

# DAYS INN WEST BRANCH

711 S Downey St. West Branch, IA 52358

OFFERING MEMORANDUM



## INVESTMENT HIGHLIGHTS

35-room interior corridor hotel with manager's apartment

Consisting of 17 single kings, 16 double queens and 2 double kings

Located directly off Interstate-80 and just east of Iowa City, IA

Demand generators include a presidential library and museum and the University of Iowa among others

Multiple income streams in the same parcel

Property has a restaurant attached with a successful tenant in place, lease runs until August 2025

Property also has a vacant bar/lounge and a second apartment, both can be leased out for additional income

Many recent improvements that include:

*New gas water heater*

*All new led exterior lighting*

*All new interior paint*

*New lighting package and vanity lights*

*New beds and platform bed bases*

*New toilets*

*New hallway carpet*

*New window treatments*

*New furniture*







