

505 E. Main Street

CORTEZ, CO 81321



SUPER 8 BY WYNDHAM OFFERING MEMORANDUM



JENNIFER STEIN
REAL ESTATE, INC.



Offering Summary

OFFERED AT \$4,650,000

20,493 1985 42,689

GROSS SF

YEAR BUILT

LOT SF

Super 8 Cortez/Mesa Verde Area hotel offers quick and easy access to the most popular area attractions and outdoor activities. It is located between the Rocky Mountains and the desert of Colorado, in the center of town off Highway 160.

Brand Profile

Super 8 by Wyndham, commonly known as Super 8, is an American hotel brand, being the world's largest budget hotel chain with over 2,600 locations worldwide. The chain is a subsidiary of Wyndham Hotels and Resorts. As of December 2022, the brand website listed 2,691 hotels worldwide.



INDUSTRY	▪ Hotels
FOUNDED	▪ 1974
HEADQUARTERS	▪ Parsippany-Troy Hills, New Jersey
# OF LOCATIONS	▪ 2,691
AREAS SERVED	▪ United States, Canada, China, Brazil, Germany, Saudi Arabia, United Arab Emirates, United Kingdom

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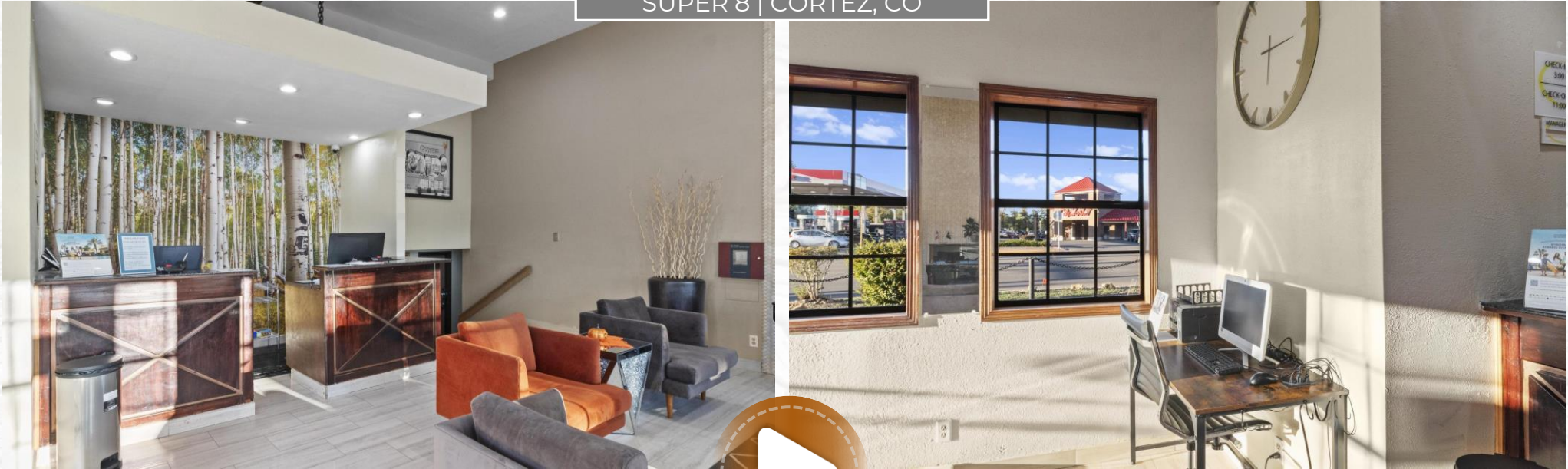
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Visit Mesa Verde National Park and climb through ancient Pueblo cliff dwellings and archeological sites on a guided tour. Continue to discover the Pueblo heritage of Cortez at Cortez Cultural Center. Tee-off at the driving range or play a full round at Conquistador Golf Course. Try your luck at Ute Mountain Casino, where you can also experience live shows and great dining. Head out on McPhee Lake for a day of fishing, boating, and recreation.

