



COMFORT INN & SUITES

OFFERING MEMORANDUM

2630 Highway 9 West,
Seminole, OK, 74868

Presented by:



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GROUP

Keller Williams
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 **Comfort**
INN & SUITES





Comfort Inn & Suites

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EXECUTIVE SUMMARY

OPPORTUNITY OVERVIEW

Located at 2630 Highway 9 West, the Comfort Inn & Suites in Seminole, Oklahoma, offers a modern, welcoming atmosphere, making it an ideal destination for both business and leisure travelers. Conveniently situated along Highway 9, the hotel provides easy access to local attractions such as the Seminole Nation Casino, the Jasmine Moran Children's Museum, and nearby Seminole State College, making it a prime lodging option for visitors to the area.

The hotel features 75 well-appointed guest rooms and suites, each equipped with amenities such as complimentary high-speed Wi-Fi, flat-screen TVs, mini-fridges, microwaves, and comfortable workspaces. Guests can start their day with a free hot breakfast, and enjoy the hotel's fitness center and indoor pool, designed to enhance relaxation and comfort.

Comfort Inn & Suites Seminole is well-suited for travelers looking for reliable, comfortable accommodations with easy access to Seminole's key destinations. With its excellent service, range of amenities, and convenient location, the hotel offers a high-quality experience for guests visiting central Oklahoma.





INVESTMENT HIGHLIGHTS

- Purchase Price **\$6,700,000**
- Down Payment (35%) **\$2,345,000**
- Cash On Cash Return **7.47%**
- CAP Rate **7.89%**
- Price Per Room **\$89,333**
- ADR **\$100.00**
- Occupancy **52.50%**
- RevPar **\$52.50**

PROPERTY DETAILS

Idlwilde Inn

- **Number of floors:**
- **Number of rooms:** 75
- **Year Built:**
- **Renovation:**
- **Lot Size:**

KEY FEATURES

Strategic Location

Situated along Highway 9 West, the hotel offers easy access to local attractions, including Seminole Nation Casino, Jasmine Moran Children's Museum, and Seminole State College, making it ideal for business and leisure travelers.

Complimentary Hot Breakfast

Guests can start their day with a free hot breakfast, providing a variety of options to fuel up for their activities.

Fitness Center

A fully equipped fitness center allows guests to maintain their workout routine during their stay, offering convenience and comfort.

Spacious and Modern Accommodations

The hotel offers 75 well-appointed guest rooms and suites with amenities such as free Wi-Fi, flat-screen TVs, mini-fridges, microwaves, and ergonomic workspaces for both work and leisure.

Business-Friendly Amenities

With complimentary high-speed Wi-Fi throughout the hotel and a 24-hour business center, the property is designed to meet the needs of business travelers.

Ample Parking

On-site parking is available for guests, with space to accommodate larger vehicles, making the hotel convenient for group or long-haul travelers.

Strong Brand Trust

As part of the well-known Comfort Inn & Suites brand, guests enjoy reliable service and quality, contributing to high satisfaction and repeat business.



MARKET SUMMARY

Seminole, Oklahoma, is a growing community situated in the heart of central Oklahoma, known for its rich Native American history and strong ties to the oil and gas industries. The city's economy is supported by a blend of local industries, including energy, agriculture, education, and gaming. With nearby Seminole Nation Casino and Seminole State College attracting both visitors and students, demand for quality hotel accommodations is increasing.

The Comfort Inn & Suites, located along Highway 9 West, is strategically positioned to capture traffic from business travelers, tourists, and those visiting the college or casino. The property benefits from its convenient proximity to local attractions and major highways, making it a preferred lodging choice for a wide range of visitors.

As a gateway to the region's natural beauty and historic attractions, Seminole continues to grow as a travel destination. The city's close-knit community, combined with increasing local investment and development, has contributed to a steady rise in tourism and business travel. Additionally, regional events, casino gaming, and educational functions at Seminole State College further contribute to the consistent demand for hotel accommodations.

The Comfort Inn & Suites offers modern amenities and a trusted brand, helping it stand out in the Seminole market. Its combination of excellent service, central location, and strong brand reputation has established it as a key player in meeting the city's lodging needs, making it a valuable asset in a region poised for ongoing growth.



