

# BAYMONT BY WYNDHAM CAMBRIDGE

61595 Southgate Parkway Cambridge, OH 43725



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## HOSPITALITY OFFERING FOR SALE

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# PROPERTY INFORMATION

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## SECTION 1



# BAYMONT BY WYNDHAM CAMBRIDGE

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## HOSPITALITY OFFERING FOR SALE



**SALE PRICE** \$1,800,000

### OFFERING SUMMARY

Year Built: 2004

Building Size: 25,665 SF

Price / SF: \$70.13

### HIGH LEVEL OVERVIEW

This is a rare opportunity to acquire the **leasehold interest in the Baymont by Wyndham in Cambridge, Ohio** – a well-maintained, branded hotel located at the major interchange of I-70 and I-77.

With a solid reputation, strong visibility, and major demand drivers nearby, this property offers significant upside for an owner-operator or investor seeking a potential value-add play.

### DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 0         | 5         | 63       |
| Total Population  | 0         | 13        | 158      |
| Average HH Income | \$72,636  | \$50,737  | \$53,156 |

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## HOSPITALITY OFFERING FOR SALE



### PROPERTY OVERVIEW

This sale includes the leasehold interest in the Baymont by Wyndham brand hotel. The property consists of 71 guest rooms across a 25,665 SF building, originally constructed in 2004. It features meeting space, fitness amenities, and on-site parking. The location and flexible structure offer strong rebranding or repositioning potential while still benefiting from the Wyndham reservation system.

### LOCATION OVERVIEW

Located in Guernsey County, the Baymont by Wyndham Cambridge is walking distance to popular national retailers and restaurants, including Marshalls, Starbucks, Chipotle, 5 Below, Michaels, Taco Bell, and Walmart. The surrounding area is experiencing steady commercial growth, supported by oil and gas industry activity, making it a strategic location for both short-term and extended-stay guests. Salt Fork State Park, The Wilds, and downtown Cambridge attractions are just minutes away, and the property offers quick access to both I-70 and I-77.

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## HOSPITALITY OFFERING FOR SALE



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### PROPERTY HIGHLIGHTS

- Priced at \$1.8MM (Leasehold Interest)
- 70 Guest Rooms | Branded Baymont by Wyndham
- 25,665 SF Building on approx. 2.1-acre site
- Immediate access to I-70 & I-77 interchange
- Recognized national brand with loyal customer base
- Walking distance to Marshalls, Starbucks, Chipotle, 5 Below, Michaels, Taco Bell, Walmart
- Located in a growing commercial area with strong oil & gas industry presence

# BAYMONT BY WYNDHAM CAMBRIDGE

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## HOSPITALITY OFFERING FOR SALE

### PROPERTY DETAILS

- **Building Name:** Baymont by Wyndham Cambridge
- **Address:** 61595 Southgate Parkway, Cambridge, OH 43725
- **County:** Guernsey

### Franchise Information

- Years remaining on franchise: 2012-2027 (every 5 years)

### Lease Hold

- Lease Monthly Payments: \$2,916.66
- Lease ends in 2056

### BUILDING AMENITIES

- **Pool Type:** Indoor
- **Number of Floors:** 2
- **Ice Machine:** Yes
- **Vending Machine:** Yes
- **Manager's Living Quarters:** No
- **Meeting Room:** Yes - 1
- **Exercise Facility:** Yes
- **Business Center:** Yes
- **Guest Laundry:** Yes

### RENOVATION INFORMATION

- **PIP Status:** \$50k (new vanities)

**Recent Renovations**

- **Exterior:** 2025 Parking Lot, Exterior Painting
- **Public Areas:** 2025 Breakfast Area, Telephones
- **Guest Rooms:** 2018 with furniture, beds, finishing
- **Equipment:** 2020/2021 - Commercial laundry units
- **Breakfast:** 2025 Breakfast area

### BUILDING INFORMATION

- **HVAC systems:** PTACs
- **Telephone systems:** Mitel SX
- **Guestroom door lock system:** Onity
- **Hot Water tanks:** 2