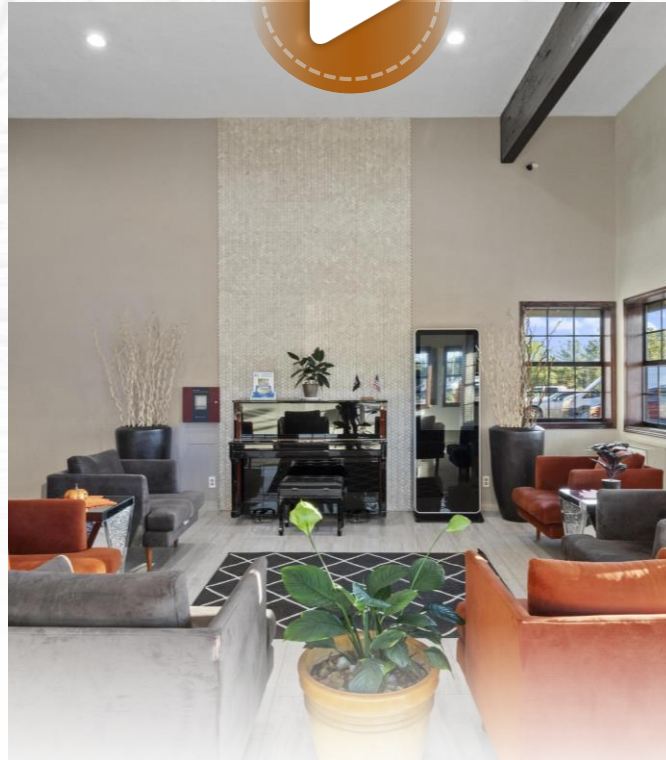


Lobby & Breakfast Area

SUPER 8 | CORTEZ, CO

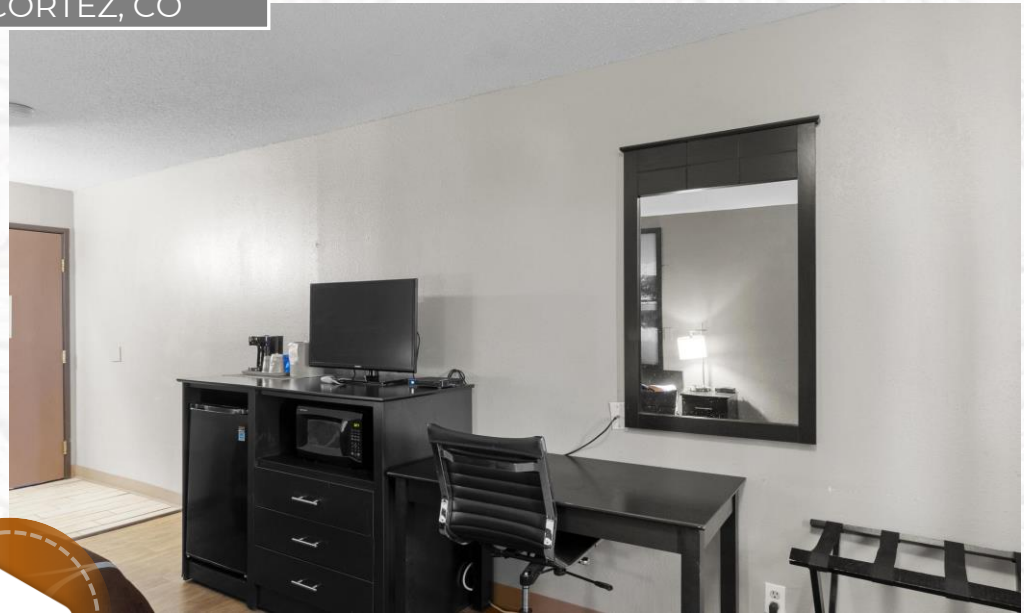
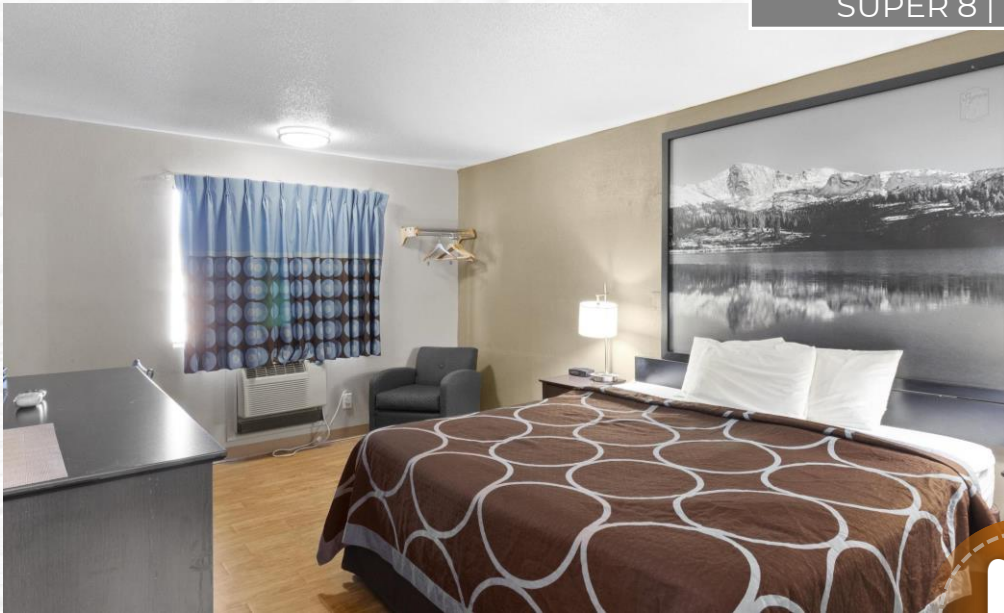


