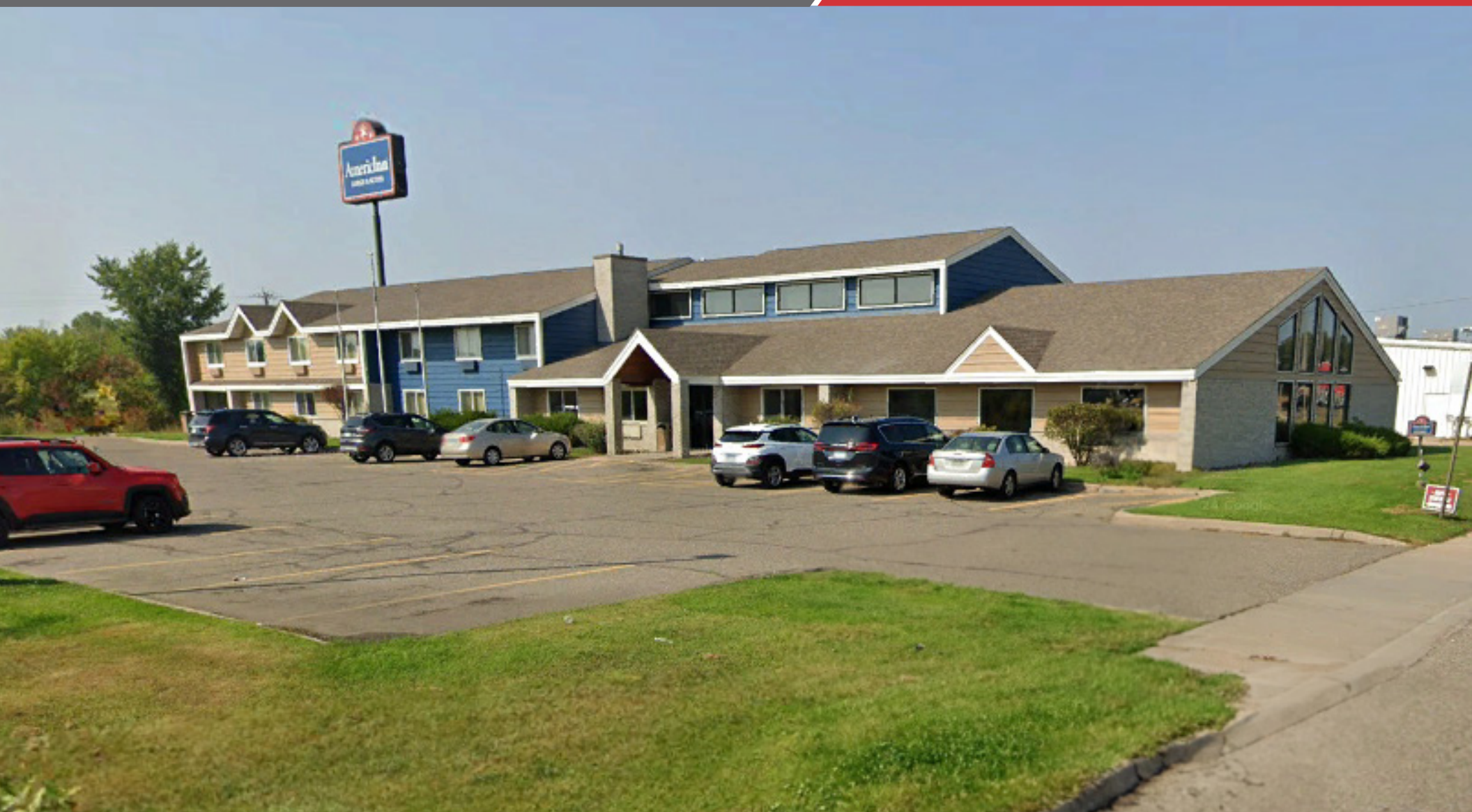


# NAI Sioux Falls

AmericInn by Wyndham  
306 Lemieur Street, Little Falls, MN 56345  
**List Price: \$2,250,000**



2500 W 49th Street Suite 100  
Sioux Falls, SD 57105  
605 357 7100  
naisiouxfalls.com



Dale Zomer  
Senior Vice President  
605 351 1218  
dzomer@naisiouxfalls.com

NAI Sioux Falls

# OFFERING SUMMARY

AmericInn by Wyndham  
306 Lemieur Street, Little Falls, MN 56345  
**List Price: \$2,250,000**



Listing Price  
**\$2,250,000**



Cap Rate  
**11.53%**



# of Rooms  
**30**

## FINANCIAL

Listing Price	\$2,250,000
Cap Rate	11.53%
Price per Room	\$75,000
ADR	\$149.27
GRM	3.57Xs
2024 Revenue through 9-11-24	\$577,000
2024 Projected Revenue	\$800,000
Price/sq. ft.	\$220.33
Real Estate Taxes	\$10,654
3 Year Average Revenue	\$673,000
3 Year Average NOI	\$208,000
Estimated Annual Debt Service	\$168,000
Estimated Cash Flow after Annual Debt Service	\$39,000
Financials available upon request with signed CA (attached)	

