

SALE BROCHURE

Hampton Inn By Hilton Warroad

109 STATE AVE

Warroad, MN 56763

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$11,385,195
CAP RATE:	10%
ANNUAL ASSUMABLE DEBT BENEFIT:	±\$150,000
KEYS:	66
BUILDING SIZE:	46,861 SF
YEAR BUILT:	2021
APN:	560146001
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the Hampton Inn By Hilton Warroad ("Property") located in Warroad, MN. This recently built hotel boasts 66 keys along with spacious public areas in both the restaurant and pool areas. Additionally, a third-story outdoor patio overlooks the pool, making it a popular summer destination, and another outdoor patio adjacent to the bar adds to the summer enjoyment and evening ambiance. The Property, which is one of the finest hotels in the region, holds significant increased revenue potential, particularly for those with food and beverage experience.

PROPERTY HIGHLIGHTS

- 10% Cap Rate (2025 EBITDA plus Annual Assumable Debt Benefit) | Hampton Inn By Hilton Warroad located in Warroad, MN, famously known as "Hockeytown USA"
- Recently built hotel, completed in 2021, in a prime location next to the RiverPlace Cultural Arts and Event Center, which is expected to draw 30,000 visitors per year
- The Property contains 66 keys and a variety of room types to accommodate a wide range of guests
- Annual TIF benefit through 2030 of approximately \$80,000 per year
- Assumable financing for qualified prospects (\$7.75M balance at a 4% interest rate with a 2032 balloon payment)

SALE HIGHLIGHTS



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- Highly desirable Hampton Inn by Hilton flag
- The revenue & EBITDA continue to trend in the right direction. The hotel is still in the process of being stabilized, given the fact that it only opened several years ago.
- The Property is currently managed by competent management that is on-site (there is no third-party management company). A third-party management company could of course be reinstated, if the new owner desires.
- The hotel caters to guests visiting Warroad for hockey trips, which makes the the "hockey room" common area a huge sell. In addition, the hotel caters to guests visiting for tours of the Marvin Windows facility, and also for employees who visit to train at the Marvin Windows facility.
- The Property, situated on approximately 2.45 AC of land and located adjacent to the Warroad River, is the finest quality hotel in the entire region
- Spacious and well-equipped facility with amenities including a restaurant (Summit 49 Restaurant & Lounge), indoor & outdoor pools, indoor floor hockey room, fitness center, outdoor patio, and roof-top patio
- The sizable third-story outdoor patio is a summer favorite for a variety of activities and evening excitement
- All rooms in the hotel are clean with a modern style equipped with a TV and a fridge
- The hotel features an event space and 2 meeting rooms
- The largest guest room consists of approximately 600 SF.
- All guests receive complimentary continental breakfast each morning during their stay
- Room service is also available for guests who prefer meals from the comfort of their room
- Family-friendly hotel with many amenities for kids to enjoy including the indoor swimming pool and outdoor swimming pool

SALE HIGHLIGHTS CONTINUED

- The entire facility is non-smoking
- 24-hour front desk with contactless check-in and check-out options are available for guests to choose from
- The facility is fully ADA-accessible
- A business center and vending machines with snacks and drinks are available on-site
- Located minutes from Lake of the Woods fishing and The Shed Classic Car Museum. Marvin Windows headquarters is also nearby. It is also located in close proximity to many of the famous hockey facilities in the region.
- Thief River Falls Regional Airport, is located 88 miles from Hampton Inn Warroad, MN. Warroad International Memorial Airport (KRRT) is also located just 3 miles from the hotel and serves general aviation and charter flights
- Warroad hotel room generators include, but are not limited to:
 - The CN (Canadian National) Railway is the most active in North America. According to a Border Patrol Agent, trains pass through Warroad about 23 times per day delivering goods around Lake of the Woods (Warroad to Baudette).
 - Bosch & Jaguar Corporation are actively cold weather testing in the area and region.
- Marvin Windows and Doors: Family and leadership commitment to keep Corporate Headquarters in Warroad, 10% annual growth. Actively recruiting for several technical/professional jobs in Warroad. Active Tours/Training program bringing 3,500-4,000 guests annually for 1-day to 4-day training events. A number of suppliers travel to visit purchasing reps/engineers/etc. from across the US, Canada, etc. Plant and office renovation/construction projects bring workers in from outside the area.
- Warroad Schools: Second largest employer. Active Community Education program – a cooperative arrangement with city and schools that offer a large variety of activities.
- Homeland Security / Border Protection Services: Warroad Port of entry is the 4th heaviest traffic load of any border in the state of MN and 2st most popular for truck traffic.
- Further information including financials, etc. can be found in the document vault on the property website: <https://www.northco.com/>



