

# AMERICAS BEST VALUE INN

505 WENDOVER BOULEVARD  
WENDOVER, UTAH 84083



## OFFERING MEMORANDUM

*50-ROOM LIMITED-SERVICE HOTEL OPPORTUNITY*

# AMERICAS BEST VALUE INN WENDOVER

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**1**

# **INVESTMENT OVERVIEW**



# AMERICAS BEST VALUE INN WENDOVER

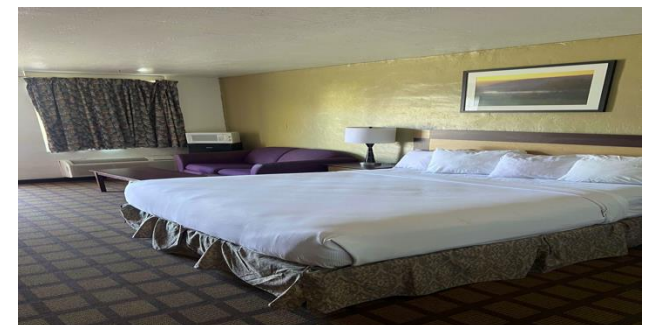
We are proud to present the 50-room Americas Best Value Inn in Wendover, Utah. The hotel is located directly off of I-80 near the world-renowned Bonneville Salt Flats. The Americas Best Value Inn benefits from its proximity to several major tourist destinations including the Bonneville Speed Races, the several Wendover, Nevada casinos, and the multiple Wendover historical sites.

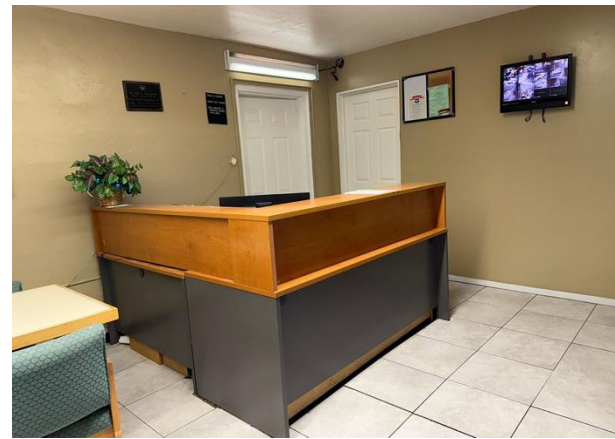
The hotel is currently being remotely operated by an absentee owner with the help of local staff. While Sontesta is offering to extend a new franchise to a new owner, there are multiple major well known economy brands that would encompass this hotel into their reservation systems. This presents a unique opportunity to explore other brands and compare which financial incentives are available to improve performance at the hotel. An investor can benefit from improving operations with hands on ownership while increasing an already attractive in place cash flow.

OPERATING SUMMARY	2025 As ABVI	Proforma New Hands-On Ownership Meets Current CompSet RevPAR
OCCUPANCY	32.9%	43.98%
ADR	\$60.42	\$87.93
RevPAR	\$19.92	\$38.68
REVENUE	\$365,697	\$705,825
EXPENSES	\$294,301	\$326,868
NET OPERATING INCOME	\$71,396 / 19.52%	\$378,957 / 53.69%

<u>The Offering</u>	
Asking Price	\$1,450,000
Property Address	505 Wendover Boulevard Wendover, UT 84083
Assessors Parcel Number	01-261-0-0022
Franchise	Americas Best Value Inn Sonesta Hotels & Resorts
Management	Absentee Owned Operated by Local Staff

<u>Site Detail</u>	
Number of Rooms	50
Number of Buildings	1
Number of Stories	2
Year of Construction	1980
Lot Size	1.02 Acres
Parking	Ample





## HIGHLIGHTS

### ABSENTEE OWNED HOTEL WITH REBRANDING INCENTIVES

- Attractive In Place Cashflow
- Optimal Room Count for Owner/Operator
- Possible Conversion Opportunities With Financial Incentives-
- Huge Upside Through Hands on Ownership
  - Remotely Operated by Absentee Owner and Local Staff
- **Near Major Tourist Destinations**



