

Ramada

25 Hotel Circle, Albuquerque, NM 87123

Hospitality For Sale



One Sun Plaza NE Suite 650
Albuquerque, NM 87109

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Presented By:

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Property Summary



25 Hotel Circle

Price :	\$5,499,000
Rooms:	200
Door Price:	\$27,495
Square Ft:	92,986
Price SF:	\$59.13
Land:	5.04 Acres

Features:

Interior Corridor Property
Four Buildings
Lovely Pool & Jacuzzi
Established hospitality location
Full Restaurant & Dining Room
Banquet Facilities
I-40 signage at Eubank Billboard
Included

RAMADA AMENITIES•

- ATM
- Banquet Facilities
- Bus/Truck Parking
- Business Center
- Check-in Kiosk
- Coffee/Tea Maker
- Daily Housekeeping
- Early Check-in Available
- Express Check-in
- Express Check-out
- Fitness Center
- Flat Screen Televisions
- Free Breakfast
- Free WiFi
- Hairdryer
- Hot Tub Onsite
- Late Check-out Available
- Laundry Facilities
- Meeting Room
- Multilingual Staff
- Non-Smoking Hotel
- Onsite Parking
- Pet Friendly
- Pool - Outdoor



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Property Summary



Amberly Suites

Amberly Features:

- Property faces I-40
- Well Maintained
- Ample Parking
- Four 2 Room Suites
- Established hospitality location.
- I-40 signage at Eubank.
- 150,900 total vehicles per day



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Site Summary



Quickly re-developing trade area which includes six hotel properties and a new 148 unit apartment re-development alongside established retail big box Target, Best Buy, Conn's, Mattress Firm, Office Max, Petco and new At Home Superstore. Huge growth towards Central Avenue including Home Depot, Costco, Sam's Club, Wal-mart, and Toyota in this billion dollar retail trade area.



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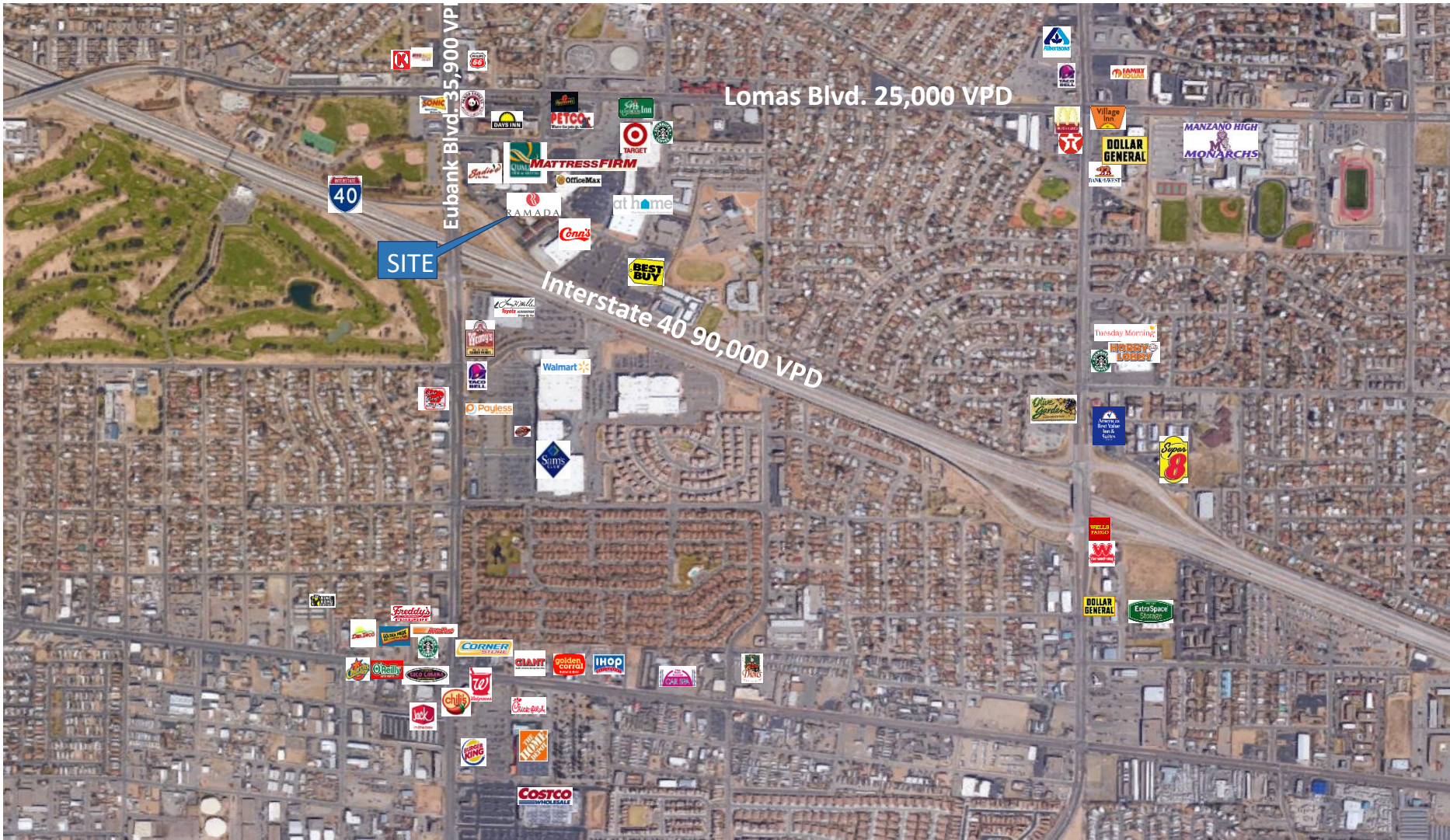
Location Summary