THE HAMPTON INN BRAND

- **Hampton Inn** is a well-known hotel chain that falls under the Hilton Worldwide portfolio. It is known for providing consistent quality and value to travelers, offering comfortable accommodations and a range of amenities.
- **Quality:** Hampton Inn is renowned for its commitment to quality and service. It offers clean, comfortable rooms with modern amenities such as free Wi-Fi, complimentary breakfast, and access to fitness facilities and swimming pools. The brand emphasizes consistency across its locations to ensure guests have a reliable experience wherever they stay.
- **Number of Locations:** Hampton Inn has over 2,500 locations worldwide. These hotels are typically found in urban, suburban, and highway locations, catering to both business and leisure travelers.
- **History:** Hampton Inn was founded in 1984 as a budget hotel chain by the Hampton family in Memphis, Tennessee. In 1999, it was acquired by Hilton Worldwide, which helped expand its reach and enhance its offerings while maintaining its reputation for quality and affordability. Over the years, Hampton Inn has grown into one of the largest and most recognizable hotel brands globally, serving millions of guests annually.
- **Key Brand Values:**
 - **Consistency:** Hampton Inn prides itself on providing a consistent experience across all its locations, ensuring guests know what to expect no matter where they stay.
 - **Value:** The brand aims to offer excellent value for money, providing quality accommodations and amenities at affordable prices.
 - **Hospitality:** Hampton Inn places a strong emphasis on hospitality, striving to make guests feel welcome and comfortable during their stay.
 - **Convenience:** With its widespread presence and convenient locations, Hampton Inn aims to make travel easy and stress-free for guests.



ADDITIONAL PHOTOS - HOTEL



ADDITIONAL PHOTOS - AMENITIES



ADDITIONAL PHOTOS - DINING



LOCATION OVERVIEW

WARROAD, MN

Situated in Warroad, MN, nestled within the scenic northwestern corner of the state, this property radiates a picturesque allure against the stunning backdrop of Lake of the Woods. Situated near the Canadian border, this small town boasts scenic beauty and a rich history. With its proximity to the lake, Warroad offers abundant opportunities for outdoor recreation, including fishing, boating, and water sports during the warmer months, and ice fishing and snowmobiling in the winter. The town is also renowned for its hockey culture (it is known as "Hockeytown USA"), producing numerous NHL players and hosting the annual Hockey Day Minnesota event. Visitors can explore local shops, enjoy delicious dining options, and immerse themselves in the warm hospitality of this close-knit community.

The RiverPlace Cultural Art and Event Center serves as a dedicated venue for displaying cultural artwork and organizing a variety of events within the town of Warroad, Minnesota. This center serves as a hub for cultural activities, such as art exhibitions, performances, workshops, and community gatherings. Additionally, the center hosts events that celebrate the cultural heritage of the area and promote cultural exchange and understanding among residents and visitors alike.

Proximity to larger cities:

200 miles northeast of Fargo, ND

200 miles southeast of Winnipeg, MB

250 miles northwest of Duluth, MN

360 miles northwest of Minneapolis, MN

Airports nearby include Warroad International Memorial Airport (3 miles), Thief River Falls Regional Airport (88 miles), Winnipeg James Armstrong Richardson International Airport (130 miles), and Hector International Airport (216 miles).



