

HOTEL FOR SALE

DAYS INN, HAYS KS

3205 VINE STREET, HAYS, KS 67601



FOR SALE

KW COMMERCIAL CITY VIEW

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San Antonio, TX 78249

SINGH COMMERCIAL
GROUP
In association with KW Commercial

Each Office Independently Owned and Operated

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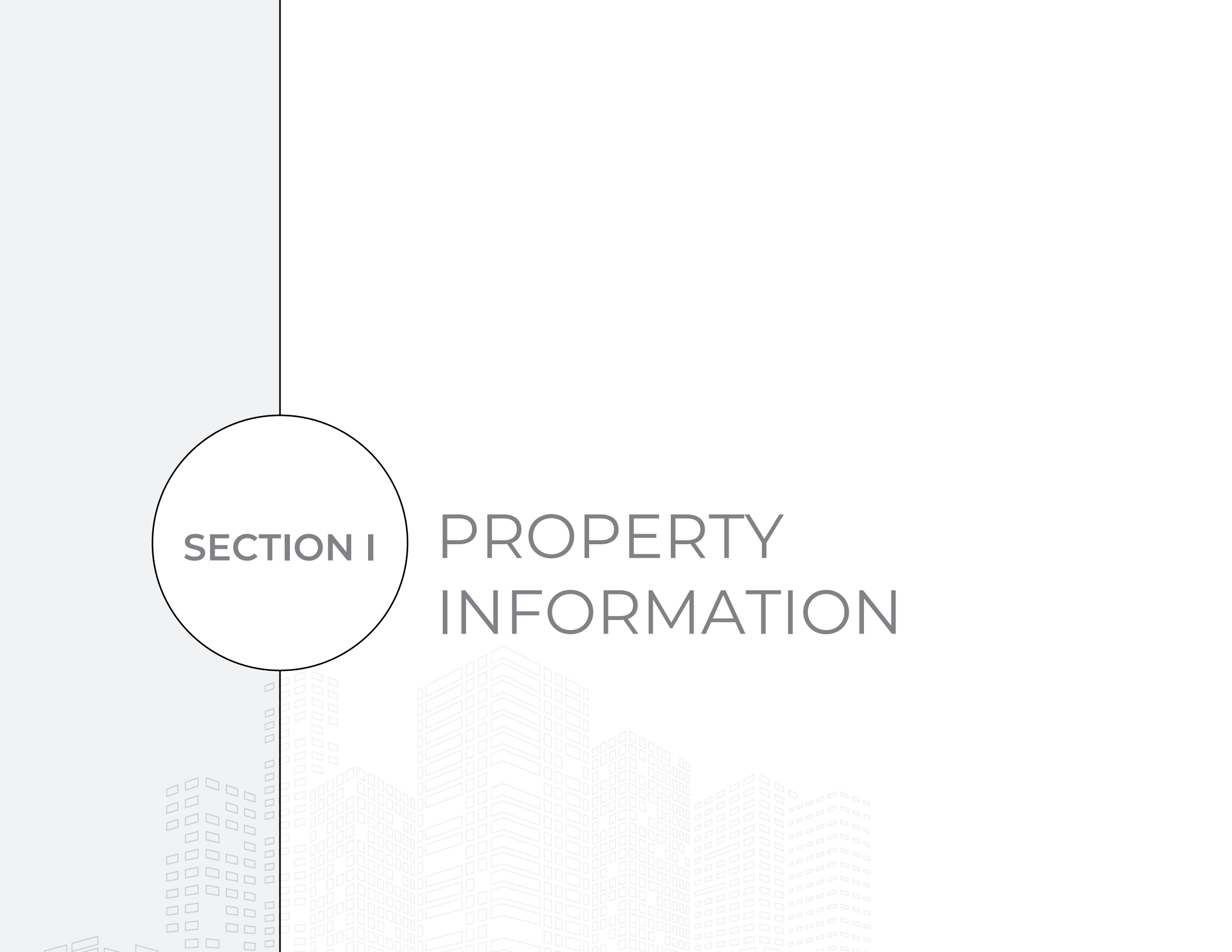
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SECTION I

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Days Inn, Hays KS



OFFERING SUMMARY

ADDRESS:	3205 Vine Street, Hays KS 67601
PRICE:	\$2,950,000
NUMBER OF ROOMS:	102 Rooms
ROOM REVENUE (2025):	\$1,121,900
ROOM REV MULTIPLIER:	3.3X
NOI:	\$283,000
CAP Rate:	9.5% CAP
LOT SIZE:	2.2 ACRES
BUILDING SF:	40,879 SF
COUNTY:	Ellis County
YEAR BUILT/RENO:	1966/2025

Property Overview

The Days Inn by Wyndham Hays is a 108-key, two-story property at 3205 Vine Street, positioned at the I-70 interchange with direct freeway visibility and Wyndham franchise distribution through Wyndham Rewards and full OTA integration. The asset is well-amenitized for its segment — outdoor pool, business center, 1,150 SF of meeting space, guest laundry, and ample surface parking — delivering exactly what road-trip and institutional travelers expect.

