



NewGenAdv.com

EXCLUSIVE LISTING:

Days Inn Albuquerque I-25

1520 Candelaria Rd NE
Albuquerque, NM 87107

Jigar "Jay" Desai

Senior Vice President

Kishan Gohel

Senior Vice President

Broker of Record

Dinesh Dan Rama

NewGen Advisory

Principal / Designated Broker

NM #QB.20316



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EXCLUSIVELY LISTED BY:

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Kishan Gohel
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INVESTMENT PROFILE

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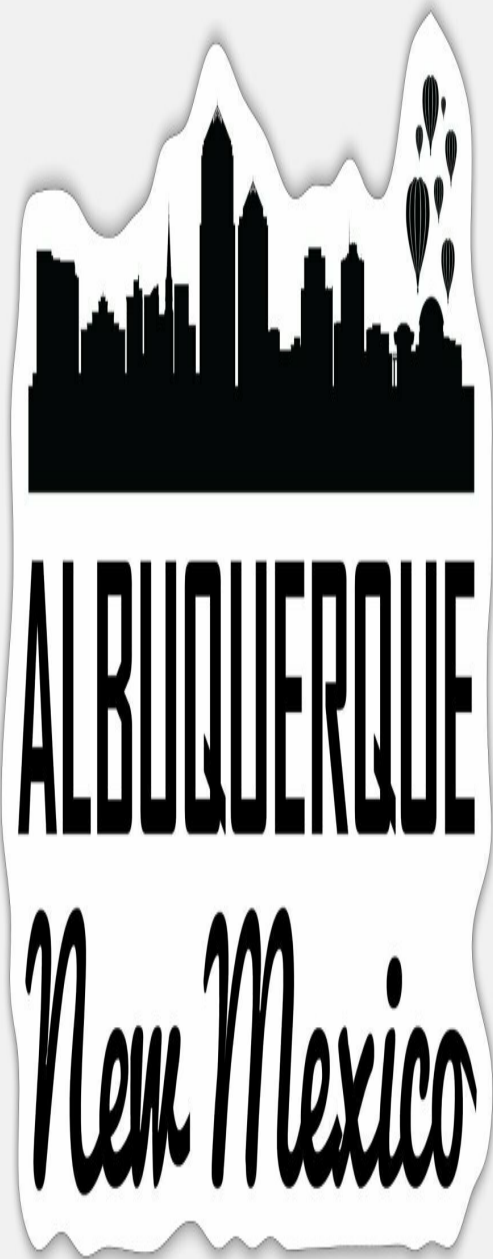
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NewGen Advisory is proud to present the 46-unit Days Inn in Albuquerque, New Mexico for sale. The Days Inn is situated on the exit of Candelaria Avenue giving the property easy access off of Interstate-40 and Interstate-25. The interior corridor property has undergone a full modern renovation in the past year. This property presents an owner operator with a great opportunity to come into this absentee run hotel and increase revenues while controlling operating expenses. Owner financing or lease to purchase options may be available to qualified buyers.



OFFERING SUMMARY

	Sale Price:	\$2,500,000
	Building Size:	16,956 SF
	Lot Size:	.51 Acres
	Year Built:	1984
	Stories:	3
	Number of Rooms:	46

PROPERTY HIGHLIGHTS

- Brand New Interior Corridor Days Inn
- Priced Much Less Than Replacement Cost
- Owner Finance / Lease to Purchase Options Available for Qualified Buyers
- Property Delivered with No PIP to Buyer



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PROPERTY INFORMATION

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LOCATION INFORMATION

Building Name	Days Inn Albuquerque I-25
Street Address	1520 Candelaria Rd NE
City, State, Zip	Albuquerque, NM 87107
County	Bernalillo

BUILDING INFORMATION

Number of Floors	3
Average Floor Size	5,652 SF
Year Built	1984
Year Last Renovated	2023
Number of Buildings	1
PTAC Units	GE 2024
Housekeeping Washer	Fagor 65lb
Housekeeping Dryer	SpeedQueen 75lb
Telephone System	Mitel SX50
Door Locks	RFID SecurLox
Roof	Flat



