



SINGH COMMERCIAL
GROUP
In association with KW Commercial

HOTEL FOR SALE

Renovated Hotel with Great Revenue!

Baymont by Wyndham Orlando

OFFERING MEMORANDUM | 3956 WEST COLONIAL DRIVE | ORLANDO, FL

Exclusively Listed by

Rav Singh, CCIM - National Hospitality Division Leader | (210) 849-2175 | rav@singhcommercialgroup.com | 0560351, Texas

Jay Patel - Keller Williams Legacy Realty | (407) 361-0970 | jayppatel@kw.com | SL3568211, Florida

KW Commercial City View

15510 Vance Jackson Suite 101
San Antonio, TX 78249

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EXECUTIVE Summary

Baymont by Wyndham Orlando Downtown



OFFERING SUMMARY

PRICE:	\$7,500,000
NUMBER OF ROOMS:	80
TTM REVENUE (SEPT 25):	\$1,899,702
TTM RRM:	3.9X
NOI:	\$929,081
CAP RATE:	12.38%
PRICE / DOOR:	\$93,500
LOT SIZE:	2.23 Acres
BUILDING SF:	42,037 SF
MARKET:	Orlando
YEAR BUILT:	1984
RENOVATED:	2025

PROPERTY DESCRIPTION

The Baymont by Wyndham Orlando Downtown, is a strategically located hotel asset in the heart of Orlando, offering a prime opportunity for investors and hospitality operators. Positioned just minutes from downtown Orlando, Camping World Stadium, Kia Center - home of the Orlando Magic NBA team, Inter&Co – home of Orlando City MLS soccer team & Orlando Pride of the National Women's Soccer League along with key entertainment, retail, and dining destinations, this property benefits from strong visibility and accessibility.

Featuring 80 well-appointed guest rooms, the hotel provides a comfortable stay for both business and leisure travelers. With its central location and strong brand recognition, the property offers consistent demand and attractive income potential.

This asset presents multiple avenues for value creation, including operational enhancements, brand repositioning, or redevelopment opportunities, making it ideal for investors seeking a well-located, income-generating property in a dynamic market.

Property Tours are available by appointment only. Please reach out to the listing broker to schedule a tour.



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PROPERTY HIGHLIGHTS

Baymont by Wyndham Orlando Downtown



PROPERTY HIGHLIGHTS

- Two-Story, 80-room, Baymont hotel by Wyndham, built in 1984 and fully renovated in 2025
- The hotel has achieved a TTM room revenue of \$1.9M (rounded) as of September 2025, surpassing the \$1.82 million in 2024
- Perfect for Owner - Operator or First Time Buyers!
- Prime Downtown Orlando location with high visibility
- Excellent proximity to sports and entertainment venues, restaurants and malls
- The property has gone through extensive renovations of recent new improvements that include guest rooms, lobby, breakfast area, and exterior
- The Hotel can grow revenue through stronger RevPAR penetration and better revenue management practices
- All tours must be scheduled with the KW Commercial listing agents. At no time shall the on-site management or staff be contacted without prior approval.

