



DAYS INN BY WYNDHAM

100-Key Investment Opportunity
Newly Converted & Renovated in 2025

2615 Commercial Way
Rock Springs, WY

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OVERVIEW AND OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire the Days Inn by Wyndham in Rock Springs, Wyoming. This 100-key hotel is located in Sweetwater County's largest city catering to travelers, vacationers, and outdoor enthusiasts seeking comfortable, amenitized rooms. The property has recently been repositioned through a comprehensive renovation and brand conversion and now operates under the Days Inn by Wyndham flag where guests benefit from modernized rooms and extended-stay functionality. This allows the next owner to capture new demand and benefit from the property's repositioning.

INVESTMENT HIGHLIGHTS

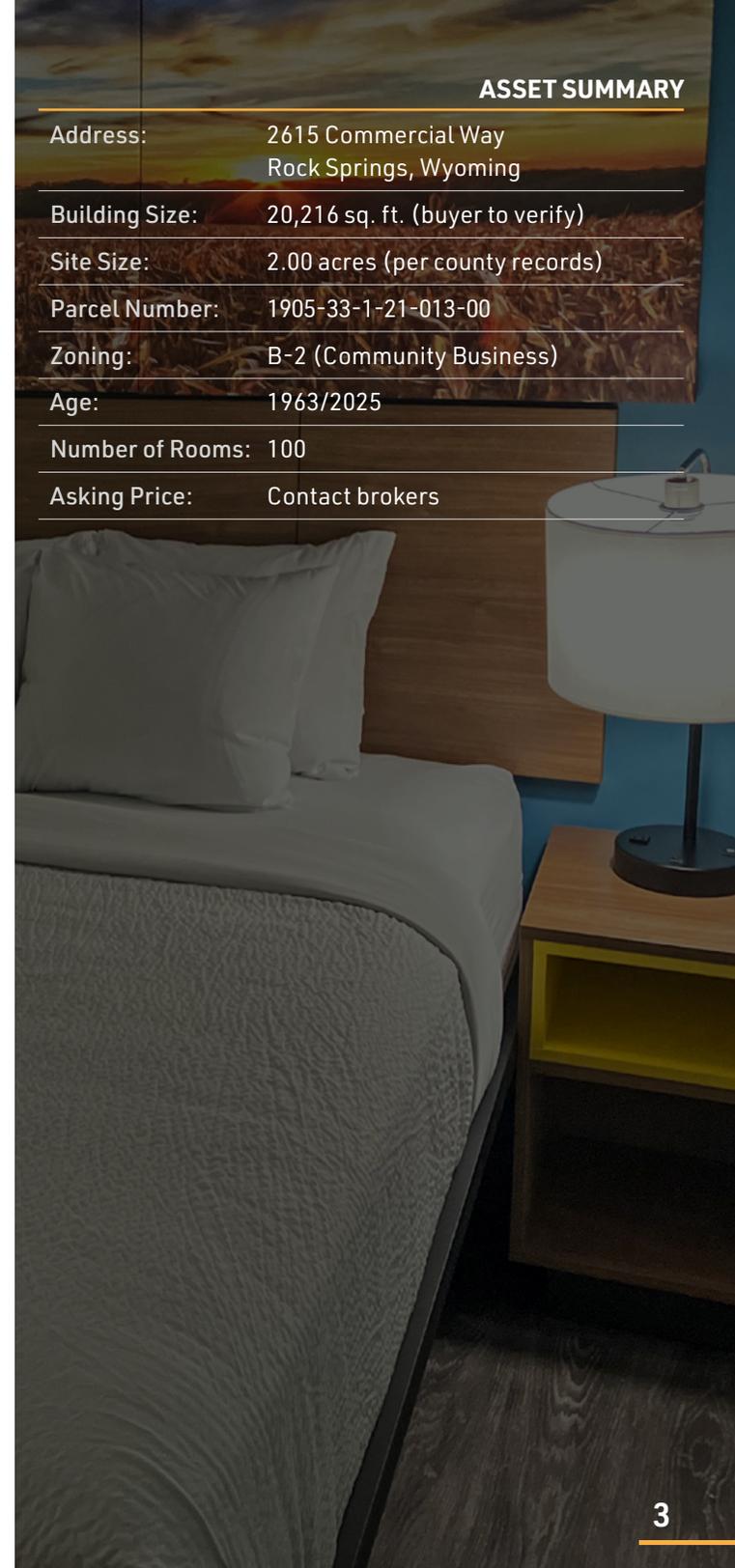
- 100-key, two-story, limited-service hotel
- 40 extended-stay rooms featuring kitchenettes alongside 60 spacious, contemporary overnight rooms
- Recently renovated property, expected to increase ADRs and occupancy
- Immediate access to I-80, the Green River, and the Flaming Gorge National Recreation Area



