

THE HUDSON INN

OFFERING MEMORANDUM

The Hudson Inn

200 MN-28

Morris, MN 56267

PRESENTED BY:

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LIST PRICE:	\$3,995,000
REV. MULTIPLIER	3.99x
KEYS; PRICE/KEY	92; \$43,424
LOT SIZE; BUILDING SIZE	5.96 Acres; 67,000 SF
YEAR BUILT/RENO.:	1972/2024
APN:	20-0056-000
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	thehudsoninmorris.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, The Hudson Inn in Morris, MN ("Property"). The Property features 92 keys, including rooms and suites with jacuzzi's and kitchenettes, with amenities such as a full-size swimming pool, hot tub, kids' pool, bar & restaurant, and two versatile event centers perfect for weddings and accommodating large groups. The hotel rooms are equipped with flat-screen TVs, mini-fridges, microwaves, and free high-speed Wi-Fi. Guests can enjoy a continental breakfast each morning, and the bar/restaurant is open daily. There are also spacious living quarters for ownership.

The hotel has undergone significant updates in the past few years including (but not limited to): a new roof, new insulation, rebuilding 25 rooms completely, all new electrical systems, new PTAC systems in each room, all new windows and siding, new common area heating and cooling systems, new high efficiency water heaters, all new internet and phone systems, new pool systems, and much more. These renovations offer a turnkey opportunity and over \$3M has been invested in improvements over the past couple of years.

The Hudson Inn is committed to bringing life back into this beautiful building, creating a space for laughter and memories, while serving both guests and the community.

The hotel is conveniently located on Highway 28, just half a mile from the University of Minnesota, Morris.

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Morris, MN's only full-service hotel offering 92 keys, including jacuzzi suites and kitchenettes. All 92 are fully-furnished and ready to rent.
- Only a fraction of the total number of rooms have been in inventory since the hotel opened in March 2023 (see Room Inventory in the Due Diligence Vault). More rooms progressively have become available as renovations have been completed.
- The hotel can continue to be operated as an independent hotel, and it is also well-qualified to be flagged given its room count, amenities, and the lack of other flagged hotels in the Morris submarket (there is currently only a Super 8 by Wyndham, and a GrandStay Hotel & Suites). A proposal from Choice Hotels is available with a signed confidentiality agreement.
- Extensive renovations done in the past few years including, but not limited to: new roof, new insulation, rebuilding 25 rooms completely, all new electrical systems, new PTAC systems in each room, all new windows and siding, new common area heating and cooling systems, new high efficiency water heaters, all new internet and phone systems, new pool systems, and much more. A parking lot repaving project is also in the works.
- Turnkey Opportunity: Over \$3M invested in improvements over the past couple of years
- The hotel is also well-situated to be converted to a rehabilitation center, or multifamily housing. (Zoning is HB: Highway Business)
- Spacious two-suite owner's quarters including a new kitchen, along with a jacuzzi tub
- Extraordinarily well-built (concrete construction)
- Development potential exists on the nearly 6 acre lot
- Guests of the hotel enjoy amenities like a full-size swimming pool, hot tub, kids' pool, bar & restaurant, and a versatile event center
- The two large event centers can accommodate large groups and weddings. These are booked out months in advance.

SALE HIGHLIGHTS



SALE HIGHLIGHTS

- Rooms are equipped with flat-screen TVs, mini-fridges, microwaves, and free high-speed Wi-Fi
- A continental breakfast is served daily, and the bar/restaurant are open daily
- Conveniently located on Highway 28; the hotel is located just a half mile from the University of Minnesota, Morris
- Further information including financials, etc. can be found in the document vault on the property website: <https://www.northco.com/>



RECENT CAPITAL IMPROVEMENTS

RECENT CAPITAL IMPROVEMENTS

- Over \$3M has been spent on capital improvements over the past several years (detailed improvement numbers are coming soon)
- New roof
- Insulation for new roof
- Gutted and rebuilt 25 rooms
- Ordered case goods for 59 rooms
- New electrical
- PTAC units replaced old boilers
- All new windows and siding
- All new LED lighting
- 4 new high-efficiency water heaters
- 52 HD cameras installed
- All new internet and phone system
- And more