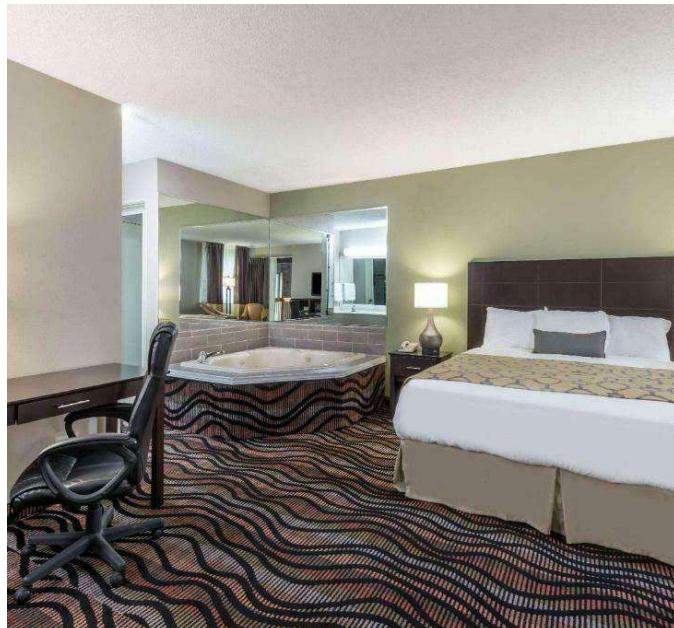
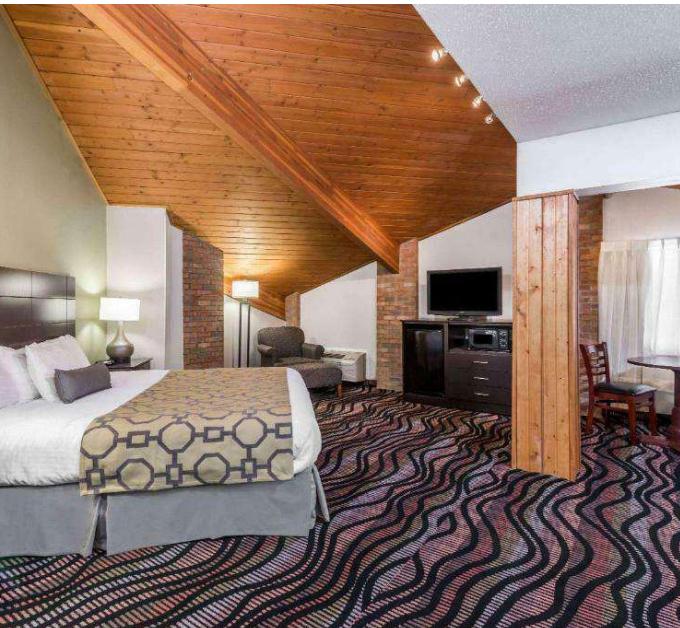
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HOSPITALITY OFFERING FOR SALE

## ROOM INFORMATION

| ROOMS          | QUANTITY  |
|----------------|-----------|
| King           | 16        |
| Double         | 46        |
| Suites         | 6         |
| ADA Accessible | 2         |
| <b>TOTALS</b>  | <b>70</b> |



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### ADDITIONAL INSIGHTS

#### Major cities nearby:

- Columbus, OH
- Pittsburgh, PA
- Cleveland, OH
- Wheeling, WV

#### Restaurants nearby:

- Theo's Restaurant – historic downtown staple
- Cracker Barrel Old Country Store – Reliable chain
- Central Station Steak & Ale – Upscale casual dining

#### Entertainment nearby

- Salt Fork State Park Lodge & Marina
- The Living Word Outdoor Drama
- National Museum of Cambridge Glass

### COMPETITORS

- **Hotel 1:** Microtel
- **Hotel 2:** SureStay by Best Western
- **Hotel 3:** Quality Inn by Choice

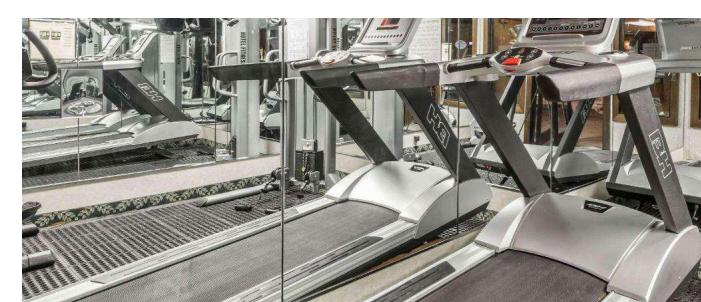
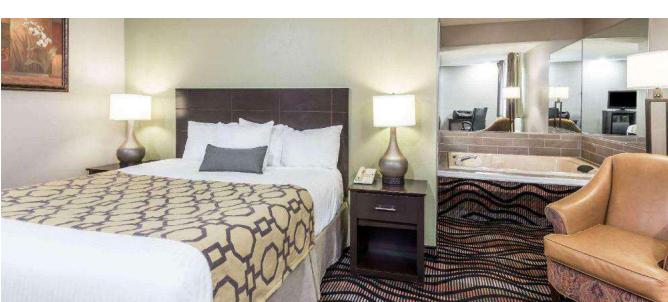
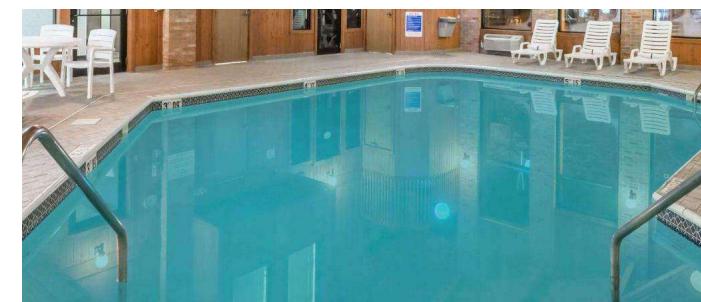
### MAJOR DEMAND GENERATORS