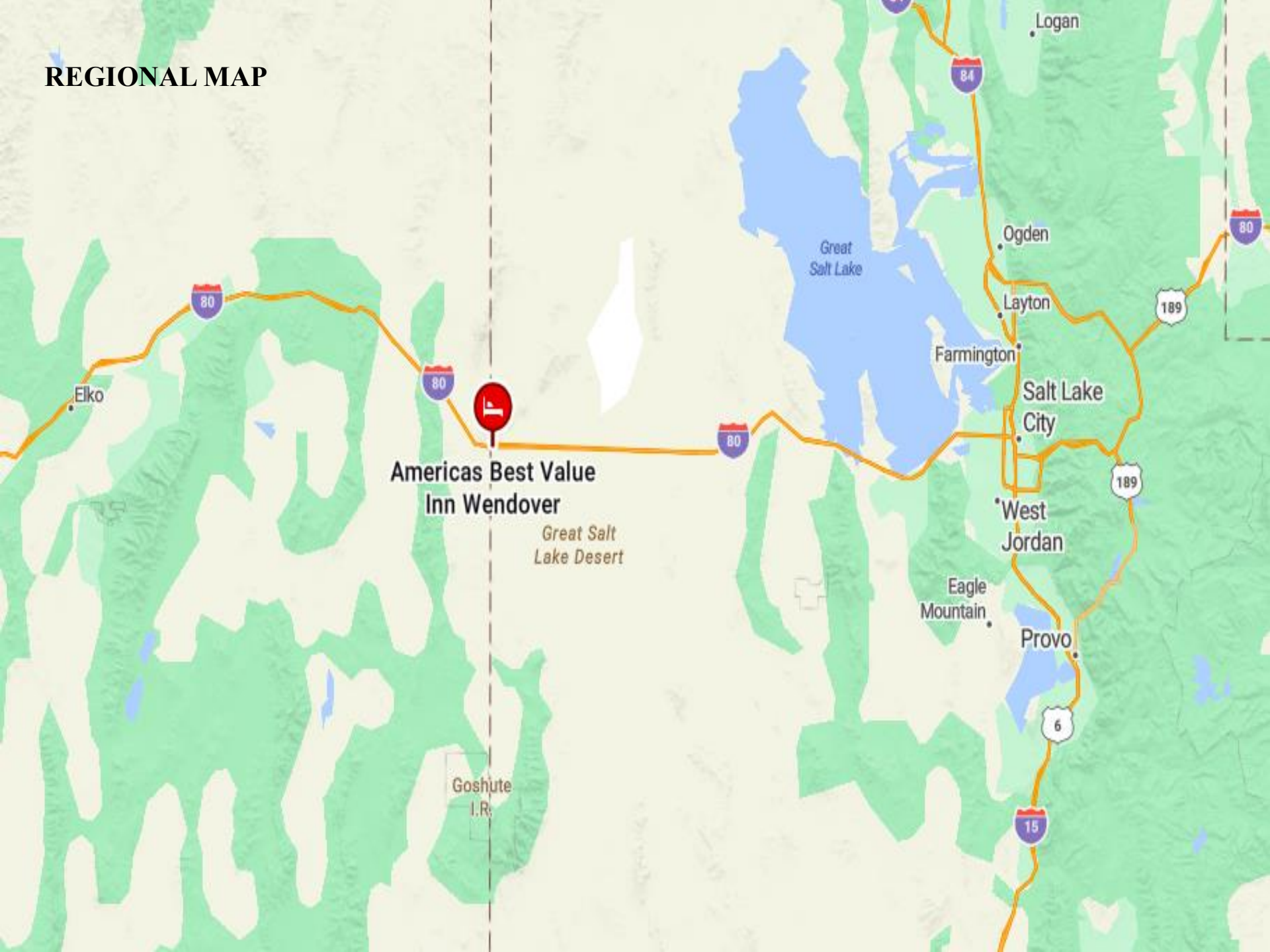
### MARKET OVERVIEW

- 1 Mile to Peppermill Hotel Casino
- 1 Mile to Rainbow Casino
- 1 Mile to Wendover Nugget Casino
- 10 Miles to Bonneville Salt Flats
- 10 Miles to Bonneville Raceway

### NEARBY MAJOR EMPLOYERS

- Peppermill Spa & Casino
- Wendover Nugget Casino
- Rainbow Casino
- Graymont
- KG Mining
- Clean Harbors

# REGIONAL MAP



# LOCAL MAP



# PARCEL OVERVIEW



180 EB X1 ON ARIA RAMP  
180 EB FWY

CJM CHASE  
01-

COLORADO HOSPITALITY SERVICES INC  
01-252-0-0039  
R029012

WENDOVER HOTEL ASSOCIATES INC  
01-269-0-0003  
R013478

WENDOVER HOSPITALITY LLC  
01-252-0-0006  
R007769

MIRAMONTES EDUARDO  
01-261-0-0020  
R019155

DODGE THE HALLS LLC  
01-261-0-0023  
R029011A

ONE ON KARI HOSPITALITY LLC  
01-266-0-0022  
R029019

WENDOVER HOTEL ASSOCIATES INC  
01-261-0-0015  
R0088498

WENDOVER HOSPITALITY LLC  
01-266-0-0004  
R019322

BARTON INVESTMENT LLC  
01-261-0-0021  
R004908

MESH PITA HOSPITALITY LLC  
01-266-0-0008  
R008506

Wildcat Blvd

Wendover Blvd

TOOELE COUNTY SCHOOL DISTRICT  
01-262-0-0011  
R005912

TOOELE COUNTY BOARD OF ED  
01-261-0-0008  
R026430

SKYLINE TELECOM  
01-261-0-0018  
R017689

OBERGDAN  
01-261-0-0009  
R021419

6th St

Pilot Ave

2

# STR & MARKET REPORTS



# MARKET PERFORMANCE OVERVIEW

## Overview

### Utah North Area Hospitality

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
<b>54.6%</b>	<b>\$117</b>	<b>\$64</b>	<b>2.3M</b>	<b>1.3M</b>

Utah North Area comprises 120 hotel properties, which contain around 6,500 rooms. Among the subtypes, there are 110 Luxury & Upper Upscale rooms, 2,300 Upscale & Upper Midscale rooms, and 4,100 Midscale & Economy rooms in Utah North Area.