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Location Summary

Albuquerque, NM

Overview

Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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Financial Summary



2019 Income	Rooms	Rate	Total
Ramada	103	\$49	\$573,318
Amberly	97	\$29	\$593,174
Total	200	\$39.51	\$1,166,492

2019 Expenses:

Property Taxes	\$43,883
Lodger's/City Tax	\$58,324
Insurance	\$14,400
Maintenance	\$9,900
Utilities	\$165,676
Labor	\$166,826
Breakfast	\$14,466
Advertising	\$4,200
Laundry/Linens	\$21,631
Front Desk Supply	\$18,000
<u>Room Supplies</u>	<u>\$28,039</u>
Total	\$545,345

Mini-Pod

Actual Income	\$1,166,492
Expenses	\$545,345
NOI*	\$621,147
Actual Cap	11.3%



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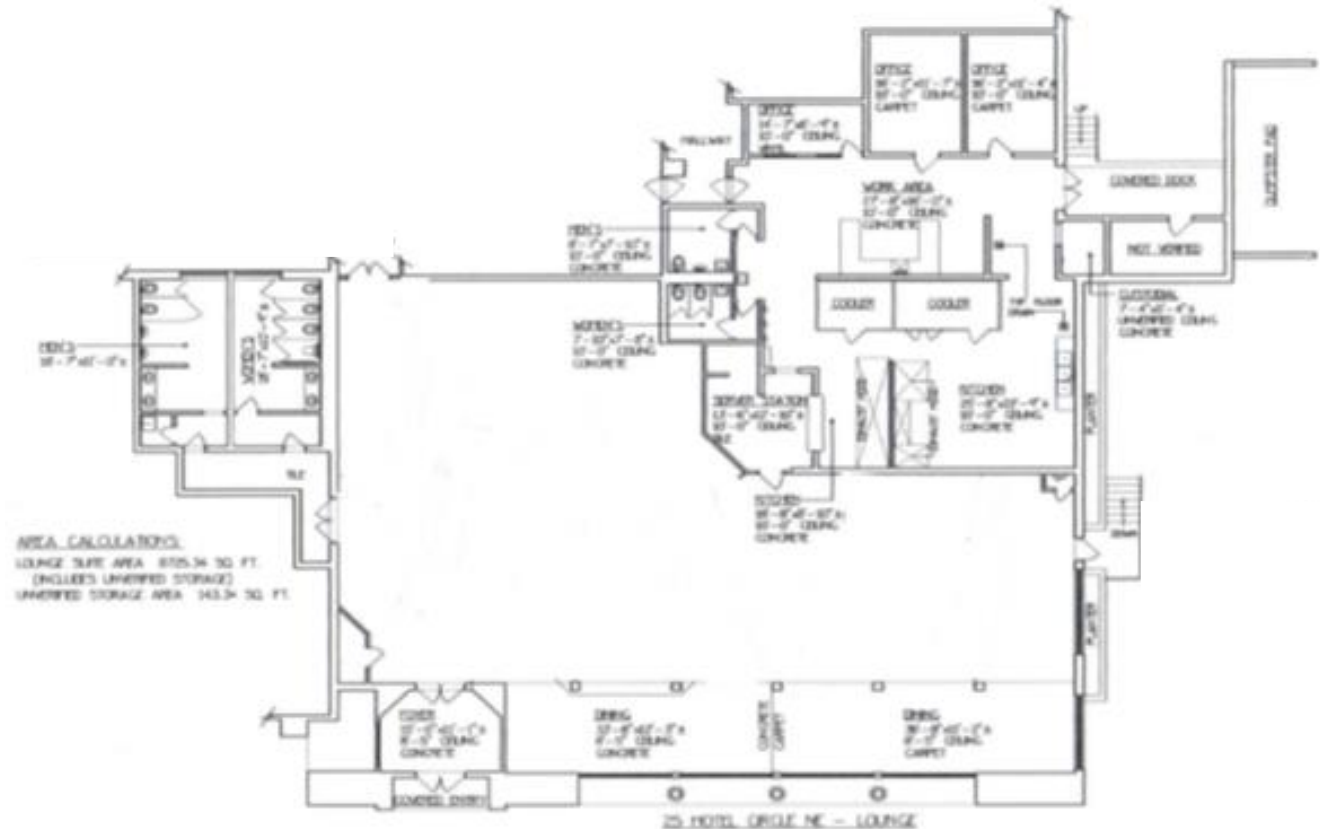
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Ramada Inn Onsite Restaurant & Floorplan

Open restaurant lounge seating space. Ample kitchen includes beverage service, food prep, stove and grills, dishwasher, back office, walk-ins, storage and two staff restrooms. Facility has both staff and customer banquet hall access for catering and large events. Patio space on the Northwest side of the building with kitchen access.



