



Hampton Inn



COLORADO SPRINGS, COLORADO

CONFIDENTIAL OFFERING MEMORANDUM



TABLE OF CONTENTS

- 05 PROPERTY OVERVIEW
- 15 MARKET OVERVIEW
- 21 FINANCIAL ANALYSIS
- 29 LEGAL

An aerial photograph of a city street, likely in Denver, Colorado, showing a mix of brick and modern buildings, a Starbucks, and a Subway. Mountains are visible in the background under a cloudy sky.

Hampton
by Hilton

5
PROPERTY OVERVIEW

PROPERTY OVERVIEW

The Hampton Inn Colorado Springs Northeast is a 95-room, four-story, interior-corridor select-service hotel constructed in 2022. As a recently built asset, the Property remains in strong physical condition and aligns with current Hampton Inn design standards.

Guests enjoy the brand's standard amenities, including complimentary hot breakfast, free Wi-Fi, a fitness center, interior pool, meeting space, and on-site parking. The hotel's modern construction and efficient layout support streamlined operations consistent with the Hampton Inn select-service model.

Address:	4380 Integrity Centerpoint Drive Colorado Springs, CO 80917
Guestrooms:	95
Stories:	4
APN:	63251-06-037
Year Opened:	2022
Lot Size:	2.01 Acres
Building Size:	90,000 Sq. Ft.
Franchise:	Hilton
Management:	Unencumbered
F&B:	Free Hot Breakfast
Amenities:	Indoor Pool, Fitness Center, Business Center, Meeting Rooms, Free Parking, Free Wi-Fi, Digital Key, Connecting Rooms, Pet Friendly



EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a Hampton Inn located in the Northeast Colorado Springs submarket, an area supported by consistent military, government, and regional business demand. The Property benefits from convenient access to Peterson Space Force Base, one of the region's primary demand drivers, as well as nearby office parks and employment centers.





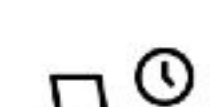
The Northeast Colorado Springs lodging market is characterized by steady weekday demand, limited new hotel development, and strong long-term fundamentals tied to defense, aerospace, and government-related activity. These dynamics support a stable operating environment relative to more volatile leisure-driven submarkets.