At \$2.95M (\$28,922/key), this is a clean, stabilized operation priced at an 9.5% cap rate on 2025 NOI. SBA 7(a) financing is available as low as 20% down — an accessible entry point for an owner-operator or regional hospitality investor ready for franchise-backed cash flow from day one.



INVESTMENT HIGHLIGHTS

Days Inn, Hays KS



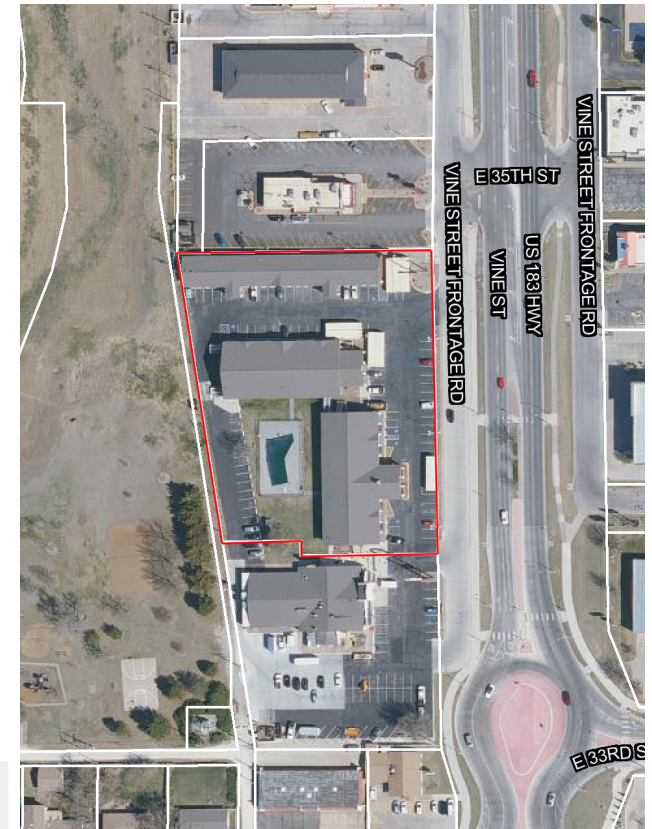
INVESTMENT HIGHLIGHTS

- Priced at 3.3x 2025 Gross Room Revenue of \$995k (after tax)
- Priced Well Below Replacement Cost — Asking price of \$2,950,000 on a 102-room asset equates to approximately \$28,922 per key — a dramatic discount to the estimated \$100,000+ per key cost to construct a comparable limited-service hotel today. Buyer captures significant embedded equity on day one
- Fee Simple Interest in 102 room Baymont by Wyndham Hays- a freshly renovated select service hotel on 2.2 acres
- Ideal Owner/Operator Opportunity- Multi-building configuration on 2.2 acres provides operational flexibility
- Ideal Owner/Operator Opportunity — Well-suited for a hands-on owner-operator looking to drive NOI through direct management
- Fee-Simple and Unencumbered of Management

TOURISM DEMAND

- Hays serves as the largest commercial, healthcare, and education center in western Kansas, anchoring Ellis County and drawing a regional trade area of approximately 100,000 residents across multiple counties.
- Hays is the largest full-service municipal center directly positioned at the exact midpoint on Interstate 70 between Denver and Kansas City
- Hotel demand is anchored by Fort Hays State University, Hays Medical Center, I-70 transient travel, oil and gas activity, regional agribusiness, and state government — multiple segments insulate occupancy from single industry downturns.
- Massive weekend tourist drivers such as, youth sports tournaments, university events, and crowds visiting the world-famous Sternberg Museum of Natural History
- Local government aggressively funds infrastructure, including recent multi-million dollar transformation of Vine Street Commercial Corridor.

SBA Loan available with 20% down for qualified buyers.



ABOUT HAYS KS

Days Inn, Hays KS



Hays offers what primary markets cannot: virtually zero oversupply risk, lower cost of entry, pro-growth municipal backing, and highly resilient cash flow.

MARKET & DEMAND OVERVIEW

The property is located in Hays is the most critical, full-service municipal stop on Interstate 70 between Denver and Kansas City.

