



## Central California | Hospitality Investment Opportunity For Sale - \$9.95 Million



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## Days Inn by Wyndham

1215 R Street, Merced, California 95341

The Days Inn by Wyndham Merced features refreshed guestrooms and interiors following **extensive renovations** completed in **2020–2021** — including full hotel plumbing, room repairs, upgraded HVAC units, a rebuilt lobby, new doorlocks, parking lot resurfacing, and exterior repainting. Also updated flooring, case goods and FF&E throughout the property for **DAWN PIP**. These improvements enhance the guest experience while **reducing near-term capital needs**.

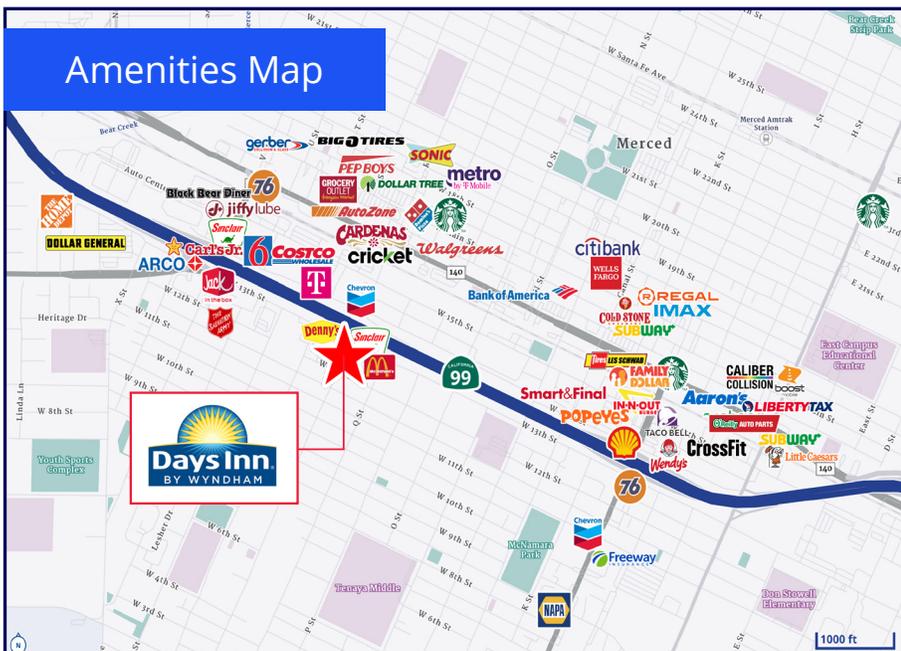
Conveniently located just off **Highway 99**, the hotel attracts **Yosemite-bound** travelers and visitors to **UC Merced**. It also benefits from proximity to the local medical center & the Merced Train Station—future northern hub of the **California High-Speed Rail** — positioning the asset for **long-term demand growth**.

### Investment Highlights

- **2024–2026 PIP Completed** – New paint, case goods, flooring, FF&E.
- **Highway 99 Location** – Strong regional & Yosemite traffic.
- **Near Merced Train Station** – Future CA High-Speed Rail hub.
- **Minutes to UC Merced** – Plus new medical center.
- **Walk to Merced Fairgrounds** – Consistent event demand.
- **Yosemite National Park** – Major tourism driver; only an hour away.

## LISTING SUMMARY

<b>List Price:</b>	\$9,950,000
<b>Number of Rooms:</b>	74 Rooms
<b>Average Cap Rate:</b>	7.00%
<b>Lot Size:</b>	1.0 Acre
<b>Gross Building Area:</b>	21,050 Sq. Ft.
<b>Price/Sq. Ft.</b>	\$472.68
<b>Year Built:</b>	1985
<b>Year Renovated:</b>	2020-2021 (Plumbing, HVAC, lobby, parking lot, exterior paint; new doorlocks & room repairs)
<b>Capital Improvements/ PIP Upgrades:</b>	2024-2026



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