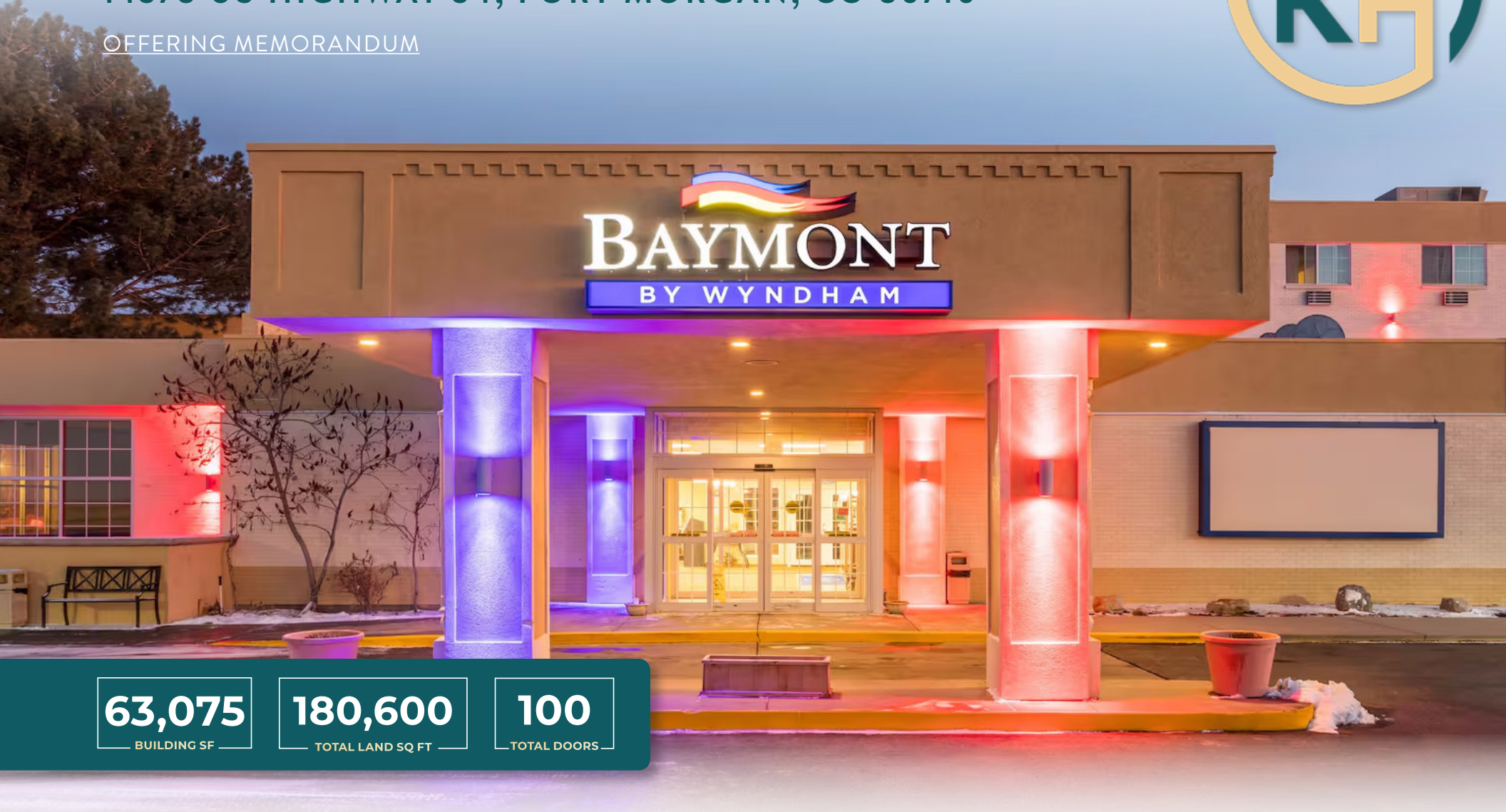


# BAYMONT BY WYNDHAM FORT MORGAN

14378 US HIGHWAY 34, FORT MORGAN, CO 80710

OFFERING MEMORANDUM



**63,075**

BUILDING SF

**180,600**

TOTAL LAND SQ FT

**100**

TOTAL DOORS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

**AMANDA WEAVER**

Broker

951.551.2772

[amanda@khcommercial.com](mailto:amanda@khcommercial.com)

**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE

# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as the Baymont by Wyndham Fort Morgan at 14378 US Highway 34, Fort Morgan, CO 80710 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.