RIVERPLACE OVERVIEW



RIVERPLACE

- RiverPlace is a new arts, culture, and event center that is being built alongside the Warroad River, in close proximity to the Property
- Expected to draw 30,000 visitors per year
- Opened in October 2024, Warroad RiverPlace is a 20,000-square-foot facility featuring a 320-seat performance hall with retractable seating, an art gallery, classroom spaces, a commercial kitchen for culinary arts, and outdoor patios for events and gatherings.
- RiverPlace is a 501c3 non-profit organization with the mission to become a welcoming place for everyone and a way of life that will promote inspired living through creative expression, art education, human connectedness, and appreciation for beauty throughout the entire Region.
- Primary programming areas include performing arts, theater, visual arts, culinary arts, and a place for small and large social gatherings including weddings, banquets and conventions serving up to 300 guests.
- The center offers a range of events, including art exhibitions, musical performances, educational workshops, and community gatherings. Notable events include the "Rural Traditions" art exhibit and the "Deuces Wild! Dueling Pianos" show.
- Visitors are welcome to explore the gallery and tour the facility free of charge from Tuesday through Saturday, between 10 a.m. and 5 p.m.
- Address: 103 State Ave, Warroad, MN 56763
- For more information: <https://www.warroadriverplace.org/>

AREA ACTIVITIES

- **Lake of the Woods & Outdoor Recreation**

- Warroad is a gateway to Lake of the Woods, offering fishing, boating, and ice fishing year-round. The lake is famous for walleye fishing, drawing anglers from all over.

- Hunting, snowmobiling, and ATV trails provide outdoor adventure in every season.

- The Warroad River is great for kayaking and canoeing.

- **Casinos & Entertainment**

- The Seven Clans Casino offers gaming, dining, and entertainment, attracting visitors looking for nightlife and fun.

- **History & Culture**

- The newly constructed Warroad RiverPlace - a brand new state of the art 20,000sf arts, culture, and events center draws many visitors.

- The William S. Marvin Training & Visitor Center showcases the history of Marvin Windows and the company's impact on the town.

- The Warroad Heritage Center & Museum shares local history, including indigenous Ojibwe culture and the town's fur trading roots.

- **Events & Festivals**

- Warroad hosts seasonal events like ice fishing tournaments, summer festivals, and hockey camps that bring in tourists.

- 4th of July celebrations and Winter festivals add to the town's charm.

- **Scenic Beauty & Small-Town Charm**

- Visitors enjoy scenic drives, lakeside views, and a peaceful small-town atmosphere.

- Local shops, diners, and breweries offer a taste of Northern Minnesota hospitality.



MARVIN WINDOWS HEADQUARTERS FACILITY



MARVIN WINDOWS HEADQUARTERS

The Marvin Windows HQ located in Warroad, Minnesota, is a large, modern facility that reflects the company's heritage and commitment to craftsmanship. As a cornerstone of the small northern Minnesota town, the headquarters serves as both a manufacturing hub and an administrative center. The building's architecture blends industrial functionality with natural elements, featuring expansive glass windows that showcase the surrounding landscape, a nod to the company's product focus.