Major nearby demand driver include:

- Fort Hays State University-1.8 miles
- Sternberg Museum of Natural History-0.9 miles
- Fort Hays State Historic Site-3.1 miles
- Vineyard Park Nature Area-1.4 miles
- Wild Bill Hickok Statue & Historic Downtown Art- 1.6 miles

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,782	22,027	23,146
Total Units	2,739	10,152	10,645
Median Income	\$74,46	\$64,321	\$64,954

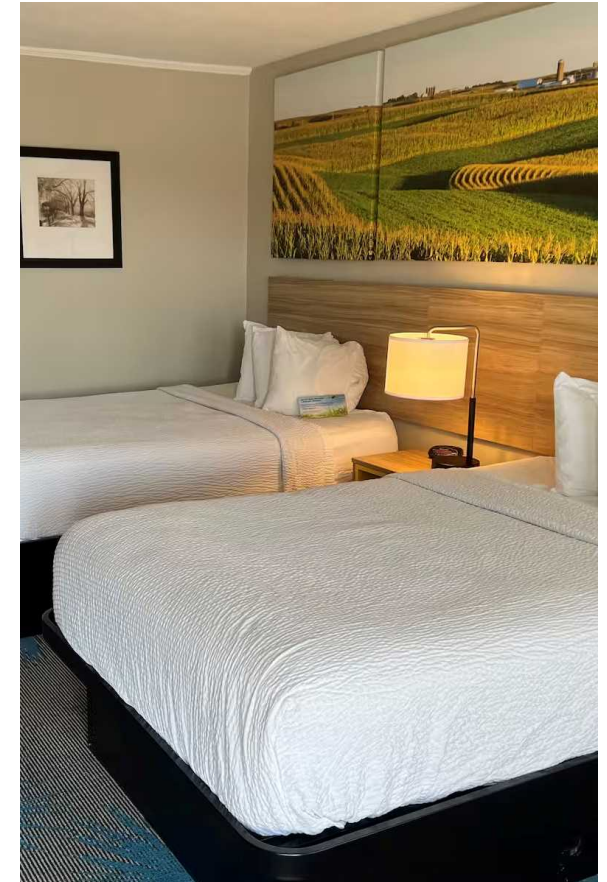
HAYS METRO OVERVIEW

The commercial property at 3205 Vine Street is perfectly positioned to capture the exceptional economic strength of Hays, which operates as the undisputed retail and medical capital for a 100-mile regional radius. Backed by an incredible 1.77 trade pull factor, the market benefits from a highly stable, recession-proof employee and visitor baseline anchored by Fort Hays State University and the HaysMed regional health complex.

Furthermore, its immediate proximity to Interstate 70 secures a reliable, high-volume flow of cross-country travelers looking for an easy, drive-to-sleep highway oasis. This robust mix of steady mid-week corporate demand and high-yield weekend leisure traffic makes the asset a highly resilient and profitable opportunity for an incoming hotel buyer.

PERFORMANCE

- Occupancy: 67%
- ADR: 117
- RevPAR: \$79.5





SECTION II

ADDITIONAL PHOTOS

PHOTOS

Days Inn, Hays KS



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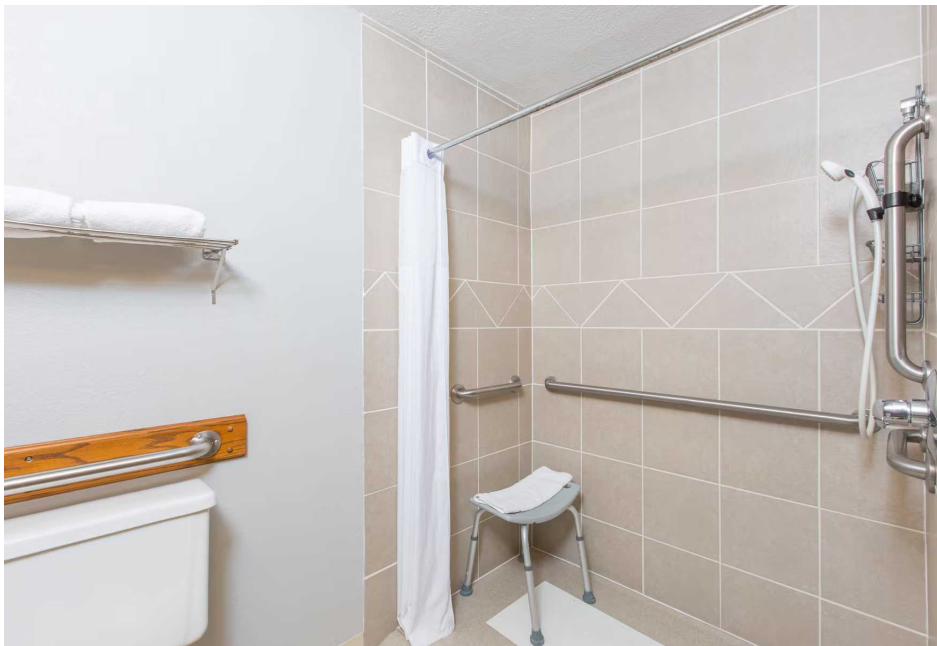