1. EXECUTIVE SUMMARY
2. PROPERTY OVERVIEW
3. FINANCIAL ANALYSIS
4. LOCAL ECONOMY
5. AREA OVERVIEW
6. KAUFMAN HAGAN



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE





# EXECUTIVE SUMMARY





# 14378 US HIGHWAY 34 FORT MORGAN, CO 80710

Baymont by Wyndham Fort Morgan

## EXECUTIVE SUMMARY

The Baymont by Wyndham Fort Morgan is a 3-star hotel offering 100 rooms, including amenities such as a fitness center, shared lounge, terrace, and free Wi-Fi throughout the property.

The Baymont by Wyndham Fort Morgan presents a compelling investment opportunity due to its established brand affiliation, comprehensive amenities, and strategic location near major highways and industrial businesses. The property's spacious facilities and proximity to local attractions enhance its appeal to a diverse clientele, including business and leisure travelers. Given the area's economic stability and growth potential, this hotel is well-positioned for sustained occupancy and revenue generation.



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE

CONTACT FOR MORE INFO:

**AMANDA WEAVER**

Broker

951.551.2772

[amanda@khcommercial.com](mailto:amanda@khcommercial.com)



# PROPERTY OVERVIEW





# 14378 US HIGHWAY 34

FORT MORGAN, CO 80710



**Property Name** Baymont by Wyndham

**County** Morgan

**Year Built** 1968 / 2015

**# Buildings** 1

**# Stories** 3

**Total Doors** 100

**Roof Type** Flat

**Gross Building SF** 63,075

**Lot SF** 180,600

**Parking** Surface | 153 Spaces

**Heating** Individual/PTAC

## PROPERTY HIGHLIGHTS

- **Established Brand Affiliation:** Operates under the Baymont by Wyndham brand, benefiting from strong brand recognition and loyalty programs.
- **Spacious Facility:** The property encompasses 64,526 square feet, providing ample space for guest accommodations and potential event hosting.
- **Comprehensive Room Amenities:** Each room is equipped with air conditioning, flat-screen TVs with cable channels, refrigerators, coffee machines, and work desks, catering to both leisure and business travelers.
- **On-Site Dining Options:** Features a snack bar and offers a complimentary buffet breakfast, enhancing guest convenience and satisfaction.
- **Business Facilities:** Provides a business center and meeting rooms, accommodating corporate events and business travelers.
- **Pet-Friendly Policy:** Allows pets (dogs only, up to 75 lbs), appealing to guests traveling with pets.



# PROPERTY IMAGES







## UNIT/COMMUNITY AMENITIES

- **Fitness Center:** Equipped with modern exercise equipment, catering to health-conscious guests.
- **Indoor Pool:** Features a heated indoor pool, providing year-round recreational opportunities.
- **Complimentary Wi-Fi:** Offers free high-speed internet access throughout the property, ensuring connectivity for guests.
- **24-Hour Front Desk:** Ensures guest assistance and services are available at all times.
- **Snack Bar:** Provides on-site light dining options, enhancing guest convenience.
- **Terrace and Picnic Area:** Outdoor spaces for relaxation and social gatherings, enhancing guest experience.













# FINANCIAL ANALYSIS



# HISTORICAL PROFITS & LOSSES

	2022	2023	2024	2024 STR COMP AVG
Rooms	100	100	100	100
Available Rooms	36,500	36,500	36,500	36,500
Rooms Sold		15,002	17,265	24,966
Occupancy		41.10%	47.30%	68.40%
ADR		\$78.64	\$74.76	\$99.03
RevPAR		\$32.32	\$35.38	\$67.78
Revenue/Room		\$13,879	\$13,330	\$24,724
<b>GROSS ROOM REVENUE</b>	<b>\$1,340,543</b>	<b>\$1,387,876</b>	<b>\$1,333,005</b>	<b>\$2,472,383</b>

