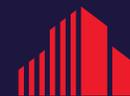


HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

OFFERING SUMMARY

The Holiday Inn Downtown Des Moines is ideally located near Mercy Medical Center with convenient access to Interstate 235. The property has undergone \$3.5 million in renovations over the past five years and features strong amenities including meeting space, on-site dining, a heated indoor pool and fitness center. Positioned near key demand drivers such as Mercy Medical Center, Casey's Center, Drake University, and Downtown Des Moines.

PROPERTY HIGHLIGHTS

Listing Price:	\$7,500,000
Price Per Key:	\$29,880
# of Rooms:	251
Gross SF:	146,074

2025 FINANCIALS

Gross Revenue:	\$3,492,653
Room Revenue Multiplier:	2.48X
Average Daily Rate (ADR):	\$134.64
Occupancy Rate:	24.49%
RevPAR:	\$32.98

INVESTMENT HIGHLIGHTS

251 Rooms | 12 Stories | Des Moines Downtown Hotel
Encumbered By Management | IHG 15 year Franchise
\$30k Per Key | Downtown Demand | Mercy Medical Center



HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

PROPERTY OVERVIEW

- Heated Indoor Pool 20' x 40'
- Lobby: "Cityview" Contemporary American Restaurant
- 12th Floor Ballroom: "Top of the Tower"
- 9,200 SF of meeting space
- 3 elevators
- Multi-Family conversion options
- Value-Add opportunity
- Exceptional I-235 visibility (89,000 VPD)

Building Information

Number of Floors:	12
Number of Rooms:	251
Year Built/Renovated:	1971/2018
Gross SF:	146,074
Lot Size:	1.93 Acres (84,070 SF)

[VISIT DEAL ROOM](#)



HOLIDAY INN DES MOINES DOWNTOWN

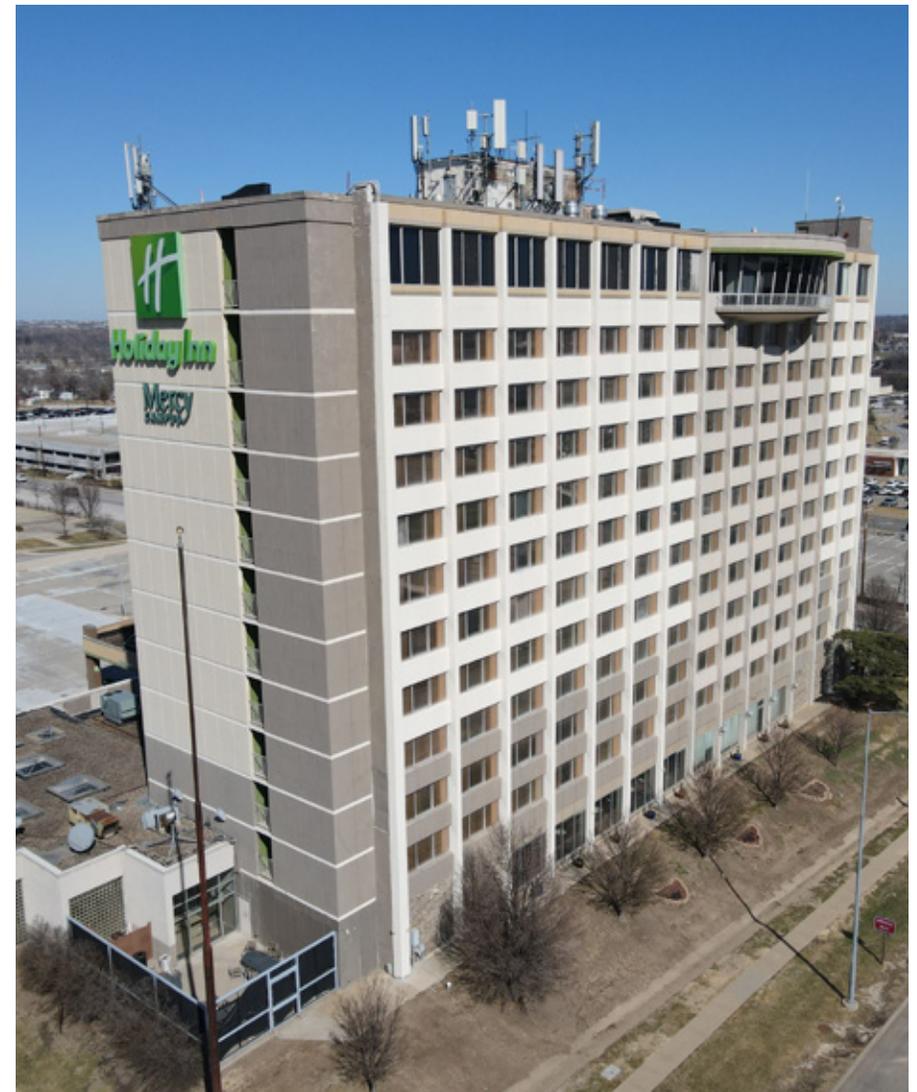
1050 6th Ave | Des Moines, IA

SITE AND PROPERTY DETAILS

UNIT MIX	# ROOMS	% OF ROOMS
King	67	27%
Queen	22	9%
Double	134	53%
Junior Suite	18	7%
2 Bedroom Suite	2	1%
ADA Compliant	8	3%