As of February, Utah North Area 12-month occupancy is 54.6%, 12-month ADR is \$117, and 12-month RevPAR is \$64. Year over year, 12-month occupancy in Utah

North Area has changed by -4.8%, 12-month ADR has changed -2.2%, and 12-month RevPAR has changed by -6.9%.

Approximately 240 rooms are under construction in Utah North Area, accounting for 3.7% of its existing inventory. Over the past 12 months, roughly 230 rooms have opened across 3 buildings.

### KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	106				0	0
Upscale & Upper Midscale	2,295	67.7%	\$142	\$96	139	161
Midscale & Economy	4,085	47.4%	\$91	\$43	92	80
<b>Total</b>	<b>6,486</b>	<b>54.6%</b>	<b>\$117</b>	<b>\$64</b>	<b>231</b>	<b>241</b>

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	43.6%	39.9%	41.4%	54.6%	57.6%	52.6%
Occupancy Change	-0.7%	-4.2%	-2.1%	-4.8%	5.5%	-0.8%
ADR	\$115	\$112	\$116	\$117	\$113	\$119
ADR Change	-0.9%	0.2%	-0.7%	-2.2%	7.6%	1.0%
RevPAR	\$50	\$45	\$48	\$64	\$65	\$63
RevPAR Change	-1.5%	-4.0%	-2.8%	-6.9%	13.5%	0.2%

# Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set - Performance Set

Americas Best Value Inn Wendover    505 E Wendover Blvd    Wendover, UT 84083    United States    Phone: 4356657744    Currency USD - U.S. Dollar  
 STR ID: 24585    ChainID: UT2780    Operator:    Owner: Hardeep Singh  
 For the Month of: December 2025    Date Created: February 10, 2026    Monthly Competitive Set Data Includes Subject Property

## December 2025

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	17.9	29.2	61.5	54.82	96.15	57.0	9.83	28.03	35.1
Year To Date	33.0	44.7	73.8	60.42	97.14	62.2	19.92	43.39	45.9
Running 3 Month	30.8	38.8	79.5	51.74	94.36	54.8	15.96	36.62	43.6
Running 12 Month	33.0	44.7	73.8	60.42	97.14	62.2	19.92	43.39	45.9

Huge Upside Through Hands on Ownership / Property Refresh

## December 2025 vs. 2024 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-15.2	-10.9	-4.8	7.9	17.2	-8.0	-8.5	4.4	-12.4
Year To Date	-4.2	-3.5	-0.7	5.8	3.3	2.5	1.4	-0.3	1.7
Running 3 Month	31.5	0.7	30.5	3.0	8.3	-4.9	35.5	9.1	24.2
Running 12 Month	-4.2	-3.5	-0.7	5.8	3.3	2.5	1.4	-0.3	1.7

# Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments - Performance Set

Currency USD - U.S. Dollar

Americas Best Value Inn Wendover 505 E Wendover Blvd Wendover, UT 84083 United States Phone: 4356657744

STR ID: 24585 ChainID: UT2780 Operator: Owner: Hardeep Singh

For the Month of: December 2025 Date Created: February 10, 2026 Monthly Competitive Set Data Includes Subject Property

Occupancy (%)								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Americas Best Value Inn Wendover	17.9	-15.2	33.0	-4.2	30.8	31.5	33.0	-4.2
Market: Utah North USA	42.7	-3.9	55.9	-2.9	47.9	-4.3	55.9	-2.9
MarketClass: Economy	31.4	-14.0	48.4	-7.0	40.9	-11.3	48.4	-7.0
Submarket: Utah North Area	37.0	-8.4	54.9	-5.0	47.4	-6.7	54.9	-5.0
SubmarketCollapsedScale: Economy Chain	26.1	-17.8	43.9	-8.1	36.5	-11.7	43.9	-8.1
Competitive Set: Competitors	29.2	-10.9	44.7	-3.5	38.8	0.7	44.7	-3.5

Americas Best Value Inn Wendover
Market: Utah North USA
MarketClass: Economy
Submarket: Utah North Area
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
11.1	3.6	6.2	3.6
2.2	2.6	1.6	2.6
6.5	0.4	5.0	0.4
3.7	0.9	2.7	0.9
13.6	1.6	9.8	1.6
0.0	0.0	0.0	0.0

Average Daily Rate								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Americas Best Value Inn Wendover	54.82	7.9	60.42	5.8	51.74	3.0	60.42	5.8
Market: Utah North USA	287.87	-0.9	214.06	2.9	197.74	3.3	214.06	2.9
MarketClass: Economy	70.49	-2.3	82.77	-3.4	76.92	-2.1	82.77	-3.4
Submarket: Utah North Area	103.74	1.6	117.35	-2.3	109.66	0.4	117.35	-2.3
SubmarketCollapsedScale: Economy Chain	74.70	-7.6	89.04	-4.0	80.02	-6.1	89.04	-4.0
Competitive Set: Competitors	96.15	17.2	97.14	3.3	94.36	8.3	97.14	3.3