OPERATING EXPENSES						
Franchise Fees	\$120,344	9.0%	\$168,681	12.2%	\$143,431	10.8%
Utilities	\$106,796	8.0%	\$100,748	7.3%	\$92,581	6.9%
Supplies	\$88,218	6.6%	\$95,742	6.9%	\$96,171	6.9%
Payroll	\$372,110	27.8%	\$386,531	27.9%	\$317,938	23.9%
Other	\$82,520	6.2%	\$97,788	7.0%	\$118,959	8.9%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$769,988</b>	<b>57.4%</b>	<b>\$849,490</b>	<b>63.4%</b>	<b>\$769,080</b>	<b>57.4%</b>
<b>GROSS OPERATING PROFIT</b>	<b>\$570,555</b>	<b>42.6%</b>	<b>\$538,386</b>	<b>38.8%</b>	<b>\$563,925</b>	<b>42.3%</b>

FIXED EXPENSES						
Property Taxes	\$57,589	4.3%	\$50,433	3.6%	\$86,441	6.5%
Insurance	\$73,547	5.5%	\$58,530	4.2%	\$61,236	4.6%
<b>TOTAL FIXED CHARGES</b>	<b>\$131,136</b>	<b>9.8%</b>	<b>\$108,963</b>	<b>7.9%</b>	<b>\$147,677</b>	<b>11.1%</b>
<b>TOTAL EXPENSES</b>	<b>\$901,124</b>	<b>64.9%</b>	<b>\$958,453</b>	<b>69.1%</b>	<b>\$916,757</b>	<b>68.8%</b>
<b>EBITDA</b>	<b>\$439,419</b>		<b>\$429,423</b>		<b>\$416,248</b>	



# 5-YEAR PROFORMA INCOME & EXPENSES

*\*Proforma is achieving STR comp averages in 2024 by Year 2*

	CURRENT	PROFORMA (YR 1)*	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Rooms	100	100	100	100	100	100
Available Rooms	36,500	36,500	36,500	36,500	36,500	36,500
Rooms Sold	17,265	21,581	24,966	25,715	26,486	27,281
Occupancy	47.30%	59.1%	68.40%	70.5%	72.6%	74.7%
ADR	\$74.76	\$85.97	\$99.03	\$102.00	\$105.06	\$108.21
RevPAR	\$35.38	\$44.23	\$67.78	\$69.81	\$71.91	\$74.07
Revenue/Room	\$13,330	\$18,554	\$ 24,724	\$25,466	\$26,230	\$27,016
<b>GROSS ROOM REVENUE</b>	<b>\$1,333,005</b>	<b>\$1,855,373</b>	<b>\$2,472,383</b>	<b>\$2,546,554</b>	<b>\$2,622,951</b>	<b>\$2,701,640</b>

OPERATING EXPENSES												
Franchise Fees	\$143,431	10.8%	\$179,289	9.7%	\$224,111	9.1%	\$230,834	9.1%	\$237,759	9.1%	\$244,892	9.1%
Utilities	\$92,581	6.9%	\$115,726	6.2%	\$144,658	5.9%	\$148,998	5.9%	\$153,467	5.9%	\$158,071	5.9%
Supplies	\$96,171	7.2%	\$120,214	6.5%	\$150,267	6.1%	\$154,775	6.1%	\$159,418	6.1%	\$164,201	6.1%
Payroll	\$317,938	23.8%	\$397,423	21.4%	\$496,778	20.1%	\$511,681	20.1%	\$527,032	20.1%	\$542,843	20.1%
Other	\$118,959	8.9%	\$148,699	8.0%	\$185,873	7.5%	\$191,450	7.5%	\$197,193	7.5%	\$203,109	7.5%
<b>TOTAL OP. EXPENSES</b>	<b>\$769,080</b>	<b>57.7%</b>	<b>\$961,350</b>	<b>51.8%</b>	<b>\$1,201,688</b>	<b>48.6%</b>	<b>\$1,237,738</b>	<b>48.6%</b>	<b>\$1,274,870</b>	<b>48.6%</b>	<b>\$1,313,116</b>	<b>48.6%</b>
<b>GROSS OPERATING PROFIT</b>	<b>\$563,925</b>	<b>42.3%</b>	<b>\$894,023</b>	<b>48.2%</b>	<b>\$1,270,695</b>	<b>51.4%</b>	<b>\$1,308,816</b>	<b>51.4%</b>	<b>\$1,348,081</b>	<b>51.4%</b>	<b>\$1,388,523</b>	<b>51.4%</b>