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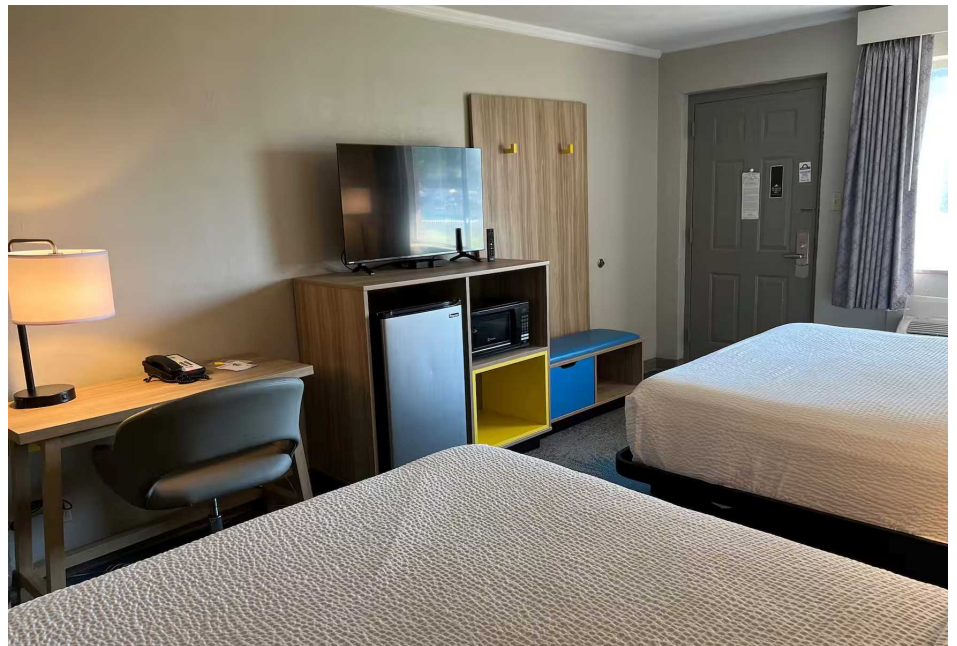