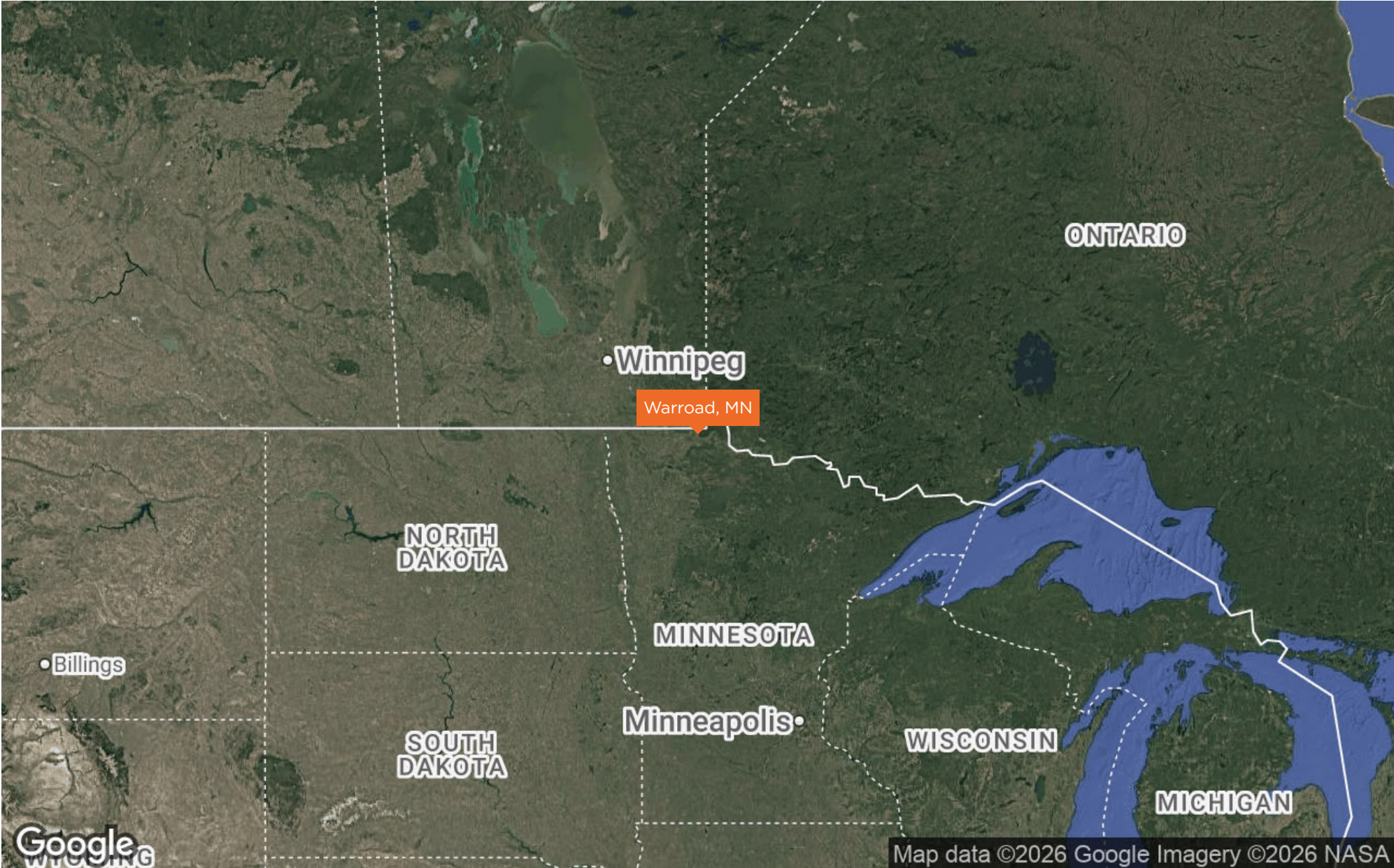
Inside, the headquarters houses state-of-the-art manufacturing lines, innovation labs, and offices, all designed to foster collaboration and innovation. Marvin's dedication to sustainability is evident in its use of energy-efficient systems and environmentally friendly materials throughout the facility. Despite its modern amenities, the headquarters maintains a warm, community-oriented atmosphere, emphasizing the family-run nature of the business.

The Warroad location is deeply tied to the company's history, as it was here that the Marvin family founded the company in 1912. Today, the headquarters stands as a symbol of the brand's continued growth and its strong roots in the local community.