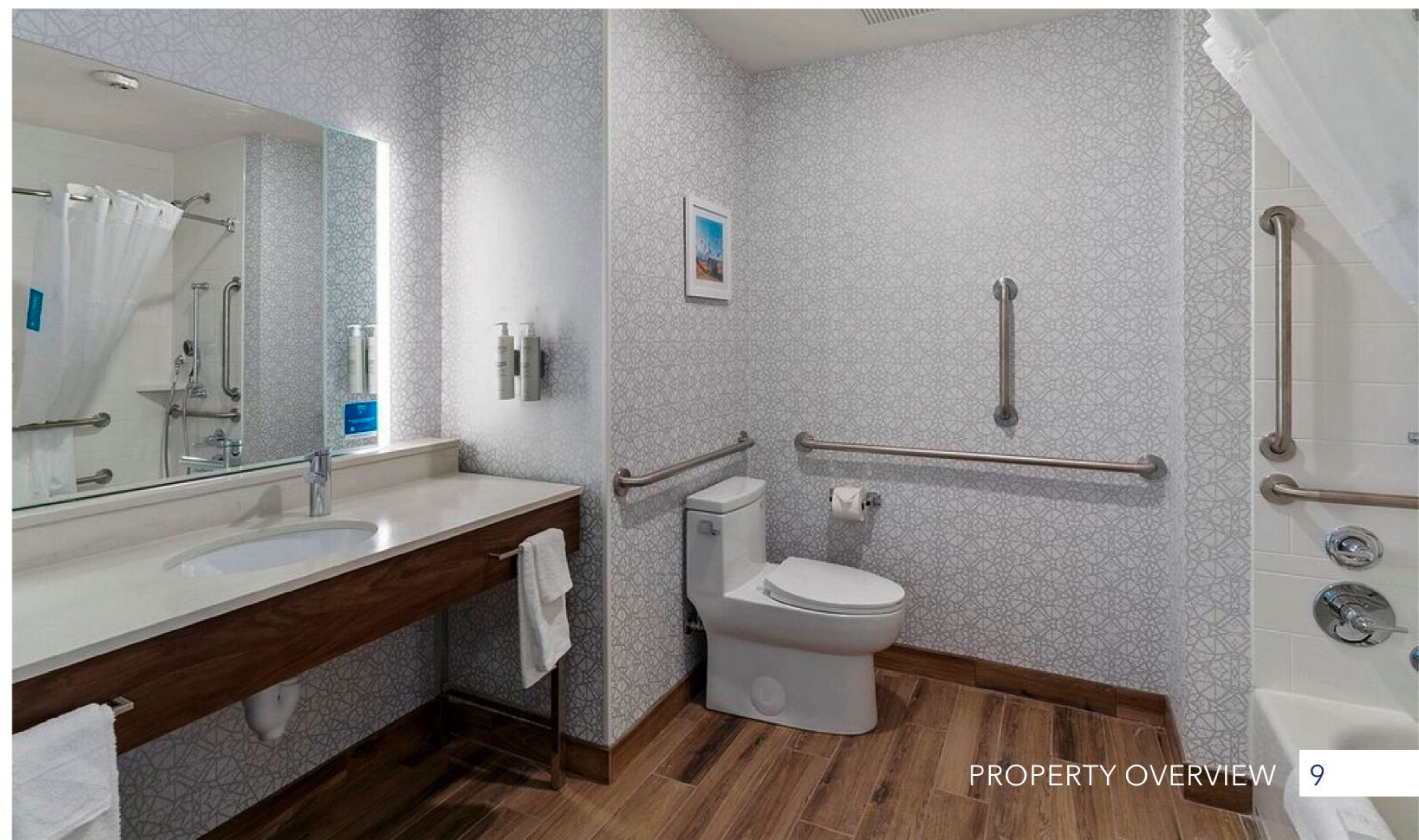
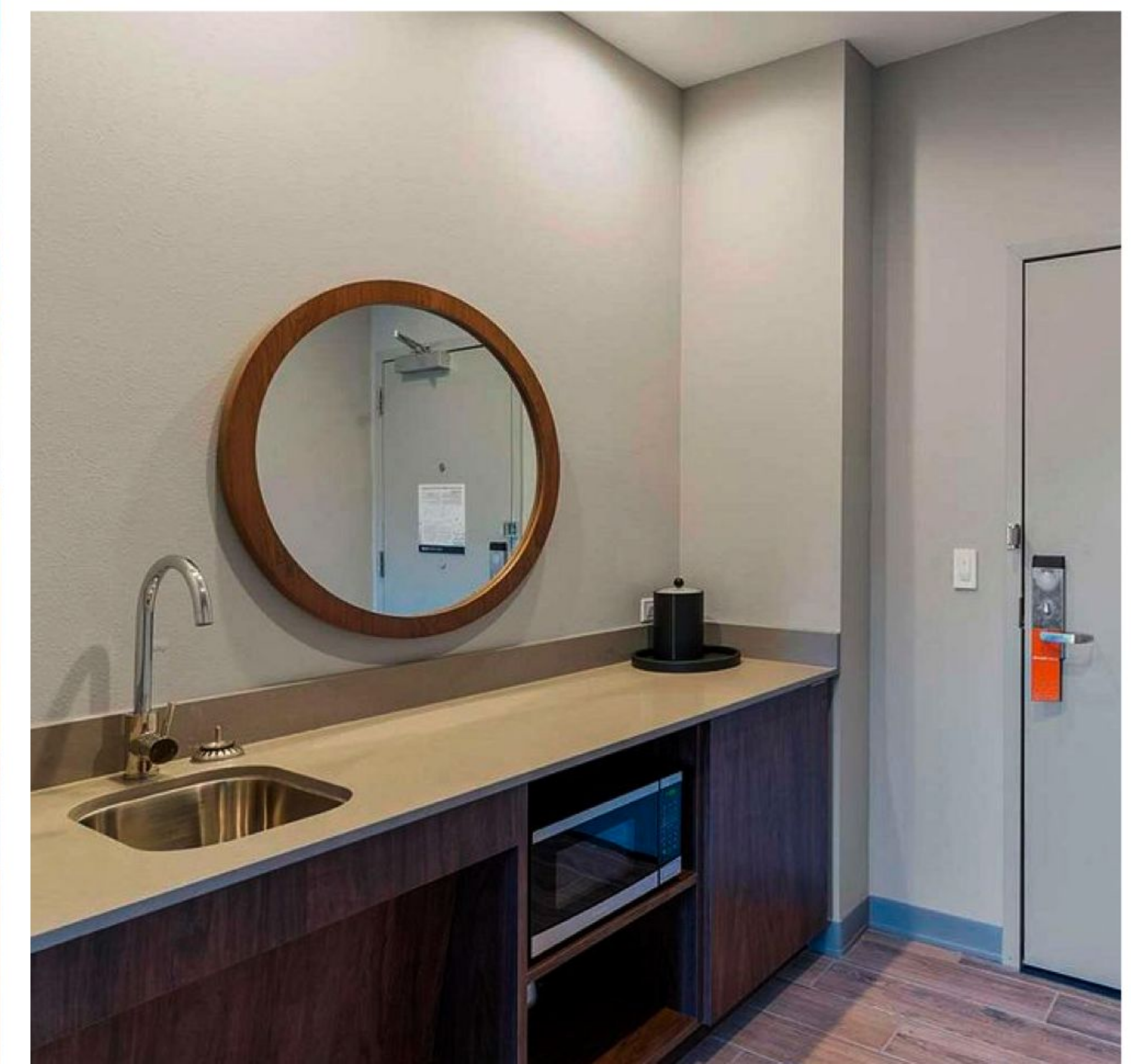
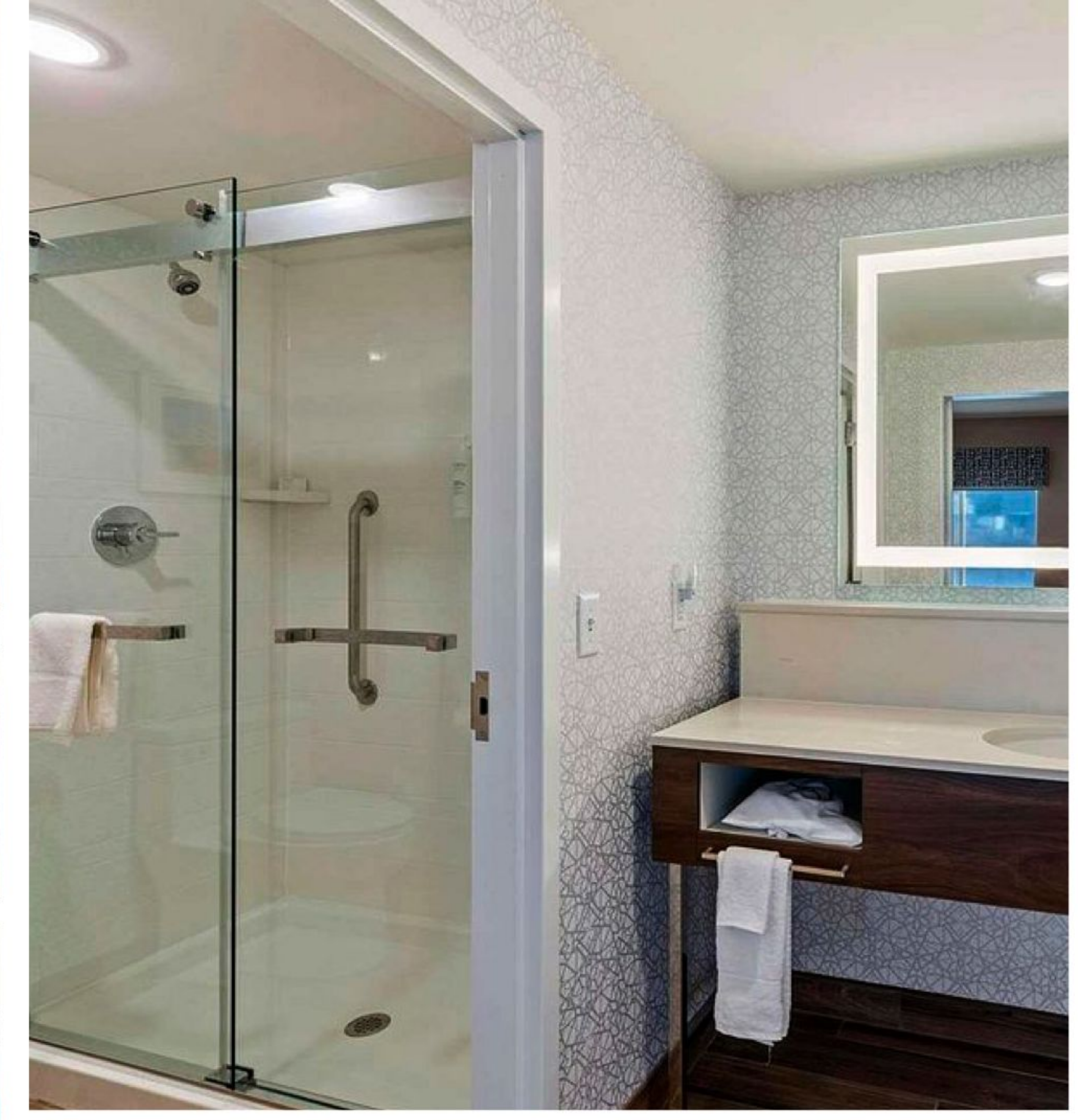
Affiliated with the Hampton Inn brand, the Property offers efficient select-service operations and broad brand recognition, making it well-suited for owner-operators seeking a manageable, branded hotel in a durable, demand-driven Colorado Springs corridor.