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Property Photos

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Property Photos

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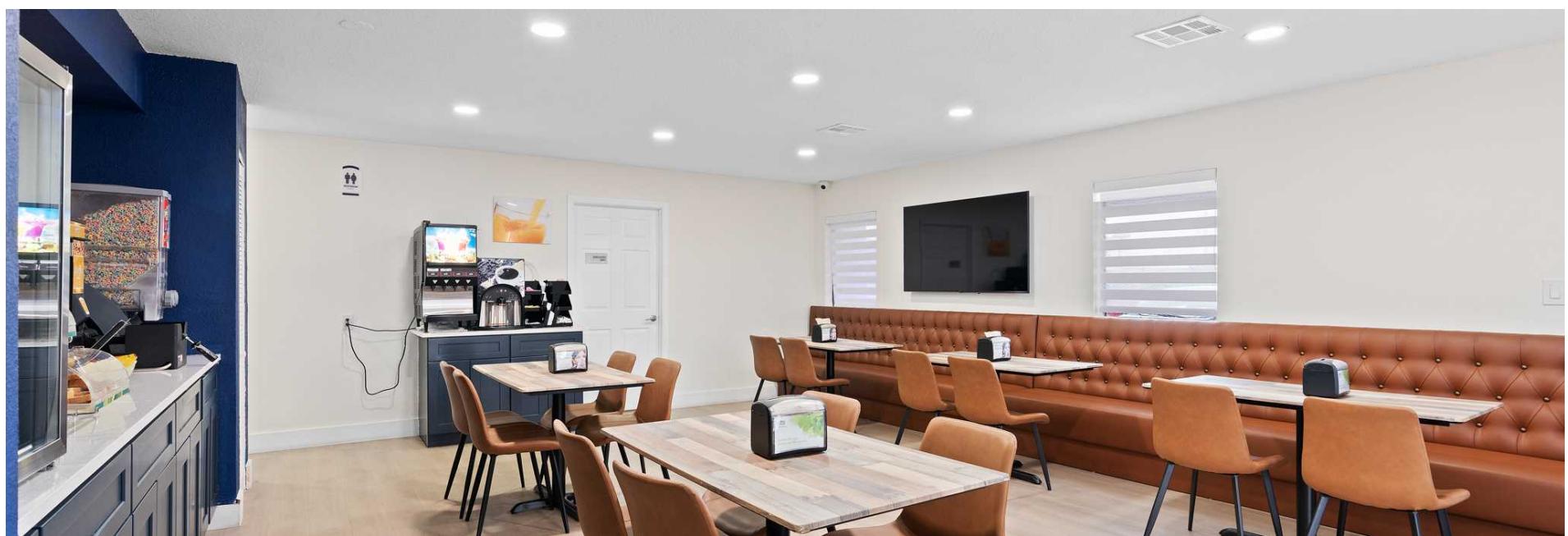
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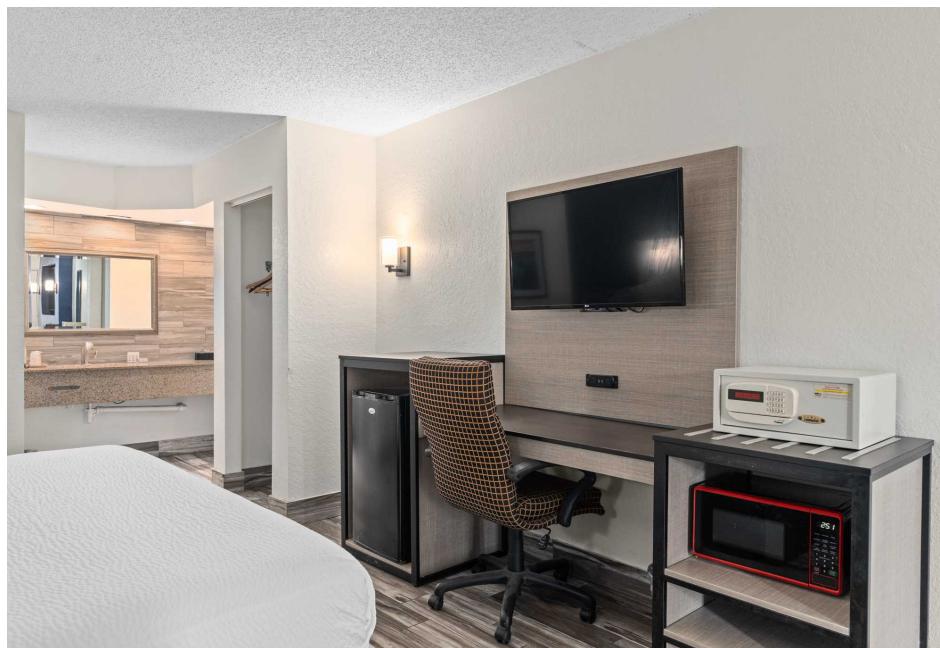
