



FOR SALE

Operating Motel W/Short & Long Term Tenants

**PURCHASE PRICE - \$1,100,000**

1901 Rose Ave | Burlington, CO 80807

**PROJECTED 2026 NOI - \$206,148**

**PROJECTED 2026 CAP RATE - 18.7%**

**EASTERN COLORADO EXPLODING WITH LONG TERM INFRASTRUCTURE, CONSTRUCTION, AND ENERGY PROJECTS! SEE PAGE 4**



**100% OCCUPANCY**

**OVER \$350,000 IN RECENT CAPITAL IMPROVEMENTS**

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Projected 2026 NOI:</b>	\$206,148
<b>Projected Cap Rate:</b>	18.7%
<b>Number Of Units:</b>	29 + 1 Office
<b>Lot Size:</b>	1.96 Acres
<b>Building Size:</b>	7,329 SF (TBV)
<b>Year Built/Renovated:</b>	1950/1990/2023

## PROPERTY HIGHLIGHTS

- Directly off of I-70 near the Colorado/Kansas Border
- Perfect for short term tenants such as hunters, truckers, contractors, oil and gas, etc. as well as long term tenants in the area.
- Recently Renovated - over \$350k in capital improvements
- Capital Improvements included in next page - individual room improvements available upon request
- All Rooms are Keyless Entry
- Multiple room and apartments types - Standard, King Bed, Kitchenette, and Apartment.
- Short Term and Long Term rental options for tenants - new owner can structure leases however they would like
- High Speed Fiber Internet and Dish Network in place
- Manager open to staying on board to run the day-to-day operations
- All of the heavy lifting has been done!

## Sloan's Motel Projected P&L

	2025 Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Gross Rental Income</b>													
Sales	\$11,555.00	14,630.00	\$12,605.00	\$19,080.00	\$16,732.00	\$31,244.00	\$35,112.03	\$33,200.00	\$34,325.00	\$36,987.50	\$34,125.00	\$34,125.00	
<b>Total Income</b>	<b>\$11,555.00</b>	<b>\$14,630.00</b>	<b>\$12,605.00</b>	<b>\$19,080.00</b>	<b>\$16,732.00</b>	<b>\$31,244.00</b>	<b>\$35,112.03</b>	<b>\$33,200.00</b>	<b>\$34,325.00</b>	<b>\$36,987.50</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	\$313,720.53
<b>Expenses</b>													
Utilities - Gas	\$229.21	\$264.55	\$181.22	\$133.30	\$123.85	\$123.36	\$122.30	\$125.76	\$129.04	\$143.57	\$230.00	\$270.00	
Utilities - Electric	\$3,750.28	\$3,750.28	\$5,333.84	\$5,255.67	\$2,780.47	\$2,037.39	\$1,401.62	\$1,868.53	\$2,233.76	\$2,327.09	\$1,810.31	\$3,050.00	
Utilities - Dish TV	\$326.40	\$326.40	\$326.40	\$326.40	\$326.40	\$326.40	\$326.40	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	
Utilities - Internet	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	
Cleaning Service	\$416.58	\$863.28	\$1,132.97	\$365.09	\$954.62	\$1,058.58	\$932.65	\$1,491.75	\$729.00	\$644.53	\$1,500.00	\$1,500.00	
Pest Control	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	
Payroll	\$3,813.48	\$2,848.96	\$3,117.45	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	
Lodging tax	\$3.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Taxes & Licenses	\$656.81	\$963.17	\$743.70	\$1,084.53	\$951.06	\$1,775.95	\$1,996.58	\$1,887.12	\$1,887.12	\$1,951.07	\$2,000.00	\$2,000.00	
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$2,384.10	\$2,467.54	\$2,394.10	\$2,394.10	\$2,394.10	\$2,394.10	\$2,394.10	\$2,394.10	
(POS Sys)	\$322.47	\$383.46	\$606.24	\$745.86	\$789.71	\$1,160.60	\$1,340.05	\$1,598.76	\$1,598.76	\$1,556.81	\$58.25	\$58.25	
<b>Total Expenses</b>	<b>\$10,576.43</b>	<b>\$10,457.90</b>	<b>\$12,499.62</b>	<b>\$12,080.85</b>	<b>\$12,480.21</b>	<b>\$13,119.82</b>	<b>\$12,683.70</b>	<b>\$13,872.92</b>	<b>\$13,478.68</b>	<b>\$13,524.07</b>	<b>\$12,499.56</b>	<b>\$13,779.25</b>	\$151,053.01
<b>Net Income</b>	<b>\$978.57</b>	<b>\$4,172.10</b>	<b>\$105.38</b>	<b>\$6,999.15</b>	<b>\$4,251.79</b>	<b>\$18,124.18</b>	<b>\$22,428.33</b>	<b>\$19,327.08</b>	<b>\$20,846.32</b>	<b>\$23,463.43</b>	<b>\$21,625.44</b>	<b>\$20,345.75</b>	\$162,667.52
Occupancy rate	38%	49%	42%	64%	56%	100%	100%	100%	100%	100%	100%	100%	
	29650	29650	29650	29650	29650	29650	31244	34125	34125	34125	34125	34125	