- Salt Fork State Park – Ohio's largest state park (recreation & events)
- The Wilds – 10,000-acre safari park & conservation center
- Cambridge Glass Museum & Downtown Tourism
- Local Industrial & Energy Sectors – Oil and gas workforce lodging demand
- Zane State College & Southeastern Med Hospital

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## HOSPITALITY OFFERING FOR SALE



# LOCATION INFORMATION

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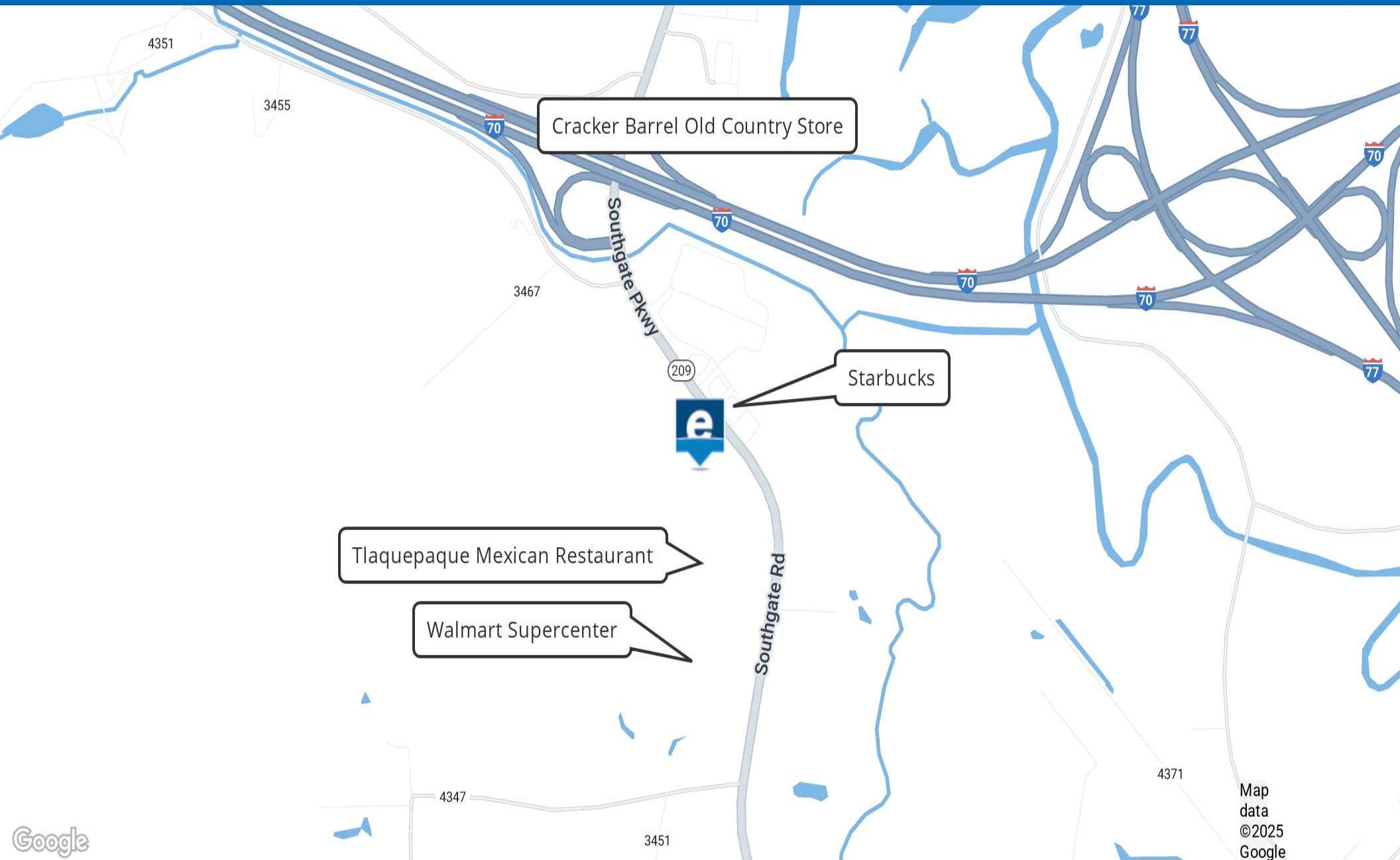
## SECTION 2