FIXED EXPENSES												
Property Taxes	\$86,441	6.5%	\$89,034	4.8%	\$91,705	3.7%	\$94,456	3.7%	\$97,290	3.7%	\$100,209	3.7%
Insurance	\$61,236	4.6%	\$63,073	3.4%	\$64,965	2.6%	\$66,914	2.6%	\$68,922	2.6%	\$70,989	2.6%
<b>TOTAL FIXED CHARGES</b>	<b>\$147,677</b>	<b>11.1%</b>	<b>\$152,107</b>	<b>8.2%</b>	<b>\$156,671</b>	<b>6.3%</b>	<b>\$161,371</b>	<b>6.3%</b>	<b>\$166,212</b>	<b>6.3%</b>	<b>\$171,198</b>	<b>6.3%</b>
<b>TOTAL EXPENSES</b>	<b>\$916,757</b>	<b>68.8%</b>	<b>\$1,113,457</b>	<b>60.0%</b>	<b>\$1,358,358</b>	<b>54.9%</b>	<b>\$1,399,109</b>	<b>54.9%</b>	<b>\$1,441,082</b>	<b>54.9%</b>	<b>\$1,484,314</b>	<b>54.9%</b>
<b>EBITDA</b>	<b>\$416,248</b>	<b>31.2%</b>	<b>\$741,915</b>	<b>40.0%</b>	<b>\$1,114,025</b>	<b>45.1%</b>	<b>\$1,147,446</b>	<b>45.1%</b>	<b>\$1,181,869</b>	<b>45.1%</b>	<b>\$1,217,325</b>	<b>45.1%</b>



# INVESTMENT CONCLUSIONS

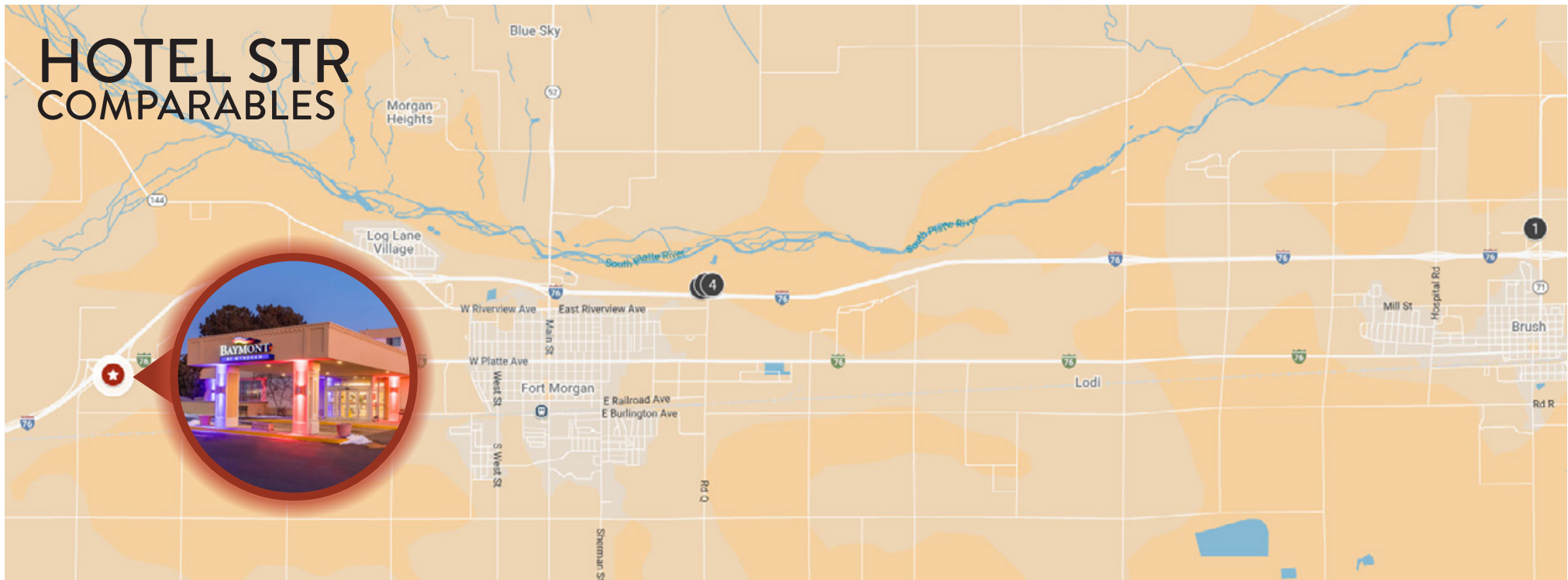
<b>PURCHASE PRICE</b>	<b>\$4,200,000</b>
Total SF:	63,075
Price Per SF:	\$66.59
Total Doors:	100
Price Per Door:	\$42,000
In-Place Cap Rate:	9.91%