Americas Best Value Inn Wendover
Market: Utah North USA
MarketClass: Economy
Submarket: Utah North Area
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-5.8	-0.8	39.7	-0.8
-1.7	-0.4	-2.7	-0.4
-8.4	-6.7	-6.9	-6.7
-5.0	-4.1	-4.2	-4.1
-6.6	-6.6	-3.0	-6.6
-10.9	-3.5	0.7	-3.5

RevPAR								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Americas Best Value Inn Wendover	9.83	-8.5	19.92	1.4	15.96	35.5	19.92	1.4
Market: Utah North USA	123.00	-4.7	119.76	0.0	94.78	-1.1	119.76	0.0
MarketClass: Economy	22.10	-16.0	40.09	-10.1	31.47	-13.2	40.09	-10.1
Submarket: Utah North Area	38.35	-7.0	64.39	-7.1	51.97	-6.3	64.39	-7.1
SubmarketCollapsedScale: Economy Chain	19.50	-24.0	39.09	-11.8	29.25	-17.1	39.09	-11.8
Competitive Set: Competitors	28.03	4.4	43.39	-0.3	36.62	9.1	43.39	-0.3

Americas Best Value Inn Wendover
Market: Utah North USA
MarketClass: Economy
Submarket: Utah North Area
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
1.7	5.0	43.9	5.0
-2.6	2.6	0.5	2.6
-10.5	-9.8	-8.9	-9.8
-3.5	-6.2	-3.8	-6.2
-13.7	-10.4	-9.0	-10.4
4.4	-0.3	9.1	-0.3

Census/Sample - Properties & Rooms						
Census		Sample		Sample %		
Properties	Rooms	Properties	Rooms	Rooms		
Market: Utah North USA	226	16984	132	12470		73
MarketClass: Economy	83	4210	33	2243		53
Submarket: Utah North Area	121	6432	62	4297		67
SubmarketCollapsedScale: Economy Chain	29	1826	25	1601		88
Competitive Set: Competitors	5	383	5	383		100

Market: Utah North USA
MarketClass: Economy
Submarket: Utah North Area
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

# Tab 4 - Competitive Set Report - Performance Set

Currency USD - U.S. Dollar

Americas Best Value Inn Wendover 505 E Wendover Blvd Wendover, UT 84083 United States Phone: 4356657744

STR ID: 24585 ChainID: UT2780 Operator: Owner: Hardeep Singh

For the Month of: December 2025 Date Created: February 10, 2026 Monthly Competitive Set Data Includes Subject Property

Occupancy (%)	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	39.1	49.3	51.7	25.2	23.9	21.1	14.0	21.2	29.4	29.8	33.7	32.7	28.3	53.7	57.3	44.5	30.1	17.9
Competitive Set	56.3	64.2	58.1	45.7	37.1	32.7	29.6	31.1	39.1	42.6	47.0	53.6	50.6	65.3	60.1	47.7	39.6	29.2
Index (MPI)	69.4	76.7	88.9	55.0	64.5	64.6	47.4	68.1	75.1	70.0	71.8	61.0	55.9	82.4	95.5	93.4	75.9	61.5
Rank	5 of 5	5 of 5	4 of 5	5 of 5	4 of 5	5 of 5	5 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5

Year to Date		
2023	2024	2025
35.5	34.4	33.0
46.7	46.3	44.7
76.0	74.4	73.8
4 of 5	4 of 5	4 of 5

Running 3 Month		
2023	2024	2025
30.2	23.5	30.8
40.3	38.5	38.8
75.0	60.9	79.5
4 of 5	5 of 5	4 of 5

Running 12 Month		
2023	2024	2025
35.5	34.4	33.0
46.7	46.3	44.7
76.0	74.4	73.8
4 of 5	4 of 5	4 of 5

% Chg	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	-6.5	3.9	28.4	-19.1	-16.2	-31.8	-26.8	17.4	-15.7	-31.4	-15.4	-21.5	-27.7	9.0	11.0	77.0	25.6	-15.2
Competitive Set	-2.5	9.0	4.3	-0.3	-9.4	-4.1	4.8	-7.1	-9.6	-2.9	-7.6	-11.9	-10.2	1.6	3.3	4.3	6.8	-10.9
Index (MPI)	-4.1	-4.7	23.1	-18.8	-7.4	-28.8	-30.2	26.4	-6.8	-29.3	-8.4	-10.9	-19.5	7.3	7.4	69.7	17.6	-4.8
Rank	4 of 5	3 of 5	1 of 5	5 of 5	4 of 5	5 of 5	5 of 5	1 of 5	4 of 5	5 of 5	5 of 5	4 of 5	4 of 5	2 of 5	3 of 5	1 of 5	2 of 5	3 of 5

-39.8	-2.9	-4.2
-11.8	-0.8	-3.5
-31.8	-2.1	-0.7
5 of 5	4 of 5	3 of 5

-50.7	-22.4	31.5
-11.5	-4.4	0.7
-44.3	-18.8	30.5
5 of 5	5 of 5	1 of 5

-39.8	-2.9	-4.2
-11.8	-0.8	-3.5
-31.8	-2.1	-0.7
5 of 5	4 of 5	3 of 5

ADR	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	53.22	100.09	53.51	51.09	48.74	50.82	50.33	50.40	55.11	56.87	60.15	55.99	60.72	94.91	54.03	50.80	51.28	54.82
Competitive Set	98.95	126.95	97.84	92.32	85.20	82.04	81.57	85.61	87.49	90.75	93.54	95.75	102.59	123.50	97.03	92.45	95.38	96.15
Index (ARI)	53.8	78.8	54.7	55.3	57.2	62.0	61.7	58.9	63.0	62.7	64.3	58.5	59.2	76.8	55.7	54.9	53.8	57.0
Rank	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	4 of 5	5 of 5	5 of 5	5 of 5	5 of 5

