



AmericInn by Wyndham Ottumwa

FOR SALE: PRIME HOSPITALITY OPPORTUNITY



PROPERTY OFFERED FOR SALE BY OWNER

THIS PROPERTY IS BEING OFFERED DIRECTLY BY THE OWNER, PROVIDING AN EXCELLENT OPPORTUNITY FOR BUYERS TO ENGAGE IN DIRECT NEGOTIATIONS.

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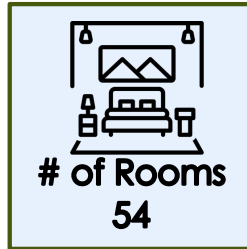
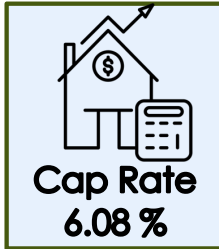
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Section 1 Executive Summary

▶ OFFERING SUMMARY

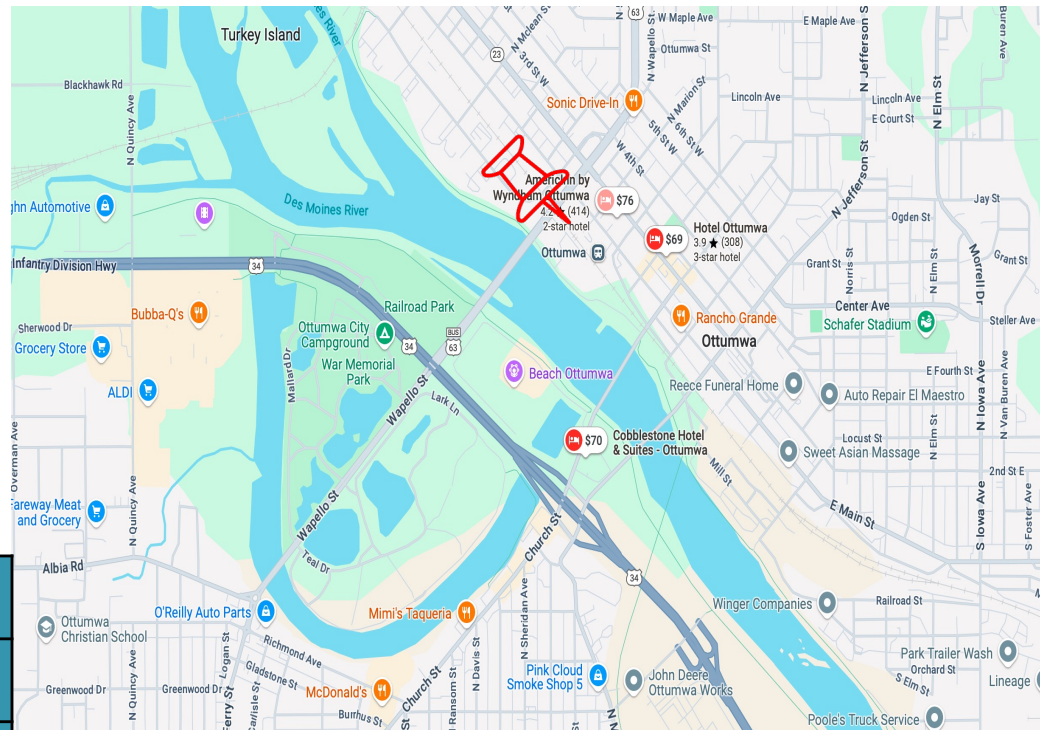
▶ INVESTMENT HIGHLIGHTS

Offering Summary



FINANCIALS (YE 2024)

Listing Price	\$3,600,000
Down Payment	
NOI	\$4,35,600
Cap Rate	6.08%
Price/Room	\$64,800
RevPAR	\$54.40
ADR	\$89.74
Occupancy	61.71%
# of Rooms	54
Lot Size	29,212 SF
Year Built	2003



