

BAYMONT BY WYNDHAM CAMBRIDGE

61595 Southgate Parkway Cambridge, OH 43725



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HOSPITALITY OFFERING FOR SALE

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The background image shows a multi-story hotel building with a mix of brick and siding. A tall, slender sign pole rises from the roofline, topped with a large, illuminated sign. The roof is covered in a layer of snow, and the sky is a clear, pale blue. The overall scene is captured in a slightly desaturated, blue-toned style.

PROPERTY INFORMATION

SECTION 1

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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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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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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



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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

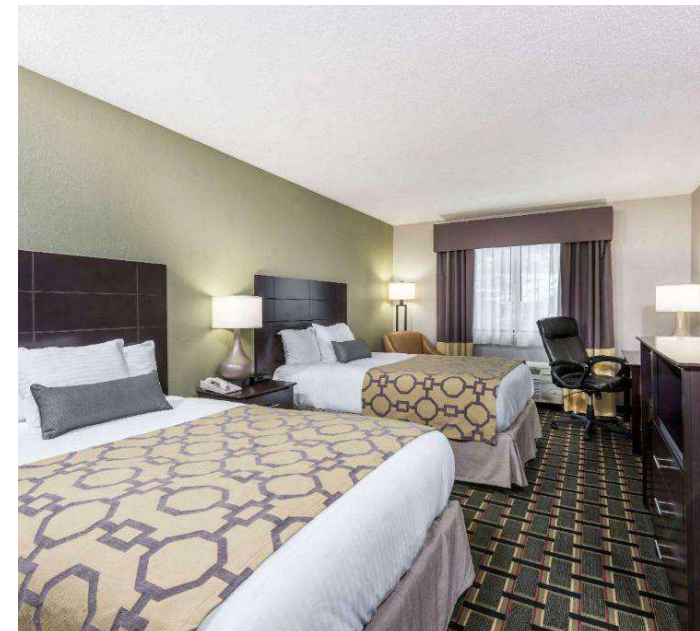
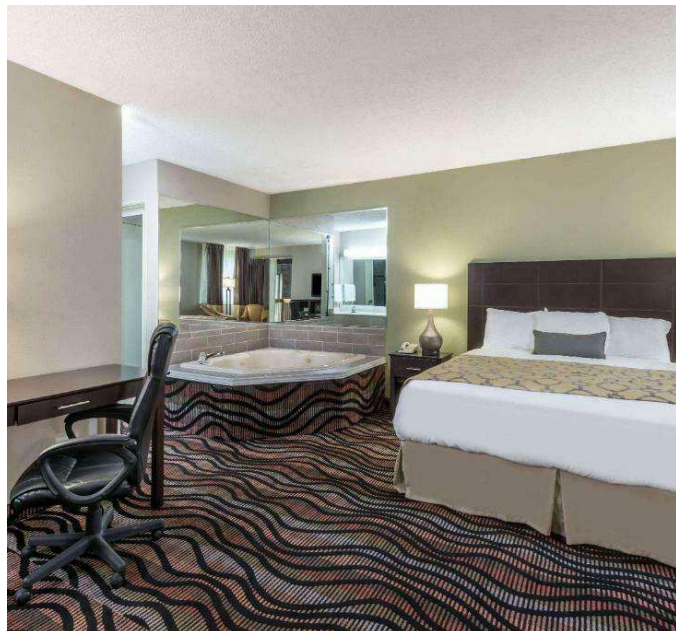
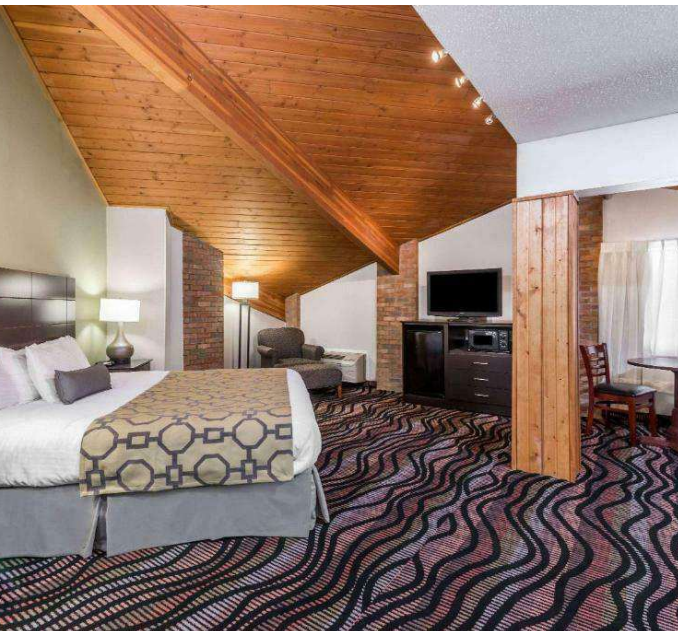
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ROOM INFORMATION