Year to Date		
2023	2024	2025
59.70	57.09	60.42
93.02	94.03	97.14
64.2	60.7	62.2
5 of 5	5 of 5	5 of 5

Running 3 Month		
2023	2024	2025
55.71	50.22	51.74
85.60	87.14	94.36
65.1	57.6	54.8
5 of 5	5 of 5	5 of 5

Running 12 Month		
2023	2024	2025
59.70	57.09	60.42
93.02	94.03	97.14
64.2	60.7	62.2
5 of 5	5 of 5	5 of 5

% Chg	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	-6.2	7.4	-8.3	-13.7	-6.7	-7.8	3.6	-8.4	8.5	19.0	21.0	11.4	14.1	-5.2	1.0	-0.6	5.2	7.9
Competitive Set	-0.2	-0.2	1.3	1.8	4.5	-1.8	6.2	4.5	7.4	6.8	2.5	-0.1	3.7	-2.7	-0.8	0.1	12.0	17.2
Index (ARI)	-6.0	7.6	-9.5	-15.2	-10.7	-6.1	-2.5	-12.3	1.0	11.3	18.1	11.6	10.0	-2.5	1.8	-0.7	-6.0	-8.0
Rank	4 of 5	3 of 5	5 of 5	5 of 5	5 of 5	4 of 5	2 of 5	5 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	4 of 5	2 of 5	4 of 5	4 of 5	2 of 5

14.5	-4.4	5.8
4.9	1.1	3.3
9.2	-5.4	2.5
1 of 5	5 of 5	1 of 5

17.0	-9.9	3.0
2.5	1.8	8.3
14.1	-11.5	-4.9
1 of 5	4 of 5	4 of 5

14.5	-4.4	5.8
4.9	1.1	3.3
9.2	-5.4	2.5
1 of 5	5 of 5	1 of 5

RevPAR	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	20.80	49.33	27.65	12.85	11.67	10.75	7.07	10.67	16.19	16.95	20.30	18.29	17.16	51.00	30.98	22.61	15.42	9.83
Competitive Set	55.74	81.54	56.88	42.21	31.60	26.84	24.16	26.62	34.24	38.61	43.93	51.30	51.87	80.59	58.27	44.07	37.80	28.03
Index (RGI)	37.3	60.5	48.6	30.4	36.9	40.0	29.2	40.1	47.3	43.9	46.2	35.7	33.1	63.3	53.2	51.3	40.8	35.1
Rank	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	4 of 5	4 of 5	4 of 5	4 of 5	5 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	5 of 5

Year to Date		
2023	2024	2025
21.17	19.65	19.92
43.41	43.53	43.39
48.8	45.1	45.9
4 of 5	5 of 5	4 of 5

Running 3 Month		
2023	2024	2025
16.85	11.78	15.96
34.50	33.57	36.62
48.8	35.1	43.6
4 of 5	5 of 5	4 of 5

Running 12 Month		
2023	2024	2025
21.17	19.65	19.92
43.41	43.53	43.39
48.8	45.1	45.9
4 of 5	5 of 5	4 of 5

% Chg	2024						2025											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	-12.3	11.6	17.7	-30.1	-21.8	-37.1	-24.2	7.6	-8.6	-18.4	2.4	-12.5	-17.5	3.4	12.0	76.0	32.1	-8.5
Competitive Set	-2.7	8.8	5.6	1.6	-5.4	-5.8	11.3	-2.9	-2.9	3.7	-5.3	-12.0	-6.9	-1.2	2.4	4.4	19.6	4.4
Index (RGI)	-9.8	2.6	11.4	-31.2	-17.3	-33.2	-31.9	10.8	-5.8	-21.3	8.2	-0.6	-11.4	4.6	9.4	68.5	10.5	-12.4
Rank	4 of 5	2 of 5	2 of 5	4 of 5	5 of 5	5 of 5	5 of 5	1 of 5	4 of 5	5 of 5	1 of 5	3 of 5	4 of 5	3 of 5	3 of 5	1 of 5	3 of 5	3 of 5

-31.1	-7.2	1.4
-7.5	0.3	-0.3
-25.5	-7.4	1.7
5 of 5	5 of 5	3 of 5

-42.4	-30.1	35.5
-9.2	-2.7	9.1
-36.5	-28.1	24.2
5 of 5	5 of 5	2 of 5

-31.1	-7.2	1.4
-7.5	0.3	-0.3
-25.5	-7.4	1.7
5 of 5	5 of 5	3 of 5

# Tab 22 - Response Report - Performance Set

Currency USD - U.S. Dollar

Americas Best Value Inn Wendover 505 E Wendover Blvd Wendover, UT 84083 United States Phone: 4356657744