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ASSET SUMMARY

Address:	2615 Commercial Way Rock Springs, Wyoming
Building Size:	20,216 sq. ft. (buyer to verify)
Site Size:	2.00 acres (per county records)
Parcel Number:	1905-33-1-21-013-00
Zoning:	B-2 (Community Business)
Age:	1963/2025
Number of Rooms:	100
Asking Price:	Contact brokers



FINANCIAL PERFORMANCE

	In-Place*	% In-Place	Days in Year Year Ending % Year 1	365 4/30/27 Year 1	366 4/30/28 Year 2	365 4/30/29 Year 3	365 4/30/30 Year 4	365 4/30/31 Year 5	366 4/30/32 Year 6
Rooms Available:	36,600			36,500	36,600	36,500	36,500	36,500	36,600
Rooms Sold:	21,960			21,900	21,960	21,900	21,900	21,900	21,960
Occupancy:	60.00%			60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
ADR:	\$63.23			\$63	\$65	\$67	\$69	\$71	\$73
Rooms RevPAR:	\$37.94			\$38	\$39	\$40	\$41	\$43	\$44
Operating Revenue									
Rooms	\$1,388,625	98.89%	98.89%	\$1,384,831	\$1,430,284	\$1,469,167	\$1,513,242	\$1,558,639	\$1,609,797
Miscellaneous Income	\$15,600	1.11%	1.11%	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558	\$18,085
Total Operating Revenue	\$1,404,225	100.00%	100.00%	\$1,400,431	\$1,446,352	\$1,485,717	\$1,530,289	\$1,576,197	\$1,627,882
Departmental Expenses									
Rooms	\$24,301	1.75%	1.75%	\$24,301	\$25,030	\$25,781	\$26,554	\$27,351	\$28,171
Total Departmental Expenses	\$24,301	1.73%	1.74%	\$24,301	\$25,030	\$25,781	\$26,554	\$27,351	\$28,171
Departmental Profit									
Rooms	\$1,364,324	98.25%	98.25%	\$1,360,530	\$1,405,254	\$1,443,386	\$1,486,688	\$1,531,289	\$1,581,626
Miscellaneous Income	\$15,600	100.00%	100.00%	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558	\$18,085
Total Departmental Profit	\$1,379,924	98.27%	98.26%	\$1,376,130	\$1,421,322	\$1,459,936	\$1,503,734	\$1,548,846	\$1,599,710
Undistributed Operating Expenses									
Administrative and General	\$35,316	2.51%	2.52%	\$35,316	\$36,375	\$37,466	\$38,590	\$39,748	\$40,940
Payroll	\$288,538	20.55%	20.60%	\$288,538	\$297,194	\$306,109	\$315,293	\$324,751	\$334,494
Information and Telecommunications Systems	\$26,400	1.88%	1.89%	\$26,400	\$27,192	\$28,008	\$28,848	\$29,713	\$30,605
Franchise Fees	\$123,033	8.76%	8.79%	\$123,033	\$126,724	\$130,526	\$134,442	\$138,475	\$142,629
Sales and Marketing	\$6,000	0.43%	0.43%	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956
Property Operation and Maintenance	\$12,000	0.85%	0.86%	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911
Utilities	\$169,412	12.06%	12.10%	\$169,412	\$174,495	\$179,729	\$185,121	\$190,675	\$196,395
Total Undistributed Expenses	\$660,699	47.05%	47.18%	\$660,699	\$680,519	\$700,935	\$721,963	\$743,622	\$765,931
Gross Operating Profit	\$719,226	51.22%	51.09%	\$715,432	\$740,802	\$759,001	\$781,771	\$805,224	\$833,780
Management Fees	\$0	0.00%	4.00%	\$56,017	\$57,854	\$59,429	\$61,212	\$63,048	\$65,115
Income Before Non-Operating Income & Expenses	\$719,226	51.22%	47.09%	\$659,414	\$682,948	\$699,573	\$720,560	\$742,177	\$768,664
Non-Operating Income & Expenses									
Property Tax	\$30,000	2.14%	2.14%	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778
Insurance	\$30,000	2.14%	2.14%	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778
Other	\$0	0.00%	0.00%	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Operating Income & Expenses	\$60,000	4.27%	4.28%	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556
EBITDA	\$659,226	46.95%	42.80%	\$599,414	\$621,148	\$635,919	\$654,996	\$674,646	\$699,108
Replacement Reserve	\$0	0.00%	3.00%	\$42,013	\$43,273	\$44,572	\$45,909	\$47,286	\$48,704
EBITDA Less Replacement Reserve	\$659,226	46.95%	39.80%	\$557,401	\$577,875	\$591,347	\$609,087	\$627,360	\$650,403