FINANCIAL SUMMARY



COMFORT INN & SUITES

Hotel Purchase Price	\$6,700,000
Down Payment (35%)	\$2,345,000

Proposed Financing-New First

New First	\$4,355,000
Interest Rate	7.00%
Amortization	27
Monthly Principal & Interest	-\$29,954

Operating Summary

2025

Rooms	75	
Available Rentable Rooms	27,375	
Rooms Sold	14,372	
Occupancy	52.50%	
ADR	\$100.00	
RevPar	\$52.50	
Room Revenue	\$1,437,188	99.46%
Other Revenue	\$7,845	0.54%
Gross Revenue	\$1,445,033	100.00%
Operating Expenses	\$867,020	60.00%
Reserve Fees	\$43,351	3%
Total Expenses	\$910,370	63.00%
NOI	\$534,662	37.00%
Less Debt Services	-\$359,452	
Pre-Tax Cash Flow	\$175,210	
Debt Coverage Ratio	-1.59	

Investment Summary

Cash On Cash Return	7.47%
CAP Rate	7.98%
Room Revenue Multiplier	4.66
Price Per Room	\$89,333



COMPETITIVE PROPERTIES



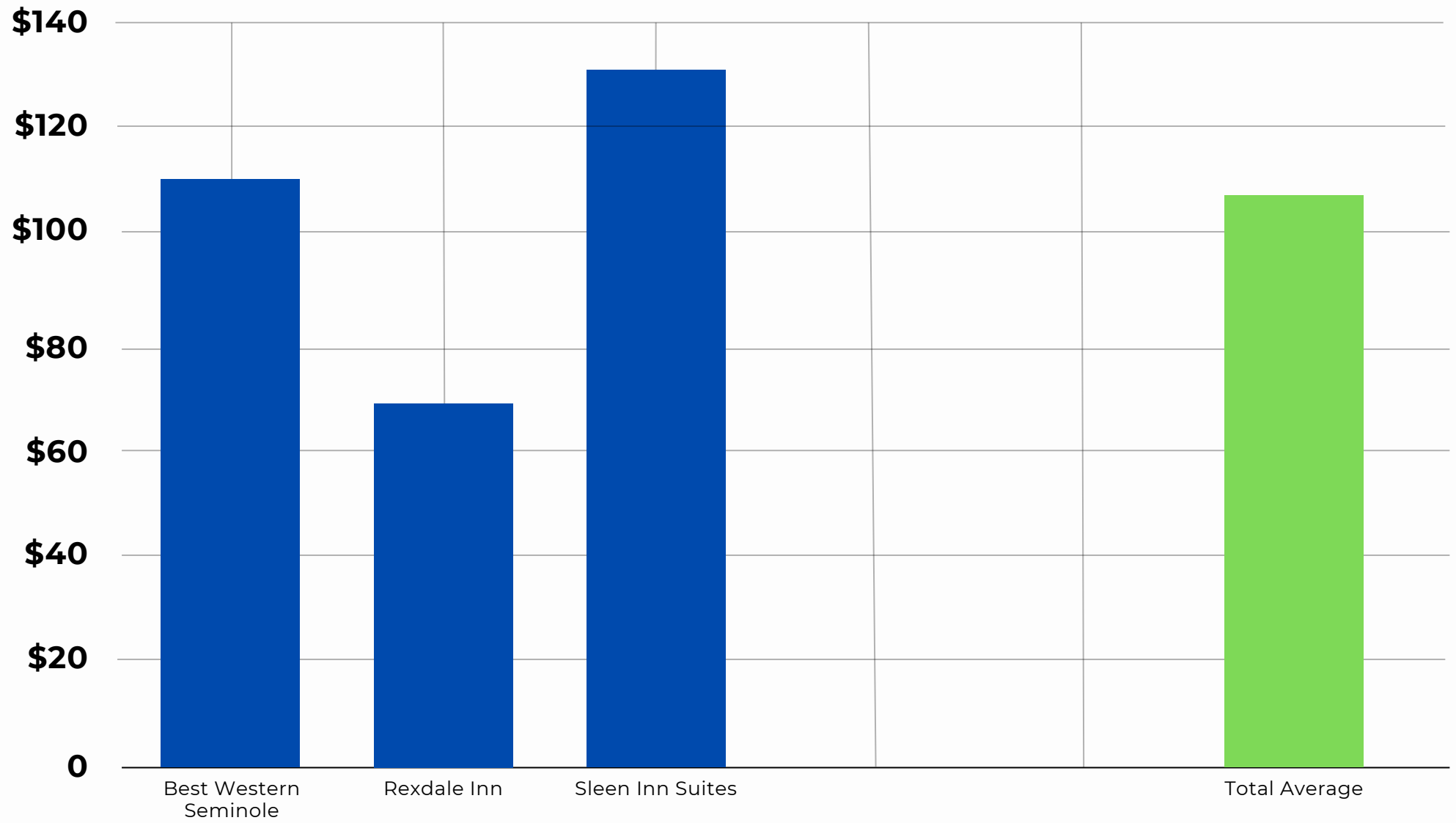
RANKING OF PROPERTIES IN SEMINOLE

Hotel Name	Rack Rate Min	Rack Rate Max	Hotel Name	Rack Rate Avg
Best Western Seminole	\$96	\$124	Best Western Seminole	\$110
Rexdale Inn	\$69	\$69	Rexdale Inn	\$69
Rexdale Inn	\$102	\$164	Rexdale Inn	\$133

Total Average

\$104

RACK RATE



COMPETITIVE PROPERTIES



Best Western Seminole



Rexdale Inn



Sleen Inn Suites

PROPERTY OVERVIEW





Comfort
INN & SUITES





LOCATION OVERVIEW

SEMINOLE

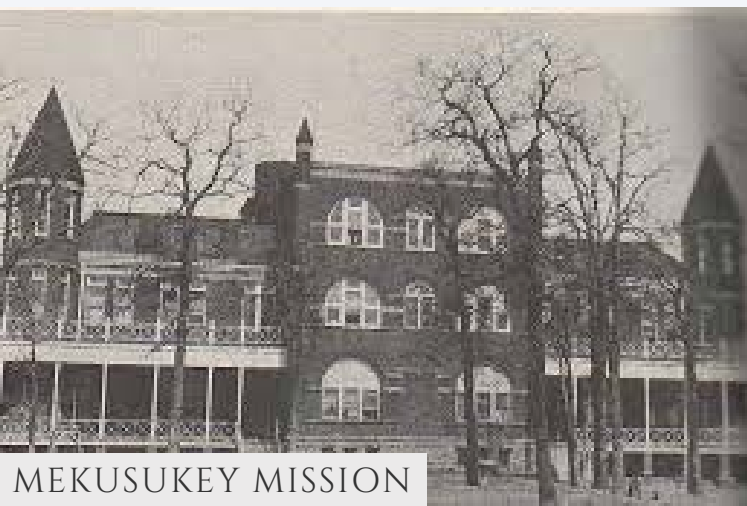
Seminole, Oklahoma, offers a strategic location for investors seeking opportunities in a small-town setting with growth potential. Situated in central Oklahoma, just off U.S. Route 377 and about 50 miles from Oklahoma City, Seminole combines the charm of a close-knit community with convenient