



GALLEGOS AND ASSOCIATES
NATIONWIDE HOSPITALITY SPECIALISTS

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Executive Summary

The Annie Oakley Motel in Oakley, Kansas is a 1 story, exterior corridor property, situated on .41 acres of land. Room mix - 5 kings, 5 Queens, 6 Double Queens. 4 Family Rooms and 1 managers apartment (2bed/2bath and storage)



428 Center Ave, Oaklet, KS 67748



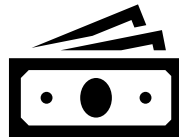
Built in 1954



20 keys plus
a manager's apartment



Room Revenue



Investment Highlights

- This property was built in 1954 of block construction. It was renovated in 2019 and does not currently have a flag attached to the property so there is no PIP. All rooms have had smart TVs added withing the last 4 years. A new roof was installed 5 years ago and the mattresses were replaced 5 years ago also. There is guest laundry on site with 2 coin operated washers and 2 coin operated dryers, as well as a vending machine. This turn key property has been well maintained and ready for a buyer who does not want to renovate.



Property Overview



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Location Overview

Centrally located between Denver and Topeka off I-70, U.S. 83, and U.S. 40, Oakley is in the heart of [Northwest](#) Kansas. [Oakley](#) is the mid-point of the 102-mile [Western Vistas Historic Byway](#), Kansas' first designated Historic Byway. Our byway is rich in geological, western, Native American, and military history. Just south of Oakley you'll find the Kansas Badlands, [Monument Rocks](#), and [Little Jerusalem Badlands State Park](#). Oakley, Kansas is also an emerging area for wind energy with [Faith Technologies Inc.](#), [Juhl Energy](#), [GE Renewable Energy](#) and [Western Plains Energy](#) partnering to install a wind turbine to power the WPE ethanol plant in Oakley, Kansas, with on-site, clean, renewable energy.



Lodging Market Overview- Oakley, Kansas

PERFORMANCE	MIDSCALE & ECONOMY	SUBMARKET
Occupancy	48.7%	57.1%
ADR	\$76.23	\$105.75
RevPAR	\$37.08	\$60.34
3 Mo Occupancy	50.4%	59.1%
3 Mo ADR	\$75.66	\$102.54
3 Mo RevPAR	\$38.11	\$60.59
YTD Occupancy	45.5%	53.9%
YTD ADR	\$73.04	\$98.57
YTD RevPAR	\$33.25	\$53.09
12 Mo Occupancy	44.2%	52.2%
12 Mo ADR	\$72.37	\$97.86
12 Mo RevPAR	\$31.97	\$51.07

