



**\$4,000,000**  
\$68,966 / Key • 3.57x TTM Revenue

## PROPERTY OVERVIEW

Address	<b>3005 John Howell Drive, Valparaiso, IN 46383</b>
Property Type	<b>Limited-Service Hotel (Economy)</b>
Brand	<b>Super 8 by Wyndham (Wyndham Hotels &amp; Resorts)</b>
Keys	<b>58</b>
Year Built	<b>1997 • Guestrooms Renovated</b>
Lot Size	<b>±2.18 Acres</b>
Stories	<b>2</b>

## INVESTMENT HIGHLIGHTS

- Stabilized asset with 65–70% occupancy and consistent TTM revenue of ~\$1.1M
- Nationally recognized Wyndham flag — access to Wyndham Rewards loyalty program
- Outperforms local comp set on RevPAR Index (RGI > 100)
- Recently renovated guestrooms — reduced near-term CapEx exposure
- Strong I-94 / US-30 corridor location near Valparaiso University
- Below-replacement-cost basis at \$68,966 per key

**John Mathewson**

eXp Commercial • 219-781-9547 • john@johnmathewson.co

**CONFIDENTIAL OFFERING MEMORANDUM AVAILABLE**

Contact listing broker for access • Confidentiality Agreement required