Listing Price	\$15,750,000
Price/Room	\$165,789
RevPAR	\$94.01
ADR	\$129.94
Price/SF	\$175

GUEST ROOMS

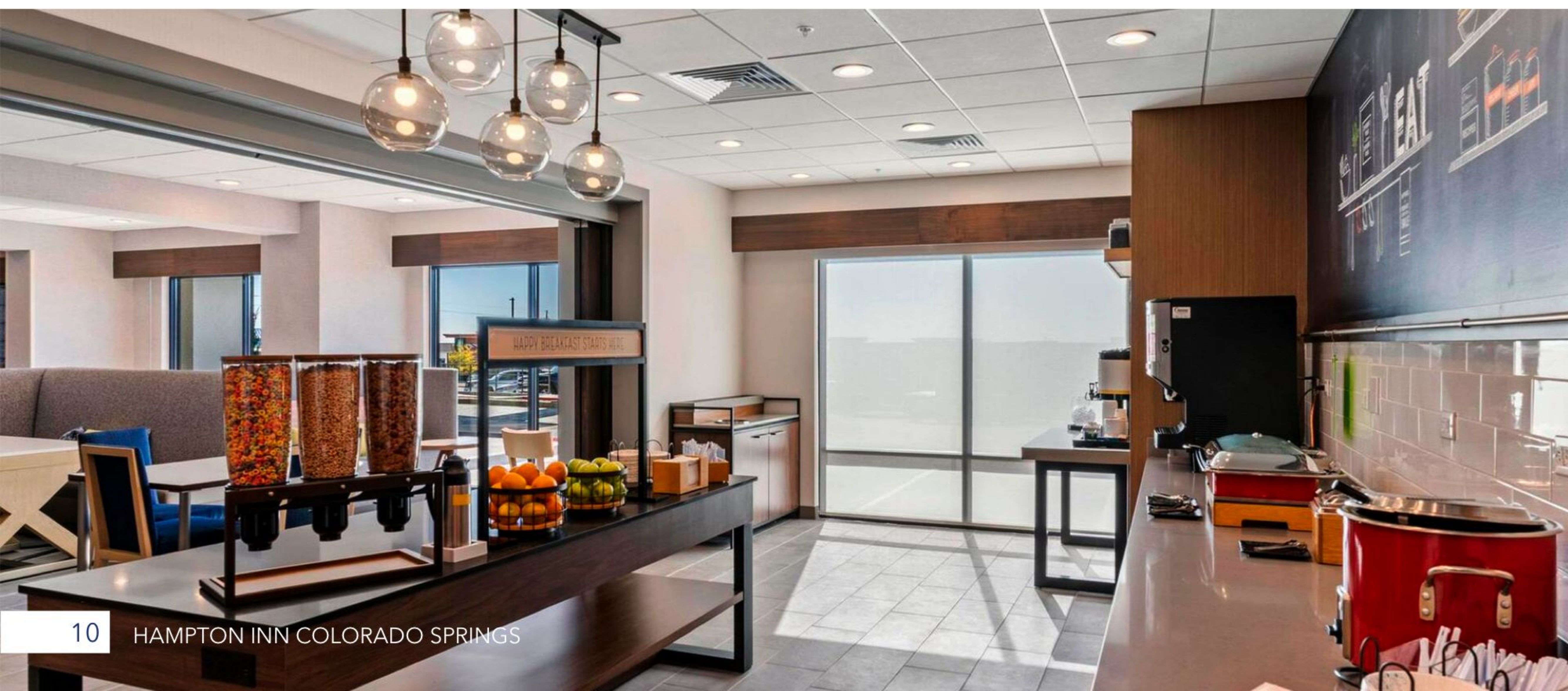
Both King and Double Queen guest rooms and suites are available with the following amenities:

-  Free WiFi
-  Refrigerator
-  Microwave
-  Coffee Maker
-  Flat-Screen Television
-  Work Space











FOOD AND BEVERAGE

Free Breakfast



AMENITIES

-  Free Hot Breakfast
-  Indoor Pool
-  ADA Accessible
-  Smoke-Free Facility
-  Fitness Center
-  Meeting Rooms
-  Pet Friendly
-  Guest Laundry





15

MARKET OVERVIEW

MARKET OVERVIEW

Colorado Springs is one of the fastest growing and most dynamic markets in the Mountain West, supported by a diversified economy, strong population growth, and nationally recognized quality of life. Located at the base of Pikes Peak, the city blends natural beauty with a robust business environment driven by defense, aerospace, technology, healthcare, and tourism. Its strategic position along the Front Range corridor provides connectivity to Denver while maintaining a distinct and expanding economic identity.

Colorado Springs is home to major military installations including United States Air Force Academy, Fort Carson, and Peterson Space Force Base, generating consistent government, defense contractor, and training-related travel. The presence of aerospace and cybersecurity firms further strengthens the city's year-round corporate demand. This stable base of institutional and professional activity supports steady weekday occupancy patterns.

Leisure demand is equally compelling. Attractions such as Garden of the Gods, Pikes Peak, and the U.S. Olympic & Paralympic Museum draw visitors for outdoor recreation, events, and tourism throughout the year. Combined with a growing convention and sports presence, Colorado Springs offers a balanced mix of business and leisure demand that positions it as a resilient and attractive hospitality market.



MILITARY & DEFENSE Colorado Springs is home to multiple major installations, including the United States Air Force Academy, Fort Carson, Peterson Space Force Base, and Schriever Space Force Base. These facilities generate consistent visitation from service members' families, defense contractors, training personnel, and government officials. Military graduations, ceremonies, and ongoing operations create dependable year-round demand.

OUTDOOR RECREATION The city's location at the base of the Rocky Mountains drives significant leisure visitation. Attractions such as Garden of the Gods, Pikes Peak, and The Broadmoor Seven Falls attract visitors for hiking, sightseeing, and adventure tourism. Seasonal outdoor activities including mountain biking, climbing, and snow sports broaden appeal throughout the year. Nature-based tourism remains one of the city's most visible demand drivers.

AEROSPACE & TECHNOLOGY Colorado Springs has developed into a growing aerospace, cybersecurity, and technology hub. The presence of defense contractors, space-related firms, and technology companies generates steady corporate travel tied to projects, meetings, and long-term contracts. This professional demand supports strong midweek occupancy patterns. The city's reputation within the space and defense industries continues to expand.