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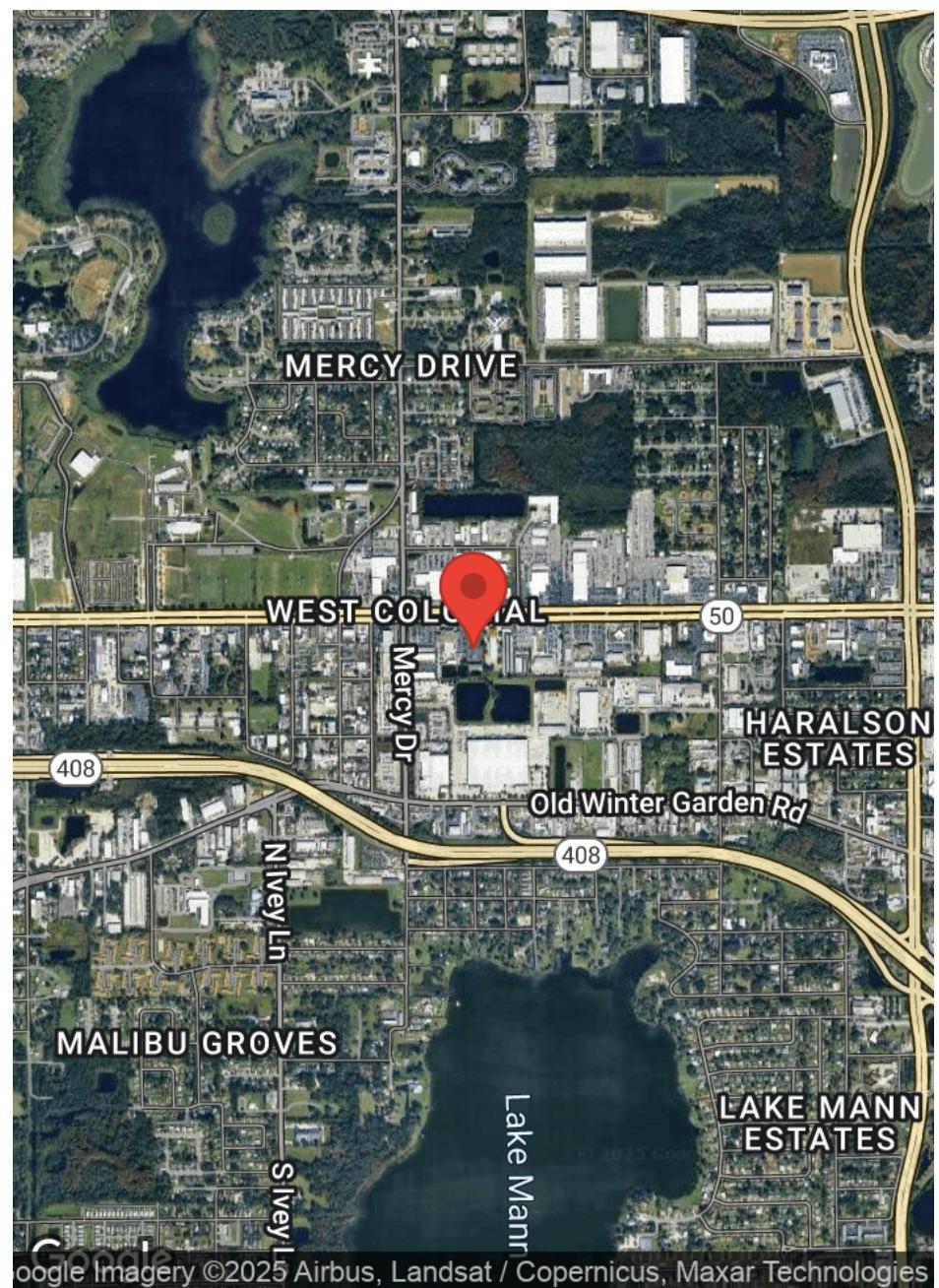
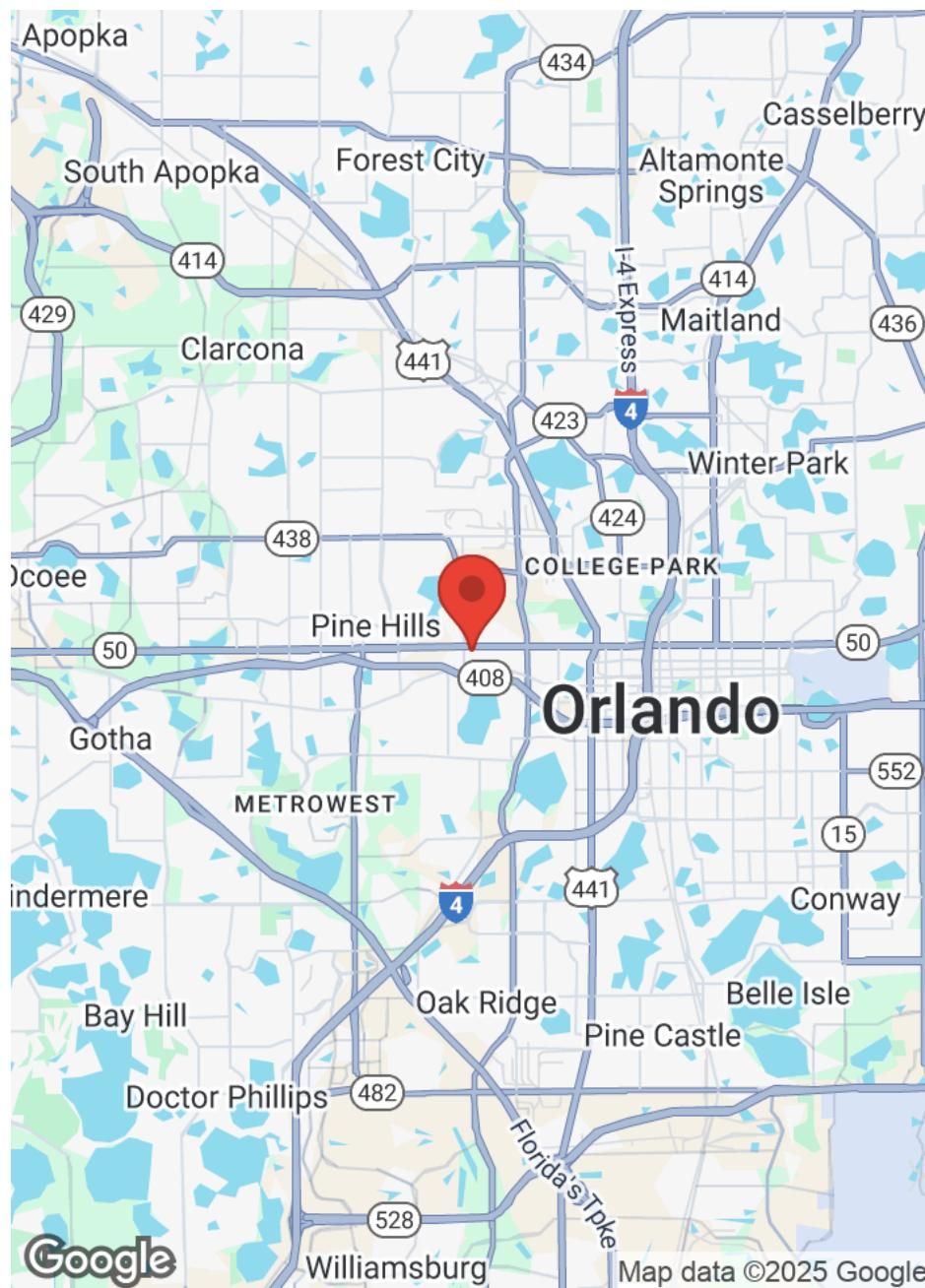
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Location Maps