AMERICINN BY WYNDHAM

Ottumwa IOWA

Investment Highlights

- ▶ **Three-Story, 54-Room Independent Hotel:** The American Inn Ottumwa is a well-maintained property offering value-driven accommodations in a growing market.
- ▶ **Priced to Attract Strategic Investors:** Offered at a competitive rate, this property presents a cost-effective entry into the hospitality market with strong growth potential.
- ▶ **Prime Location with High Demand Generators:** Conveniently situated near key attractions such as the Bridge View Center, Greater Second Street Historic District, and Des Moines River trails, drawing both leisure and business travelers.
- ▶ **Transportation Accessibility:** Located less than 1 mile from U.S. Highway 34 and steps from the Ottumwa Amtrak Station, with Ottumwa Regional Airport just 8 miles away, ensuring seamless access for guests.
- ▶ **Essential Guest Amenities:** Features mobility-accessible rooms, pet-friendly accommodations, and ample parking, making it a versatile choice for diverse traveler needs.

This blend of strategic location, appealing pricing, and quality amenities makes the American Inn Ottumwa a compelling investment opportunity for hospitality-focused buyers.

Section 2

Property Information

- ▶ PROPERTY DETAILS
- ▶ AMENITIES
- ▶ NEARBY DEMAND GENERATORS

Property Details

AmericInn By Wyndham

SITE DESCRIPTION

Number of Rooms	54
Floors	3
Year Built	2003
Ownership Type	Fee Simple
Lot Size	23,940 SF

ROOM MIX BREAKDOWN

ROOM MIX BREAKDOWN	#ROOMS	% OF ROOMS
Single Queen	6	
Double Queen	27	
King	10	
Suits	2	
Suits with Jacuzzi	4	
Accessible Room	4	
Manager's Apt	1	

FRANCHISE

Brand	American Inn
Franchisor	Wyndham Hotels & Resorts

CONSTRUCTION

Foundation	Reinforced Concrete Slab
Framing	Metal
Exterior	Masonry (Stucco/Stone)
Parking Surface	Asphalt
Roof	Gable Roof

MECHANICAL

HVAC	PTAC - Rooms
	Central - Public Areas
Elevators	1
Fire Protection	Wet Pipe Sprinkler System/Hard Wired Smoke Detectors



Key Property Features

- 54 Rooms: Spacious, comfortable, and designed for guest satisfaction.

- Three Stories: Modern, interior-corridor design for convenience and security.

- Updated Amenities: Complimentary breakfast, fitness center, indoor pool with hot tub, and guest laundry.

- Event & Meeting Space: Designed to host small conferences and gatherings.

- Pet-Friendly: Welcoming accommodations for travelers with pets.

- Mobility-Accessible Rooms: Ensuring accessibility and comfort for all guests.

Guest Room Amenities

- Kitchenette - Microwave, Refrigerator,
- Sitting Area - Sofa, Sofa Chair (Available in Suite)
- Flat Screen Televisions
- Work Desk with Ergonomic Chair
- Mini-Refrigerator
- Microwave
- Sofa Chair

Hotel Amenities

- Heated Indoor Pool
- Fitness Center
- On-Site Guest Laundry
- Meeting Room
- Bus/Truck Parking
- Breakfast Area





Guest Computer

Meeting Room/ Party Room





Breakfast Area

Near by Demand Generators

Category	Demand Generator	Distance (miles)	Description
Key Attractions	Bridge View Center	1.0 mi	Event venue hosting concerts and conferences.
	Wapello County Historical Museum	1.2 mi	Museum showcasing Ottumwa's history and local heritage.
	Myrtles Beach	2.5 mi	Lakeside park for relaxation, picnics, and outdoor activities.
	The Bridges of Madison County	20.0 mi	Famous covered bridges, perfect for sightseeing and photography.
Local Businesses & Commercial Hubs	John Deere Ottumwa Works	2.5 mi	Major local employer, attracting business travelers.
	Ottumwa Industrial Park	3.0 mi	Business hub with various manufacturing plants and corporate headquarters.
Annual Events & Festivals	Ottumwa's Sweet Corn Festival	2.0 mi	Annual local celebration of agriculture, arts, and entertainment.
	Holiday Lights Festival	1.5 mi	Winter festival with holiday lights and family-friendly activities.
Sports & Recreation	Wapello County Fairgrounds	2.3 mi	Hosts agricultural shows, fairs, and regional events.
Local Colleges	Indian Hills Community College	4.0 mi	A local community college offering a variety of academic programs.
Airport	Ottumwa Regional Airport (OTM)	5.5 mi	Regional airport for convenient travel to and from Ottumwa.