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PROPERTY IMPRESSIONS

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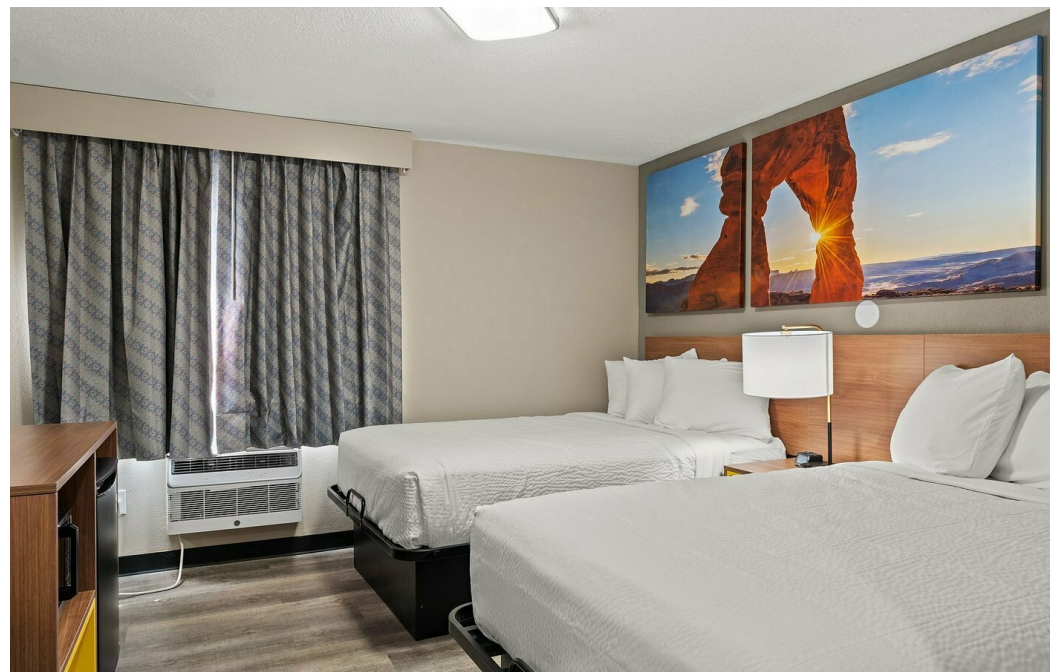
Broker of Record