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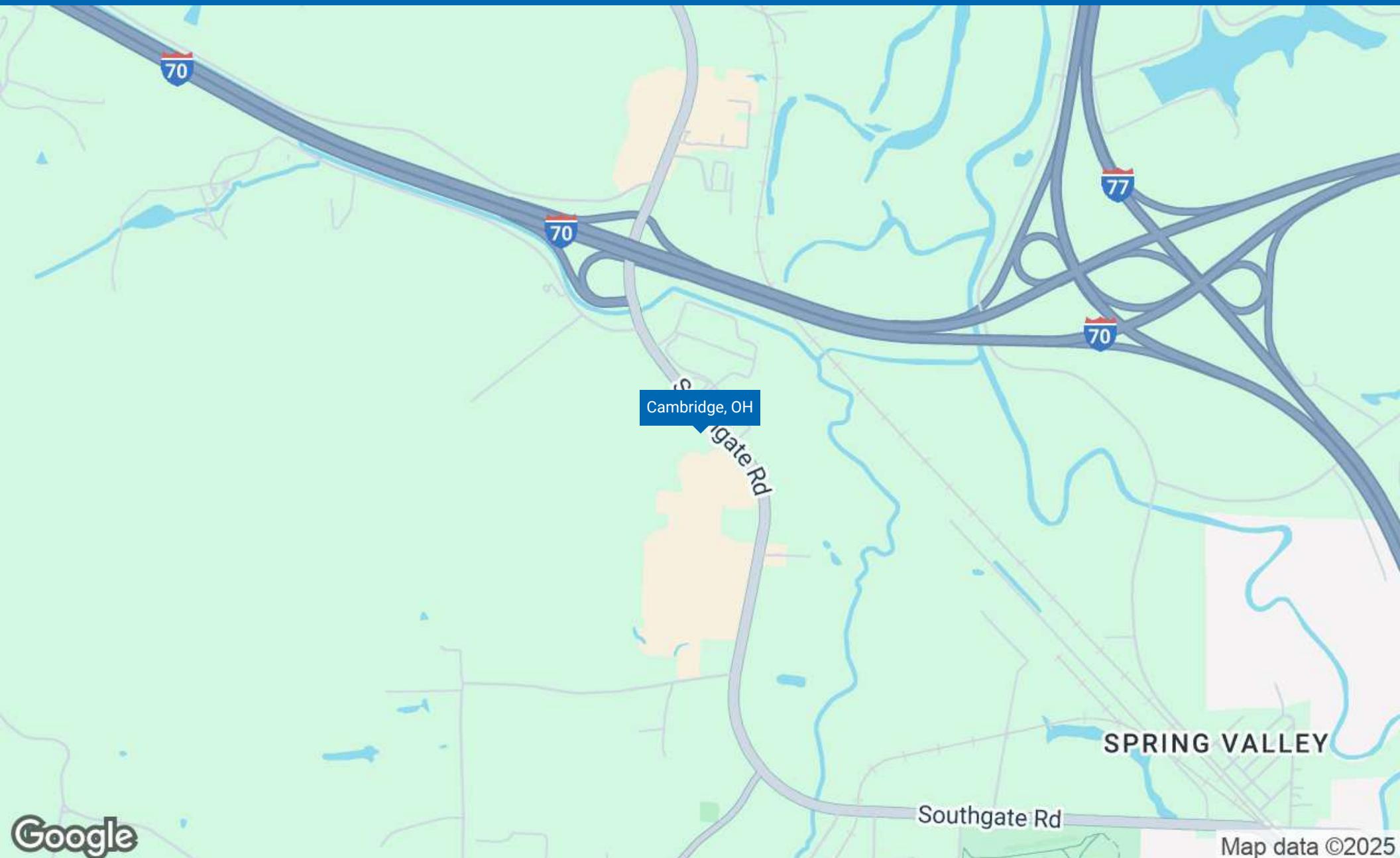
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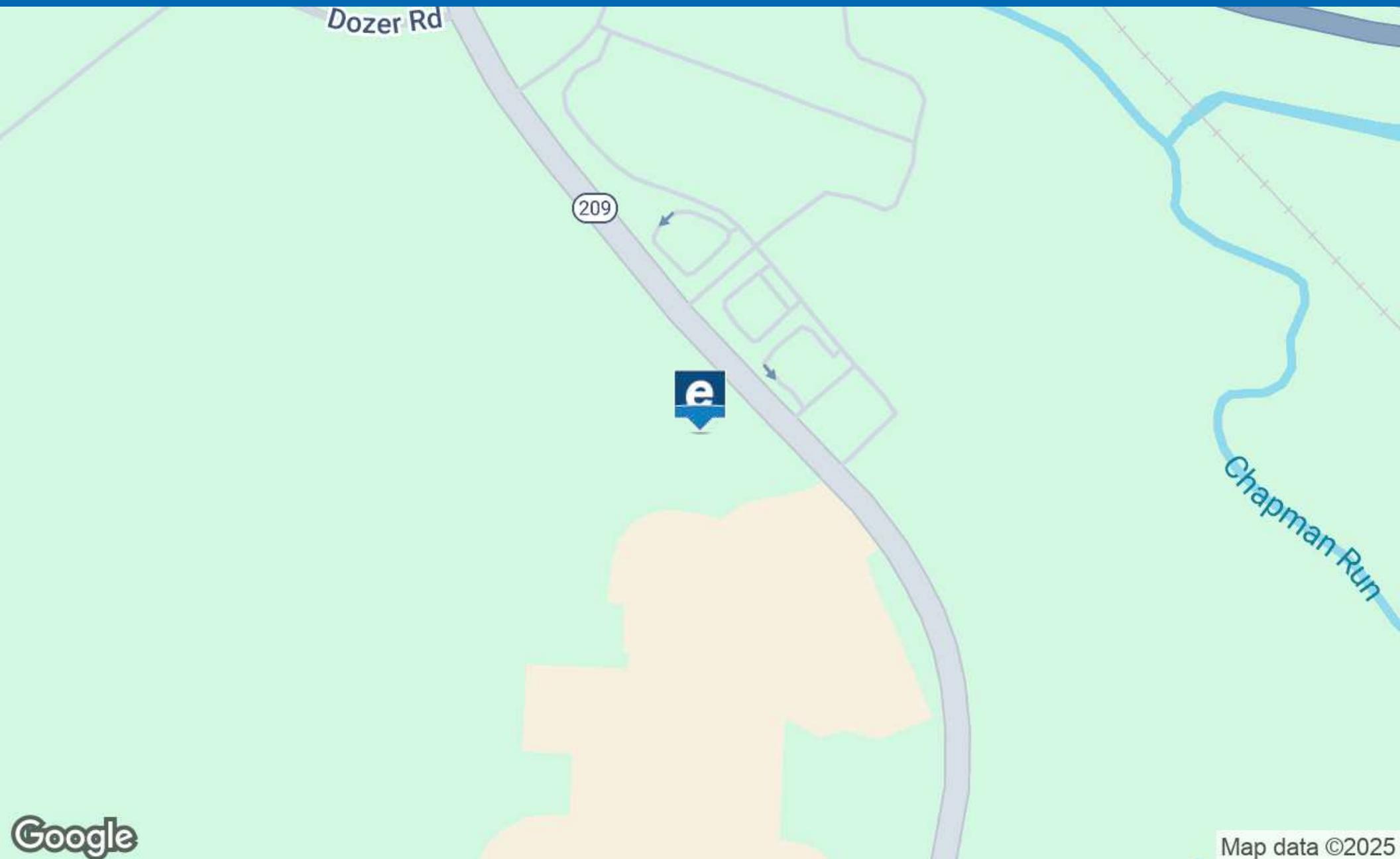