STR ID: 24585 ChainID: UT2780 Operator: Owner: Hardeep Singh

For the Month of: December 2025 Date Created: February 10, 2026 Monthly Competitive Set Data Includes Subject Property

## December 2025 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## December 2024 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
24585	Americas Best Value Inn Wendover	Wendover, UT	84083	4356657744	50	198006
6606	Motel 6 Wendover	Wendover, UT	84083	4356652267	130	198106
29794	Best Western Plus Wendover Inn	Wendover, UT	84083	4356652215	79	193301
12337	Quality Inn Stateline Wendover	Wendover, UT	84083	4356652226	100	101
27919	Super 8 by Wyndham Wendover	Wendover, UT	84083	4352587307	24	199006
					383	

2024												2025											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received: ○ = Monthly Only ● = Monthly & Daily

## Segmentation Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
24585	Americas Best Value Inn Wendover	Wendover, UT	84083	4356657744	50	198006
6606	Motel 6 Wendover	Wendover, UT	84083	4356652267	130	198106
29794	Best Western Plus Wendover Inn	Wendover, UT	84083	4356652215	79	193301
12337	Quality Inn Stateline Wendover	Wendover, UT	84083	4356652226	100	101
27919	Super 8 by Wyndham Wendover	Wendover, UT	84083	4352587307	24	199006
					383	

2024												2025											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s

Data received: s = Segmentation (Transient, Group, Contract) Only  
 r = Additional Revenue Only  
 B = Both Segmentation & Additional Revenue

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## FINANCIAL OVERVIEW



# 2023 PROFIT & LOSS STATEMENT

Americas Best Value Inn Wendover					
505 Wendover Blvd Wendover, UT 84083					
Actual 2023 Profit & Loss					
Dept. Description	2023	Adjustments	Adj. Amount	% of GR	Comments
<b>Revenues</b>					
Room Revenue	\$381,083.47		\$381,083.47	100.00%	
<b>Gross Revenue</b>	<b>\$381,083.47</b>		<b>\$381,083.47</b>	<b>100.00%</b>	
<b>Expense</b>					
Expense	##	Adjustments	Adj. Amount	% of GR	Comment
Advertising	\$1,284.00		\$1,284.00	0.34%	
Coffee	\$1,500.00		\$1,500.00	0.39%	
Business License Renewal	\$236.00		\$236.00	0.06%	
Commission	\$8,751.21		\$8,751.21	2.30%	
Electric Bill	\$31,167.00		\$31,167.00	8.18%	
Exterminator	\$800.00		\$800.00	0.21%	
Fire Suppression	\$402.29		\$402.29	0.11%	
Franchise Fees	\$30,297.71		\$30,297.71	7.95%	
Housekeeping	\$3,619.13		\$3,619.13	0.95%	
Insurance	\$30,614.16		\$30,614.16	8.03%	
Wages	\$79,716.87		\$79,716.87	20.92%	
Legal/Accounting	\$5,125.00	(\$5,125.00)			Owners Exp
<b>Maintenance</b>					
Merchant Fee	\$12,172.92		\$12,172.92	3.19%	
Office	\$325.72		\$325.72	0.09%	
Payroll Tax	\$17,000.94		\$17,000.94	4.46%	
Personal Property Tax	\$348.92		\$348.92	0.09%	
Cable & Phone Bill	\$10,010.51		\$10,010.51	2.63%	
Propane	\$3,248.21		\$3,248.21	0.85%	
Property Tax	\$7,924.47		\$7,924.47	2.08%	
Water Bill	\$11,101.10		\$11,101.10	2.91%	
Workers Comp	\$2,624.00		\$2,624.00	0.69%	
Work Force Insurance	\$275.54		\$275.54	0.07%	
<b>Total Expenses</b>	<b>\$258,545.70</b>	<b>(\$5,125.00)</b>	<b>\$253,420.70</b>	<b>66.50%</b>	
<b>Net Operating Income</b>	<b>\$122,537.77</b>		<b>\$127,662.77</b>	<b>33.50%</b>	