ROOMS	QUANTITY
King	16
Double	46
Suites	6
ADA Accessible	2
TOTALS	70



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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

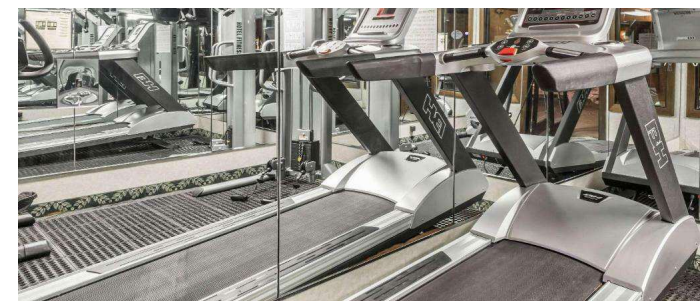
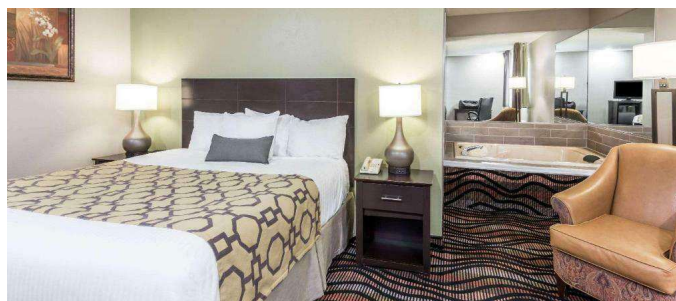
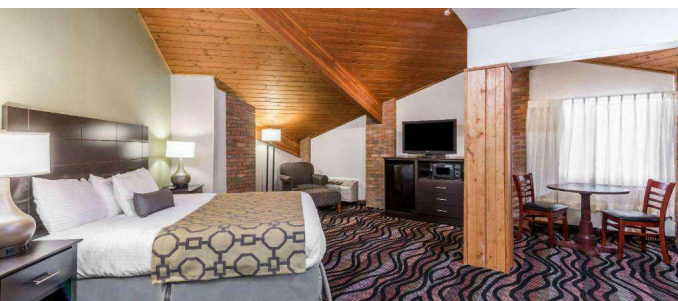
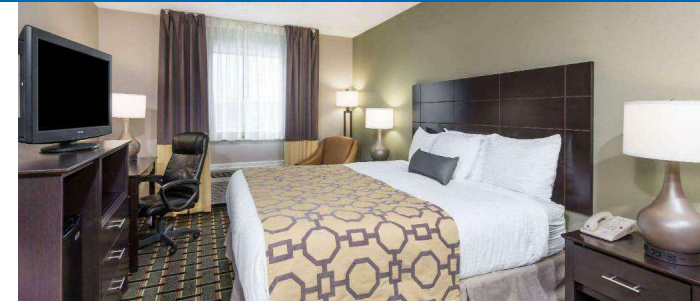
MAJOR DEMAND GENERATORS