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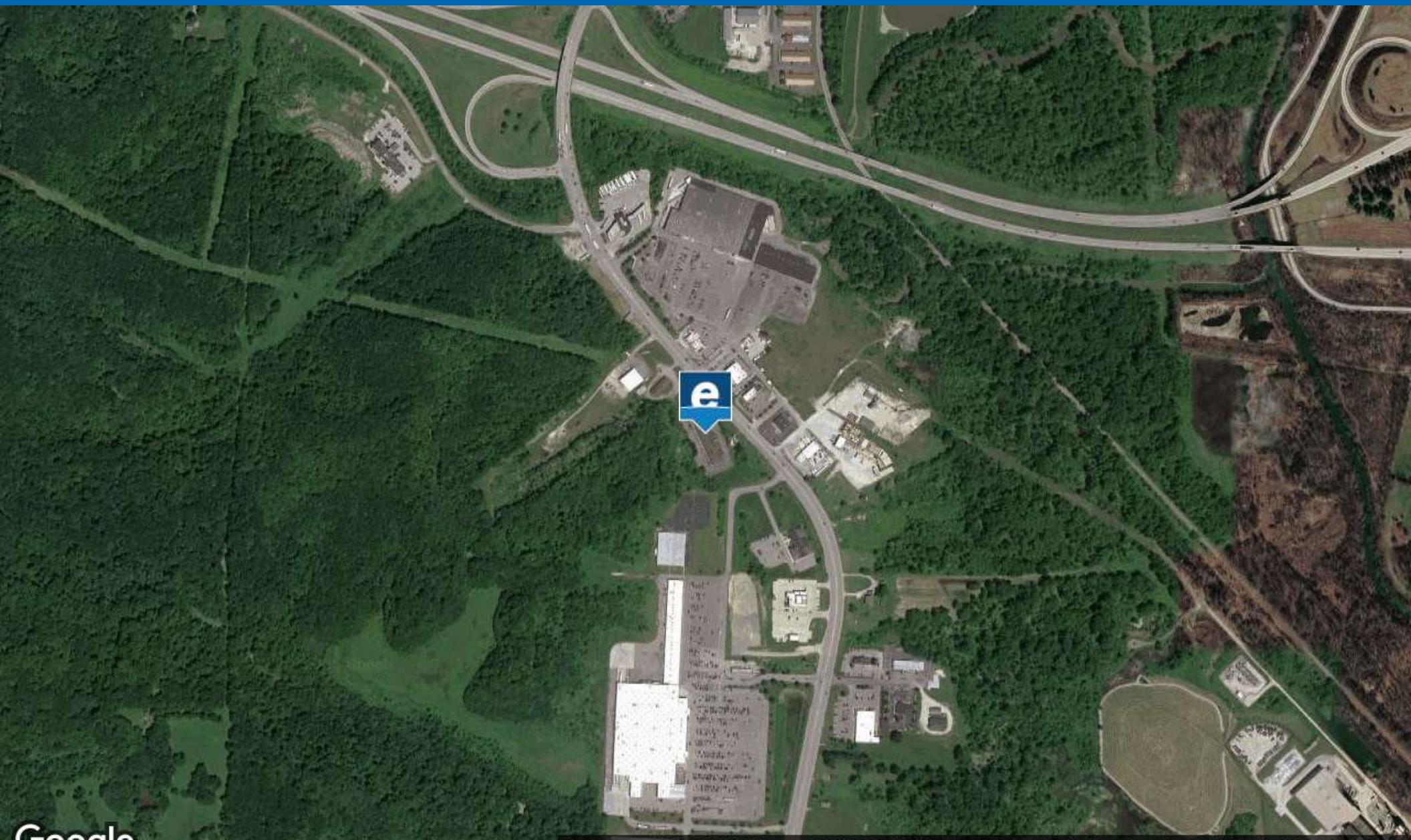
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# FINANCIAL ANALYSIS