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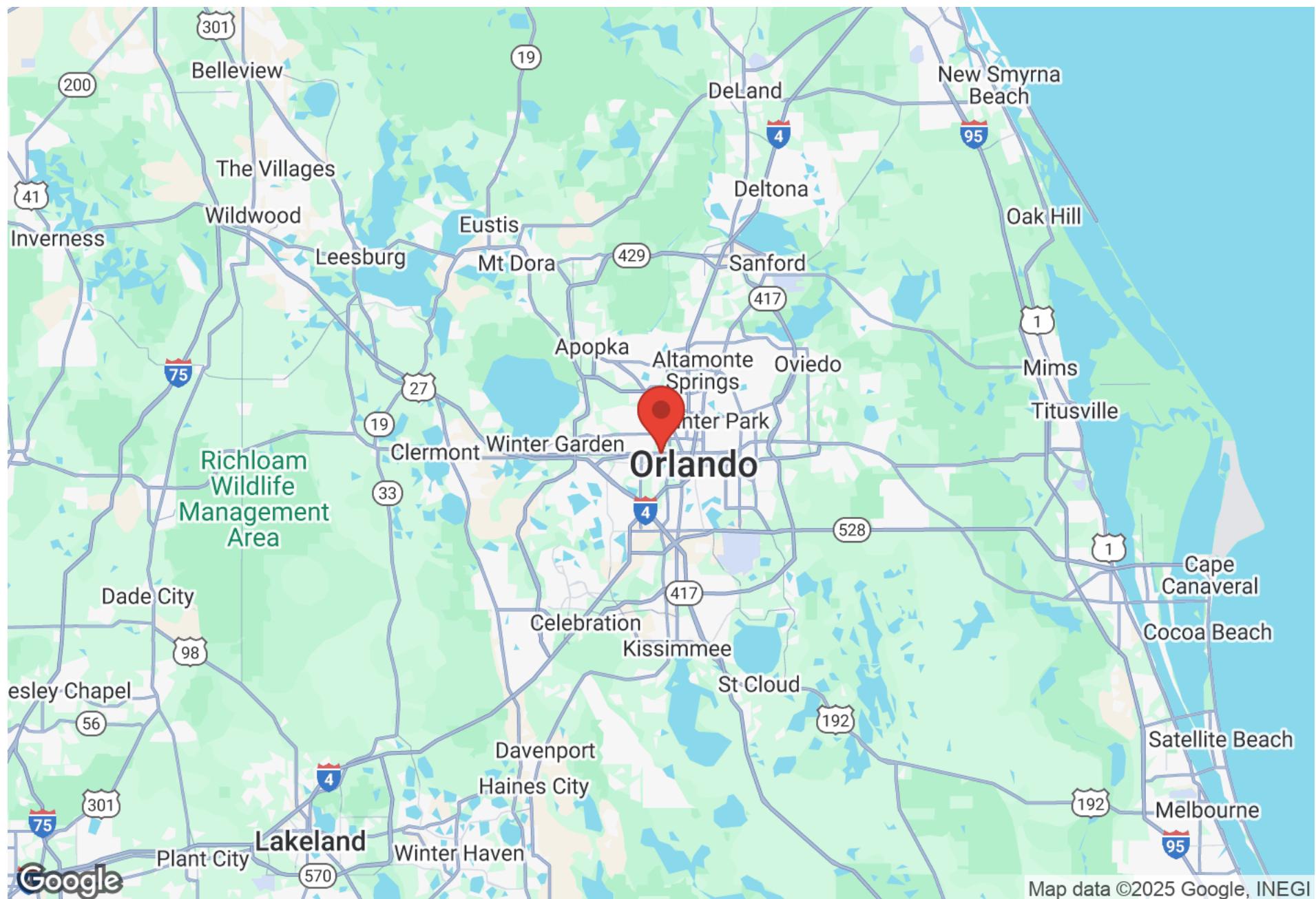
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Orlando Regional Map