CONSTRUCTION	
Foundation	Poured Concrete
Framing	Reinforced Concrete
Exterior	Brick Block Tile

UTILITIES	
Phone	CenturyLink
Electric	MidAmerican Energy
Water/Sewer	Des Moines Water Works
Gas	MidAmerican Energy



HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

SUPPORTING INCOME

T-MOBILE CELL TOWER LEASE

- Originally Signed in 1996
- Current Payment shown in P&L “Other Rental Income”
- Antenna Rent = \$55,713 yearly
- 20% increase every 5 years

AT&T CELL TOWER LEASE

- Originally Signed in 2000
- Current Payment shown in P&L “Other Rental Income”
- Antenna Rent = \$69,697 yearly
- 15% increase every 5 years

LEASES

The hotel earns extra steady income from two rooftop leases. T-Mobile (formerly Sprint) and AT&T make yearly payments to the property in the first quarter.



HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

HOTEL FACTS



Holiday Inn
& Suites

FRANCHISE OVERVIEW

The Hotel is currently branded as a Holiday Inn with IHG and the current agreement expires in October 2036. They have offered current ownership a 10 year commitment with PIP renovations.



FRANCHISE DETAILS

Franchise Affiliation	IHG; Holiday Inn & Suites
Franchise Expiration	2036; Renewal Available
Estimate Franchise Transfer Cost:	\$500 per key; 125k
Property Improvement Plan (Estimate)	Buyer Dependent

HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

PARCEL MAP



HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

LOCAL COMPETITION



INTERSTATE 235 89, 383 VPD



HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

DES MOINES MSA, IOWA

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 760,00 people, which represents 33% of the state's population.

*Crossroad of major interstates

2026 Des Moines MSA Demographics



Total Population
759,174



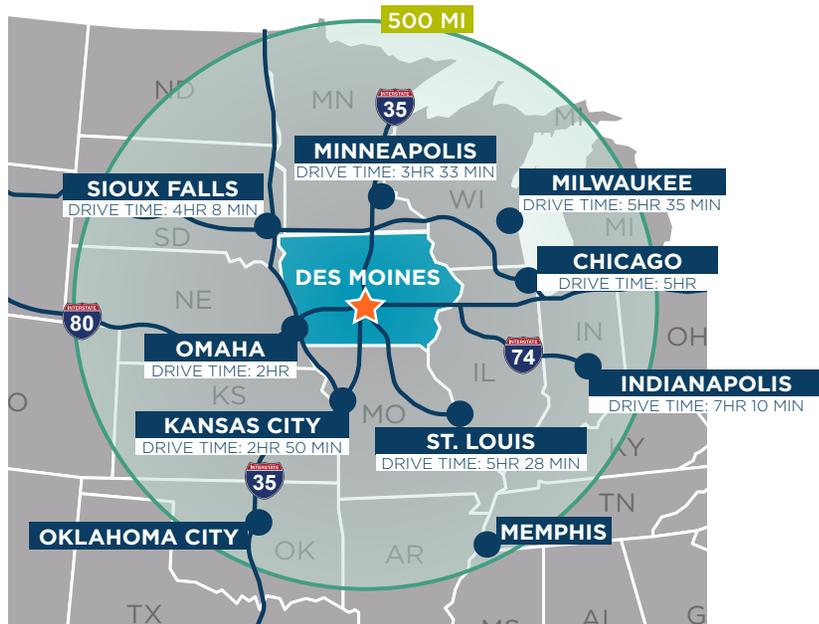
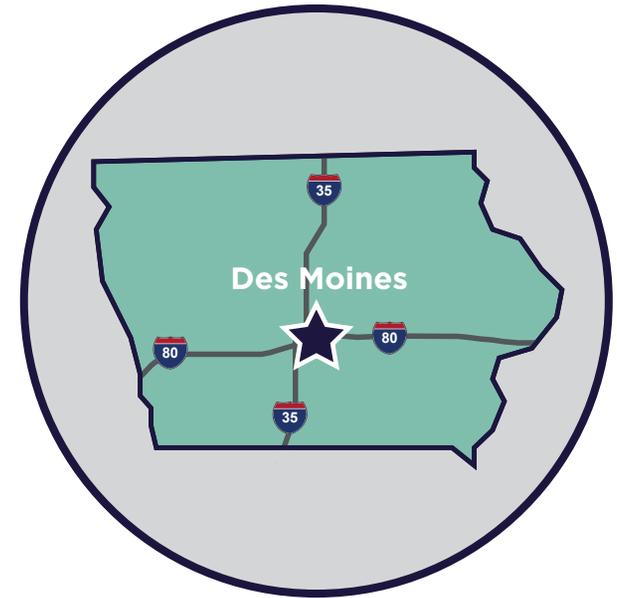
Total Households
302,502



Daytime Population
761,942



Avg HH Income
\$85,117



PROPERTY

HOLIDAY INN DES MOINES DOWNTOWN

1050 6th Ave | Des Moines, IA

Disclaimer

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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