# 2024 PROFIT & LOSS STATEMENT

Americas Best Value Inn Wendover					
505 Wendover Blvd Wendover, UT 84083					
Actual 2024 Profit & Loss					
Dept. Description	2024	Adjustments	Adj. Amount	% of GR	Comments
<b>Revenues</b>					
Room Revenue	\$351,704.20		\$351,704.20	100.00%	
<b>Gross Revenue</b>	<b>\$351,704.20</b>		<b>\$351,704.20</b>	<b>100.00%</b>	
<b>Expense</b>					
Expense	##	Adjustments	Adj. Amount	% of GR	Comment
Breakfast	\$101.60		\$101.60	0.03%	
Business License Renewal	\$266.00		\$266.00	0.08%	
Commission	\$8,237.13		\$8,237.13	2.34%	
Electric Bill	\$28,828.00		\$28,828.00	8.20%	
Exterminator	\$720.00		\$720.00	0.20%	
Fire Suppression	\$825.58		\$825.58	0.23%	
Franchise Fees	\$34,084.88		\$34,084.88	9.69%	
Housekeeping	\$8,366.83		\$8,366.83	2.38%	
Insurance	\$27,947.31		\$27,947.31	7.95%	
Wages	\$91,358.88		\$91,358.88	25.98%	
Legal/Accounting	\$4,170.00	(\$4,170.00)			Owners Exp
Maintenance					
Merchant Fee	\$13,086.19		\$13,086.19	3.72%	
Office	\$695.72		\$695.72	0.20%	
Payroll Tax	\$12,228.05		\$12,228.05	3.48%	
Personal Property Tax	\$271.43		\$271.43	0.08%	
Cable & Phone Bill	\$10,100.69		\$10,100.69	2.87%	
Propane	\$3,416.56		\$3,416.56	0.97%	
Property Tax	\$10,258.98		\$10,258.98	2.92%	
Water Bill	\$11,495.29		\$11,495.29	3.27%	
Workers Comp					
Work Force Insurance	\$2,288.26		\$2,288.26	0.65%	
<b>Total Expenses</b>	<b>\$268,747.38</b>	<b>(\$4,170.00)</b>	<b>\$264,577.38</b>	<b>75.23%</b>	
<b>Net Operating Income</b>	<b>\$82,956.82</b>		<b>\$87,126.82</b>	<b>24.77%</b>	

# 2025 PROFIT & LOSS STATEMENT

Americas Best Value Inn Wendover					
505 Wendover Blvd Wendover, UT 84083					
Actual 2025 Profit & Loss					
Dept. Description	2025	Adjustments	Adj. Amount	% of GR	Comments
<b>Revenues</b>					
Room Revenue	\$365,697.46		\$365,697.46	100.00%	
<b>Gross Revenue</b>	<b>\$401,361.60</b>	<b>(\$35,664.14)</b>	\$365,697.46	100.00%	
<b>Expense</b>					
Expense	#	Adjustments	Adj. Amount	% of GR	Comment
Advertising	\$1,355.07		\$1,355.07	0.37%	
Coffee					
Business License Renewal	\$441.44		\$441.44	0.12%	
Commission	\$11,083.90		\$11,083.90	3.03%	
Electric Bill	\$28,618.43		\$28,618.43	7.83%	
Exterminator	\$720.00		\$720.00	0.20%	
Fire Suppression	\$297.82		\$297.82	0.08%	
Franchise Fees	\$35,548.05		\$35,548.05	9.72%	
Housekeeping	\$8,752.62		\$8,752.62	2.39%	
Insurance	\$41,098.86		\$41,098.86	11.24%	
Wages	\$91,532.00		\$91,532.00	25.03%	
Legal/Accounting	\$6,155.00	<b>(\$6,155.00)</b>			Owners Exp
Maintenance	\$2,347.00		\$2,347.00	0.64%	
Merchant Fee	\$11,086.30		\$11,086.30	3.03%	
Office	\$506.94		\$506.94	0.14%	
Payroll Tax	\$15,433.34		\$15,433.34	4.22%	
Personal Property Tax					
Cable & Phone Bill	\$12,271.32		\$12,271.32	3.36%	
Propane	\$3,481.61		\$3,481.61	0.95%	
Property Tax	\$15,756.80		\$15,756.80	4.31%	
Water Bill	\$11,967.04		\$11,967.04	3.27%	
Workers Comp					
Work Force Insurance	\$2,003.13		\$2,003.13	0.55%	
<b>Total Expenses</b>	<b>\$350,377.35</b>	<b>(\$56,075.68)</b>	<b>\$294,301.67</b>	<b>80.48%</b>	
<b>Net Operating Income</b>	<b>\$50,984.25</b>		<b>\$71,395.79</b>	<b>19.52%</b>	

