

57-KEY HOTEL · 2016 VINTAGE · WYNDHAM BRAND

Microtel Inn & Suites by Wyndham Binghamton

400 Prospect Street · Binghamton, New York 13905

ASKING PRICE

\$6.50M

T12 CAP RATE

10.5%

2025 Actual NOI

2025 NOI

\$680K

40.7% Margin

KEYS / YEAR BUILT

57 / 2016

Interior Corridor

INVESTMENT HIGHLIGHTS

- **Newest hotel in competitive set by 18+ years** — 2016 vintage interior corridor; minimal capex with \$200K recommended refresh and no imminent PIP risk
- **#1 ranked hotel in Binghamton on TripAdvisor** — 486 reviews and 4/5 rating drive rate integrity, repeat bookings, and direct booking volume
- **Strong operating performance** — 71.7% occupancy, \$111.20 ADR, \$79.73 RevPAR; ADR grew +3.1% YOY in 2025
- **Wyndham institutional brand** — Microtel's 350+ global locations integrate with Wyndham Rewards loyalty, OTA preference, and corporate account access
- **Dominant RevPAR outperformance** — \$79.73 RevPAR is +47.6% above the M&E class average per CoStar (Jan 2026)
- **Multi-driver institutional demand** — Lockheed Martin, BAE Systems, Binghamton University (18,000+), UHS Wilson Medical, and NYSEG anchor diversified demand
- **Zero supply pipeline** — CoStar confirms no new deliveries or properties under construction in the Binghamton submarket as of March 2026
- **Clear NOI growth path** — 3% annual ADR growth and occupancy stabilization drive durable NOI expansion under institutional ownership

PROPERTY SNAPSHOT

Property Type	Economy Hotel
Brand	Microtel Inn & Suites
Franchisor	Wyndham Hotels & Resorts
Year Built	2016
Configuration	3-Story · Interior Corridor
Total Keys	57
2025 Total Revenue	\$1.67M
2025 RevPAR	\$79.73
RevPAR vs. M&E Class	+47.6%
TripAdvisor Rank	#1 of 11

CROSSROADS OF THE SOUTHERN TIER

Direct multi-interstate access at the confluence of I-81, I-88, and Route 17/I-86. Anchored by 109K+ MSA employees and \$7B+ Broome County GDP.

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