WHAT PEOPLE ARE SAYING



GOOGLE REVIEWS - 4.2/5 STARS

- "Great staff, terrific room (fridge, microwave, comfy beds). Breakfast was delicious... Will definitely stay again." - Sara K.
- "From booking to check out, my stay at the Hudson Inn was nothing short of wonderful... I definitely will be staying at the Hudson every time I am in town!!" - Amy B.
- "Lovely hotel in the process of being renovated. Staff were all very nice and attentive. Food at the restaurant and contentment breakfast were great, with plenty of seating. Easy location to get to and close to everything. " - L.O.
- "I had a surprisingly great stay here! My room was comfortable and updated. Bed was cozy. Breakfasts were better than expected and the griddle master was on hand making omelettes. Staff all around was great... I will certainly stay here when I am back for business!" - Kyle S
- "I have been staying here for work for a couple of weeks now. The staff is super helpful, friendly and inviting. They are always willing to help when I need something or have questions. Rooms are comfortable, clean and I felt very safe. The pool was warm and relaxing. The breakfast buffet was nice and they changed it up daily. Thank you Hudson Inn staff for taking great care of me during my time with you." - Heather M.
- "Just booked the Hudson in for a fundraiser... The ballroom is beautiful, and the organizer we are working with is knowledgeable, courteous, and a joy to work with. Got a tour - love the improvements they have made and are making. Look forward to our event, and many more in the future! There's room for 300 and the band! Very excited." - Donna B.

UNIT INVENTORY



UNIT MIX

- **Executive Double Queen:** 16
- **Standard Double Queen:** 16
- **Single Queen Economy:** 10
- **Double Queen Courtyard:** 8
- **Single Queen Economy Plus:** 7
- **Double Queen Pool View:** 6
- **Executive Single King:** 5
- **Executive Double Queen Poolside:** 4
- **Double Queen Poolside:** 4
- **Kitchenette:** 3
- **Murphy Bed Poolside:** 2
- **Standard Single King:** 2
- **Single King Pool View:** 2
- **Handicap:** 2
- **Single King Poolside:** 1
- **Single Queen Poolside:** 1
- **Jacuzzi:** 1
- **Bridal Suite:** 1
- **Owner's Suite:** 1

LODGING OPTIONS



Executive King

Newly renovated Single king bed with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 2.



Single King Pool View

Single king bed with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk with a pool view. Sleeps 2.



Standard Single King

Single King with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 2.



Executive Queen

Newly renovated double queen beds with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 4.

LODGING OPTIONS



Double Queen

Double Queensize beds with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 4.



Murphy Bed Poolside

Double full size murphy beds with private bathroom, cable TV, wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk with a walk out door to the pool area. Sleeps 4.



Single Queen Poolside

One Queensize bed with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk with a walk out door to the pool area. Sleeps 2.



Double Queen Pool View

Double Queensize beds with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk with a pool view. Sleeps 4.

LODGING OPTIONS



Double Queen Courtyard

Double Queen beds with private bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk with a view of the courtyard. Sleeps 4.



Handicap Single Queen

Single Queen bed with private accessible bathroom, cable TV, Wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 2.



Single Queen Economy

Single queen bed with private bathroom, cable TV, wi-fi, air conditioning, coffee pot, refrigerator, microwave, & work desk. Sleeps 2.

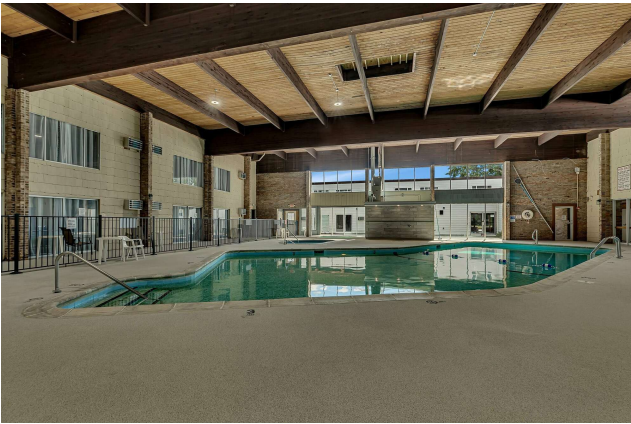
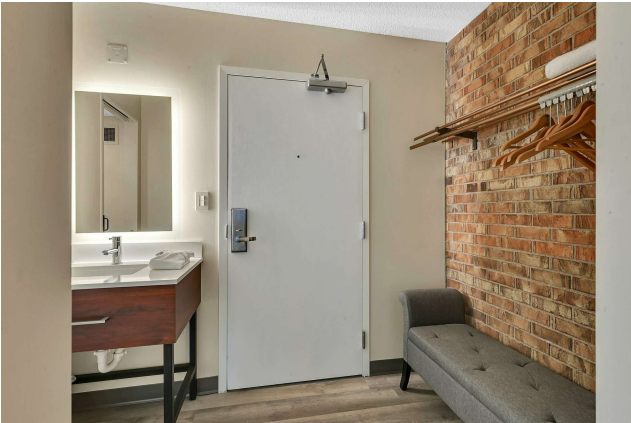
OWNER'S QUARTERS