- ▶ 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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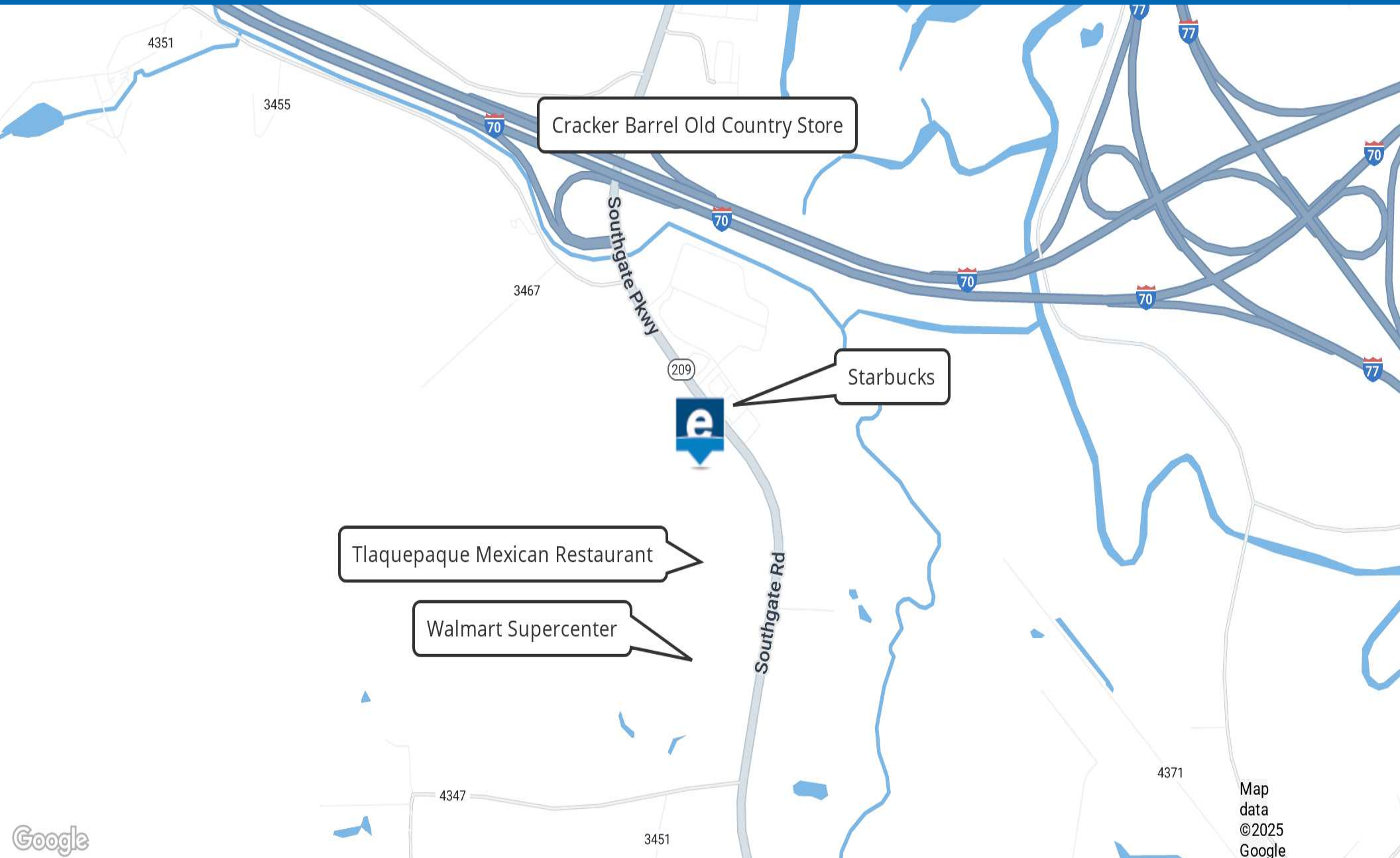
LOCATION INFORMATION