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SECTION III

MAPS / DEMOGRAPHICS



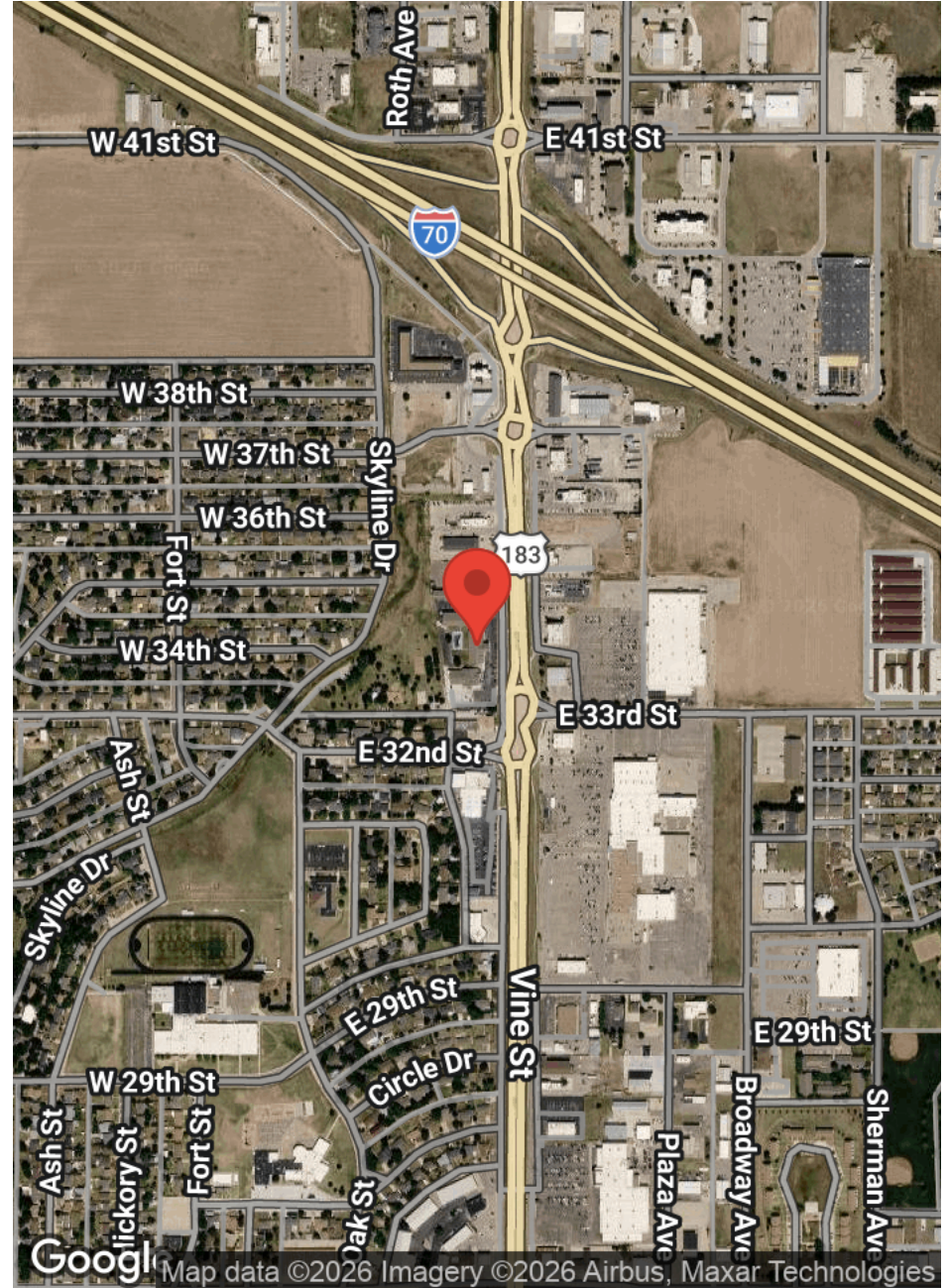
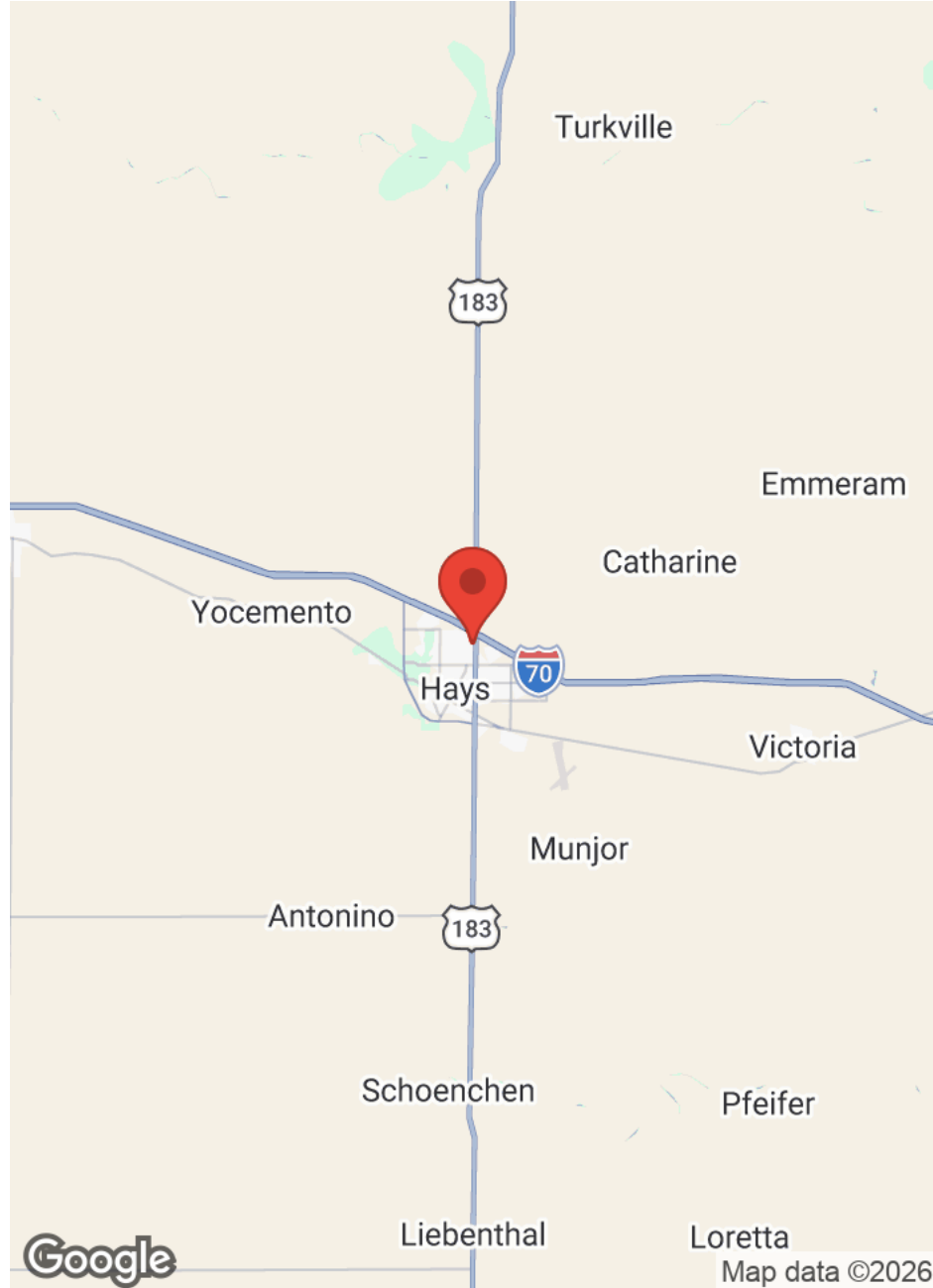
BUSINESS MAP