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## SECTION 3



## PROFORMA --- Baymont Inn Cambridge OH

### Financial Overview

| Operating Income                   | 2022 Act         | 2023 Act         | 2024 Act         | 2025 Bud         |
|------------------------------------|------------------|------------------|------------------|------------------|
| <b>Sales</b>                       | <b>\$767,987</b> | <b>\$618,554</b> | <b>\$612,439</b> | <b>\$700,000</b> |
| <b>Estimated Operating Expense</b> |                  |                  |                  |                  |
|                                    | 2022 Act         | 2023 Act         | 2024 Act         | 2025 Bud         |
| <b>Estimated Expenses</b>          |                  |                  |                  |                  |
|                                    | <b>\$499,191</b> | <b>\$402,060</b> | <b>\$398,085</b> | <b>\$455,000</b> |
| Exp %                              | 65%              | 65%              | 65%              | 65%              |
| <b>EBITA</b>                       | <b>\$268,795</b> | <b>\$216,494</b> | <b>\$214,354</b> | <b>\$245,000</b> |
| EBITDA margin                      | 35%              | 35%              | 35%              | 35%              |

### Investment Overview

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| Capitalization Rate                   | 11.91%    | 13.61%    |
| Total Annual Cash Flow (before taxes) | \$94,096  | \$124,743 |
| Cash on Cash Return (ROI)             | 16.38%    | 21.71%    |
| True Cash Flow                        | \$113,816 | \$144,463 |
| Internal Rate of Return (IRR)         | 19.81%    | 25.15%    |
| DSCR                                  | 1.78      | 2.04      |