SECTION 2

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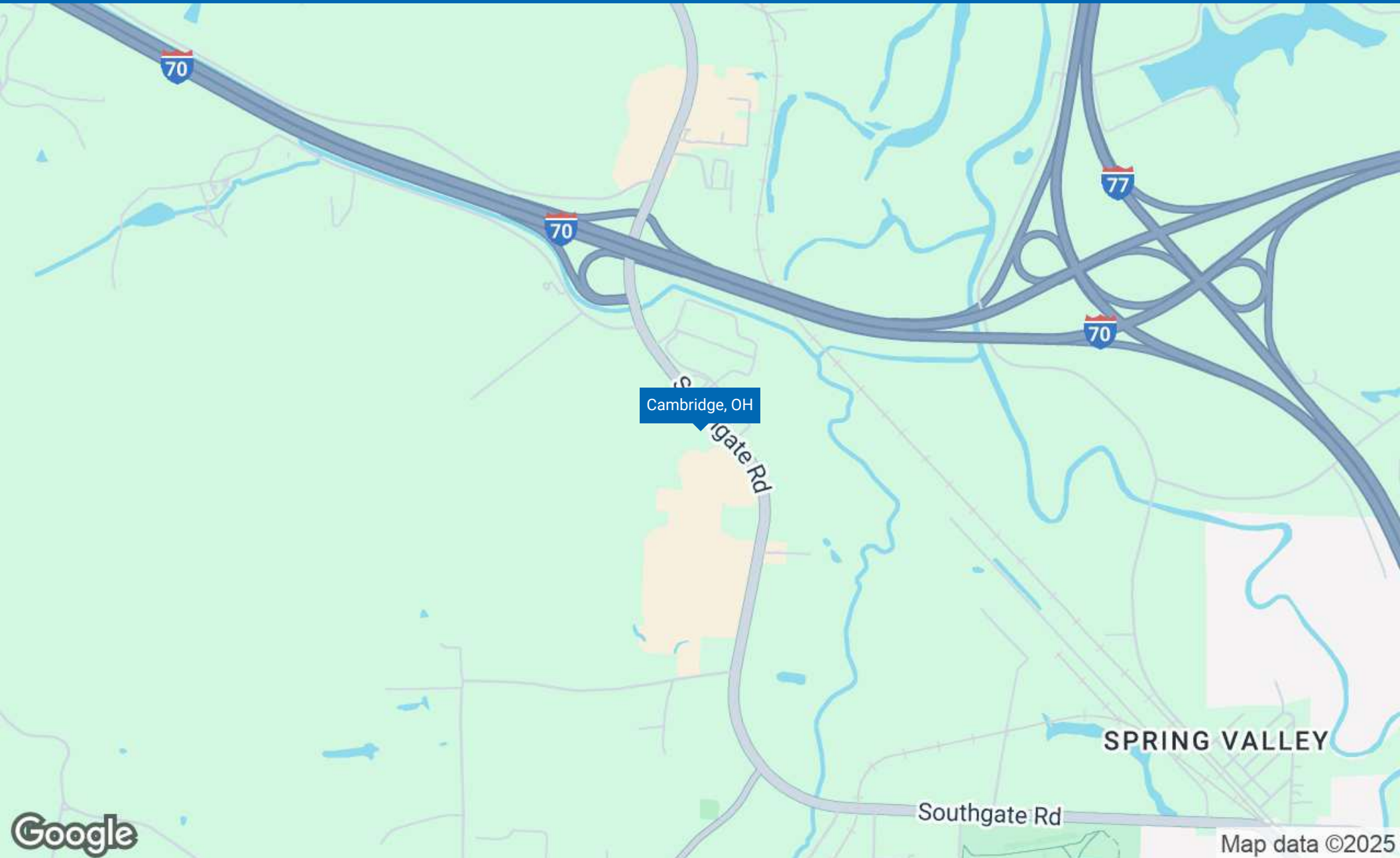
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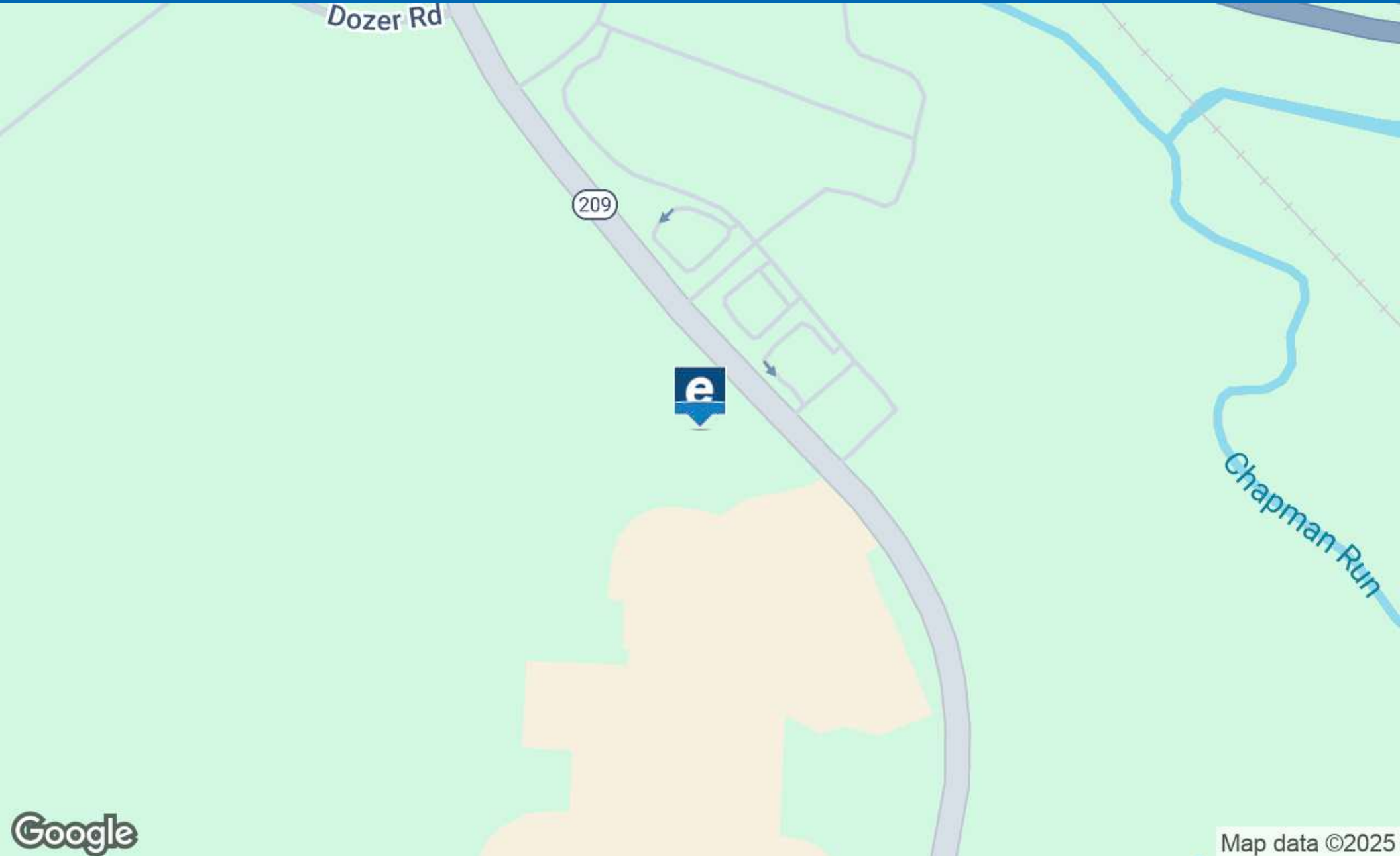