SPORTS & OLYMPIC ACTIVITY As the home of the United States Olympic & Paralympic Committee and the U.S. Olympic & Paralympic Museum, Colorado Springs attracts athletes, coaches, families, and sports enthusiasts year-round. National governing bodies and training facilities bring recurring competitions and events to the market. Youth and amateur sports tournaments further supplement weekend demand. This segment enhances visitation beyond traditional tourism.

EDUCATION & REGIONAL SERVICES Institutions such as the University of Colorado Colorado Springs contribute visitation from students' families, academic conferences, and collegiate athletics. The city also functions as a regional healthcare and commercial center for Southern Colorado. Business travel tied to medical services, construction, and professional services adds incremental year-round demand. This diversified mix strengthens overall visitation stability.



N →

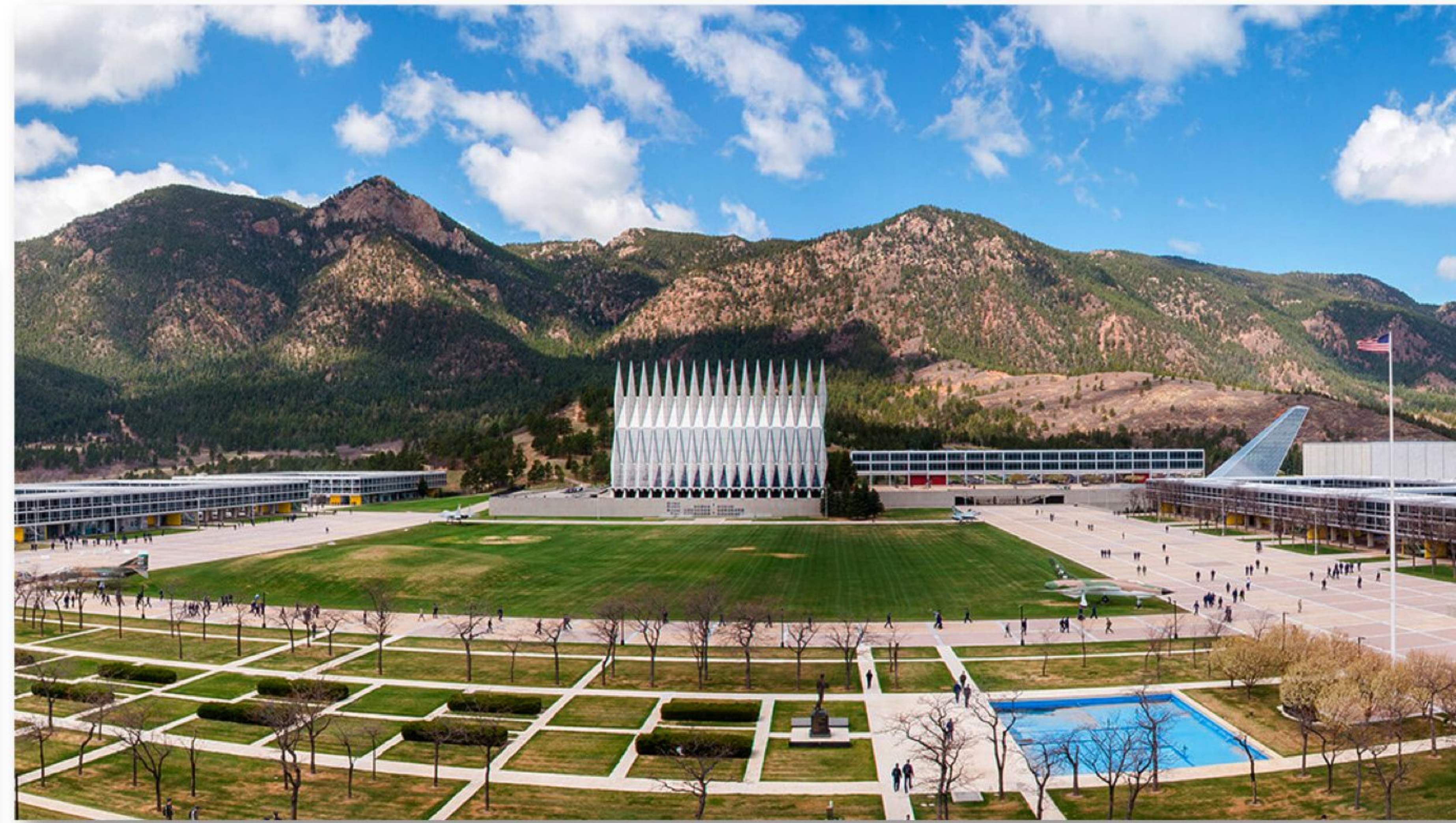


BUSINESS, ENTERTAINMENT, LEISURE, TRAVEL

Colorado Springs serves as a major economic center along Colorado's Front Range, supported by defense contracting, aerospace, healthcare, advanced manufacturing, and professional services. The city continues to attract corporate investment and population growth, reinforcing steady business travel tied to project work, government activity, and regional operations. Its pro-business environment and skilled workforce have positioned Colorado Springs as a complementary market to Denver with its own expanding economic base.