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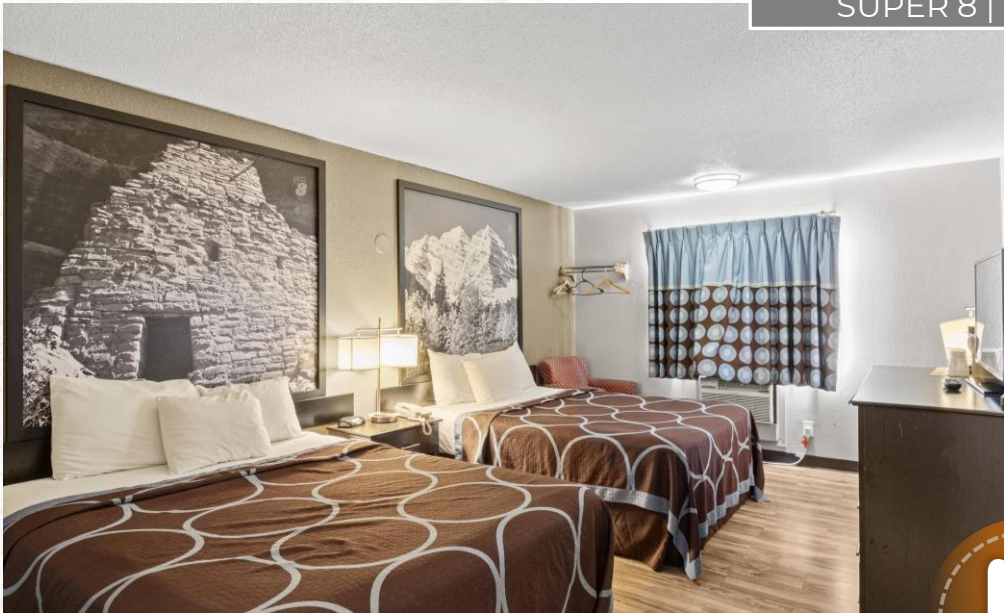
1 King, 1 Bath

SUPER 8 | CORTEZ, CO



2 Queen, 1 Bath

SUPER 8 | CORTEZ, CO



Hotel Amenities



HOTEL AMENITIES

- 100% Smoke-Free Hotel
- 24-Hour Front Desk
- Bus/Truck Parking
- Business Center
- Coffee/Tea Maker
- Cribs Available
- Daily Housekeeping
- Early Check-in Available
- Free Breakfast
- Free Parking
- Free WiFi
- Hairdryer
- Late Check-out Available
- On-Site Guest Laundry
- Pet Friendly
- RV Parking
- Rollaway Beds Available

ACCESSIBILITY

- 100% Smoke-Free Hotel
- 24-Hour Front Desk
- Bus/Truck Parking
- Business Center
- Coffee/Tea Maker
- Cribs Available
- Daily Housekeeping
- Early Check-in Available
- Free Breakfast
- Center is Accessible
- Service Animals Welcome
- Staff Trained in Service to Guests with Disabilities
- TTY Devices for Guest Use
- TVs with Closed Captioning
- Venues Serving Food and Drink are Wheelchair Accessible



Cortez, Co

LOCATION OVERVIEW

Cortez, the County seat of Montezuma County, is located in the southwest corner of Colorado near the Four Corners where Colorado, Utah, Arizona and New Mexico meet. Cortez rests in that border area between mountains and desert. In 45 minutes, you can be in the rugged La Plata mountains at 10,000+ ft or the San Juan's at 13,000+ ft or in the desert canyons of southeast Utah. It is a unique area distinguished by its awe-inspiring scenery and rich ancient history background. And if you love the outdoors, 76% of Montezuma County is public land with numerous hiking, biking, horse, and OHV trails.