## Sloan's Motel Projected P&L

	2026 Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Gross Rental Income</b>													
Sales	\$27,300.00	27,300.00	\$27,300.00	\$27,300.00	\$29,000.00	\$31,244.00	\$34,125.00	\$34,125.00	\$34,125.00	\$34,125.00	\$34,125.00	\$34,125.00	
<b>Total Income</b>	<b>\$27,300.00</b>	<b>\$27,300.00</b>	<b>\$27,300.00</b>	<b>\$27,300.00</b>	<b>\$29,000.00</b>	<b>\$31,244.00</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	<b>\$34,125.00</b>	\$374,194.00
<b>Expenses</b>													
Utilities - Gas	\$229.21	\$264.55	\$181.22	\$133.30	\$123.85	\$123.36	\$122.30	\$125.76	\$129.04	\$143.57	\$230.00	\$270.00	
Utilities - Electric	\$3,800.00	\$3,800.00	\$5,333.84	\$5,255.67	\$2,780.47	\$2,037.39	\$1,401.62	\$1,868.53	\$2,233.76	\$2,327.09	\$1,810.31	\$4,000.00	
Utilities - Dish TV	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	\$336.90	
Utilities - Internet	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	\$857.80	
Cleaning Service	\$1,000.00	\$863.28	\$1,132.97	\$800.00	\$954.62	\$1,058.58	\$932.65	\$1,491.75	\$729.00	\$644.53	\$1,000.00	\$1,000.00	
Pest Control	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	
Payroll	\$3,813.48	\$2,848.96	\$3,117.45	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	\$3,112.20	
Lodging tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Taxes & Licenses	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,780.00	\$1,775.95	\$1,996.58	\$1,887.12	\$1,887.12	\$1,951.07	\$2,000.00	\$2,000.00	
Insurance	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	\$240.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	
(POS Sys)	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,160.60	\$1,340.05	\$1,598.76	\$1,598.76	\$1,556.81	\$1,557.00	\$1,557.00	
<b>Total Expenses</b>	<b>\$13,237.39</b>	<b>\$14,571.49</b>	<b>\$16,560.18</b>	<b>\$16,095.87</b>	<b>\$11,685.84</b>	<b>\$13,062.78</b>	<b>\$12,700.10</b>	<b>\$13,878.82</b>	<b>\$13,484.58</b>	<b>\$13,529.97</b>	<b>\$13,504.21</b>	<b>\$15,733.90</b>	\$168,045.13
<b>Net Income</b>	<b>\$14,062.61</b>	<b>\$12,728.51</b>	<b>\$10,739.82</b>	<b>\$11,204.13</b>	<b>\$17,314.16</b>	<b>\$18,181.22</b>	<b>\$21,424.90</b>	<b>\$20,246.18</b>	<b>\$20,640.42</b>	<b>\$20,595.03</b>	<b>\$20,620.79</b>	<b>\$18,391.10</b>	\$206,148.87
Occupancy rate	80%	80%	80%	80%	90%	100%	100%	100%	100%	100%	100%	100%	
	29650	29650	29650	29650	29650	29650	31244	34125	34125	34125	34125	34125	

Everything Highlighted is based on occupancy projections

Sloan's Motel in Burlington, Colorado is uniquely positioned to benefit from a sustained surge in lodging demand. The property is currently operating at full occupancy, and long-term drivers indicate this trend will continue well into the future.

Key demand generators include:

- Americore's redevelopment of the former Burlington prison into an ICE detention center, expected to bring recurring extended-stay guests.
- Two large wind farm projects in Kit Carson County (Singing Grass and Cheyenne Wind) that have already brought more than 1,000 construction workers to the area, with activity scheduled through 2026.
- Oneok's \$430 million petroleum pipeline running from Kansas to Denver International Airport. Construction, scheduled from late 2025 through 2026, will pass directly through Burlington, making the town the only full-service lodging hub along the route.
- The Colorado Public Utility Commission's approval of 17 additional wind projects totaling \$6 billion, aimed at doubling the state's wind energy by 2029. Many [are located in Kit Carson County](#) or nearby, ensuring Burlington remains the base for both construction crews and ongoing maintenance technicians for years to come.