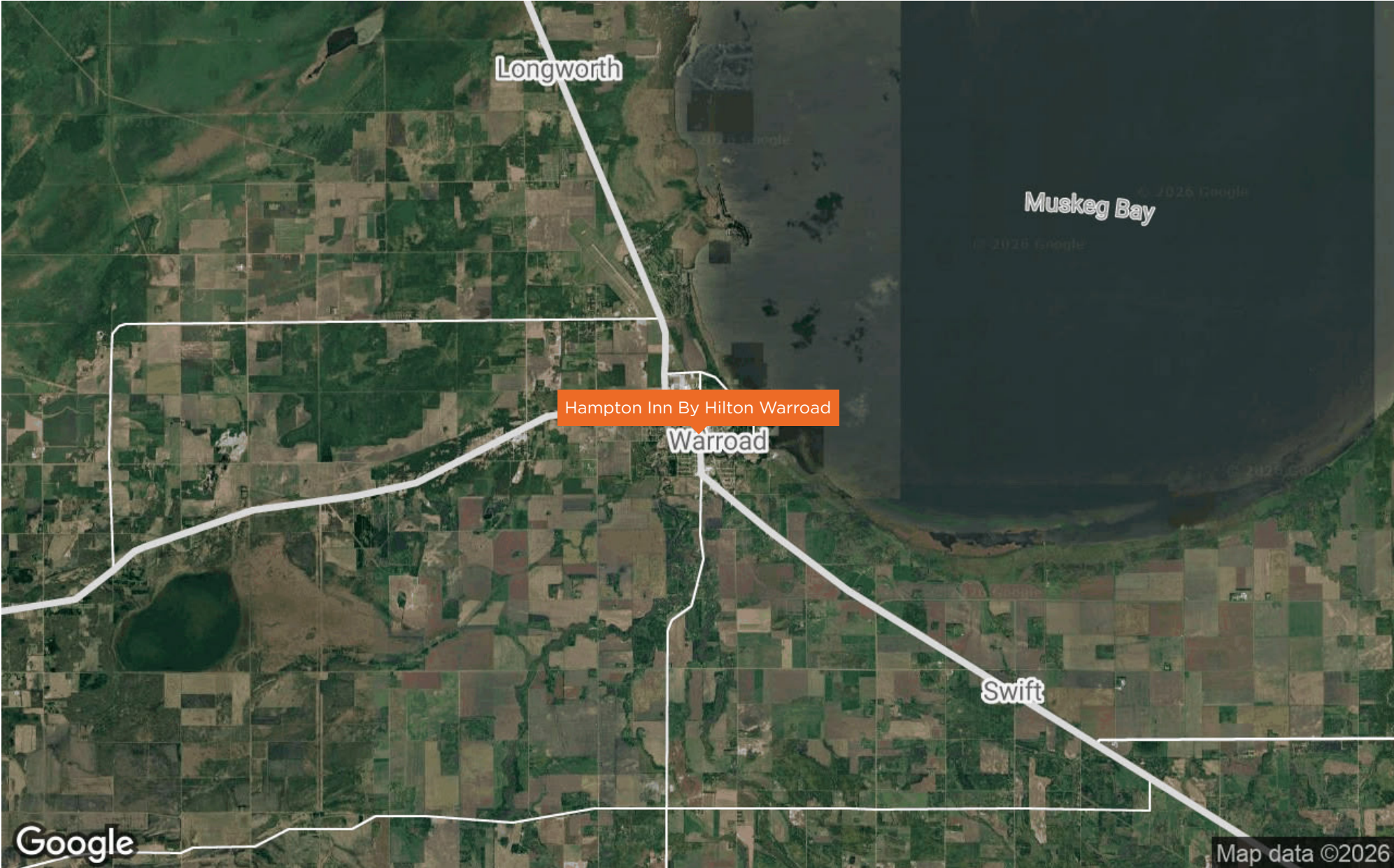
Beyond employment, Marvin's involvement in the community includes charitable initiatives, infrastructure improvements, and support for local schools and recreational activities, greatly contributing to the overall quality of life in this small.

The Marvin Windows HQ is a great source of traffic for the Property, as there are often training seminars (and other events) at the facility that host out of town guests.