### Capital Structure

| Total Acquisition Cost        |                              |
|-------------------------------|------------------------------|
| Rentable Rooms                | 69                           |
| Revenue Multiplier            | 2.57                         |
| Listing Price                 | \$1,800,000 \$26,087 Per Key |
| Closing Costs                 | \$40,000                     |
| Franchise Fee                 | \$25,000                     |
| Capital Renovation            | \$50,000 \$725 Per Key       |
| <b>Total Acquisition Cost</b> | <b>\$1,915,000</b>           |

### Capital Requirements

|                              |             |
|------------------------------|-------------|
| Equity                       | 30%         |
| Loan-To-Value (Leverage PCT) | 70%         |
| Amortization (Years)         | 25          |
| Interest Rate                | 7.50%       |
| Buyer @ 30%                  | \$574,500   |
| Mortgage 70% LTV             | \$1,340,500 |
| Annual Interest Pmt          | (\$100,538) |
| Annual Principal Pmt         | (\$19,720)  |
| Annual Total Debt Svc        | (\$120,257) |

### Investment Snapshot

|                           |             |
|---------------------------|-------------|
| Listing Price             | \$1,800,000 |
| Renovations/Closing Costs | \$115,000   |
| Total                     | \$1,915,000 |
| Mortgage                  | \$1,340,500 |
| Equity                    | \$574,500   |

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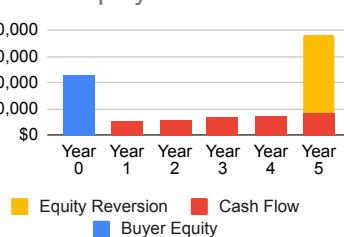
## Potential 5yr Investment Return

| Mortgage Balance | Beginning   | Ending (yr5) |
|------------------|-------------|--------------|
|                  | \$1,340,500 | \$1,232,042  |

### Capital Gain on Investment

|                          |                |
|--------------------------|----------------|
| Year 5 NOI               | \$332,856      |
| Terminal Cap Rate        | 18.49%         |
| Room Revenue Multiplier  | 2.57           |
| Selling Costs            | 3.00%          |
| Terminal Reversion Value | 2,030,000      |
| Less: Mortgage           | 1,232,042      |
| Less: Closing Costs      | 60,900         |
| <b>Equity Residual</b>   | <b>737,058</b> |

### Equity Return



| Cash Flow            | Year 0           | Year 1           | Year 2           | Year 3           | Year 4           | Year 5 |
|----------------------|------------------|------------------|------------------|------------------|------------------|--------|
| YoY Growth %         |                  | 3%               | 3%               | 3%               | 3%               | 3%     |
| Revenue              | \$700,000        | \$721,000        | \$742,630        | \$764,909        | \$787,856        |        |
| Expenses             | (\$455,000)      | (\$455,000)      | (\$455,000)      | (\$455,000)      | (\$455,000)      |        |
| EBITA                | \$245,000        | \$266,000        | \$287,630        | \$309,909        | \$332,856        |        |
| Annual Debt Service  | (\$120,257)      | (\$120,257)      | (\$120,257)      | (\$120,257)      | (\$120,257)      |        |
| <b>Cash Flow</b>     | <b>\$124,743</b> | <b>\$145,743</b> | <b>\$167,373</b> | <b>\$189,652</b> | <b>\$212,599</b> |        |
| <b>Debt Coverage</b> | <b>2.04</b>      | <b>2.21</b>      | <b>2.39</b>      | <b>2.58</b>      | <b>2.77</b>      |        |

| Equity Return        | Year 0             | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           |
|----------------------|--------------------|------------------|------------------|------------------|------------------|------------------|
| Buyer Equity         | \$574,500          |                  |                  |                  |                  |                  |
| Cash Flow            |                    | \$124,743        | \$145,743        | \$167,373        | \$189,652        | \$212,599        |
| Equity Reversion     |                    |                  |                  |                  |                  | \$737,058        |
| <b>Net Cash Flow</b> | <b>(\$574,500)</b> | <b>\$124,743</b> | <b>\$145,743</b> | <b>\$167,373</b> | <b>\$189,652</b> | <b>\$949,657</b> |