## OPERATIONAL

Building Size	6,774 SF & 3,438 SF
# of Rooms	30
Lot Size	1.46 AC (63,969 SF)
2024 Occupancy	51.67%
Year Built	1997
Parking Lot	Paved - 30 spaces
Zoning	Commercial

**All tours must be scheduled through broker - no walk in's**

**Wyndham Flag - Expires September 2025**

# PHOTOS

AmericInn by Wyndham  
306 Lemieur Street, Little Falls, MN 56345  
List Price: \$2,250,000



# PHOTOS

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# AERIAL

AmericInn by Wyndham  
306 Lemieur Street, Little Falls, MN 56345  
List Price: \$2,250,000



**Dakota BUSINESS Finance (SBA Certified Development Company)**

**SBA 504 Program<sup>1</sup>**



Jason Forbes  
VP, Loan Officer  
605-681-6001

Jason@dakotabusinessfinance.com

Americlnn - Little Falls, MN

[Click Here to Apply](#)

Learn more:

**dakota BUSINESS finance**

INSPIRATION FROM YOU. SMALL BUSINESS FINANCING FROM US.

Purchase Land	\$0.00	<b>Project Name</b> Americlnn - Little Falls, MN
Renovations already completed	\$0.00	
Purchase Land & Building	\$2,400,000.00 <i>Listing Price</i>	<b>Contact</b> Dale Zomer, NAI Sioux Falls 605.351.1218 <a href="mailto:dzomer@naisiouxfalls.com">dzomer@naisiouxfalls.com</a>
New Construction/Remodeling	\$0.00	
Qualified Debt Refinance: Total	\$0.00	
Includes: Bank Loan + Prepayment	\$0.00	
Includes: SBA 504 + Prepayment	\$0.00	
Includes: PIP Financing	\$0.00	
Purchase/Install Equipment	\$0.00 <i>Quote</i>	
Purchase/Install Fixtures	\$0.00	
Other: Cash- Out (Eligible Business Expense)	\$0.00	
Other: Professional Fees	\$24,000.00	
Includes: Appraisal	\$3,500.00 <i>Estimated</i>	
Includes: Title Work, Closing, Filing Fees	\$2,500.00 <i>Estimated</i>	
Includes: Environmental	\$500.00 <i>RSRA</i>	
Includes: Bank Interim Loan Fees	\$6,000.00 <i>Estimated</i>	
Includes: Survey	\$1,000.00 <i>Estimated</i>	
Includes: Construction Contingency	\$0.00 <i>10% Construction Contingency</i>	
Includes: Interim Interest	\$10,500.00	
<b>Total Project Size</b>	<b>\$2,424,000.00</b>	

	%	Amount	
Owner's Equity Contribution <sup>2</sup>	15%	\$363,600.00	
Bank	50%	\$1,212,000.00	
Dakota BUSINESS Finance	35%	\$848,400.00	
<b>Base Loan Amount</b>	100%	\$2,424,000.00	
	Bank	Dakota BUSINESS Finance	Total
Base Loan Amount	\$1,212,000.00	\$848,400.00	\$2,060,400.00
Interest Rate <sup>3</sup>	7.750%	5.760%	
Term	10	Fixed 25-Year	
Years Amortized	25	25	
Bank Points <sup>5</sup>	TBD		
SBA / CDC Closing Fees		\$20,627.00	\$20,627.00
Total Fees		\$20,627.00	\$20,627.00
Balance to Borrower		\$973.00	\$973.00
<b>Total Loan Amount (with Fees)<sup>6</sup></b>	<b>\$1,212,000.00</b>	<b>\$870,000.00</b>	<b>\$2,082,000.00</b>
Monthly Payment (Principal + Interest) <sup>4</sup>	\$9,154.58	\$5,478.48	\$14,633.07
Annual Debt Service (Principal + Interest)	\$109,855.02	\$65,741.81	\$175,596.83
Equity Contribution			\$363,600.00
Loan Fees Not Financed			\$0.00
<b>First Year Cash Outlay</b>			<b>\$539,196.83</b>
Total Principal and Interest (Life of Loan) plus Down Payment & Fees			\$4,389,920.68

**Anticipated Appraisal Requirement**

**\$2,424,000.00**

**Supplementary Information**

**Breakdown of Estimated Interest (Total Project) for first five years**

Year	Bank	Dakota BUSINESS Finance	Total
Year 1	\$33,304.70	\$49,692.70	\$82,997.40
Year 2	\$32,866.93	\$48,743.47	\$81,610.40
Year 3	\$32,391.65	\$47,738.10	\$80,129.75
Year 4	\$31,875.65	\$46,673.27	\$78,548.91
Year 5	\$31,315.42	\$45,545.45	\$76,860.87