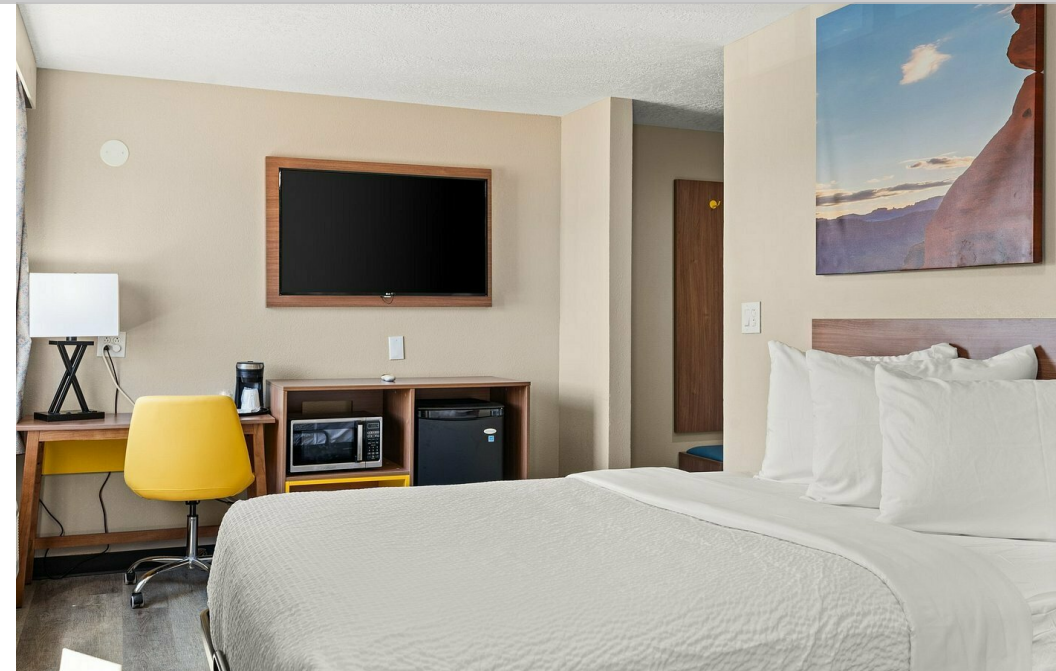
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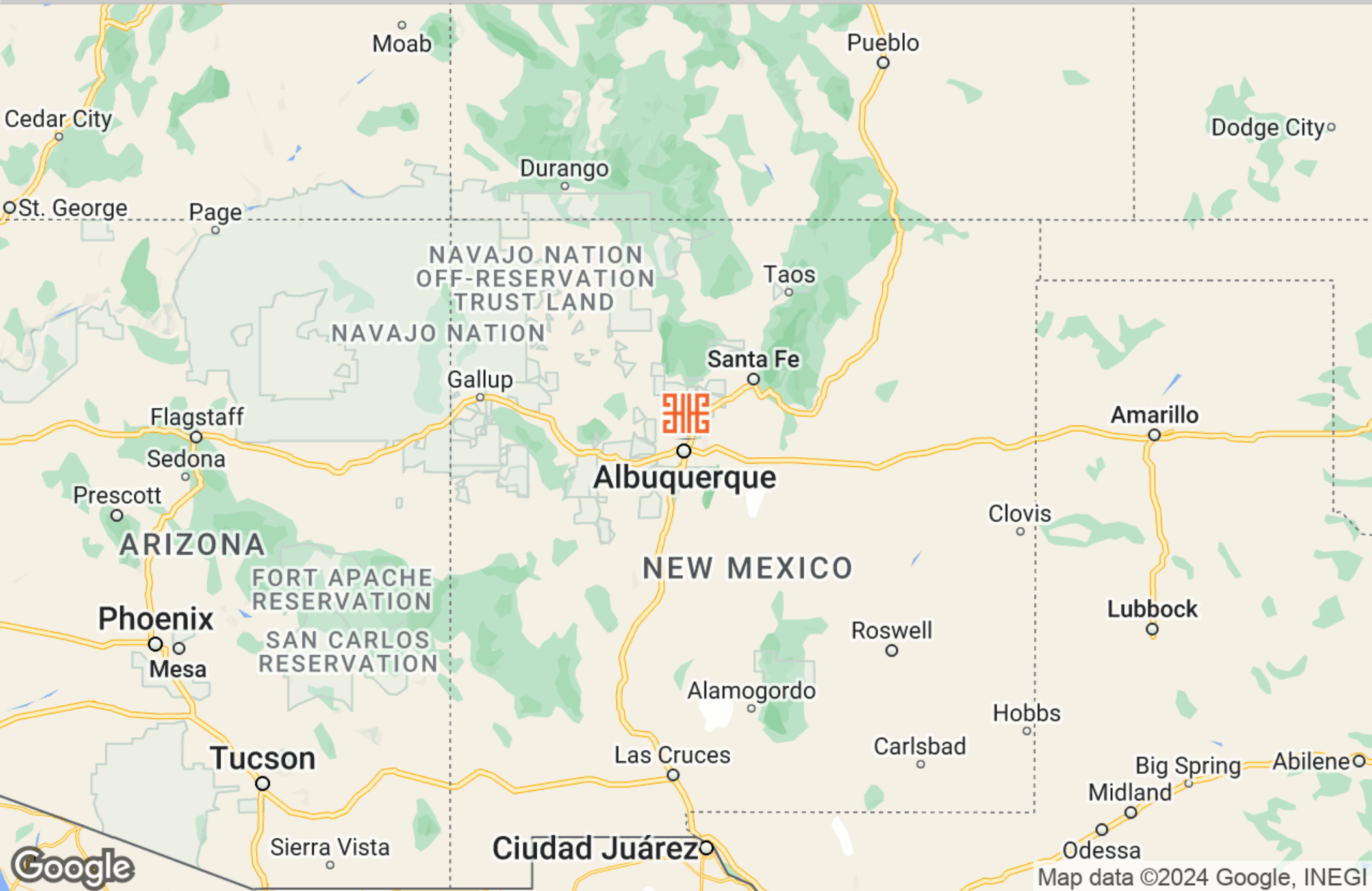
