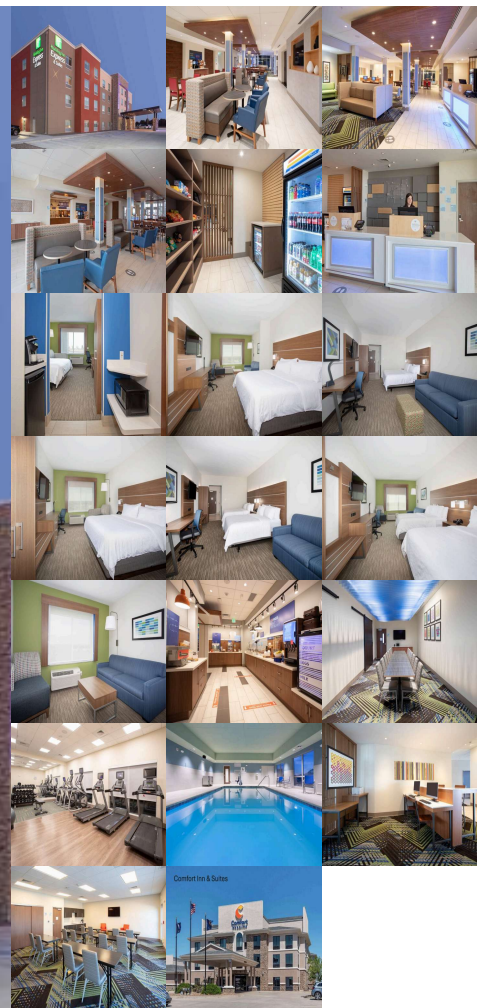




HOLIDAY INN EXPRESS & SUITES GOODLAND KS (as part of a portfolio)

Interested in a 11.5% cap rate?

If you thought a RevPar of \$104 is not possible in a small, rural market, think again. This Express does just that. The impressive revenue and net operating income from this Holiday Inn Express & Suites and the adjacent Comfort Inn & Suites will overcome any small market hesitation. The combined total revenue of \$5M produces nearly \$1.9M in net operating income (TTM June, 2026). The package is being offered at \$16.4M, all cash, which is over a 11.5% cap based on in-place cash flow.

Both hotels benefit from partial tax abatement, and the Express enjoys a 22-year, 2% CID (approximately 17 years remain).

Executive Summary

Fee simple title is being offered in this newer Holiday Inn Express & Suites (75 keys), together with the adjacent Comfort Inn & Suites (73 keys) (**offered as a portfolio only, 148 total keys**). **The Holiday Inn Express is NOT offered individually.** The Express opened in 2021 and Comfort Inn & Suites (a former Holiday Inn Express) was built in 2007 and converted in 2022. Both hotels have ramped up nicely, especially noting the Comfort, when one considers the opening and impact of the Express. Goodland has proved to be an overlooked and surprising revenue gem, in that the Express demonstrates exceptional topline income and net operating income with both hotels showing revenue increases for 2026. **The hotels are offered as a package, or the Comfort Inn can be purchased individually.** Given the newness of both properties, the expected PIPs should be minimal. The summary for the Comfort Inn & Suites can be viewed by clicking here: <https://www.leisurealestate.com/property/comfort-inn-suites-goodland-ks/>.

Goodland KS is a rural community in western KS, with a surprising and stable demand from transient I-70 travel, long haul trucking, and a strong energy and agribusiness base. Only 3 hours from the metro Denver area, it is considered a great stopover point for those wishing to not stay in a metro area, including those seeking the easy and convenient access of a rural market. In addition, additional stopover opportunities are created by a bank of onsite EV charging stations (Comfort Inn site). Both hotels experience a high level of walk-in traffic.

To view the Portfolio Deal Page, sign the CA, and view the Both Data Rooms, please visit: <https://platform.reverecre.com/project/87a98738-ee97-4326-b638-d36ba2abe15e> (<https://platform.reverecre.com/project/87a98738-ee97-4326-b638-d36ba2abe15e>)

BUYER CA



Property Details

Address	2725 Enterprise Rd, Goodland, KS 67735
Price	16,400,000. for 148 key portfolio
Rooms	75
Price Per Key	110,800 for 148 key portfolio
Property Type	Limited service – upper midscale
Revenue	Call or email for CA
Website	HOLIDAY INN EXPRESS & SUITES GOODLAND KS (as part of a portfolio) (https://www.ihg.com/holidayinnexpress/hotels/us/en/goodland/gldgl/hoteldetail?cm_mmc=GoogleMaps-_-EX-_-US-_-GLDGL .)