*In-Place and underwriting is based on the Seller's provided budget; investors should underwrite the property based on their own assumptions

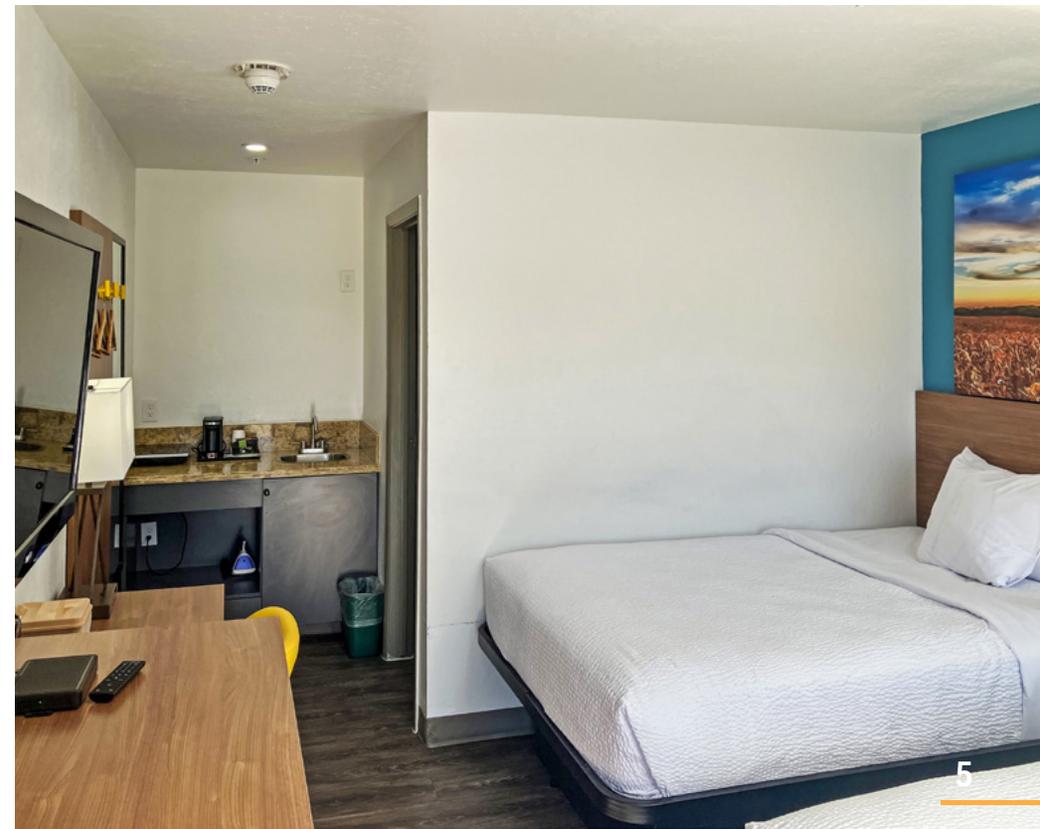
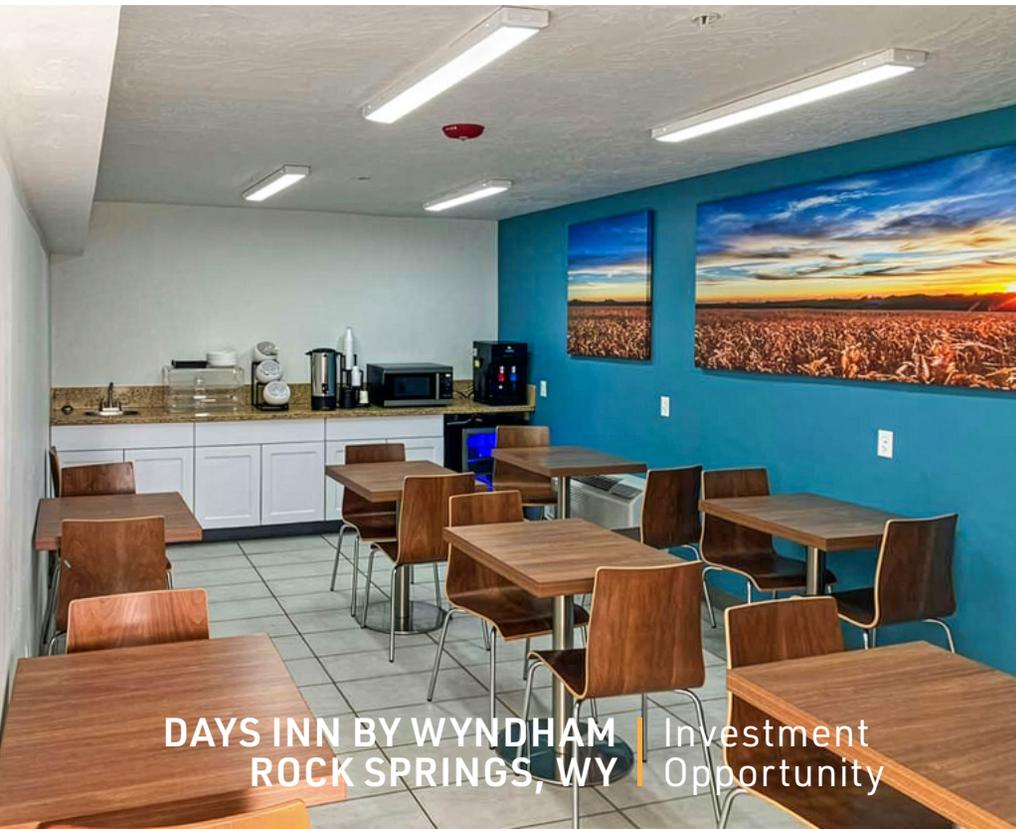
STR REPORT