**Estimated Prepayment Penalty**

Year	Prorated Decline	Penalty	Remaining Principal	Estimated Prepayment Penalty
Year 1	100%	4.76%	853,950.89	\$40,648.06
Year 2	90%	4.28%	836,952.55	\$35,855.05
Year 3	80%	3.81%	818,948.83	\$31,185.57
Year 4	70%	3.33%	799,880.29	\$26,652.01
Year 5	60%	2.86%	779,683.93	\$22,267.77
Year 6	50%	2.38%	758,293.05	\$18,047.37
Year 7	40%	1.90%	735,637.00	\$14,006.53
Year 8	30%	1.43%	711,640.96	\$10,162.23
Year 9	20%	0.95%	686,225.66	\$6,532.87
Year 10	10%	0.48%	659,307.17	\$3,138.30

Notes

- This information does not represent an intent by Dakota BUSINESS Finance (CDC), the Small Business Administration (SBA) or the Bank to provide financing. Information is estimated and for illustrative purposes only. Financing rates, terms, and fees will vary. Loan approval contingent upon meeting bank/SBA/CDC underwriting requirements and meeting program eligibility.
- Down Payment for the SBA 504 Loan Program is typically 10%. An additional 5% equity injection is required for new businesses (less than 2 years old) and/or an additional 5% if the building is classified as "single purpose" as determined by SBA.
- Bank's Interest Rate estimated at 7.75%. SBA 504 Rate determined after closing loan depending on the month the debenture is funded. 25-Year loans funded in September at 5.76%. A list of historical rates is available at [www.dakotaBUSINESSfinance.com](http://www.dakotaBUSINESSfinance.com)
- Monthly Payment for 504 portion of the loan decreases every 5 years as the on-going servicing fees (calculated as part of the loan's overall effective rate) adjusts downward every 5 years.
- Points (Bank Fees) paid in cash at closing. Not included in estimated loan amounts.

**Benefits of SBA 504 Program**

- \* 25 Year Fixed Rate Financing on SBA Portion of the Loan \*
- \* Below Market Interest Rate on SBA 504 Portion of the Loan \*
- \* Option for 10% Down Payment Preserves Cash and Working Capital for Business & Borrower<sup>2</sup> \*
- \* Collateral Generally Limited to Project Property \*

**LENDER CERTIFICATION**

I hereby certify that I have read and fully understand this financing summary. I understand that this is only an estimate of the financing package and that rates, terms and amounts are subject to change. I understand that the SBA's rate for the 504 loan will not be set until after closing the SBA loan and funding the debenture. I also understand that the bank will be responsible for a third-party lender fee as part of its participation in this project equal to 1/2% of the bank's permanent loan. This fee will be due payable to SBA's servicing agent upon closing the SBA loan and will total approximately:

**\$6,060.00**

I also understand that the issuance of this financing summary does not represent an official action of approval by SBA to participate in this project.

\_\_\_\_\_  
Lender Name

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

## CONFIDENTIALITY AGREEMENT

THE UNDERSIGNED, \_\_\_\_\_, associates or affiliated entities, hereby certifies that any and all information divulged to him/her with respect to the below named investment property (hereinafter, Property) by NAI Sioux Falls Commercial, Inc. or its affiliates, for the purpose of considering Property for purchase by himself/herself, will be kept confidential. We will furnish to you general information regarding the Property and other general aspects of the Property you request. In consideration for obtaining this proprietary information, you hereby agree as follows:

1. All proprietary information furnished by us or by the owner of the Property to you will be deemed confidential. The term proprietary information does not include any information, which is, or becomes, generally available to the public or is already in your possession. It is public knowledge that the Property is for sale and you shall not divulge this to anyone else except for your close advisors who also shall agree and be subject to this Agreement.
2. Unless we otherwise agree in writing, you will not disclose or reveal any proprietary information for three (3) years from the date hereof to any persons or entities other than your employees or your representatives actively and directly participating in the evaluation of the information for any purpose other than in connection with the proposed transaction.
3. If you determine that you do not wish to pursue the proposed transaction, you will promptly advise us of this fact and will deliver to us all the proprietary information furnished to you without retaining copies, summaries, analysis or extracts thereof. Return of this information does not release you from this agreement.
4. If you determine that you have a sincere interest in buying this Property, you may, at the option of the seller, be required to execute a "non-solicitation" agreement prior to being provided with specific financial information on the Property.
5. NAI Sioux Falls Commercial and the seller have provided certain information which we consider relevant for the purpose of your investigation and the proposed transaction. However, NAI Sioux Falls Commercial, Inc. does not make any representation or warranty as to its accuracy or completeness. Certain information provided may also be speculative in that it contains estimates, forecasts and projections of future incomes, and NAI Sioux Falls Commercial, Inc. makes no guarantee or warranty of such information. It is the responsibility of the buyer to draw his/her own conclusions as to any future income potential.

I understand that disclosing to others that the Property is for sale and disclosure of proprietary information could cause a loss of income or rent, and/or create injury in tenant/landlord or owner/employee relationships. Should any legal action be taken against me as a result of this agreement, the prevailing party shall be entitled to court costs and attorneys fees as awarded by the courts.

If you are in agreement with the foregoing, please complete this form and indicate your acceptance in the space below.

**PROPERTY REPRESENTED FOR CONSIDERATION:** \_\_\_\_\_

Agreed to and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Prospect/ Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_