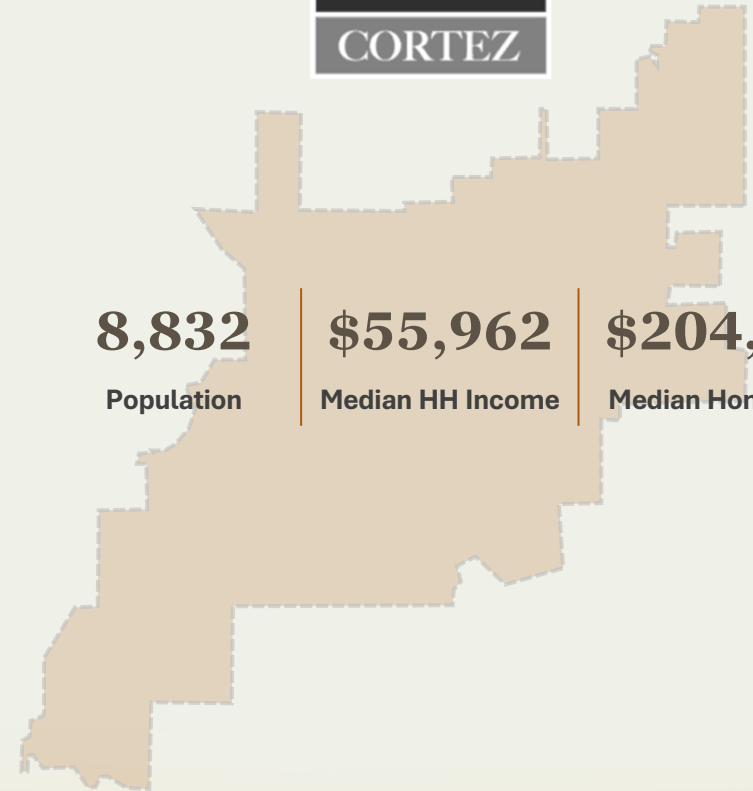
382 Mi.

TO DENVER

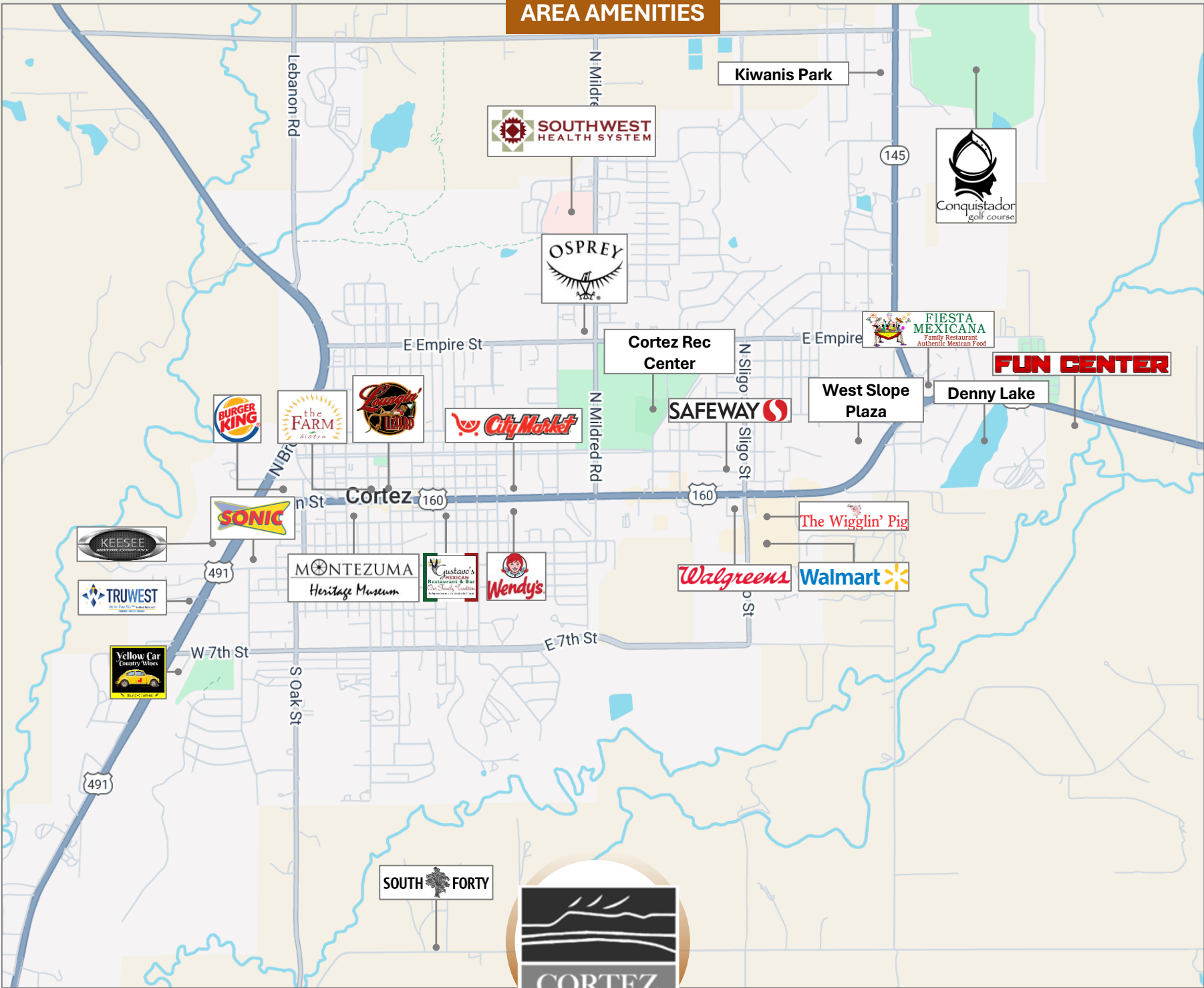
275 Mi.