Strategically located approximately 70 miles south of Denver, Colorado Springs benefits from strong regional connectivity. Interstate 25 provides direct north-south access through the Front Range corridor, linking the city to Denver, Pueblo, and New Mexico. Colorado Springs Airport offers commercial air service with connections to major hubs, while nearby Denver International Airport provides extensive domestic and international access. Freight rail lines and regional highway infrastructure further support logistics and commerce.

Beyond its economic foundation, Colorado Springs offers a highly attractive setting that enhances its overall appeal. A vibrant downtown, growing culinary scene, and year-round outdoor accessibility contribute to a well-rounded visitor experience. The combination of business accessibility, regional positioning, and lifestyle amenities supports sustained visitation across multiple demand segments.



SNAPSHOT



21
FINANCIAL ANALYSIS

December 2024

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	52.5	55.5	94.6	110.56	113.78	97.2	58.04	63.11	92.0
Year To Date	71.1	70.9	100.3	134.75	137.20	98.2	95.75	97.21	98.5
Running 3 Month	60.7	62.9	96.4	116.70	121.06	96.4	70.85	76.20	93.0
Running 12 Month	71.1	70.9	100.3	134.75	137.20	98.2	95.75	97.21	98.5

December 2025

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	54.7	61.1	89.6	100.66	103.56	97.2	55.06	63.24	87.1
Year To Date	72.3	66.0	109.6	129.94	132.39	98.1	94.01	87.37	107.6
Running 3 Month	61.1	59.8	102.2	106.19	111.25	95.5	64.88	66.48	97.6
Running 12 Month	72.3	66.0	109.6	129.94	132.39	98.1	94.01	87.37	107.6

December 2024 vs. 2023 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	15.9	3.4	12.1	2.0	-3.8	6.1	18.2	-0.6	18.9
Year To Date	15.4	-2.4	18.2	-2.3	-1.3	-1.1	12.7	-3.7	17.0
Running 3 Month	20.2	-0.4	20.7	-3.3	-1.2	-2.1	16.3	-1.6	18.2
Running 12 Month	15.4	-2.4	18.2	-2.3	-1.3	-1.1	12.7	-3.7	17.0

December 2025 vs. 2024 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	4.2	10.1	-5.3	-9.0	-9.0	0.0	-5.1	0.2	-5.3
Year To Date	1.8	-6.9	9.3	-3.6	-3.5	-0.1	-1.8	-10.1	9.2
Running 3 Month	0.6	-5.1	6.0	-9.0	-8.1	-1.0	-8.4	-12.8	5.0
Running 12 Month	1.8	-6.9	9.3	-3.6	-3.5	-0.1	-1.8	-10.1	9.2