**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE



# HOTEL STR COMPARABLES



#	NAME	ADDRESS	ROOMS	BUILDING SF	YEAR OPENED
Sub.	Baymont by Wyndham Fort Morgan	14378 US Highway 34, Fort Morgan, CO 80710	100	63,075	1968
1	Rodeway Inn Brush	1208 Colorado Ave, Brush, CO 80723	44	23,805	1967
2	Rodeway Inn Fort Morgan	1409 Barlow Rd, Fort Morgan, CO 80701	43	22,860	1974
3	Comfort Inn Fort Morgan	1417 Barlow Rd, Fort Morgan, CO 80701	49	25,920	2003
4	Best Western Plus Overland Inn	1410 Barlow Rd, Fort Morgan, CO 80701	74	42,654	2016





# LOCAL ECONOMY



POPULATION

11,564

MEDIAN HOME PRICE

\$259K

# OF EMPLOYEES

5,149

# OF HOUSEHOLDS

4,275

MEDIAN HH INCOME

\$59,121

MEDIAN RENT

\$1,074



## FORT MORGAN COLORADO

### 2025 ECONOMIC OVERVIEW

As of 2025, Fort Morgan continues to demonstrate steady economic growth, supported by its strong agricultural foundation, manufacturing base, and expanding local services. The city's economy is anchored by major employers in food processing, energy, and healthcare, with Cargill Meat Solutions remaining a key driver of employment and economic activity. Agriculture and agribusinesses continue to play a vital role in the local economy, with crop production, dairy, and livestock operations contributing to regional stability.

In recent years, Fort Morgan has seen increased investment in infrastructure and community development, including upgrades to transportation corridors, housing, and public amenities. These improvements and the city's location along Interstate 76 have positioned it as an attractive destination for logistics, warehousing, and light industrial growth. Small businesses and service industries have also expanded, supported by a growing and diverse population that brings a mix of talent and entrepreneurial spirit to the region.

In 2025, workforce development and education remain priorities for local leaders, with partnerships between the city, local schools, and Morgan Community College supporting training in trades, healthcare, and technology. The city's cost of living remains lower than the state average, making it appealing for both residents and small businesses. As Fort Morgan continues to balance its rural roots with new opportunities, its economic outlook remains positive and resilient.





# FORT MORGAN DEVELOPMENT

Fort Morgan is actively investing in community infrastructure and recreational enhancements through a series of strategic development projects. These efforts are designed to improve quality of life, expand public amenities, and support the city’s continued growth. From revitalizing the downtown core to building new recreational spaces, these initiatives reflect Fort Morgan’s commitment to shaping a vibrant, connected, and future-ready community.

In parallel, the city is advancing its Fiber Optic Broadband Network Project, a major infrastructure upgrade aimed at expanding high-speed internet access citywide. This initiative will strengthen digital connectivity for residents, businesses, and institutions—supporting education, remote work, and economic development while laying the groundwork for long-term technological resilience.

For updates on the newest city projects and future development plans in Fort Morgan, visit the city’s project page [here](#).



## CURRENT PROJECTS

Fieldhouse Project	Developing a new recreational facility to provide year-round indoor sports and fitness opportunities for residents.
Revitalize Main Street	Enhancing the historic downtown area with streetscape improvements to support local businesses and community engagement.
Skatepark Project	Building a modern 7,500 square foot skatepark to offer youth and active residents a safe and engaging place for recreation.
Twamore Trails Addition	Extending the city’s trail system to improve pedestrian and cyclist connectivity across neighborhoods.