Holiday Inn & Express - South Park near Epic Universe



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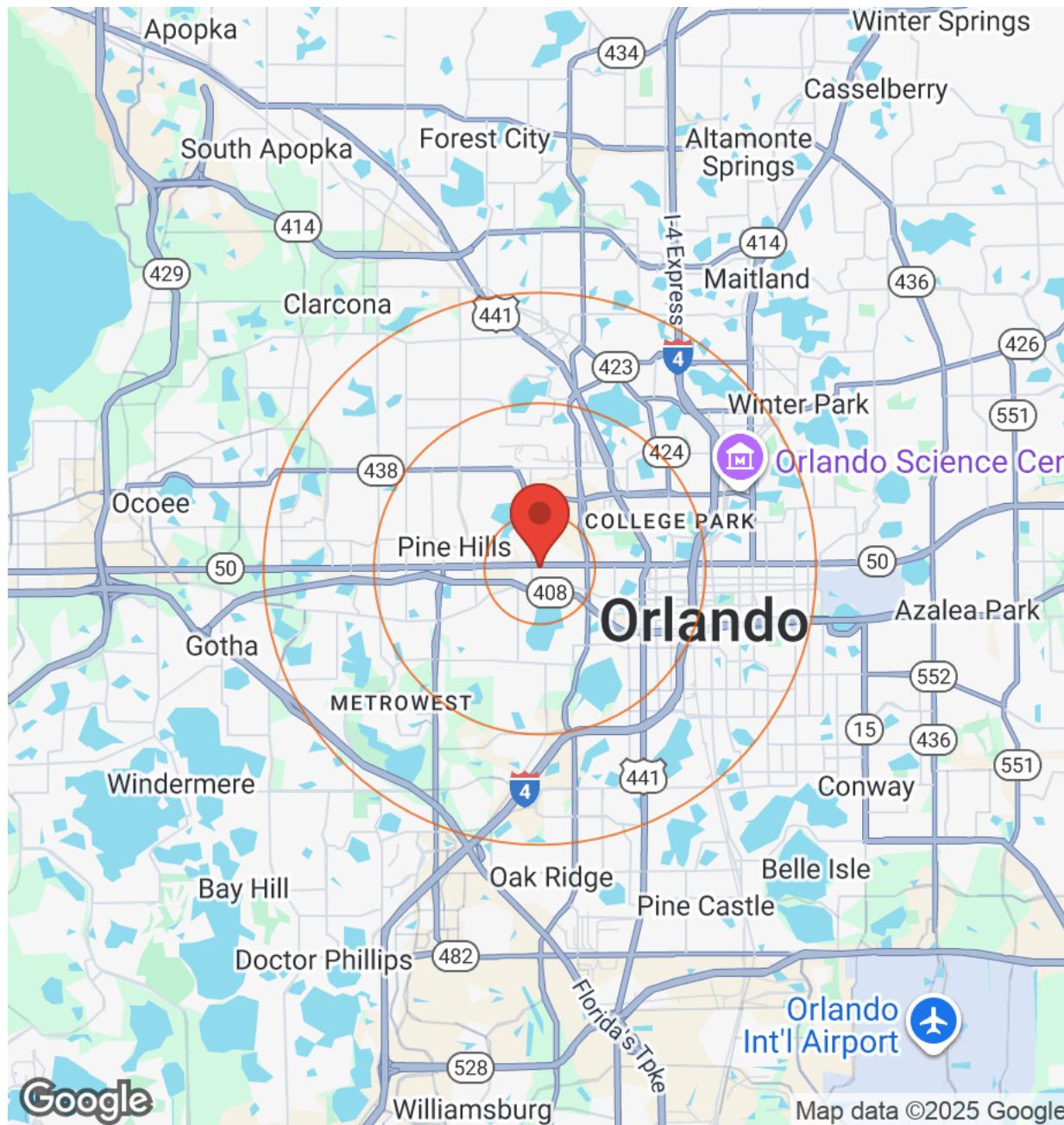
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Demographics