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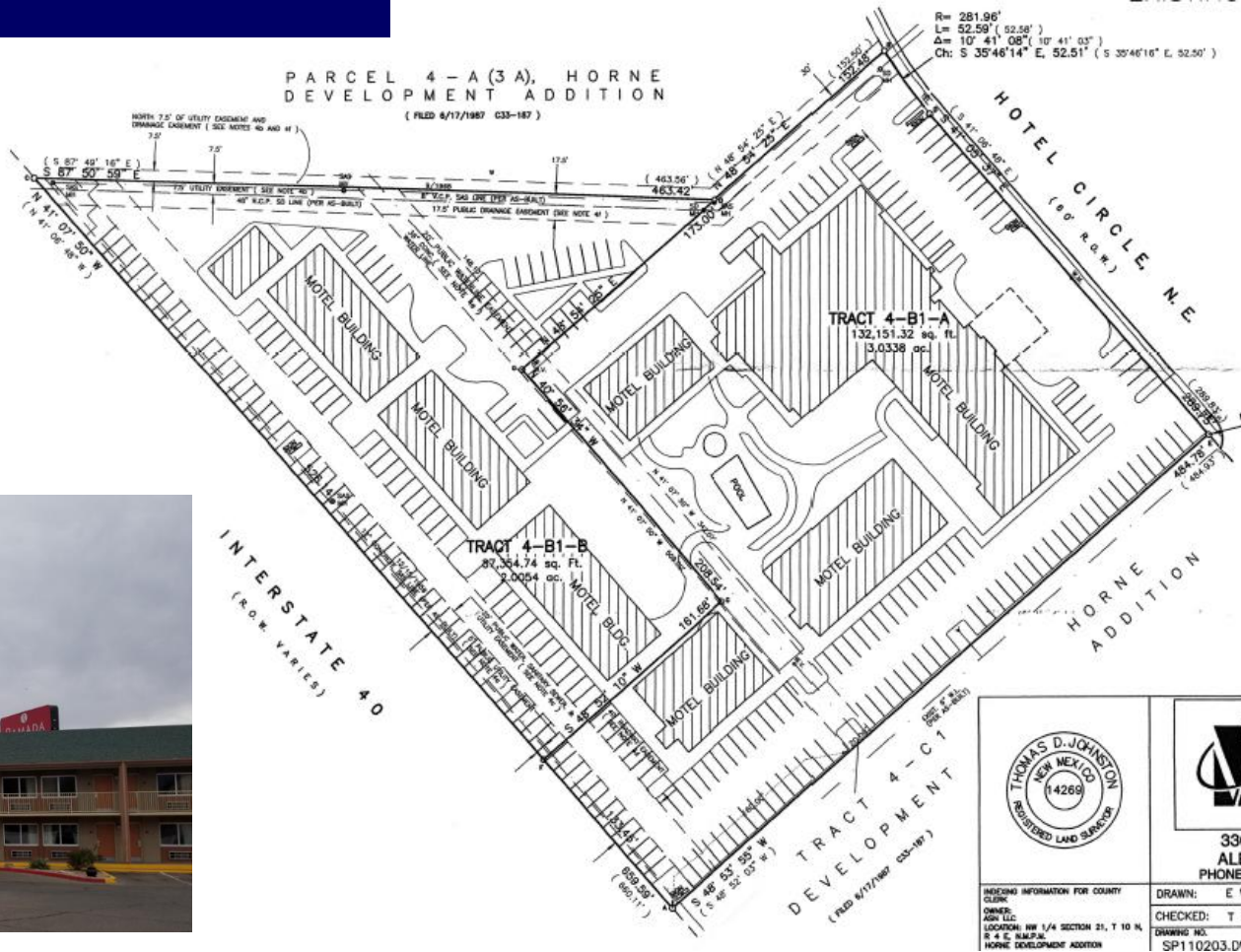
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Property Survey



<small>INDEXING INFORMATION FOR COUNTY CLERK: OWNER: SUBJ. ILL. LOCATION: NW 1/4 SECTION 21, T 10 N, R. 4 E, S4&5E HORNE DEVELOPMENT ADDITION</small>	<small>DRAWN: E W CHECKED: T E DRAWING NO. SP110203.DM</small>