TO ALBUQUERQUE

It is within easy driving distance of several major cities, including Denver (382 miles), Albuquerque (275 miles), Salt Lake City (350 miles) and Phoenix (410 miles). In addition, National Parks and Monuments lie within a short drive; Mesa Verde National Park (15 miles), Canyons of the Ancients National Monument (12 miles), Hovenweep National Monument (45 miles), Yucca House National Monument (31 miles), Natural Bridges National Monument (101 miles), Arches National Park (120 miles).



AREA AMENITIES



Outdoor Activities

The southwestern Colorado town of Cortez, one of America's richest archaeological centers, lies between the entrance to world-famous Mesa Verde National Park and the fascinating Ute Mountain Tribal Park in the heart of the Four Corners area of the Southwest.

382 Mi.

TO DENVER

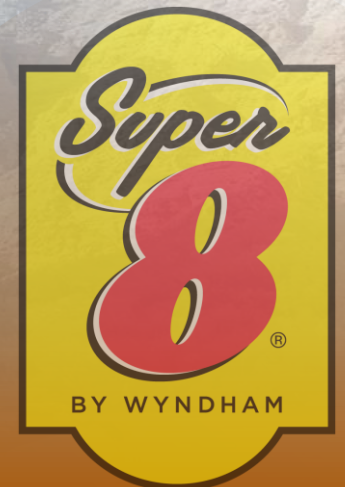
275 Mi.

TO ALBUQUERQUE

Given its proximity to the more than 600 acres of parks, trails and open spaces, as well as the depth of history, it's particularly convenient that Cortez has so much to offer in the way of dining and lodging. The community near the Four Corners (where the borders of Colorado, Utah, Arizona and New Mexico meet) has retained its connection to its earliest roots of agriculture, which shines through in the locally sourced dishes at unique local restaurants.

Local Landmarks

- **Yucca House National Monument** - Large, unexcavated Ancestral Puebloan valley pueblo near Towaoc.
- **Trail of the Ancients National Scenic Byway** - Colorado's Trail of the Ancients National Scenic Byway travels between two remote national monuments and Mesa Verde National Park. This National Scenic Byway near Cortez and Dolores takes you through the heart of the landscape and unique history of the American Southwest.
- **Jones Farm** - Jones Farm was established in 1996 and is located a mile from the city limits of Cortez on Road M, between Mildred Road and Lebanon Road. It currently grows pumpkins for seasonal sales. It produces hay for sheep and occasionally sells lambs to private parties.
- **Hovenweep National Monument** - Hovenweep National Monument protects six prehistoric, Puebloan-era villages spread over a twenty-mile expanse of mesa tops and canyons along the Utah-Colorado border.





APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

BRIDGE
LOANS

CONSTRUCTION
LOANS

SAM IVEY

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