FIVE-YEAR PROFORMA

HISTORICAL

Pro Forma	Year 1		Year 2		Year 3		Year 4		Year 5						
Rooms	95		95		95		95		95						
Available Rooms	34,675		34,675		34,675		34,675		34,675						
Rooms Sold	25,589		26,101		26,362		26,625		26,891						
Occupancy	73.80%		75.27%		76.02%		76.78%		77.55%						
ADR	\$132.54		\$135.19		\$136.55		\$137.91		\$139.29						
RevPAR	\$97.81		\$101.76		\$103.81		\$105.90		\$108.02						
Revenue/Room	\$36,520		\$37,978		\$38,742		\$39,520		\$40,314						
Departmental Revenue	%	POR	%	POR	%	POR	%	POR	%	POR					
Room Revenue	\$3,391,631	97.8%	\$132.54	\$3,528,653	97.8%	\$135.19	\$3,599,579	97.8%	\$136.55	\$3,671,930	97.8%	\$137.91	\$3,745,736	97.8%	\$139.29
F&B Revenue	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Other Departmental Revenue	\$77,730	2.2%	\$3.04	\$79,285	2.2%	\$3.04	\$80,870	2.2%	\$3.07	\$82,488	2.2%	\$3.10	\$84,137	2.2%	\$3.13
Total Departmental Revenue	\$3,469,361	100.0%	\$135.58	\$3,607,938	100.0%	\$138.23	\$3,680,449	100.0%	\$139.61	\$3,754,418	100.0%	\$141.01	\$3,829,874	100.0%	\$142.42
Departmental Expenses															
Rooms	\$956,586	28.2%	\$37.38	\$995,232	28.2%	\$38.13	\$1,025,288	28.5%	\$38.89	\$1,056,252	28.8%	\$39.67	\$1,088,151	29.1%	\$40.46
Other Operated Depts & Rentals	\$15,265	0.4%	\$0.60	\$15,881	0.4%	\$0.61	\$16,361	0.4%	\$0.62	\$16,855	0.4%	\$0.63	\$17,364	0.5%	\$0.65
Total Departmental Expenses	\$971,851	28.0%	\$37.98	\$1,011,114	28.0%	\$38.74	\$1,041,649	28.3%	\$39.51	\$1,073,107	28.6%	\$40.30	\$1,105,515	28.9%	\$41.11
Gross Operating Income	\$2,497,510	72.0%	\$97.60	\$2,596,824	72.0%	\$99.49	\$2,638,800	71.7%	\$100.10	\$2,681,311	71.4%	\$100.71	\$2,724,359	71.1%	\$101.31
Undistributed Operating Expenses															
Administration & General	\$374,449	10.8%	\$14.63	\$381,938	10.6%	\$14.63	\$389,577	10.6%	\$14.78	\$397,368	10.6%	\$14.92	\$405,316	10.6%	\$15.07
Marketing	\$125,529	3.6%	\$4.91	\$128,040	3.5%	\$4.91	\$130,600	3.5%	\$4.95	\$133,212	3.5%	\$5.00	\$135,877	3.5%	\$5.05
Utility Costs	\$246,894	7.1%	\$9.65	\$256,869	7.1%	\$9.84	\$264,626	7.2%	\$10.04	\$272,618	7.3%	\$10.24	\$280,851	7.3%	\$10.44
Property Operations & Maintenance	\$104,147	3.0%	\$4.07	\$108,355	3.0%	\$4.15	\$111,627	3.0%	\$4.23	\$114,998	3.1%	\$4.32	\$118,471	3.1%	\$4.41
Total Undistributed Operating Expenses	\$851,019	24.5%	\$33.26	\$875,201	24.3%	\$33.53	\$896,430	24.4%	\$34.01	\$918,197	24.5%	\$34.49	\$940,514	24.6%	\$34.97
Gross Operating Profit	\$1,646,491	47.5%	\$64.34	\$1,721,623	47.7%	\$65.96	\$1,742,370	47.3%	\$66.10	\$1,763,115	47.0%	\$66.22	\$1,783,845	46.6%	\$66.34
Fixed Expenses															
Property Taxes	\$150,300	4.3%	\$5.87	\$153,306	4.2%	\$5.87	\$156,372	4.2%	\$5.93	\$159,500	4.2%	\$5.99	\$162,690	4.2%	\$6.05
Insurance	\$59,865	1.7%	\$2.34	\$61,063	1.7%	\$2.34	\$62,284	1.7%	\$2.36	\$63,530	1.7%	\$2.39	\$64,800	1.7%	\$2.41
Total Fixed Expenses	\$210,165	6.1%	\$8.21	\$214,369	5.9%	\$8.21	\$218,656	5.9%	\$8.29	\$223,029	5.9%	\$8.38	\$227,490	5.9%	\$8.46
Total Expenses	\$2,033,035	58.6%	\$79.45	\$2,100,683	58.2%	\$80.48	\$2,156,735	58.6%	\$81.81	\$2,214,333	59.0%	\$83.17	\$2,273,519	59.4%	\$84.54
Amount Available for Debt Service & Other Fixed Charges	\$1,436,326	41.4%	\$56.13	\$1,507,254	41.8%	\$57.75	\$1,523,714	41.4%	\$57.80	\$1,540,085	41.0%	\$57.84	\$1,556,355	40.6%	\$57.88
Management Fee	\$104,081	3.0%	\$4.07	\$108,238	3.0%	\$4.15	\$110,413	3.0%	\$4.19	\$112,633	3.0%	\$4.23	\$114,896	3.0%	\$4.27
Net Operating Income (EBITDA)	\$1,332,245	38.4%	\$52.06	\$1,399,016	38.8%	\$53.60	\$1,413,300	38.4%	\$53.61	\$1,427,453	38.0%	\$53.61	\$1,441,459	37.6%	\$53.60