# AREA OVERVIEW







## LOCATION HIGHLIGHTS

- **Proximity to Major Highways:** Located off I-76 and US-34, offering easy access for travelers and facilitating regional connectivity
- **Nearby Attractions:** Close to Riverside Park, Jackson Lake State Park, and the Fort Morgan Museum, appealing to leisure travelers
- **Economic Activity:** The Fort Morgan area hosts expanding industrial business generators, including Cargill Meat Solutions and Western Sugar Cooperative, contributing to a stable local economy
- **Community Growth:** Fort Morgan has been attracting buyers due to its affordability compared to larger cities like Denver, indicating potential for economic development
- **Safety and Employment:** Ranks highly in safety with a crime rate 77% lower than the US average and boasts an excellent job market with unemployment at 3.2%
- **Access to Denver:** Approximately 70 miles from Denver International Airport, providing access to a major transportation hub



## FORT MORGAN AT A GLANCE

39.7824 ° N 104.9594 ° W

Fort Morgan is a historic and welcoming community located in northeastern Colorado, about 80 miles northeast of Denver along Interstate 76. Known for its agricultural roots and small-town charm, Fort Morgan offers a blend of rural character and modern convenience. The city has a population of around 11,500 and serves as a hub for the surrounding farming and ranching communities, contributing to its strong sense of identity and close-knit atmosphere.

Outdoor enthusiasts enjoy the area's proximity to the South Platte River, which offers scenic views and opportunities for fishing, kayaking, and bird-watching. Riverside Park is a central recreational space with trails, sports facilities, and picnic areas, while nearby Jackson Lake State Park provides camping, boating, and swimming just a short drive away. Fort Morgan's historic downtown district also features local shops, restaurants, and community landmarks, including the Fort Morgan Museum, which showcases the area's rich heritage.

Fort Morgan is recognized for its cultural diversity and active community life. Annual events like Glenn Miller SwingFest—honoring the famed bandleader who once lived in the town—celebrate Fort Morgan's musical and historical legacy. With access to schools, healthcare, and key transportation routes, Fort Morgan offers residents a slower-paced lifestyle without sacrificing essential amenities. It's a place where tradition and progress intersect, making it a unique and inviting destination in Colorado's Eastern Plains.





# RETAIL/AREA MAP





# LOCATION DEMOGRAPHICS



## DEMOGRAPHICS

	1 MILE	2 MILES	5 MILES
2024 POPULATION	123	555	13,593
# OF HOUSEHOLDS	45	202	4,770
AVG HH INCOME	\$72,202	\$75,383	\$71,770

## TRAFFIC COUNTS

Collection Street	Cross Street	VPD
US Highway 34	I-76 E	3,064
US Highway 34	I-76 W	3,839
US Highway 34	County Rd 15 W	3,179
I-76	County Rd 13 W	18,709
I-76	County Rd 16 E	17,447
I-76	County Rd 16 E	17,177
US Highway 34	County Rd 16 W	3,700
US Highway 34	County Rd 16 W	3,436
State Hwy 144	County Rd 16 SE	1,721
Q.00	County Rd 12 W	1,583



# KAUFMAN HAGAN

## COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.





**BRANDON  
KAUFMAN**  
PRINCIPAL



**TEAL  
HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY  
FORD**  
DIRECTOR OF MARKETING



**ERIN  
FRIBERG**  
DIRECTOR OF OPERATIONS



**COLBY  
CONSTANTINE**  
INVESTMENT ADVISOR



**WILL  
SCHERMAN**  
BROKER



**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE



**ANDREW  
VOLLERT**  
BROKER



**ZACHARY  
BIERMAN**  
BROKER



**RYAN  
FLOYD**  
BROKER



**AMANDA  
WEAVER**  
BROKER



**MARIN  
DORNSEIF**  
BROKER



**ELLEN  
CUMMINGS**  
BROKER

#### ▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Amanda Weaver

## BROKER

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.

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LIC#: FA100102015





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**BAYMONT**  
BY WYNDHAM

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