With its full kitchenette suites and apartment-style units, Sloan's Motel is especially well-suited to serve extended-stay workers tied to these projects. The convergence of overlapping infrastructure, energy, and institutional developments establishes a strong, reliable outlook for continued 100% occupancy and long-term revenue growth.

# LARGE CAPEX ITEMS - INDIVIDUAL ROOMS AVAILABLE UPON REQUEST

## Sloan's Motel Renovations

\$300k in Capital Improvements

### Exterior Plumbing

- Replaced six-inch sewer main.
- Installed clean outs on sewer line for easy maintenance behind the L building.
- Winterization upgrades

### Interior Plumbing

- Complete restructure in every building
- Toilet replacement
- Shower repairs
- Sink and faucet repairs or replacement.
- 50% Updated water heaters

### Electrical

- Main meter for the city replacement
- Newly installed 200-amp services to all buildings
- Additional building meters added to buildings for upgrades.
- Additional Breaker boxes added for upgrades.
- Existing Breaker boxes upgraded.
- Electrical brought to code in every building.
- Laundry building
- Updated Main sign.
- All new exterior flood lights and wiring

### Kitchenette Room Upgrades

- Electrical
- Plumbing
- Sink and faucet
- Cooktop
- Fridge
- Convection oven
- Plates, Bowls, Cups, Silverware, Cooking utensils
- Pots and pan sets
- Cutting mats
- Dish strainer
- Mat for under dish strainer
- Dish soap
- Sponge
- Cooktop cleaner kit

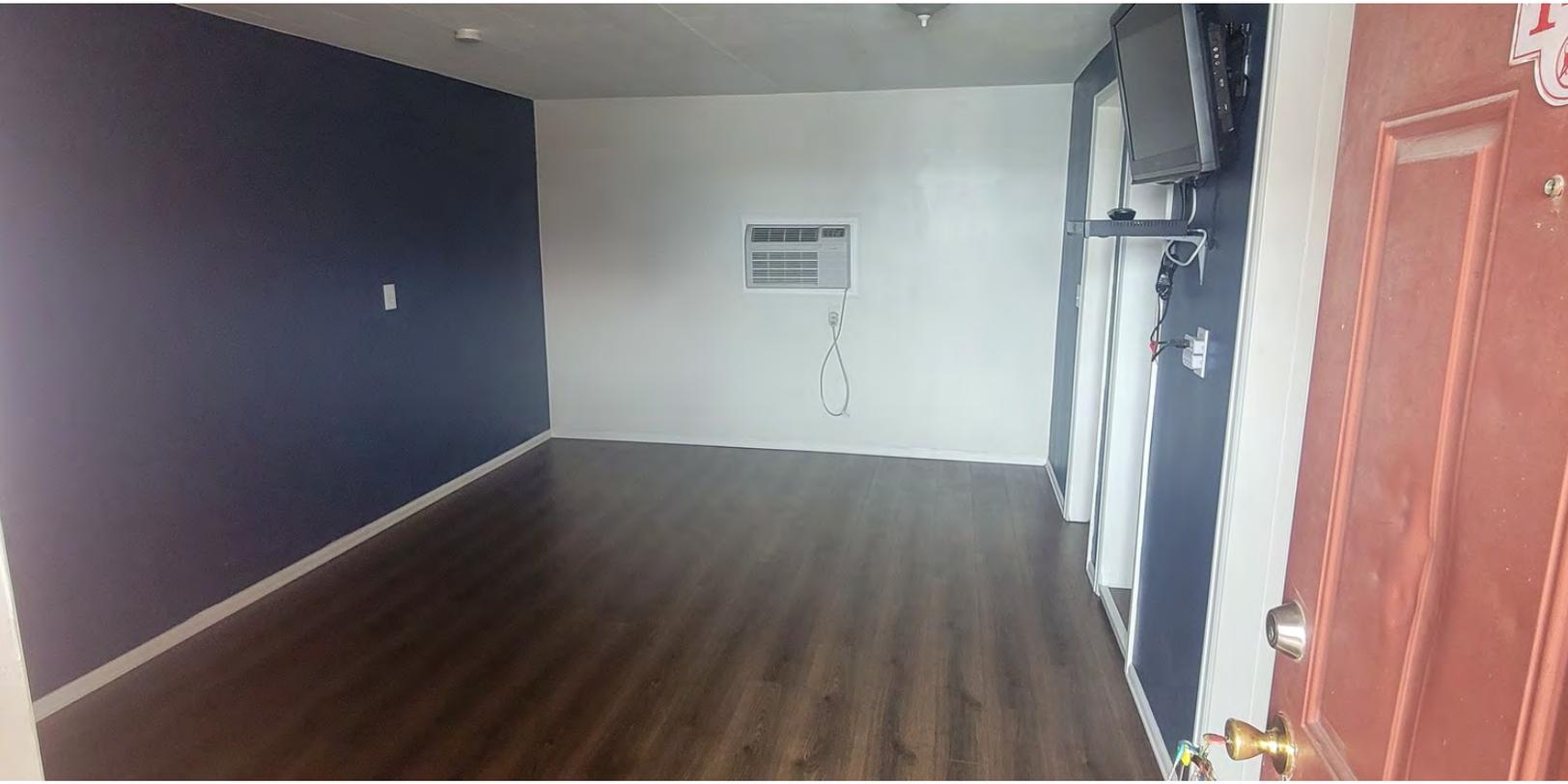
### Exterior Paint on small and L building