Hotel Description

- FEE SIMPLE TITLE
- 75 keys, 148 keys combined with the Comfort Inn & Suites
- Not offered individually, but as a package with the adjacent Comfort Inn & Suites
- Opened 2021
- Nearly \$1.9M in Net Operating Income between the two hotels
- Portfolio Cap Rate exceeds 11%
- The Express shows exceptional revenue and NOI
- The Express boasts a RevPar of nearly \$104. The combined RevPar is nearly \$90 and is increasing
- Impressive occupancy and ADR
- Monthly revenue increases for both hotels YTD 2026
- Includes 2% CID reimbursement (Community Improvement District, applies to the Express)
- Latest prototype
- Partial RE tax abatement until Dec 2030 applies to both hotels

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Contact a Broker



Brent Jaynes (<https://www.leisurerealestate.com/broker/brent-a-jaynes/>)

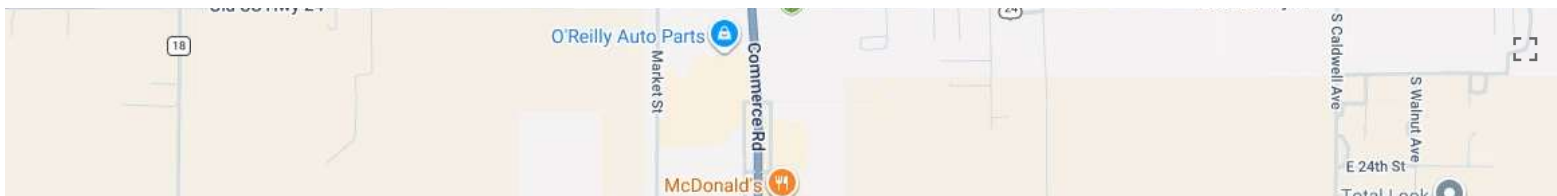
13000 W 87th St. Pkwy, Suite 108

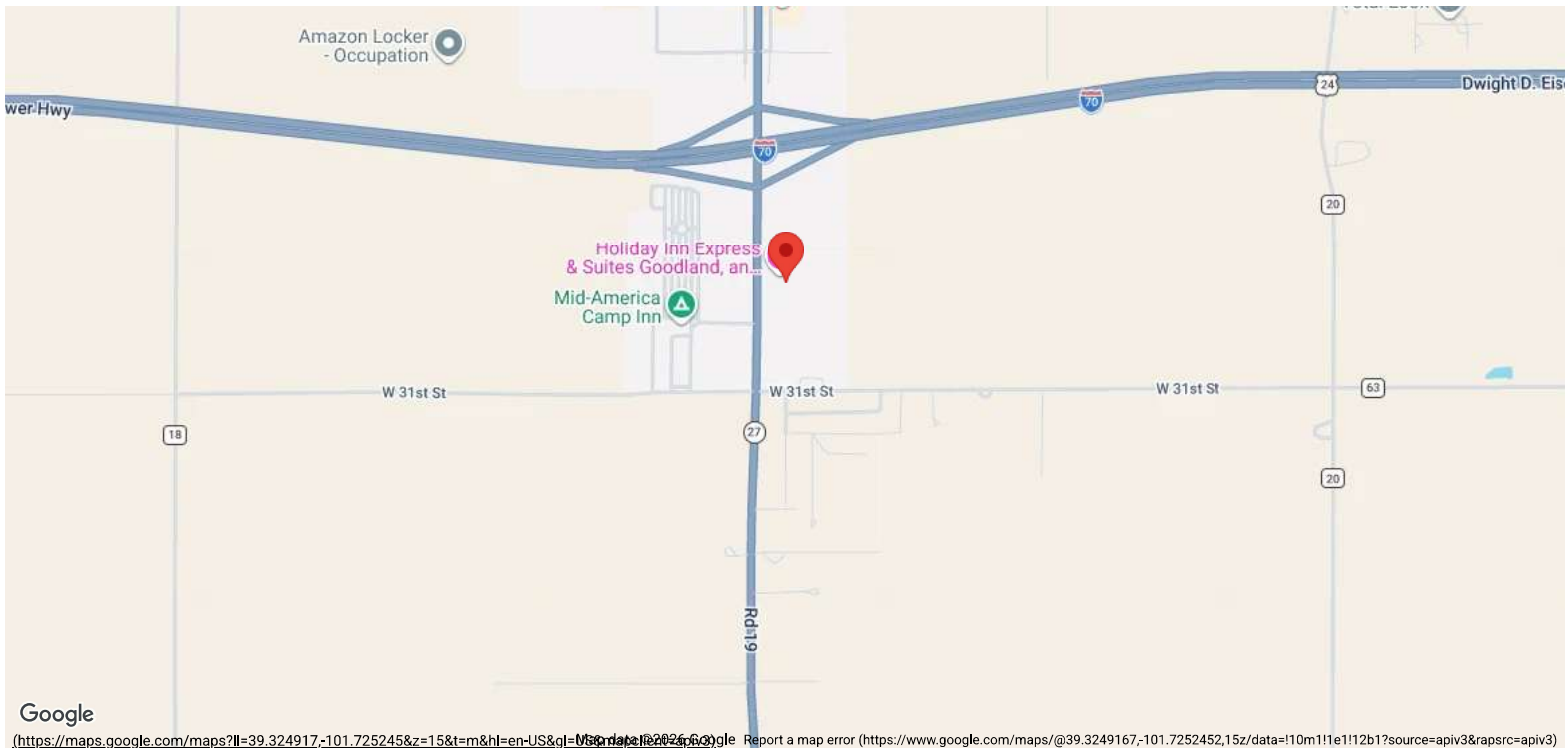
Lenexa, KS 66215

Phone: 913-499-4731

Fax: 913-499-4771

EMAIL THE BROKER





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