



Offering Memorandum

Coyote Motel

5312 Highway 119

Black Hawk, CO 80422

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Coyote Motel

Property Highlights

30 Total Units, Including Airbnb-Ready Rooms and a Private 2-Unit Cabin – A versatile mix with 3 double-bed rooms, 17 single-bed rooms, 6 short-term Airbnb units, and a secluded 2-unit cabin at the back, perfect for workforce housing or premium rentals.

Prime Location Near Monarch Casino – Ideal for accommodating employees or contractors, with flexible weekly rental terms to meet short-term housing needs.

Currently Runs on Well Water – Supported by an independent well and septic system for reliable water sourcing.

Expansion Opportunity – Additional land behind the hotel offers development potential to increase revenue streams.



Financials

Characteristics	Unit Count	Current Revenue (daily)	Proforma Rents (daily)	Current Revenue (monthly)	Proforma Rents (monthly)
	30	\$70	\$125	\$1,218	\$1,855

> Actuals

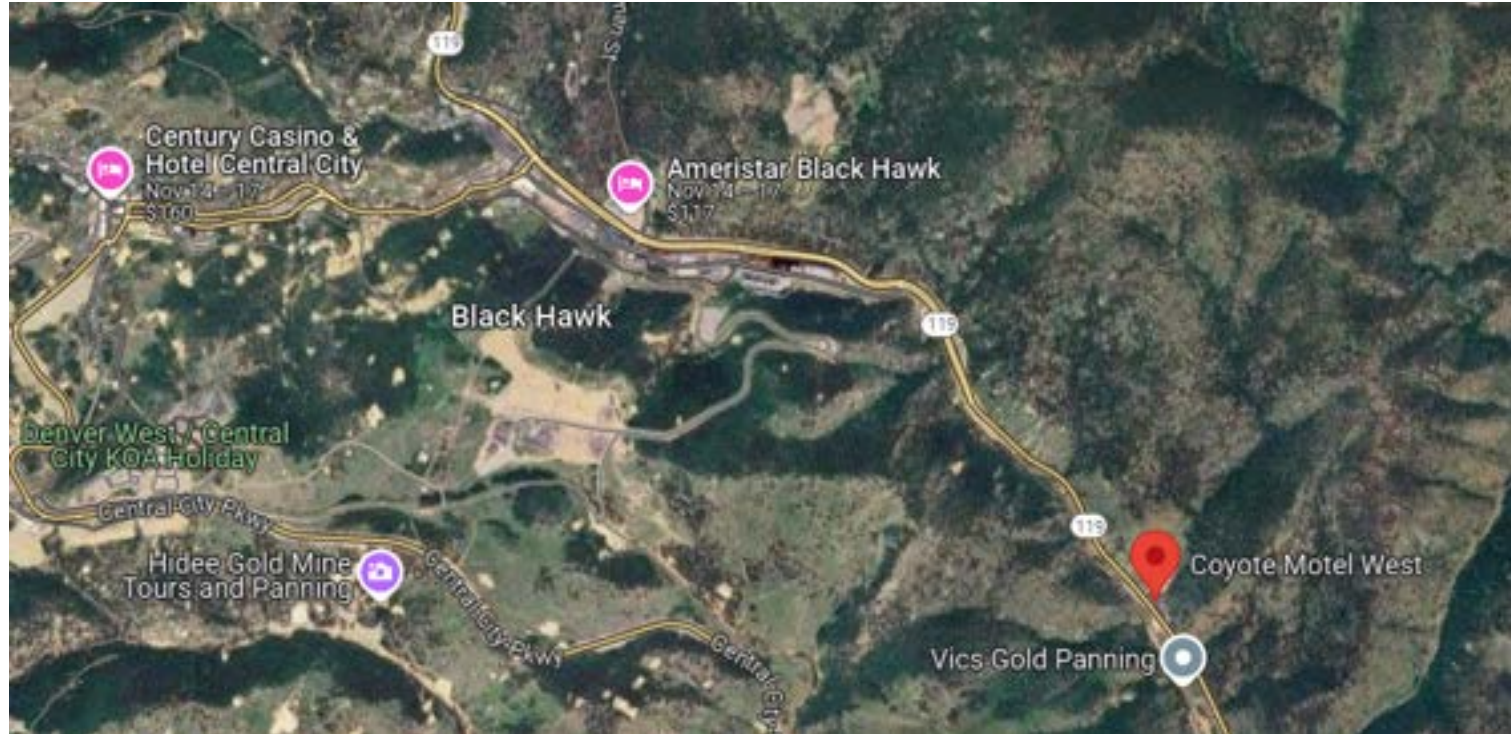
Gross Income YTD	\$328,832.25
Net Operating Income YTD	\$213,738.74
Cap Rate	8.5%

> Proforma

Potential Gross Income	\$667,645.80
Net Operating Income	\$433,969.77
Cap Rate	17.3%

NDA required for additional financial information

Property Map



Market Insight

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	17,291	67.4%	\$220.10	\$148.41	471	241
Upscale & Upper Midscale	28,556	69.3%	\$139.61	\$96.76	476	1,517
Midscale & Economy	12,103	68.4%	\$82.57	\$56.47	122	122
Total	57,950	68.6%	\$150.88	\$103.45	1,069	1,880

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	74.8%	77.9%	70.7%	68.6%	62.0%	70.6%
Occupancy Change	-7.4%	-1.8%	-1.7%	-1.4%	-1.4%	0.9%
ADR	\$166.29	\$168.64	\$154.33	\$150.88	\$133.98	\$161.89
ADR Change	0.9%	1.1%	1.3%	1.6%	2.6%	2.4%
RevPAR	\$124.42	\$131.28	\$109.15	\$103.45	\$83.07	\$114.33
RevPAR Change	-6.6%	-0.7%	-0.5%	0.2%	1.2%	3.3%

Demographics

	1 Mile	3 Miles	5 Miles
Population 2024	2	788	5,384
Estimated Population 2029	2	800	5,466
Households by Income < \$100,000	N/A	63.18%	50.08%
Households by Income > \$100,000	N/A	36.82%	49.92%

Coyote Motel

Property Photos



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