Replaced second floor landing.

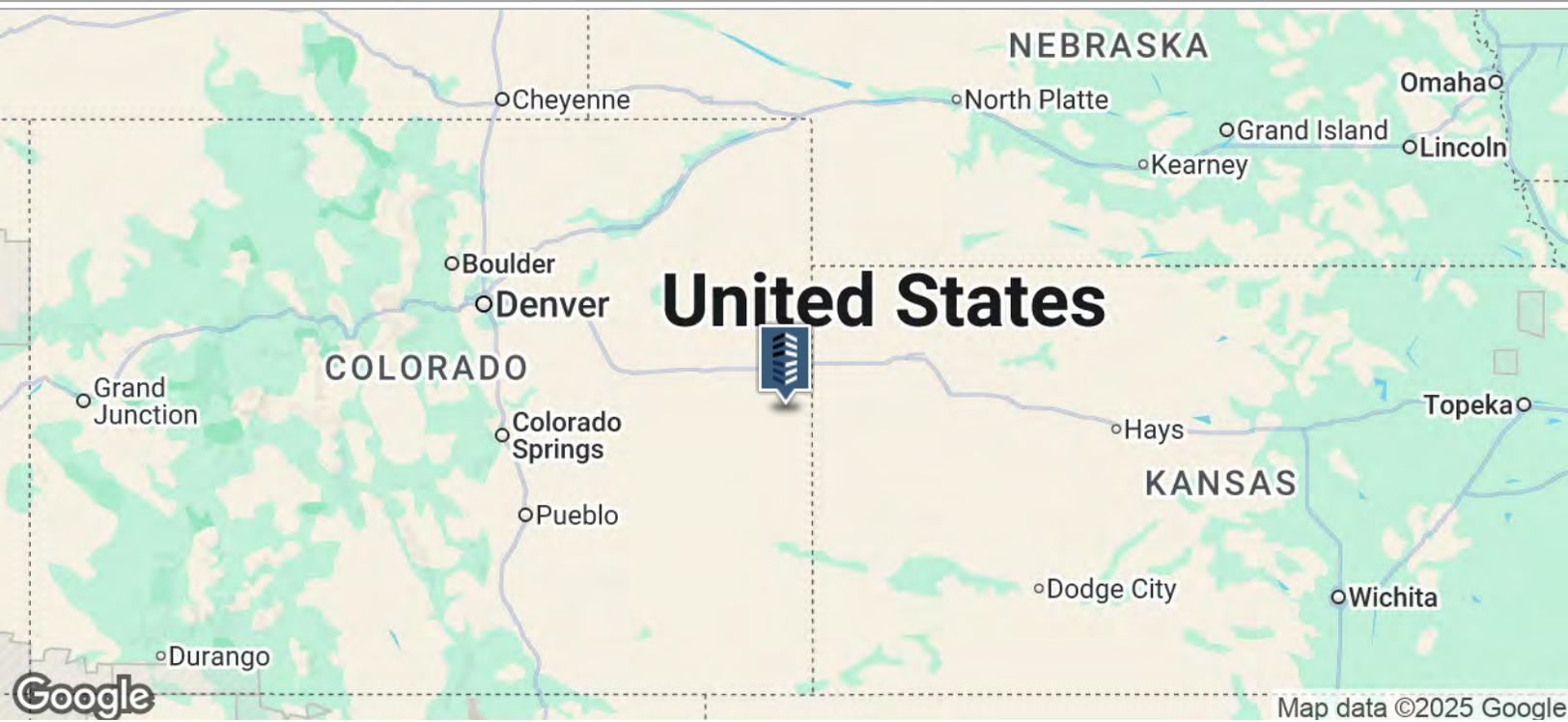
Upgraded keyless entry to 50% of the rooms.

Fiber internet was installed in all buildings.

The dish network is wired (currently no upgrades in system needed) to every room.







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