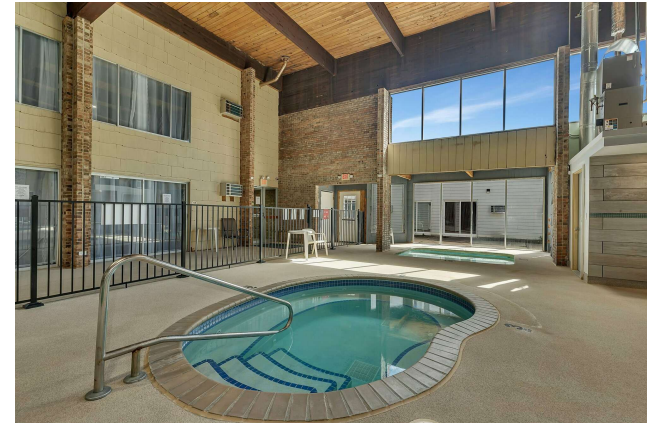
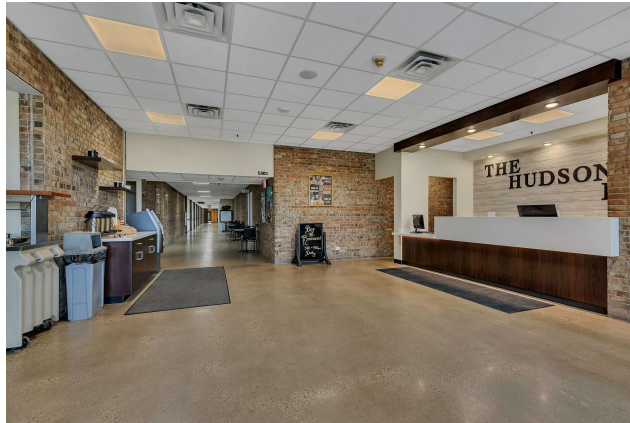
- Spacious two-room suite with exposed brick
- King Bed with a jacuzzi tub
- Newly built out kitchen with stainless steel appliances
- Living / dining room



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



GROWTH OPPORTUNITIES

- **Add a Flag:** The Property is well-situated to have a flag added, and there has already been a proposal delivered from Choice Hotels (available with a signed NDA)
- **Add a “Resort Fee”:** Resort fees that are in the range of 6-8% exist at many hotels. Adding a resort fee of just 6% to the total lodging revenue at the property would add a significant number directly to the bottom line.
- **Add Additional Amenities:** Various additional recreational amenities could be added.
- **Focus on the Groups/Events Segment:** There is an event room, which can be divided into two event spaces and catered in-house using the large commercial kitchen. This has not been aggressively marketed to date.
- **Increase Rates/ Focus on Revenue Management:** Add dynamic pricing software to adjust rates automatically depending on demand. There is also an opportunity to increase rates overall.
- **Build Additional Units:** There are over 3 acres of land that could be developed with additional units or amenities.





SECTION 2
Location
Information

LOCATION OVERVIEW - MORRIS, MN

Morris, MN, is a charming small town in west-central Minnesota, known for its close-knit community, rich history, and beautiful natural surroundings. Home to the University of Minnesota Morris, the town has a vibrant college atmosphere that blends seamlessly with its agricultural roots. Morris offers a range of outdoor activities, including parks, lakes, and trails, making it an ideal destination for nature lovers. With its welcoming residents, locally-owned shops, and cultural events, Morris embodies the warmth and hospitality of small-town Minnesota living.

Distances from larger cities include:

Minneapolis/St. Paul, MN - 150 miles west of Minneapolis/St. Paul

Fargo, ND - 110 miles southeast of Fargo

Sioux Falls, SD - 175 miles northeast of Sioux Falls

Airports in close proximity include Alexandria Municipal Airport (45 miles) and St. Cloud Regional Airport (90 miles). Nearby international airports include Hector International Airport in Fargo (110 miles) and Minneapolis-Saint Paul International Airport (150 miles).