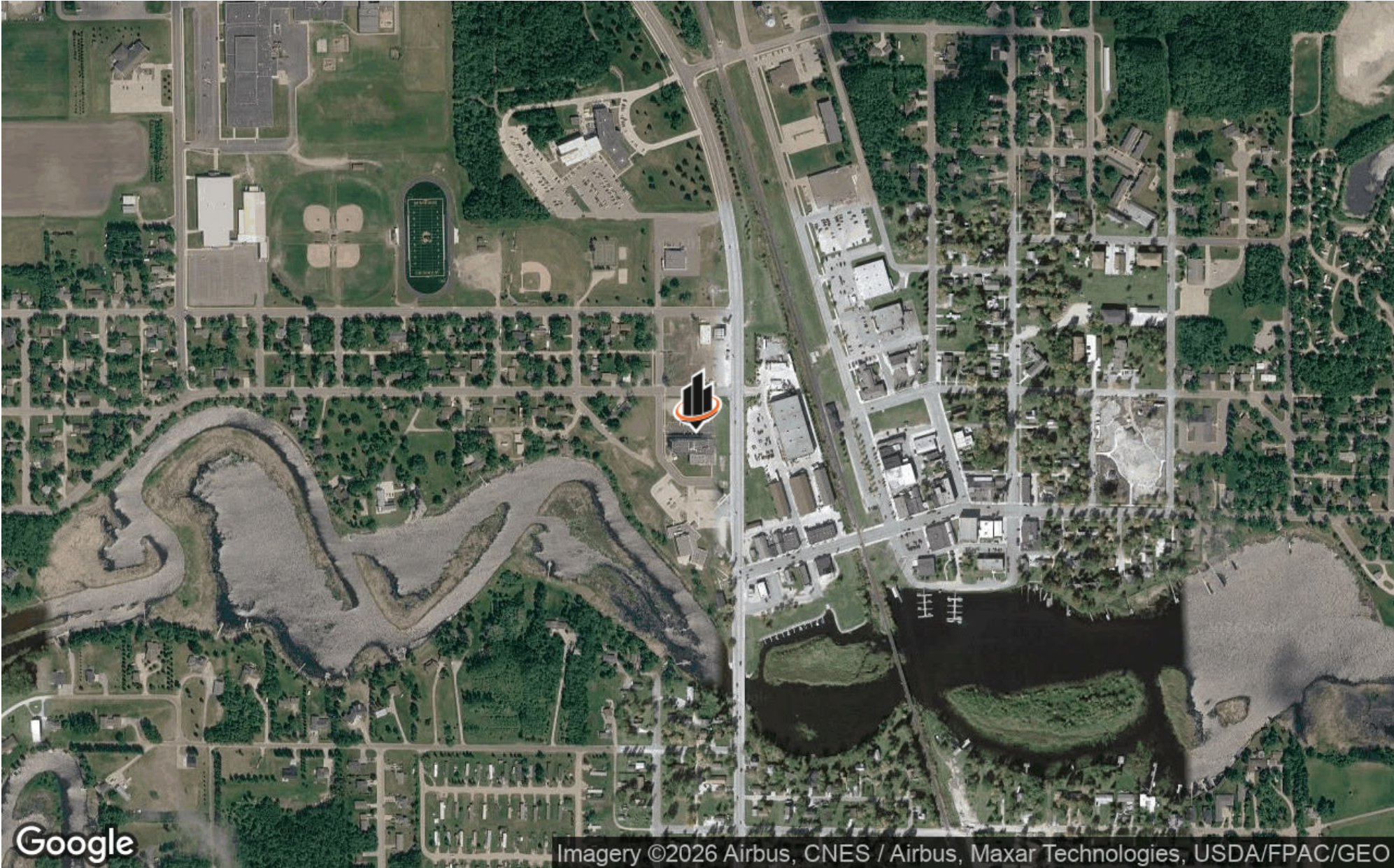
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	22,272	250,316	1,455,710
AVERAGE AGE	43	40	42
AVERAGE AGE (MALE)	43	39	41
AVERAGE AGE (FEMALE)	44	41	42

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	9,582	103,449	606,534
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$93,068	\$89,103	\$95,055
AVERAGE HOUSE VALUE	\$215,528	\$244,446	\$287,285

Demographics data derived from AlphaMap