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Additional Photos



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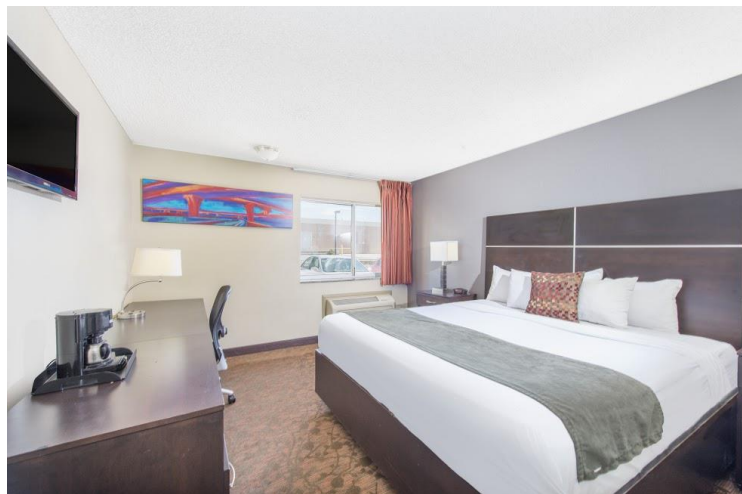
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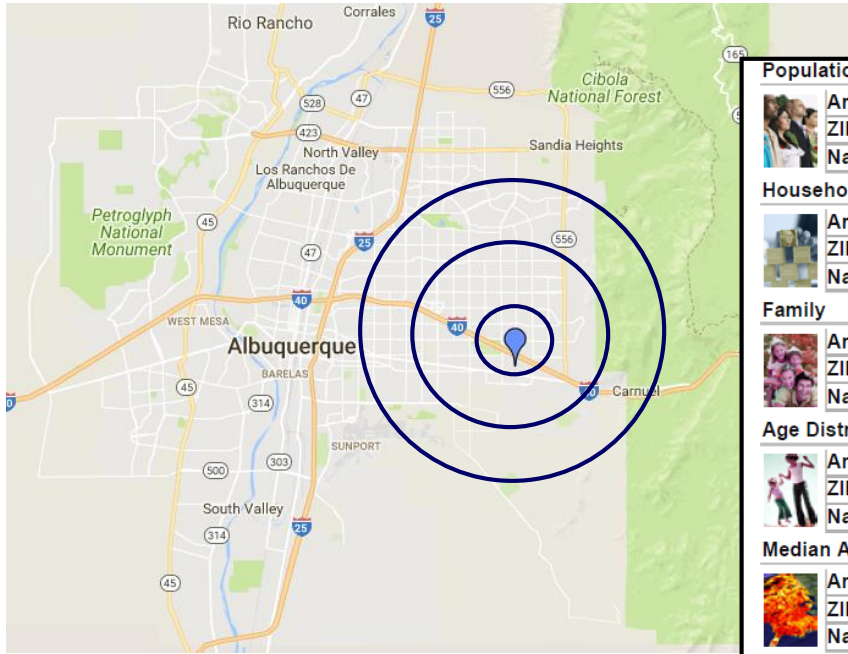
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





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Demographics



TRADE AREA DEMOGRAPHICS			
Radius	1 Mile	3 Mile	5 Mile
Population (2015 Estimate)	17,036	165,328	271,534
Avg HH Income (2015)	\$54,128	\$54,412	\$59,595

Population										
	Area	2000	2009	2014	Growth Rate	Growth Centile				
	ZIP 87123	36,094	38,537	40,598	0.7 %	51.0 %				
	National	281,421,906	309,731,508	324,062,684	1.0 %					
Household										
	Area	2000	2009	2014	Household Growth Rate	Average Household Size				
	ZIP 87123	15,087	16,844	17,940	1.2 %	2.3				
	National	105,480,101	116,523,156	122,109,448	1.1 %	2.6				
Family										
	Area	2000	2009	Family Growth Rate						
	ZIP 87123	9,591	9,977	0.4 %						
	National	71,787,347	77,956,117	0.9 %						
Age Distribution										
	Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
	ZIP 87123	6.9 %	6.6 %	6.3 %	6.2 %	6.4 %	26.9 %	26.9 %	12.0 %	1.9 %
	National	6.8 %	6.7 %	6.6 %	7.1 %	6.9 %	27.0 %	26.0 %	10.9 %	1.9 %
Median Age										
	Area	2009	Male Ratio		Female Ratio					
	ZIP 87123	37.7	48.6 %		51.4 %					
	National	36.9	49.2 %		50.8 %					
Household Income										
	Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K				
	ZIP 87123	23.7 %	28.1 %	34.4 %	9.0 %	4.8 %				
	National	20.9 %	24.4 %	35.3 %	11.7 %	7.6 %				
Median Household Income										
	Area	2009	2014	Per Capita Income						
	ZIP 87123	\$47,971.00	\$50,839.00	\$26,894.00						
	National	\$54,719.00	\$56,938.00	\$27,277.00						
Household Income Centile										
	Area	National			State					
	ZIP 87123	57.0 %			84.0 %					
	National									



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