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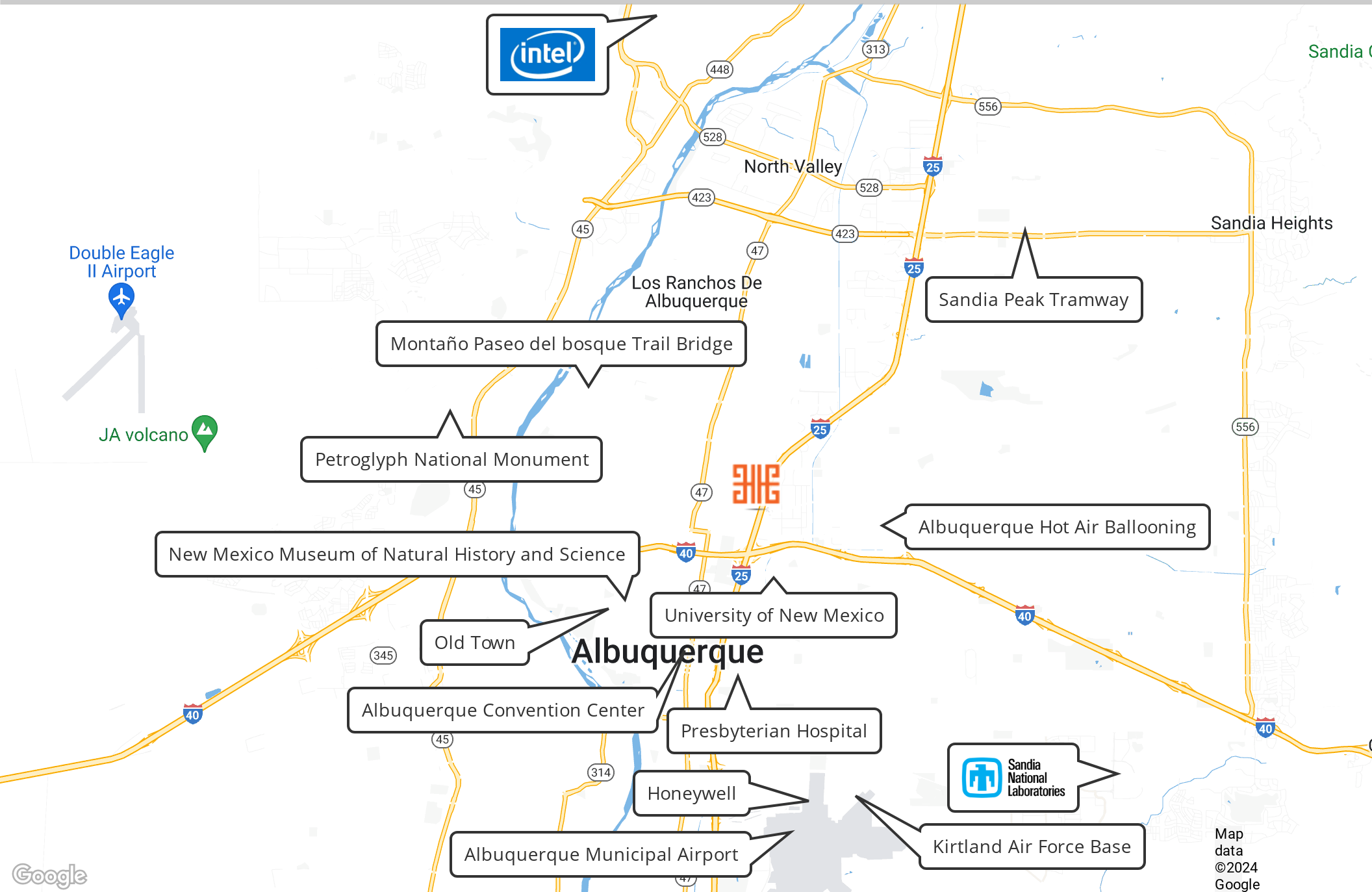
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Map data ©2024 Google