Baymont by Wyndham Orlando Downtown



Population	1 Mile	3 Miles	5 Miles
Male	4,049	55,107	175,437
Female	4,345	57,041	177,680
Total Population	8,394	112,148	353,117
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,816	22,357	63,335
Ages 15-24	938	14,085	42,202
Ages 25-54	3,182	47,403	162,473
Ages 55-64	1,058	13,018	39,425
Ages 65+	1,399	15,284	45,685
Race	1 Mile	3 Miles	5 Miles
White	986	23,293	104,699
Black	6,024	63,106	145,767
Am In/AK Nat	8	79	247
Hawaiian	N/A	34	106
Hispanic	1,123	20,523	80,016
Asian	144	2,882	13,948
Multi-Racial	76	1,761	6,850
Other	32	471	1,518
Income	1 Mile	3 Miles	5 Miles
Median	\$33,826	\$54,764	\$64,295
< \$15,000	783	5,968	16,195
\$15,000-\$24,999	413	3,651	10,110
\$25,000-\$34,999	465	5,042	13,677
\$35,000-\$49,999	232	5,130	17,596
\$50,000-\$74,999	377	7,070	24,138
\$75,000-\$99,999	375	4,882	18,295
\$100,000-\$149,999	126	5,611	22,503
\$150,000-\$199,999	139	1,845	8,846
> \$200,000	270	3,610	13,129
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,407	45,426	153,420
Occupied	3,180	42,807	144,488
Owner Occupied	958	17,003	55,734
Renter Occupied	2,222	25,804	88,754
Vacant	227	2,619	8,932

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Agent Bio

Holiday Inn & Express - South Park near Epic Universe



JAY PATEL

Keller Williams Legacy Realty

jayppatel@kw.com

Direct: (407) 361-0970

SL3568211, Florida

Meet Jay P. Patel, an accomplished commercial real estate professional renowned for his tenacious negotiation skills, in-depth market knowledge, and unwavering commitment to client success.

Specializing in the acquisition, sale, and leasing of commercial properties, Jay's focus encompasses office spaces, retail establishments, hospitality venues, vacant land, and multifamily properties. His impressive track record includes delivering exceptional results for a diverse clientele, ranging from small business owners to large corporations.

Before venturing into real estate, Jay earned a Master's in Business Administration from the University of Dallas, Irving, Texas. Subsequently obtaining his real estate license and becoming a member of the National Association of Realtors, Jay brings a wealth of knowledge and experience to the table.

Jay's client-centric approach to real estate is anchored in building long-term relationships founded on trust, transparency, and mutual respect. Recognized for his ability to comprehend clients' unique needs and goals, Jay is dedicated to helping them achieve unparalleled success in their real estate endeavors.

Beyond his professional achievement, Jay is an active member of his community, he regularly participates in local business associations and charity events and initiatives. He believes in giving back to the community that he serves, fostering connections and contributing to its growth and development.

In his free time, Jay enjoys spending time with his family and friends, indulging in a round of golf, reading, travelling, and exploring the local food scenes.

Whether you are looking to buy, sell, or lease commercial property, Jay P. Patel stands as the professional you can trust to guide you through the process with expertise and integrity.



RAV SINGH, CCIM

National Hospitality Division Leader

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0560351, Texas

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crex's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member
TACS - Texas Accredited Commercial Specialist

Disclaimer

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Available for sale now!

Orlando, FL

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