AS OF JANUARY 2026

Occupancy								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Days Inn Rock Springs, WY	9.5	-	9.5	-	8.3	-	7.7	-59.1
Competitive Set	22.4	-9.9	22.4	-9.9	24.8	-12.4	44.1	-1.3

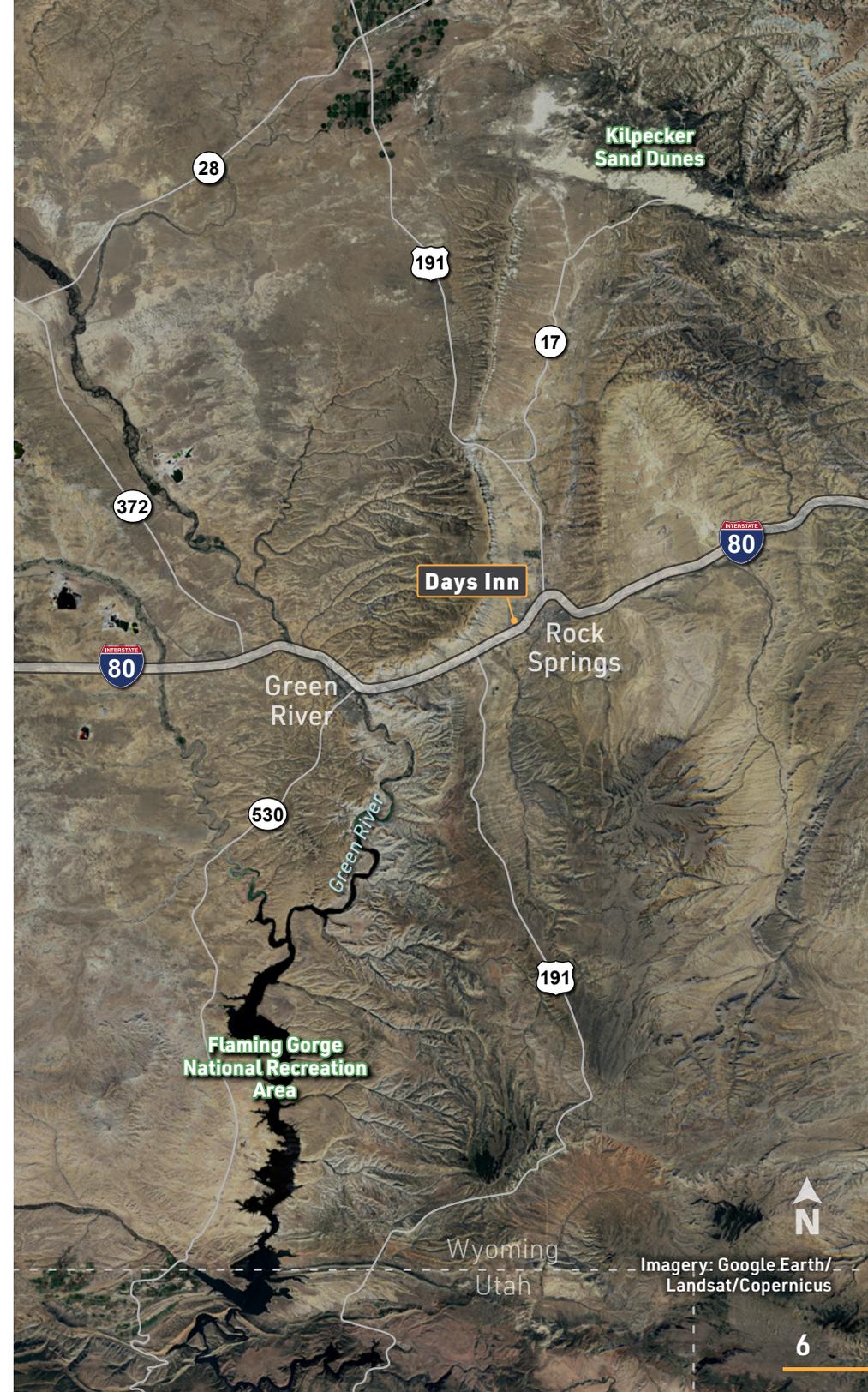
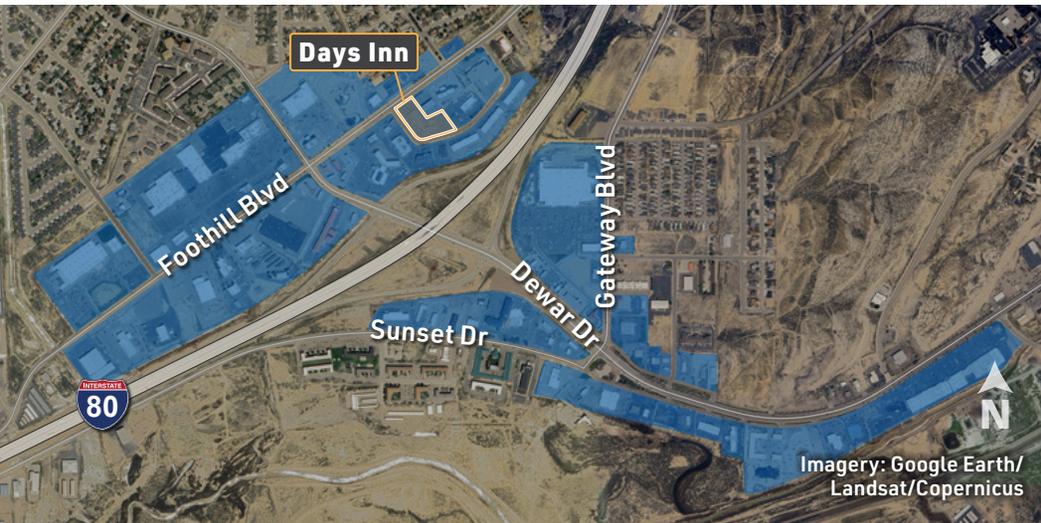
Average Daily Rate								
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Days Inn Rock Springs, WY	\$52.20	-	\$55.20	-	\$62.85	-	\$66.48	4.7
Competitive Set	\$69.11	-4.1	\$69.11	-4.1	\$71.96	-2.3	\$81.06	-6.7

Note: Given the property's recent rebranding as a Days Inn, this has contributed to its near-term underperformance. A new owner will have the opportunity to drive improved occupancy and ADR as the property stabilizes and performs in line with the competitive set.



LOCATION HIGHLIGHTS

The property is located in Rock Springs, Wyoming, a popular tourist destination known for its abundant nature activities. Just north of Rock Springs, you'll find the Killpecker Sand Dunes, the largest sand dunes in North America spanning over 109,000 acres. Additionally, the Green River and Flaming Gorge National Recreation Area are just a 30-minute drive southwest of Rock Springs. Rock Springs also hosts Wyoming's Big Show at the Sweetwater County Events Complex and features annual rodeos. Located immediately off I-80, the hotel captures steady, year-round pass-through traffic and commercial travel demand.



NEARBY RETAIL



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DATA ROOM

[Click Here](#) to view and download the following:

Area Demographics

County Tax Data

Financials

Full STR Report



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