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# DEMOGRAPHICS

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## SECTION 4



# BAYMONT BY WYNDHAM CAMBRIDGE

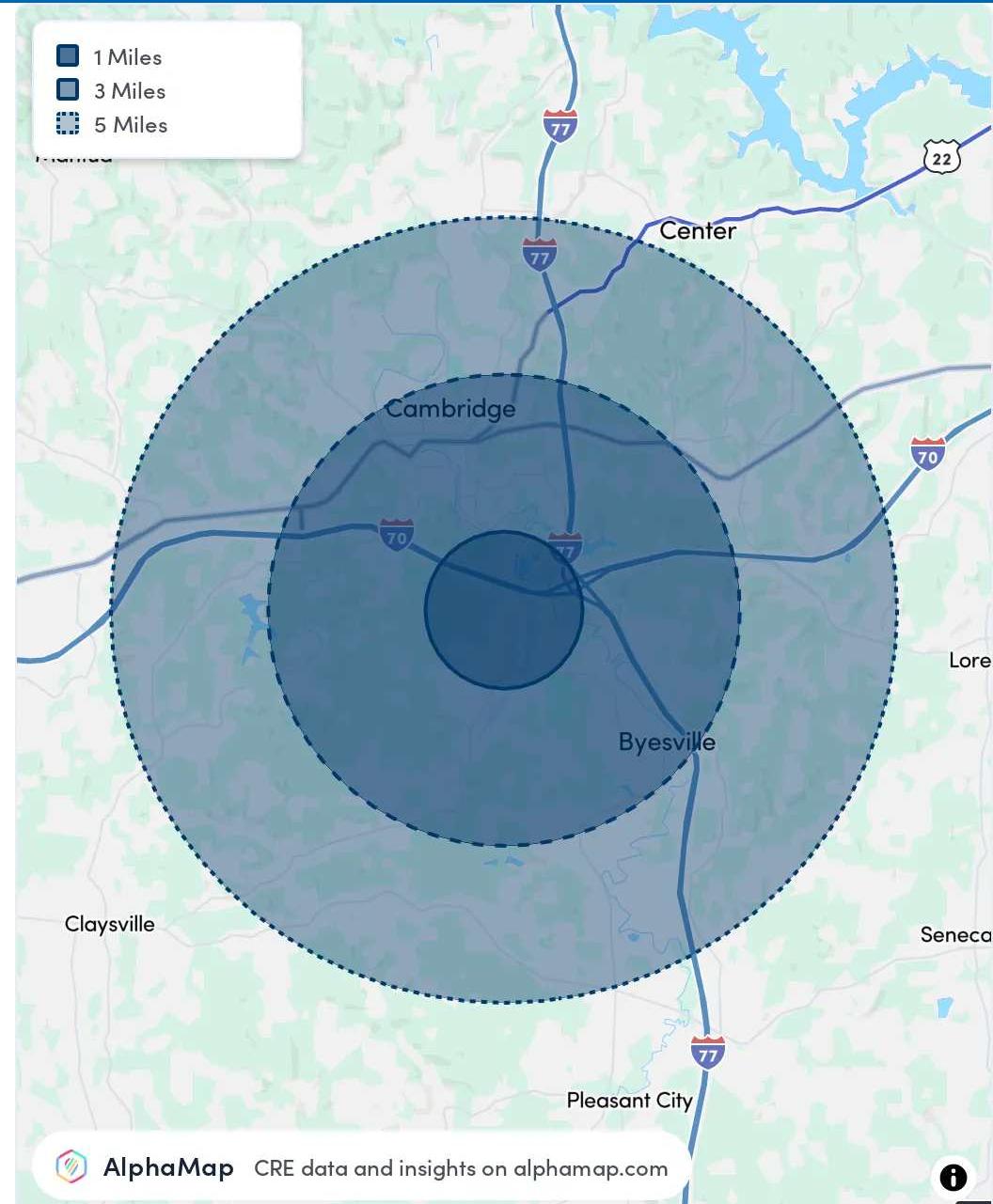
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## HOSPITALITY OFFERING FOR SALE

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 158    | 13,522  | 20,745  |
| Average Age          | 44     | 41      | 42      |
| Average Age (Male)   | 41     | 40      | 41      |
| Average Age (Female) | 46     | 42      | 44      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 63        | 5,980     | 9,102     |
| Persons per HH      | 2.5       | 2.3       | 2.3       |
| Average HH Income   | \$53,156  | \$65,830  | \$71,114  |
| Average House Value | \$178,947 | \$147,658 | \$171,389 |
| Per Capita Income   | \$21,262  | \$28,621  | \$30,919  |

Map and demographics data derived from AlphaMap



# ADVISOR BIOS

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## SECTION 5



# BAYMONT BY WYNDHAM CAMBRIDGE

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HOSPITALITY OFFERING FOR SALE

**Anish Shah**



**Tom Buoni**



**Neeti Shah**



Call/Text: (740) 480-3918

Email: [anish.shah@e-merge.com](mailto:anish.shah@e-merge.com)

Call/Text: (480) 316-1652

Email: [tom.buoni@e-merge.com](mailto:tom.buoni@e-merge.com)

Call/Text: (614) 424-2639

Email: [neeti.shah@e-merge.com](mailto:neeti.shah@e-merge.com)

e-Merge Real Estate Commercial

8720 Orion Place Suite 124B