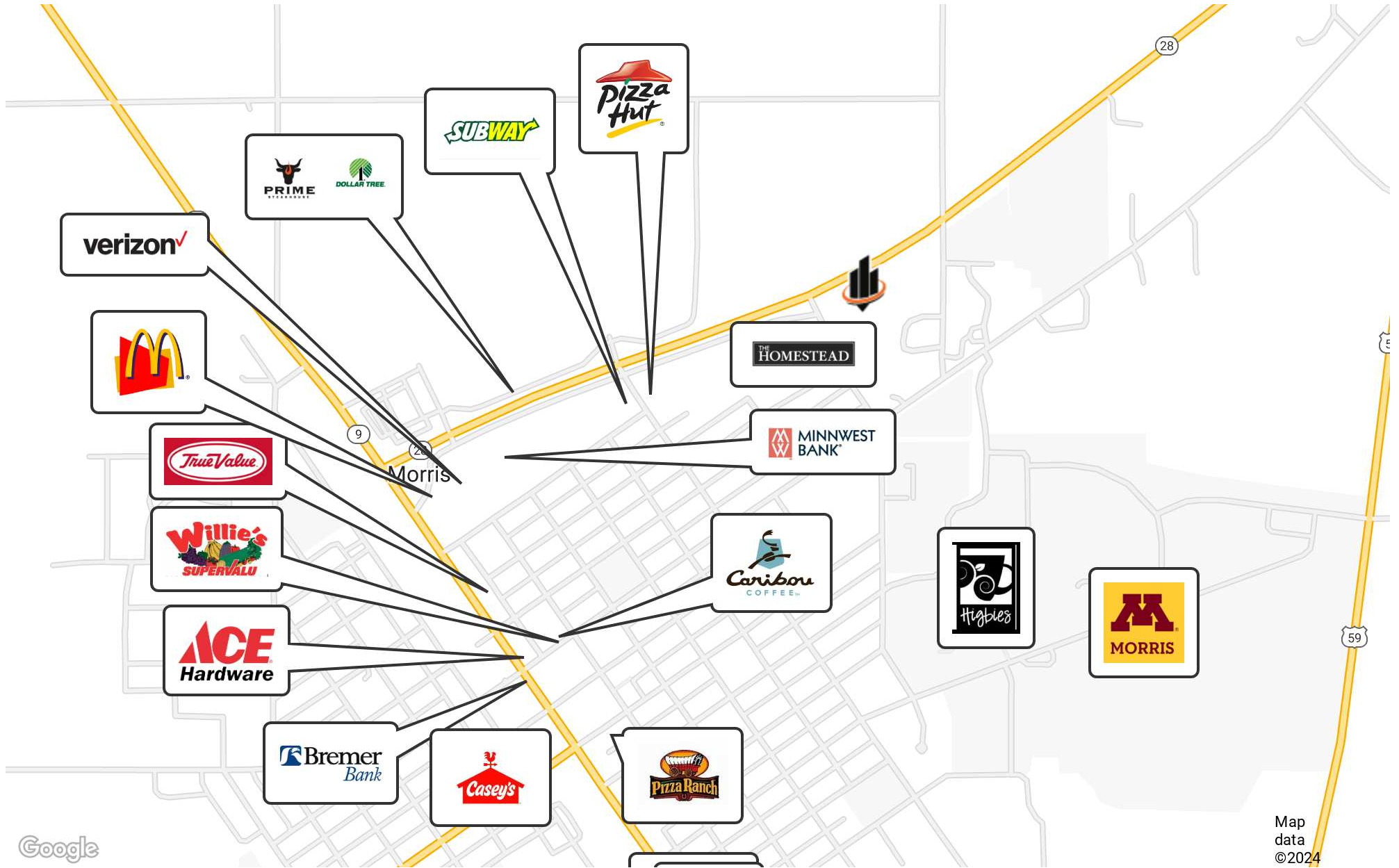
LOCAL ATTRACTIONS - MORRIS, MN



LOCAL ATTRACTIONS

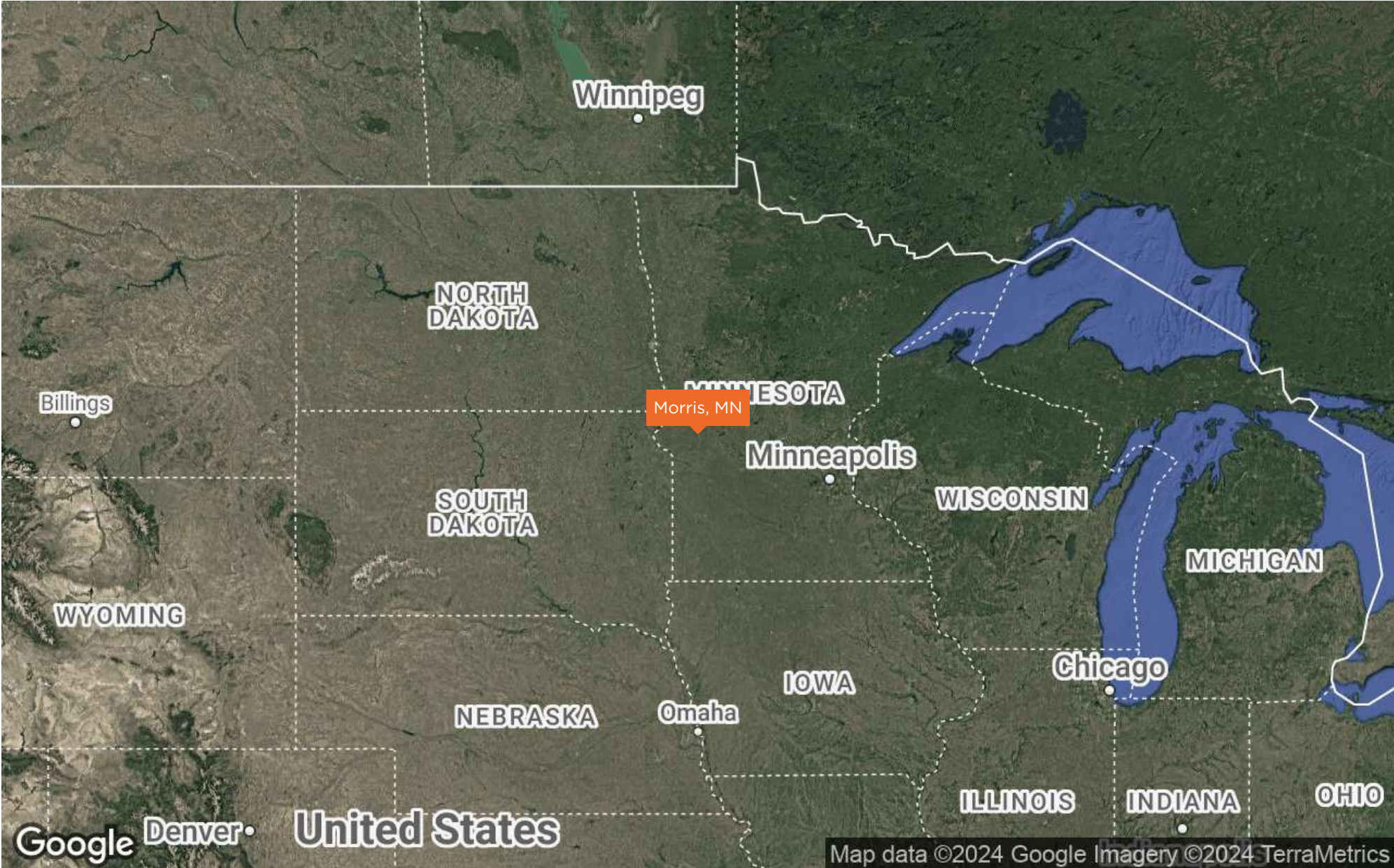
- **University of Minnesota Morris Campus:** This beautiful campus features a range of architectural styles and green spaces. The campus often hosts events, performances, and art exhibitions that are open to the public.
- **Pioneer Park:** A great spot for outdoor activities, Pioneer Park includes picnic areas, walking trails, and sports fields. It's a popular place for local events and community gatherings.
- **Stevens County Historical Society Museum:** This museum provides insights into the local history of Stevens County, featuring exhibits on pioneer life, local industries, and the region's heritage.
- **Red Barn Theatre:** A local gem for theater enthusiasts, the Red Barn Theatre offers a variety of performances throughout the year, including plays, musicals, and community theater productions.
- **Morris Area Farmers Market:** Held seasonally, this market features local produce, crafts, and baked goods. It's a great way to experience the local flavors and support regional vendors.
- **Chippewa River:** Ideal for outdoor recreation, the Chippewa River offers opportunities for fishing, kayaking, and scenic walks along its banks.
- **Morris Golf Club:** For golf enthusiasts, the Morris Golf Club provides a pleasant and challenging course set in a scenic landscape.
- **Community Center:** The community center often hosts various events and activities for all ages.
- **Prairie Renaissance Cultural Center:** Immerse yourself in Morris' rich culture at Prairie Arts & Gifts. The gallery, which is operated by volunteers and donations through the Prairie Renaissance Cultural Center, offers exhibits by some of the areas most talented artists.
- **Horticultural Display Garden:** Navigate your senses through one of Minnesota's best display gardens, located at the West Central Research & Outreach Center. See the classics along with the newest varieties of annuals, perennials, ornamental grasses and more.