	2023		2024		2025				
Rooms	95		95		95				
Available Rooms	34,675		34,675		34,675				
Rooms Sold	21,360		24,639		25,087				
Occupancy	61.60%		71.06%		72.35%				
ADR	\$137.97		\$134.75		\$129.94				
RevPAR	\$84.99		\$95.75		\$94.01				
Revenue/Room	\$31,595		\$35,814		\$35,114				
Departmental Revenue	%	POR	%	POR	%	POR			
Room Revenue	\$2,939,256	97.9%	\$137.61	\$3,326,474	97.8%	\$135.01	\$3,259,650	97.7%	\$129.93
F&B Revenue	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Other Departmental Revenue	\$62,234	2.1%	\$2.91	\$75,872	2.2%	\$3.08	\$76,206	2.3%	\$3.04
Miscellaneous Income	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Total Departmental Revenue	\$3,001,490	100.0%	\$140.52	\$3,402,347	100.0%	\$138.09	\$3,335,856	100.0%	\$132.97
Departmental Expenses									
Rooms	\$806,883	27.5%	\$37.78	\$855,297	25.7%	\$34.71	\$919,441	28.2%	\$36.65
Other Operated Depts & Rentals	\$62,234	100.0%	\$2.91	\$13,910	18.3%	\$0.56	\$14,672	19.3%	\$0.58
Total Departmental Expenses	\$869,118	29.0%	\$40.69	\$869,208	25.5%	\$35.28	\$934,113	28.0%	\$37.23
Gross Operating Income	\$2,132,372	71.0%	\$99.83	\$2,533,139	74.5%	\$102.81	\$2,401,743	72.0%	\$95.74
Undistributed Operating Expenses									
Administration & General	\$352,929	11.8%	\$16.52	\$320,485	9.4%	\$13.01	\$349,626	10.5%	\$13.94
Marketing	\$90,301	3.0%	\$4.23	\$76,983	2.3%	\$3.12	\$111,880	3.4%	\$4.46
Utility Costs	\$120,778	4.0%	\$5.65	\$114,956	3.4%	\$4.67	\$237,307	7.1%	\$9.46
Property Operations & Maintenance	\$126,012	4.2%	\$5.90	\$109,872	3.2%	\$4.46	\$100,103	3.0%	\$3.99
Total Undistributed Operating Expenses	\$690,020	23.0%	\$32.30	\$1,117,865	32.9%	\$45.37	\$1,273,349	38.2%	\$50.76
Gross Operating Profit	\$1,442,352	48.1%	\$67.53	\$1,415,274	41.6%	\$57.44	\$1,128,394	33.8%	\$44.98
Fixed Expenses									
Property Taxes	\$124,368	4.1%	\$5.82	\$63,484	1.9%	\$2.58	\$63,484	1.9%	\$2.53
Insurance	\$47,970	1.6%	\$2.25	\$58,691	1.7%	\$2.38	\$58,691	1.8%	\$2.34
Total Fixed Expenses	\$172,338	5.7%	\$8.07	\$122,175	3.6%	\$4.96	\$122,175	3.7%	\$4.87
Total Expenses	\$1,731,476	57.7%	\$81.06	\$2,109,247	62.0%	\$85.60	\$2,329,637	69.8%	\$92.86
Amount Available for Debt Service & Other Fixed Charges	\$1,270,014	42.3%	\$59.46	\$1,293,100	38.0%	\$52.48	\$1,006,219	30.2%	\$40.11
Management Fee	\$119,870	4.0%	\$5.61	\$133,281	3.9%	\$5.41	\$133,281	4.0%	\$5.31
Net Operating Income (EBITDA)	\$1,150,144	38.3%	\$53.85	\$1,159,819	34.1%	\$47.07	\$872,938	26.2%	\$34.80

FIVE-YEAR RETURNS

Investment Analysis

Name of Property	Hampton Inn Colorado Springs Northeast
Location	4380 Integrity Center Point, Colorado Springs, CO 80917
No. of Rooms	95

Development/Acquisition Costs - Sources/Uses

	Amount	Per Key	% of Total	Cap Rate	RRM
Base Price	\$15,750,000	\$165,789	99.4%	5.54%	4.83
Initial PIP Estimate	\$95,000	\$1,000	0.6%		
Total	\$15,845,000	\$166,789		5.51%	4.86

Operating Cash Flow Summary

Year Ending	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029
	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$1,332,245	\$1,399,016	\$1,413,300	\$1,427,453	\$1,441,459
Terminal Cap Rate	7.5%				
Disposition Cost	2.0%				

Overall Project Return Summary

Year Ending	Oct-2024	Oct-2025	Oct-2026	Oct-2027	Oct-2028	Oct-2029
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Initial Equity	-\$15,845,000					
Cash Flow Before Debt Service		\$1,332,245	\$1,399,016	\$1,413,300	\$1,427,453	\$1,441,459
Gross Selling Price						\$19,219,450
Less: Disposition Cost						-\$384,389
Unlevered Return	-\$15,845,000	\$1,332,245	\$1,399,016	\$1,413,300	\$1,427,453	\$20,276,520
Unlevered Annual Cash-on-Cash Return		8.46%	8.88%	8.97%	9.06%	9.15%
Unlevered IRR	11.80%					





CONFIDENTIALITY & CONDITIONS

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended for sole limited use in considering whether to pursue negotiations to acquire the Hampton Inn Colorado Springs (the "Property"), located at 4380 Integrity Centerpoint Drive, Colorado Springs, CO 80917 and is NOT intended to be an offer for the sale of the Property.

This confidential offering memorandum, which contains brief, yet selective, private information as it relates to the business and professional engagements/affairs of the Property, has been prepared by Bang Realty at the direction of the Seller. This confidential offering memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser or investor may desire and request. Neither the Seller nor Bang Realty nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential offering memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

By acknowledgment of your receipt of this confidential offering memorandum, you agree that the memorandum and its contents are strictly confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to

disclose this memorandum or its contents to any other person, firm, or entity without prior written authorization of Seller and Bang Realty, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Photocopying or any other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you decide you do not wish to engage in negotiations and pursue a purchase of the property, or if in the future you discontinue such negotiations, you agree to return this confidential offering memorandum to Bang Realty or destroy it in its entirety.

AGENCY

Bang Realty is an agent of the Seller and shall be compensated by the Seller for services rendered upon completion of a successful closing.



COLORADO SPRINGS, COLORADO

BRIAN BROCKMAN - BROKER

License #: ER.100075683

Bang Realty - Colorado, Inc.

brian@bangrealty.com

513-898-1551