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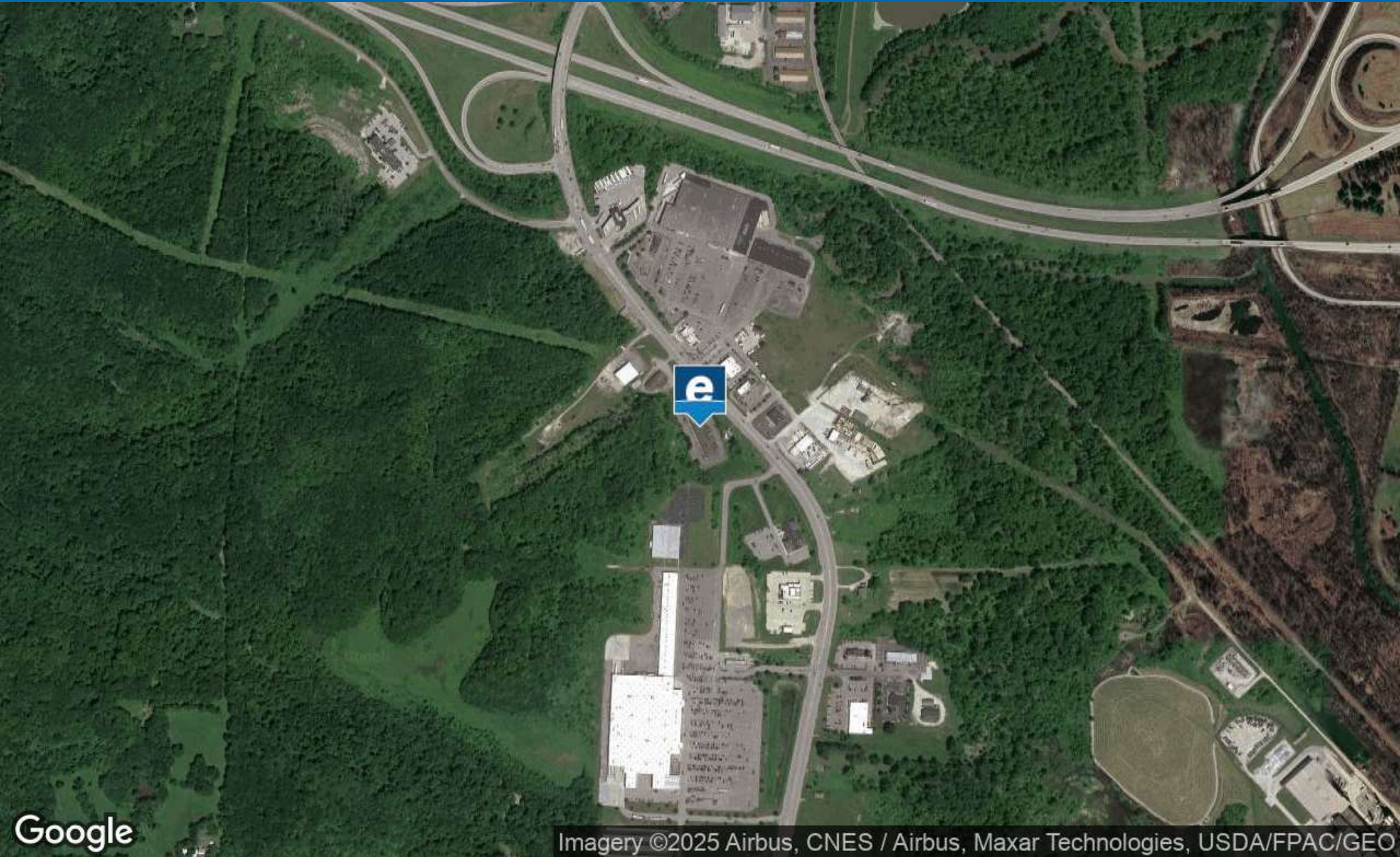
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Map data ©2025

