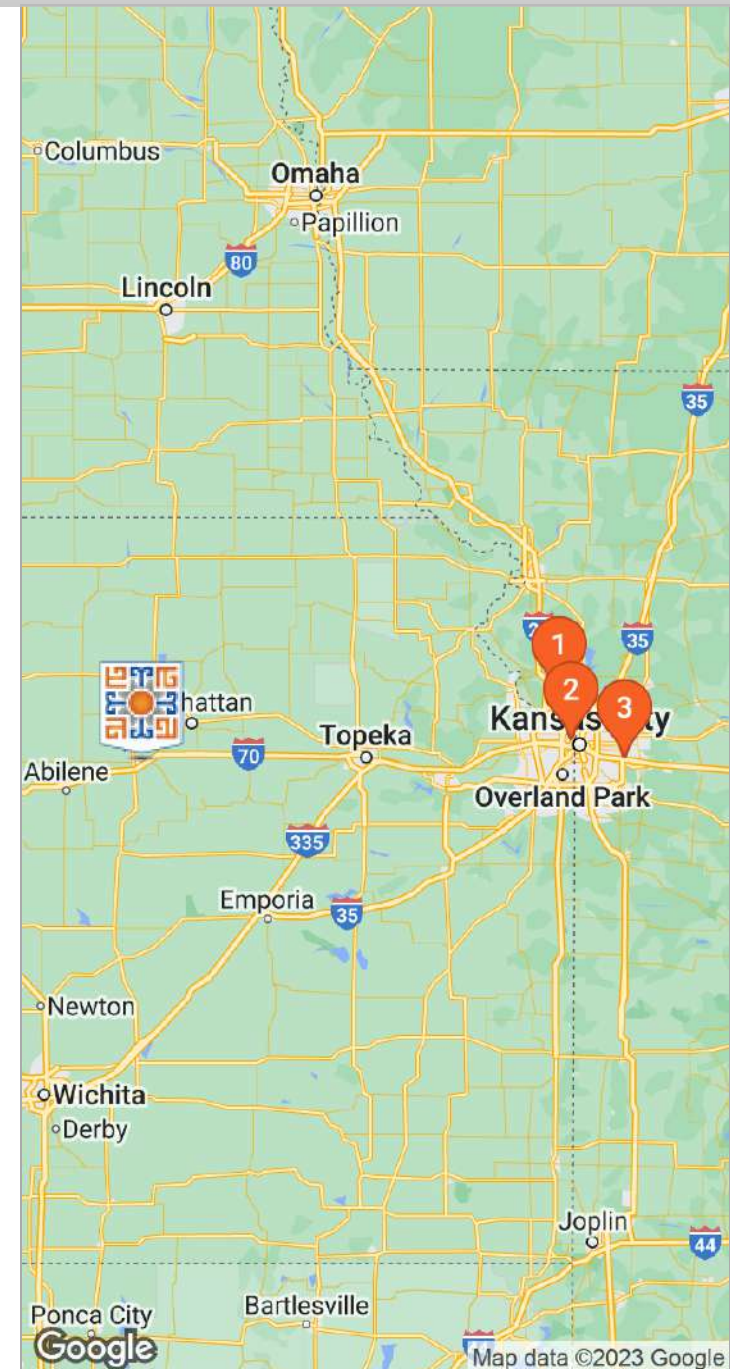
STAYBRIDGE SUITES - KANSAS CITY INDEPENDENCE

19400 East 39th St S, Independence, MO 64057

Price:	\$11,000,000	No. Units:	102
Year Built:	2009	Price/Unit:	\$107,843



	NAME/ADDRESS	PRICE	NO. UNITS	YEAR BUILT	PRICE/UNIT
★	Holiday Inn Express & Suites Junction City 221 E Ash St Junction City, KS	\$7,298,000	72	2011	\$101,361
1	Hampton by Hilton 11212 N Newark Cir Kansas City, MO	\$7,090,000	120	1987	\$59,083
2	Hilton Garden Inn - Kansas City 520 Minnesota Ave. Kansas City, KS	\$12,050,000	147	2001	\$81,973
3	Staybridge Suites - Kansas City Independence 19400 East 39th St S Independence, MO	\$11,000,000	102	2009	\$107,843
	AVERAGES	\$10,046,667	123	1999	\$82,966





NewGenAdv.com

ADVISOR BIOS

EXCLUSIVELY LISTED BY:

Maya Patel

Associate

maya.patel@newgenadv.com

O: 405.305.9083

C: 405.305.9083

Richard E Queen

Designated Broker

KS #BR00232332

**MAYA PATEL**

Associate

maya.patel@newgenadv.com

Direct: 405.305.9083 | Cell: 405.305.9083

OK #203118

PROFESSIONAL BACKGROUND

Maya Patel, based in Oklahoma City has masters degree from Cal State in Finance and Marketing. Coming from hospitality background she brings wealth of knowledge in all aspects of the hospitality industry, as well as other commercial business such as restaurants. Maya has also owned and operated multiple hotels: franchises and independent properties as well as restaurants for the past 2 decades and understands the needs of her client when they are looking to sell or buy properties.

Maya's speciality is the relationships she develops and builds with her clients; Getting to know their unique challenges and opportunities with her extensive background in the hospitality industry she can relate to need of her sellers/buyers as she has been in their shoes herself. Maya's extensive knowledge in hospitality will ensure her clients have a smooth and successful transaction when buying/selling a property and the transaction comes to fruition. Maya is also a lifetime member of AAHOA and past ambassador for Midwest region.

NewGen Advisory

1747 E Morten Avenue Suite 202

Phoenix, AZ 85020

602.648.2700

All materials and information received or derived from NewGen Advisory, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NewGen Advisory, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NewGen Advisory, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NewGen Advisory, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NewGen Advisory, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004