# HISTORICAL & PROJECTED P&L

Historical								Projected							
Year	2023		2024		2025		Year	2026		2027		2028		2029	
Rooms	50		50		50		Rooms	50		50		50		50	
Days	365		365		365		Days	365		365		366		365	
Available Rooms	18,250		18,250		18,250		Available Rooms	18,250		18,250		18,300		18,250	
Occupied Rooms	6,695		6,281		6,017		Occupied Rooms	6,619		7,280		7,665		8,027	
Occupancy	36.68%		34.42%		32.97%		Occupancy	36.27%		39.89%		41.89%		43.98%	
ADR	\$62.47		\$57.09		\$60.42		ADR	\$72.51		\$79.76		\$83.75		\$87.93	
RevPAR	\$23.63		\$19.65		\$19.92		RevPAR	\$26.30		\$31.82		\$35.08		\$38.68	
RevPAR Growth	-		-16.86%		1.39%		RevPAR Growth	32.00%		21.00%		10.25%		10.25%	
Revenue/Room	\$7,622		\$7,034		\$7,314		Revenue/Room	\$9,598		\$11,614		\$12,839		\$14,117	
Departmental Revenues								Departmental Revenues							
Rooms	\$381,083	100.00%	\$351,704	100.00%	\$365,697	100.00%	Rooms	\$479,904	100.00%	\$580,684	100.00%	\$641,958	100.00%	\$705,825	100.00%
Misc. Income	\$0	0.00%	\$0	0.00%	\$0	0.00%	Misc. Income	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
<b>Total Revenue</b>	<b>\$381,083</b>	<b>100.00%</b>	<b>\$351,704</b>	<b>100.00%</b>	<b>\$365,697</b>	<b>100.00%</b>	<b>Total Revenue</b>	<b>\$479,904</b>	<b>100.00%</b>	<b>\$580,684</b>	<b>100.00%</b>	<b>\$641,958</b>	<b>100.00%</b>	<b>\$705,825</b>	<b>100.00%</b>
Departmental Expenses								Departmental Expenses							
Rooms	\$24,543	6.44%	\$29,690	8.44%	\$30,923	8.46%	Rooms	\$29,377	6.12%	\$29,670	5.11%	\$29,967	4.67%	\$30,267	4.29%
Wages	\$99,617	26.14%	\$105,875	30.10%	\$108,968	29.80%	Wages	\$98,072	20.44%	\$99,052	17.06%	\$100,043	15.58%	\$101,043	14.32%
Food & Beverage	\$1,500	0.39%	\$102	0.03%	\$0	0.00%	Food & Beverage	\$12,712	2.65%	\$12,839	2.21%	\$12,968	2.02%	\$13,097	1.86%
Total Departmental Expenses	\$125,661	32.97%	\$135,667	38.57%	\$139,891	38.25%	Total Departmental Expenses	\$140,160	29.21%	\$141,562	24.38%	\$142,978	22.27%	\$144,407	20.46%
<b>Departmental Profit</b>	<b>\$255,423</b>	<b>67.03%</b>	<b>\$216,037</b>	<b>61.43%</b>	<b>\$225,806</b>	<b>61.75%</b>	<b>Departmental Profit</b>	<b>\$339,744</b>	<b>70.79%</b>	<b>\$439,122</b>	<b>75.62%</b>	<b>\$498,981</b>	<b>77.73%</b>	<b>\$561,418</b>	<b>79.54%</b>
Undistributed Expenses								Undistributed Expenses							
Admin & General	\$10,572	2.77%	\$11,062	3.15%	\$13,220	3.61%	Admin & General	\$13,352	2.78%	\$13,485	2.32%	\$13,620	2.12%	\$13,756	1.95%
Sales & Marketing	\$1,284	0.34%	\$0	0.00%	\$1,355	0.37%	Sales & Marketing	\$1,369	0.29%	\$1,382	0.24%	\$1,396	0.22%	\$1,410	0.20%
Franchise Fees	\$30,298	7.95%	\$34,085	9.69%	\$35,548	9.72%	Franchise Fees	\$38,392	8.00%	\$46,455	8.00%	\$51,357	8.00%	\$56,466	8.00%
Property Op. & Maintenance	\$1,202	0.32%	\$1,546	0.44%	\$3,365	0.92%	Property Op. & Maintenance	\$17,132	3.57%	\$17,303	2.98%	\$17,477	2.72%	\$17,651	2.50%
Utilities	\$45,516	11.94%	\$43,740	12.44%	\$44,067	12.05%	Utilities	\$35,254	7.35%	\$35,606	6.13%	\$35,962	5.60%	\$36,322	5.15%
Total Undistributed Expenses	\$88,873	23.32%	\$90,433	25.71%	\$97,555	26.68%	Total Undistributed Expenses	\$105,499	21.98%	\$114,232	19.67%	\$119,812	18.66%	\$125,606	17.80%
<b>Gross Operating Profit</b>	<b>\$166,550</b>	<b>43.70%</b>	<b>\$125,605</b>	<b>35.71%</b>	<b>\$128,251</b>	<b>35.07%</b>	<b>Gross Operating Profit</b>	<b>\$234,245</b>	<b>48.81%</b>	<b>\$324,890</b>	<b>55.95%</b>	<b>\$379,169</b>	<b>59.06%</b>	<b>\$435,812</b>	<b>61.75%</b>
Fixed Expenses								Fixed Expenses							
Property Taxes	\$8,273	2.17%	\$10,530	2.99%	\$15,757	4.31%	Property Taxes	\$15,757	3.28%	\$15,757	2.71%	\$15,757	2.45%	\$15,757	2.23%
Insurance	\$30,614	8.03%	\$27,947	7.95%	\$41,099	11.24%	Insurance	\$41,099	8.56%	\$41,099	7.08%	\$41,099	6.40%	\$41,099	5.82%
Total Fixed Expenses	\$38,888	10.20%	\$38,478	10.94%	\$56,856	15.55%	Total Fixed Expenses	\$56,856	11.85%	\$56,856	9.79%	\$56,856	8.86%	\$56,856	8.06%
<b>Net Operating Income</b>	<b>\$127,663</b>	<b>33.50%</b>	<b>\$87,127</b>	<b>24.77%</b>	<b>\$71,396</b>	<b>19.52%</b>	<b>Net Operating Income</b>	<b>\$177,390</b>	<b>36.96%</b>	<b>\$268,034</b>	<b>46.16%</b>	<b>\$322,313</b>	<b>50.21%</b>	<b>\$378,957</b>	<b>53.69%</b>

**REFLECTS HANDS ON OWNERSHIP  
& PROPERTY REFRESH**

DO NOT CALL THE HOTEL DIRECTLY  
PLEASE REACH OUT TO SCHEDULE A TOUR

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Brian Brockman – Broker  
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