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total population	145	706	4,033
Median age	39	39	39
Median age (Male)	39	38	38
Median age (Female)	40	40	40
Total households	57	291	1,764
Total persons per HH	2.5	2.4	2.3
Average HH income	\$56,322	\$60,337	\$66,649
Average house value	\$235,648	\$228,108	\$308,513

Imagery ©2024 Airbus, Maxar Technologies

Google



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SALE COMPARABLES

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DAYS INN ALBUQUERQUE I-25
1520 Candelaria Rd NE, Albuquerque, NM 87107

Price: \$2,500,000 No. Units: 46
Year Built: 1984 Price/Unit: \$54,348



SUPER 8 BY WYNDHAM ALBUQUERQUE AIRPORT
2231 Yale Blvd SE, Albuquerque, NM 87106

Price: \$3,458,000 No. Units: 62
Year Built: 1995 Price/Unit: \$55,774



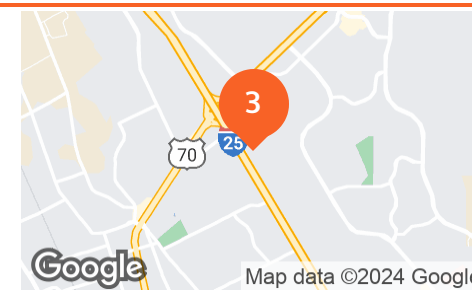
SURESTAY GRANTS
1608 E Santa Fe Ave, Grants, NM 87020