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FINANCIAL ANALYSIS

SECTION 3



PROFORMA --- Baymont Inn Cambridge OH

Financial Overview

Operating Income	2022 Act	2023 Act	2024 Act	2025 Bud
Sales	\$767,987	\$618,554	\$612,439	\$700,000
Estimated Operating Expense	2022 Act	2023 Act	2024 Act	2025 Bud
Estimated Expenses	\$499,191	\$402,060	\$398,085	\$455,000
Exp %	65%	65%	65%	65%
EBITA	\$268,795	\$216,494	\$214,354	\$245,000
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
Total Acquisition Cost	\$1,915,000

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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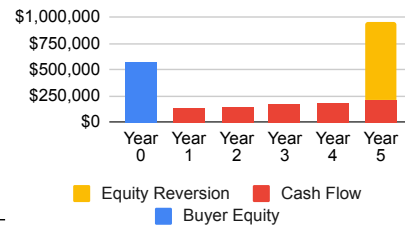
Potential 5yr Investment Return

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 Multitpler	2.57
Selling Costs	3.00%
Terminal Reversion Value	2,030,000
Less: Mortgage	1,232,042
Less: Closing Costs	60,900
Equity Residual	737,058

Equity Return



Cash Flow	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
YoY Growth %			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)
Cash Flow		\$124,743	\$145,743	\$167,373	\$189,652	\$212,599
Debt Coverage		2.04	2.21	2.39	2.58	2.77