RETAILER MAP

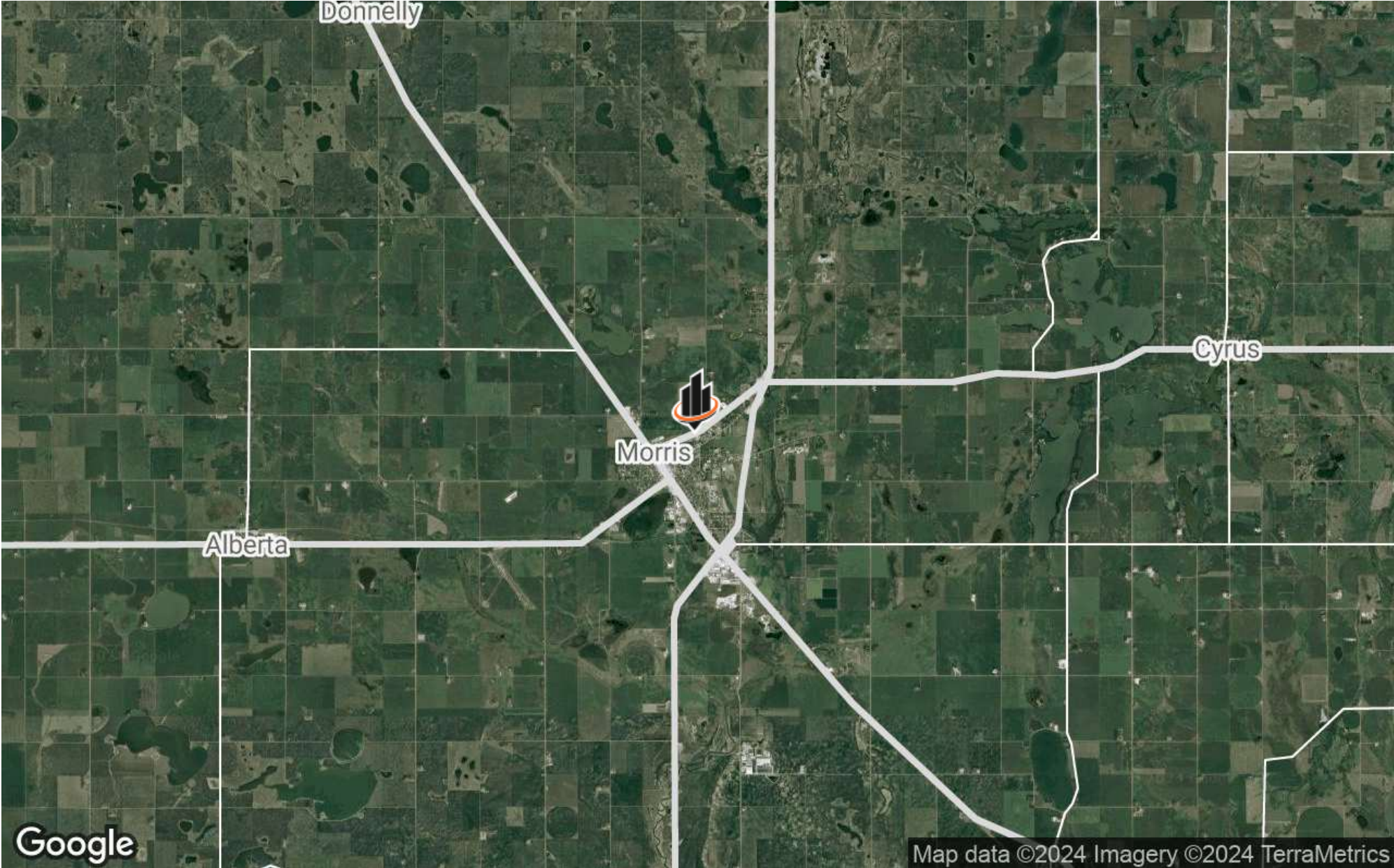


Google

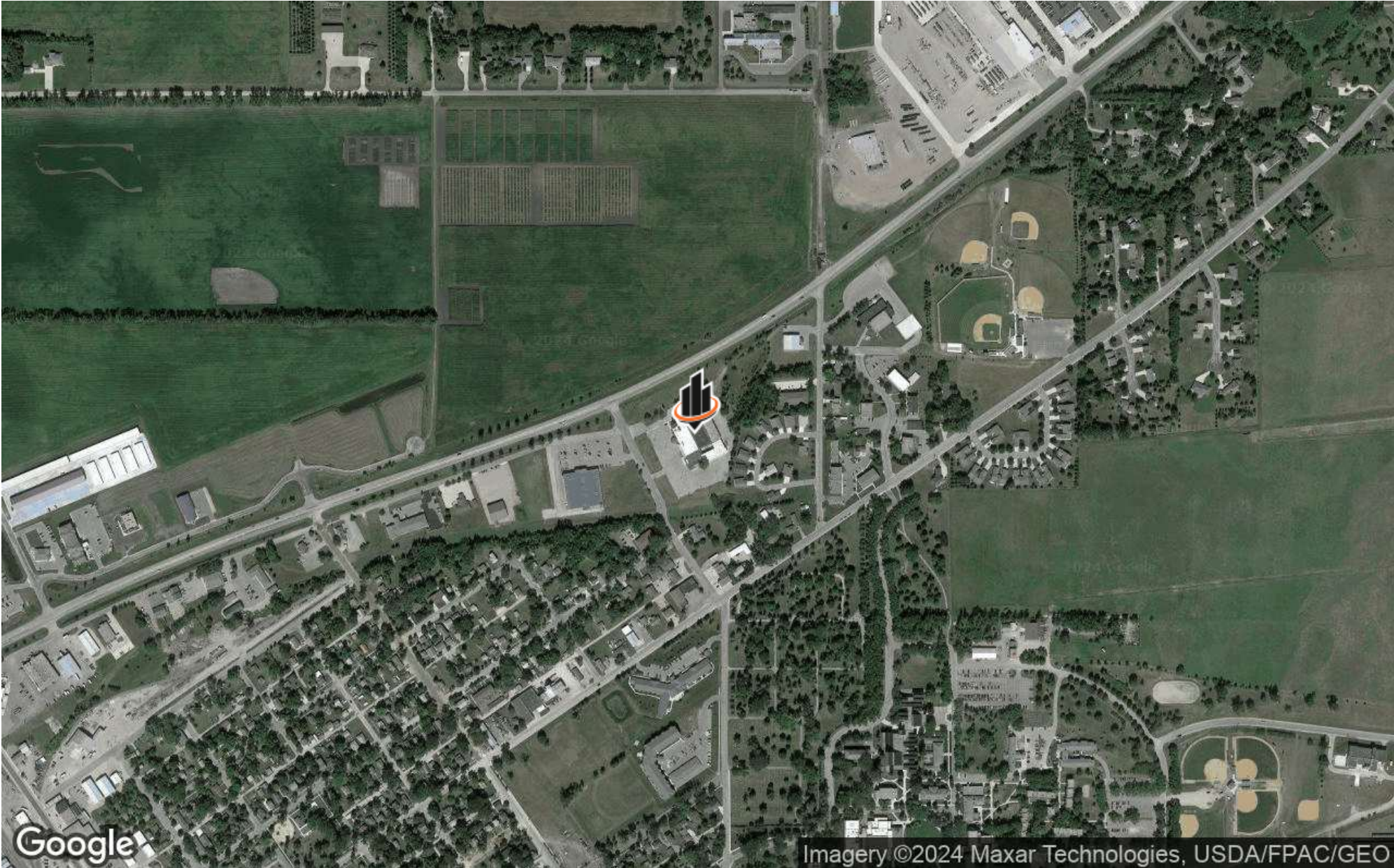
REGIONAL MAP



LOCATION MAP

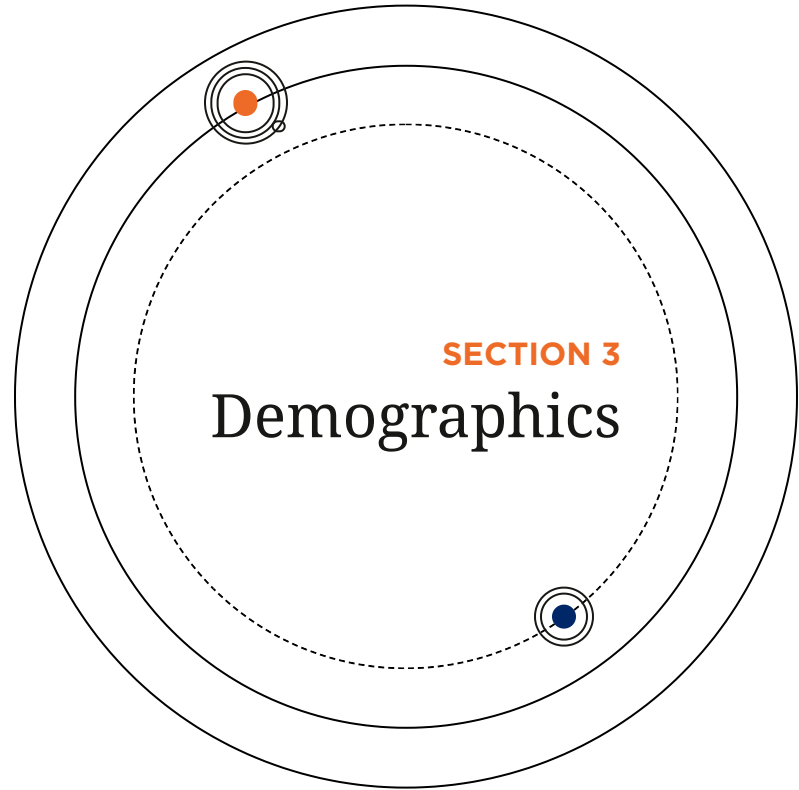


AERIAL MAP



PARCEL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

60 MILES 120 MILES 240 MILES