Days Inn, Hays KS



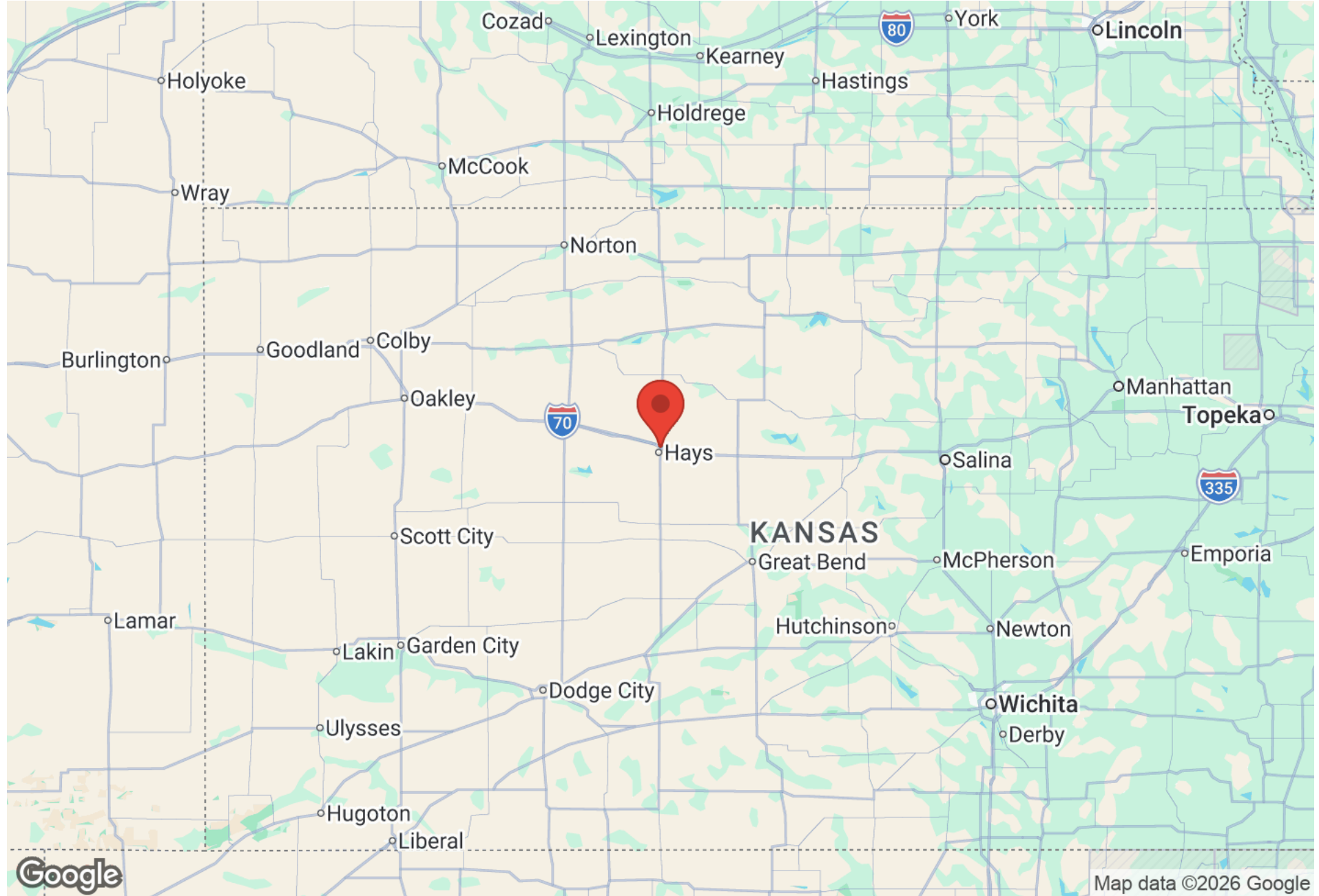
LOCATION MAPS

Days Inn, Hays KS



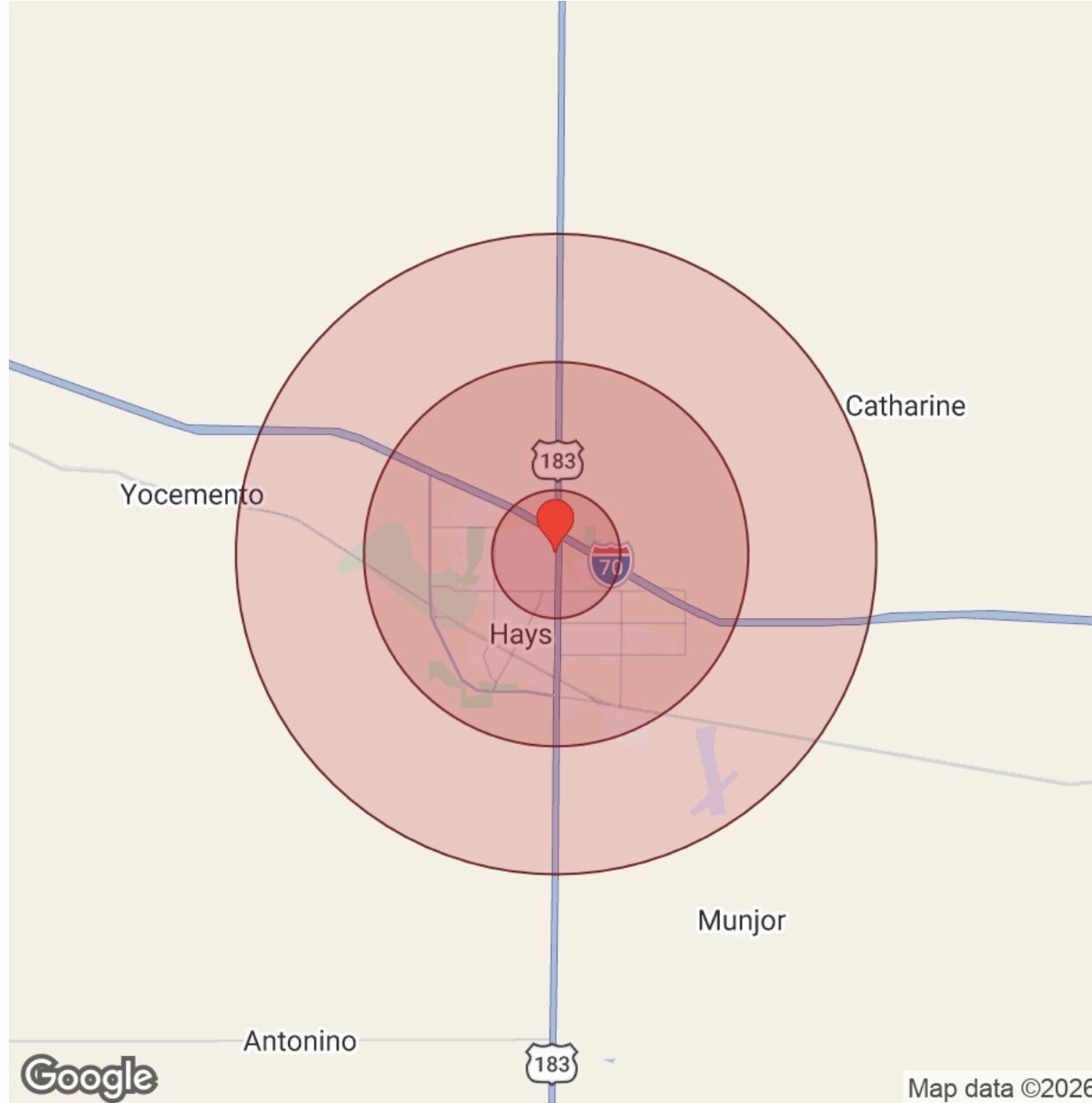
REGIONAL MAP

Days Inn, Hays KS



DEMOGRAPHICS

Days Inn, Hays KS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,805	10,906	11,483
Female	2,977	11,121	11,663
Total Population	5,782	22,027	23,146

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,149	18,837	19,794
Black	123	548	567
Am In/AK Nat	5	22	23
Hawaiian	N/A	2	2
Hispanic	308	1,709	1,819
Asian	111	410	424
Multiracial	86	410	428
Other	N/A	88	88