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
Net Cash Flow	(\$574,500)	\$124,743	\$145,743	\$167,373	\$189,652	\$949,657

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DEMOGRAPHICS

SECTION 4

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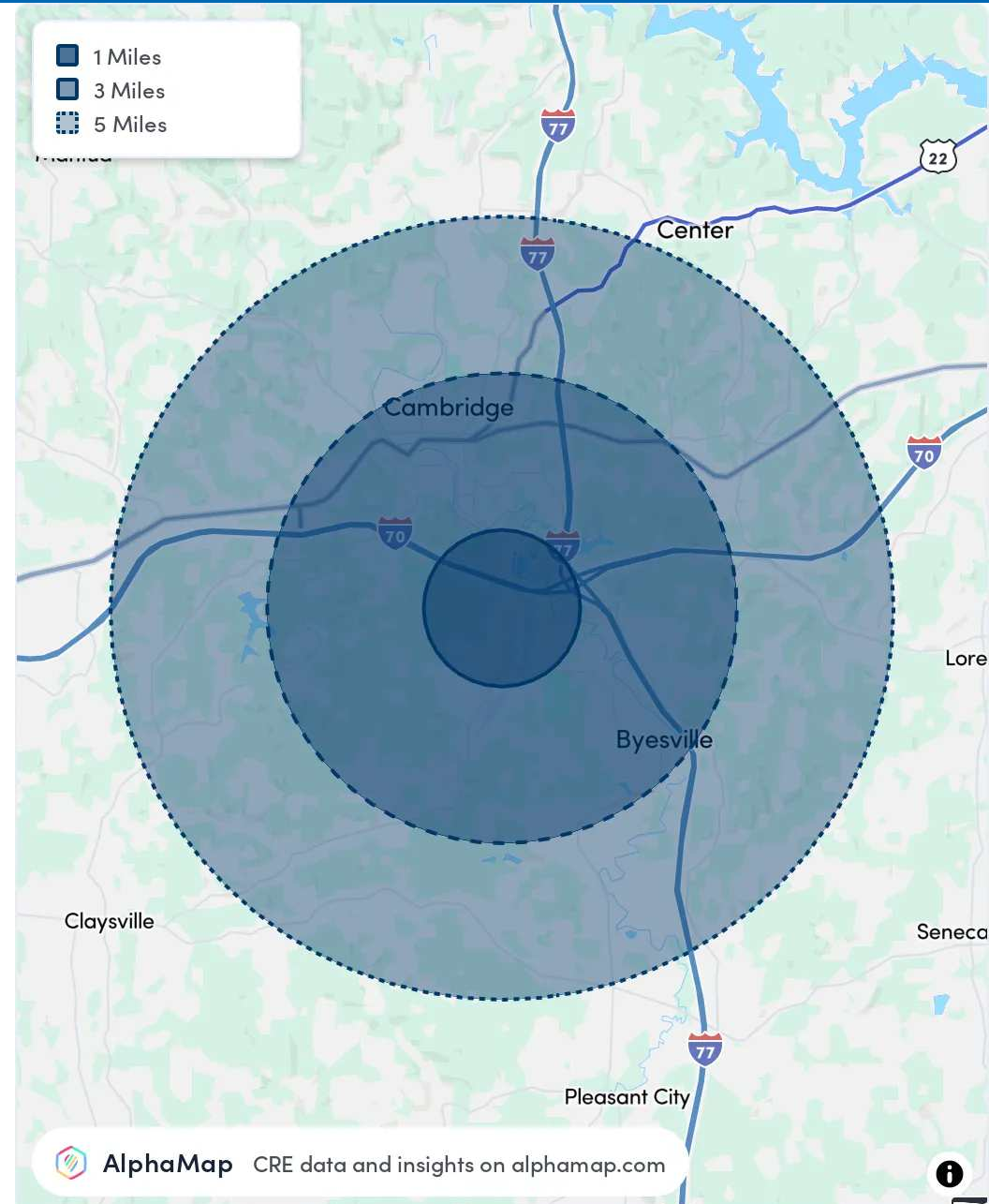
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	158	13,522	20,745
Average Age	44	41	42
Average Age (Male)	41	40	41
Average Age (Female)	46	42	44

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

SECTION 5

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