Section 3

Financial Analysis

- ▶ FINANCIAL DETAILS
- ▶ STR REPORT

Financial Highlights

Year	Room Rev	OCC	ADR
2023	\$1,217,177	70.85%	\$91.57
2022	\$1,187,859	77.12%	\$82.07
2021	\$982,444	70.24%	\$79.57
2020	\$673,381	52.95%	\$71.47

Amtrak Contract: Guaranteed revenue with 8 rooms booked daily.

Parking Rent: Additional income from parking leased to neighboring businesses.

Upcoming Perkins Restaurant & Bakery: Approved proposal to open within the hotel, expected to drive guest traffic and increase revenue streams.

Section 4 Market Overview

- ▶ MARKET OVERVIEW
- ▶ DEMOGRAPHICS


Market Overview

Ottumwa, located in southeastern Iowa, is a vibrant community with a population of approximately 25,252 people (2023 estimate). It serves as the regional hub for commerce, healthcare, and education for the surrounding counties, drawing visitors and residents from across the region. With its blend of urban amenities and small-town charm, Ottumwa offers a stable and welcoming environment for businesses.

- ▶ **Regional Hub:** Ottumwa is a thriving economic and cultural hub in southeastern Iowa, attracting visitors for business, healthcare, and educational purposes.
- ▶ **Growing Tourism:** Known as the "City of Bridges," Ottumwa boasts historical charm, cultural landmarks, and numerous attractions.
- ▶ **Transportation Access:** The city offers excellent connectivity with major highways, the Ottumwa Amtrak Station (steps away from the property), and proximity to Ottumwa Regional Airport.
- ▶ **Business-Friendly Environment:** Ottumwa's steady economic growth, combined with community-driven development efforts, makes it an attractive location for investors.
- ▶ **Consistent Revenue Streams:** The presence of major employers, educational institutions, and events ensures steady demand for lodging year-round.



Key employers in Ottumwa



JBS Swift & Company (Meat Processing):	2,200 employees.
Ottumwa Regional Health Center (Healthcare):	600 employees.
Cargill (Agriculture):	350 employees.
Indian Hills Community College (Education):	500 employees.
John Deere Ottumwa Works (Manufacturing):	700 employees.

These employers contribute to a stable economic base, supporting a mix of business and leisure travelers throughout the year.

Rating of on different platforms:

- Google: 4.2/5
- Booking.com: 8/10
- Expedia: 8.4/10
- Hotels.com: 8.6/10

Benefits of Investing in American Inn, Ottumwa

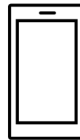
- ▶ **Turnkey Operation:** The property is well-maintained, with modern amenities, interior corridors, and a Wyndham affiliation providing instant brand recognition.
- ▶ **Guaranteed Revenue Streams:** Existing agreements such as the Amtrak contract (8 rooms daily) and parking rental ensure consistent income.
- ▶ **Proposed Popular Restaurant & Bakery:** This addition is expected to further increase foot traffic, enhancing the property's profitability.
- ▶ **Strategic Location:** The hotel is centrally located near key landmarks, highways, and Ottumwa Amtrak Station, making it a prime choice for travelers.
- ▶ **Growing City:** Ottumwa's economic stability, population growth, and regional importance provide a strong foundation for long-term success.

Investors in American Inn by Wyndham will benefit from the city's steady economic base, thriving tourism, and the property's strategic location and well-established reputation.



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