access to a larger metropolitan area. The region is known for its rich history in oil and gas, but it has diversified in recent years, with growth in education, healthcare, and small business sectors. Affordable property prices, a lower cost of living, and steady demand for housing and hospitality make Seminole an attractive option for real estate investors. Additionally, the area's proximity to state parks and recreational opportunities, such as boating and fishing at Lake Seminole, enhances its appeal to both residents and visitors.





OKLAHOMA

Seminole, Oklahoma, offers a strategic location for investors seeking opportunities in a small-town setting with growth potential. Situated in central Oklahoma, just off U.S. Route 377 and about 50 miles from Oklahoma City, Seminole combines the charm of a close-knit community with convenient access to a larger metropolitan area. The region is known for its rich history in oil and gas, but it has diversified in recent years, with growth in education, healthcare, and small business sectors. Affordable property prices, a lower cost of living, and steady demand for housing and hospitality make Seminole an attractive option for real estate investors. Additionally, the area's proximity to state parks and recreational opportunities, such as boating and fishing at Lake Seminole, enhances its appeal to both residents and visitors.



MEKUSUKEY MISSION



SEMINOLE NATION MUSEUM

POPULAR SITES IN SEMINOLE



JASMINE MORAN CHILDREN'S MUSEUM



SPORTSMAN LAKE



SEMINOLE MUNICIPAL GOLF COURSE

TO CONCLUDE



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