Price: \$4,000,000 No. Units: 60
Year Built: 1996 Price/Unit: \$66,667

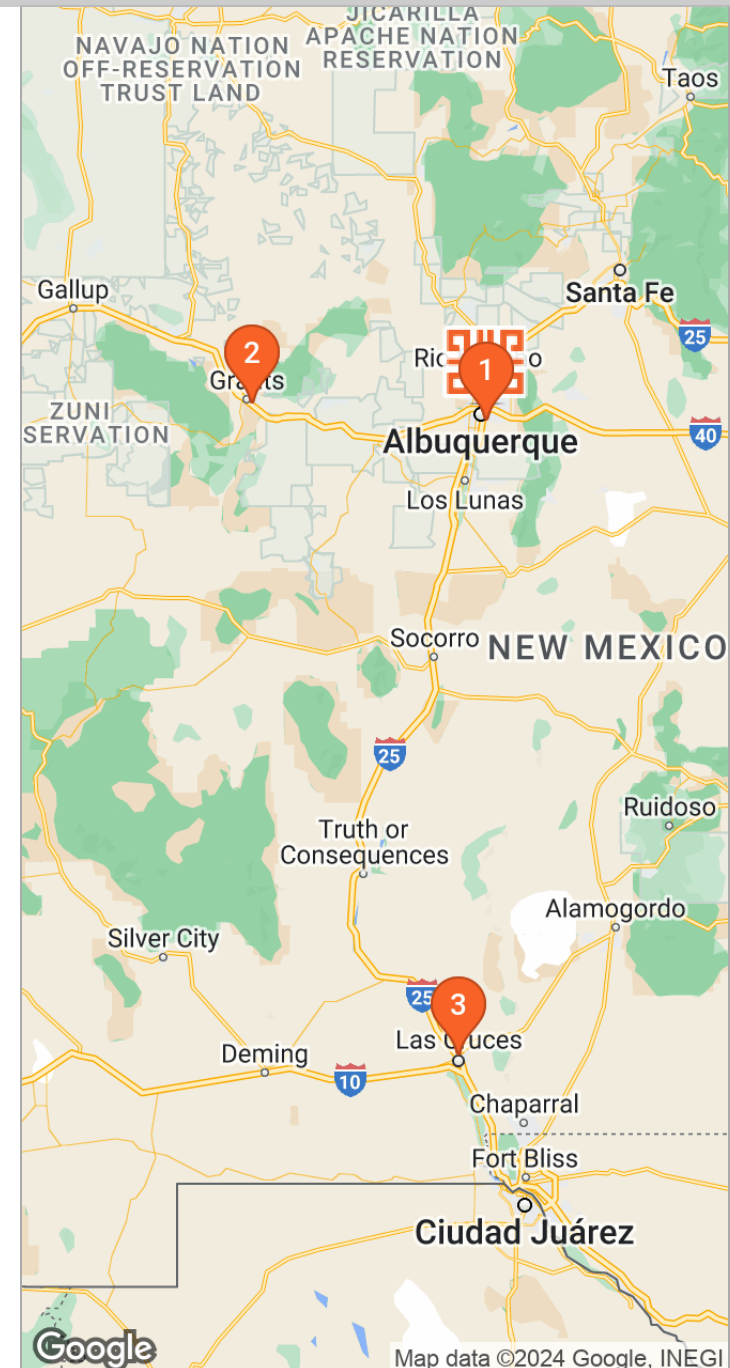


MOTEL 6 LAS CRUCES
2120 Summit Ct, Las Cruces, NM 88011

Price: \$4,256,000 No. Units: 83
Year Built: 2004 Price/Unit: \$51,277



	NAME:ADDRESS	PRICE	NO. UNITS	PRICE:UNIT
★	Days Inn Albuquerque I-25 1520 Candelaria Rd NE Albuquerque, NM	\$2,500,000	46	\$54,348
1	Super 8 by Wyndham Albuquerque Airport 2231 Yale Blvd SE Albuquerque, NM	\$3,458,000	62	\$55,774
2	SureStay Grants 1608 E Santa Fe Ave Grants, NM	\$4,000,000	60	\$66,667
3	Motel 6 Las Cruces 2120 Summit Ct Las Cruces, NM	\$4,256,000	83	\$51,277
AVERAGES		\$3,553,500	62	\$57,017





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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client.

Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the University of Arizona in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.



KISHAN GOHEL

Senior Vice President

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PROFESSIONAL BACKGROUND

Kishan is a graduate of W. P. Carey School of Business at Arizona State University. He brings a wealth of business management knowledge from being around a hard-working family that owned a variety of businesses while growing up. This inspired him to create and manage a disc jockey (DJ) business which has given him the opportunity to work with multi-million-dollar corporate companies.

Kishan has spent his time in hotel brokerage curating new relationships and building existing client friendships. He has extensive experience in market research which sets him apart when he secures a buyer for his listings and helps his clients find the next business opportunity. His ability to build a transaction from start to finish and work closely with his clients to ensure a smooth closing is a driving factor to his clients' and his own success.

When the world endured the pandemic in 2020, the demand for travel fell and the need for affordable housing increased. With government relief funds distributed through multiple channels, Kishan and his partners saw an opportunity to help clients sell their hotels as a conversion to an alternative use. He has been able to successfully assist non-profit organizations and investors to convert hotels to market rate apartments, affordable/transitional housing, and behavioral health.

In his spare time, he enjoys spending time with his family, going to car shows, and being outdoors in Arizona's beautiful 300+ days of sunshine.

EDUCATION

BA Business Communication - Arizona State University

MEMBERSHIPS

Asian American Hotel Owners Association (AAHOA)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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