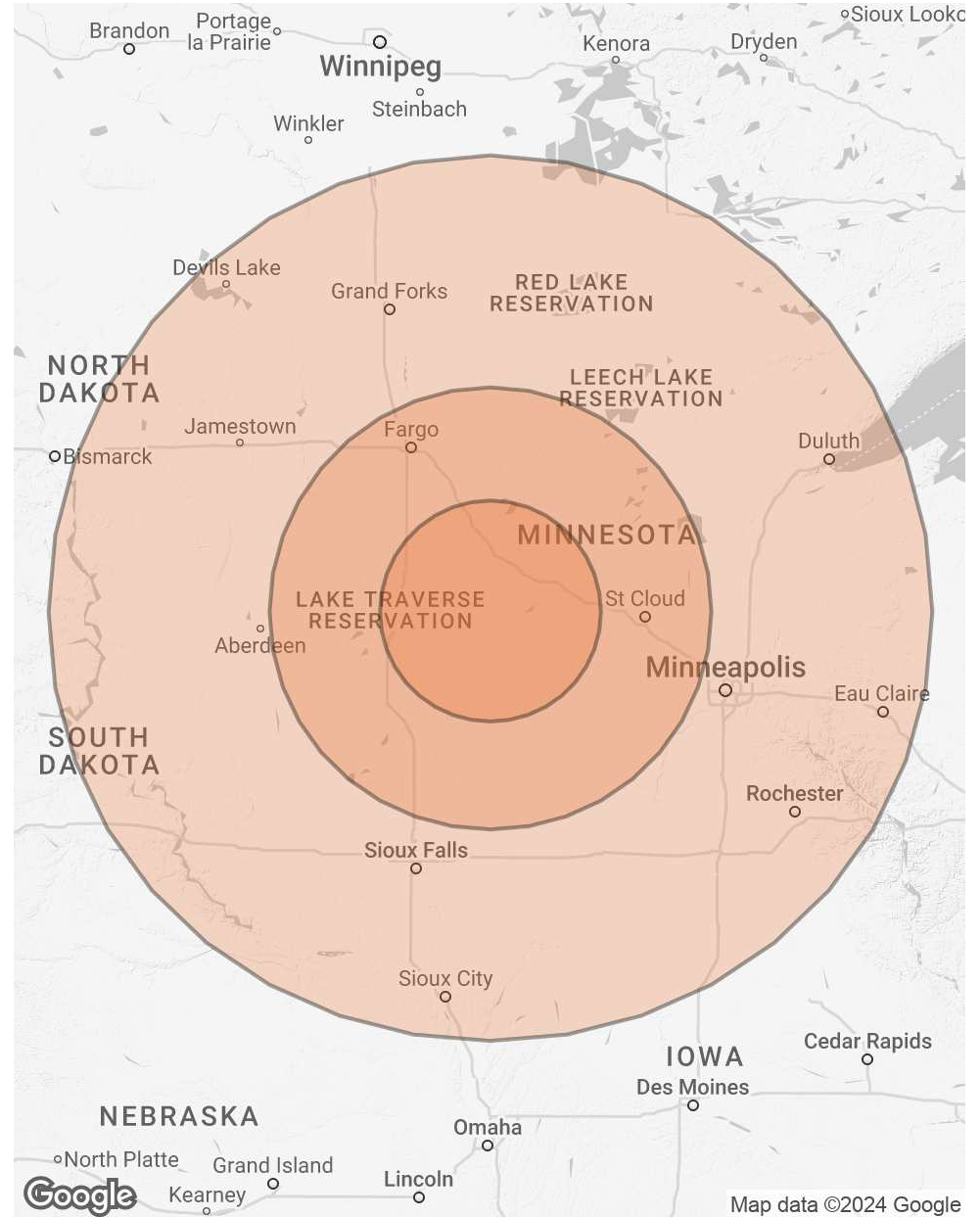
	60 MILES	120 MILES	240 MILES
TOTAL POPULATION	242,143	1,555,916	7,697,539
AVERAGE AGE	43.0	39.7	39.6
AVERAGE AGE (MALE)	41.7	38.9	38.7
AVERAGE AGE (FEMALE)	44.0	40.6	40.6

HOUSEHOLDS & INCOME

60 MILES 120 MILES 240 MILES

	60 MILES	120 MILES	240 MILES
TOTAL HOUSEHOLDS	125,997	732,069	3,455,771
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$61,894	\$72,228	\$81,448
AVERAGE HOUSE VALUE	\$179,552	\$208,358	\$226,634

2020 American Community Survey (ACS)



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