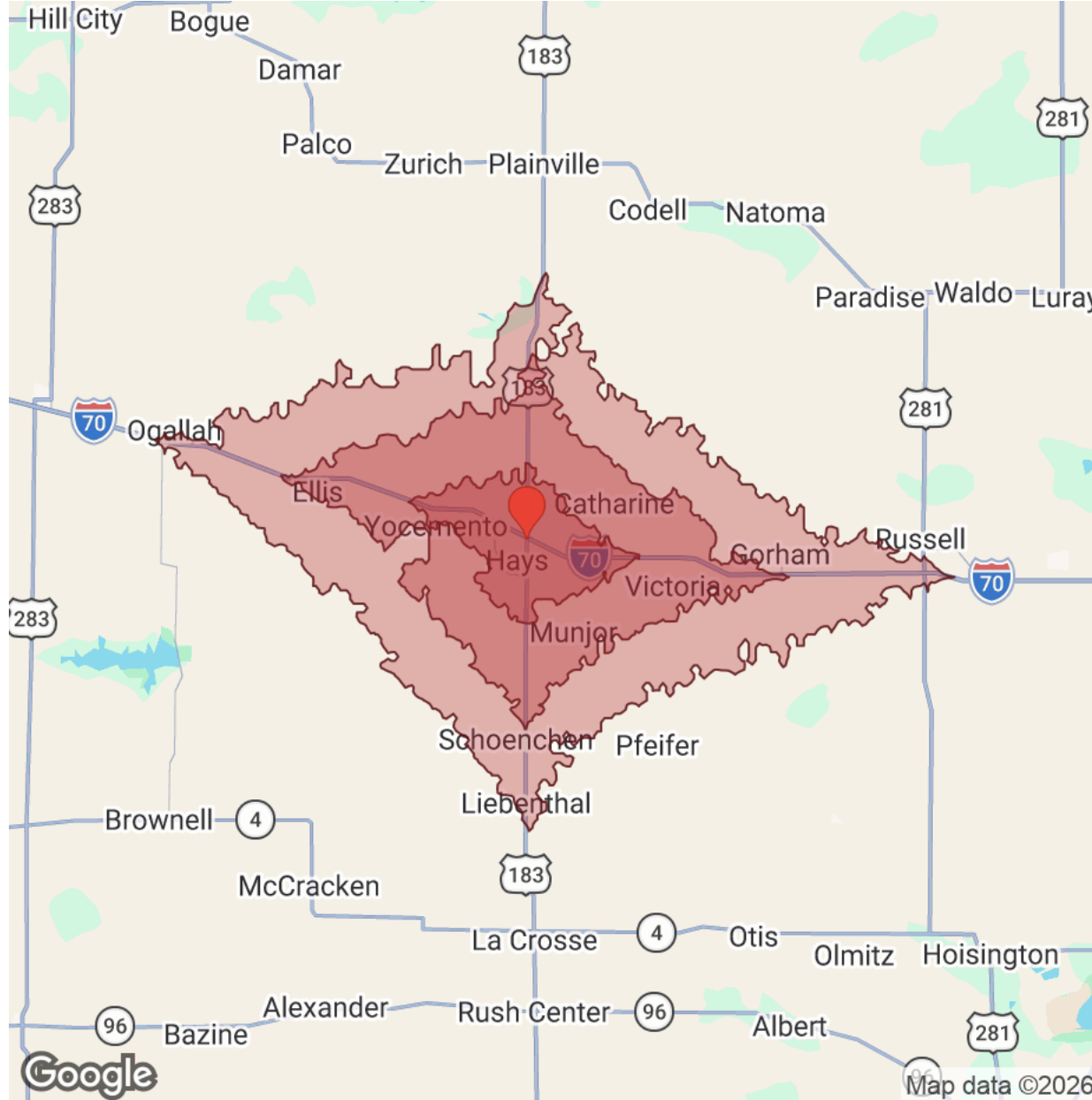
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,739	10,152	10,645
Occupied	2,484	9,099	9,543
Owner Occupied	1,509	4,914	5,233
Renter Occupied	975	4,185	4,310
Vacant	255	1,053	1,102

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,000	3,503	3,719
Ages 15 - 24	910	6,009	6,188
Ages 25 - 54	2,027	7,136	7,578
Ages 55 - 64	559	1,868	2,003
Ages 65+	1,288	3,510	3,660

Income	1 Mile	3 Miles	5 Miles
Median	\$74,464	\$64,321	\$64,954
Under \$15k	211	886	910
\$15k - \$25k	251	977	995
\$25k - \$35k	22	592	633
\$35k - \$50k	444	1,208	1,258
\$50k - \$75k	321	1,453	1,555
\$75k - \$100k	394	1,288	1,361
\$100k - \$150k	581	1,541	1,594
\$150k - \$200k	184	793	855
Over \$200k	76	361	381

DEMOGRAPHICS

Days Inn, Hays KS



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	11,479	13,885	14,886
Female	11,658	13,912	14,723
Total Population	23,137	27,797	29,609

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	19,789	24,156	25,861
Black	567	603	625
Am In/AK Nat	23	25	27
Hawaiian	2	3	3
Hispanic	1,816	1,976	2,022
Asian	423	464	477
Multiracial	428	478	503
Other	90	92	92

Housing	10 Mins	20 Mins	30 Mins
Total Units	10,638	12,912	13,828
Occupied	9,537	11,569	12,371
Owner Occupied	5,238	6,815	7,465
Renter Occupied	4,299	4,754	4,906
Vacant	1,101	1,342	1,457

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	3,716	4,471	4,791
Ages 15 - 24	6,176	6,746	6,947
Ages 25 - 54	7,575	9,270	9,858
Ages 55 - 64	2,006	2,624	2,899
Ages 65+	3,663	4,685	5,113

Income	10 Mins	20 Mins	30 Mins
Median	\$65,022	\$67,208	\$68,024
Under \$15k	908	1,084	1,158
\$15k - \$25k	992	1,130	1,179
\$25k - \$35k	634	802	866
\$35k - \$50k	1,255	1,418	1,487
\$50k - \$75k	1,555	1,906	2,038
\$75k - \$100k	1,361	1,645	1,748
\$100k - \$150k	1,594	1,991	2,121
\$150k - \$200k	856	1,020	1,135
Over \$200k	383	573	639



SECTION IV

AGENT BIO



RAV SINGH, CCIM

Senior Director

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Direct: (210) 696-9996 | **Cell:** (210) 849-2175

0560351, Texas

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

SECTION V

LEGAL DOCUMENTS

DISCLAIMER

Days Inn, Hays KS



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