

BAYMONT BY WYNDHAM PIERRE

Profitable Wyndham-Branded Hospitality Asset

Pierre, South Dakota

INVESTMENT OPPORTUNITY

Established Midwest Hospitality Asset

An opportunity to acquire a professionally operated Wyndham-branded hotel located in Pierre, South Dakota, serving a diversified regional lodging market supported by government travel, healthcare demand, contractor activity, outdoor recreation tourism, business travel, and regional highway traffic.

PROPERTY HIGHLIGHTS

- Wyndham-Branded Select-Service Hospitality Asset
 - Profitable Hotel with Stable Operations
 - Strong Government & Regional Business Travel Demand
 - Healthcare, Contractor & Highway Traffic Drivers
 - Established Presence Within Pierre Lodging Market
 - Consistent Business & Leisure Travel Demand
 - Outdoor Recreation & Tourism Market Support
 - Opportunity for Revenue & Operational Growth
 - Professionally Operated Hospitality Property
 - Available Individually or as Part of Portfolio
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EXECUTIVE SUMMARY

Ownership is pleased to present Baymont by Wyndham Pierre, a profitable Wyndham-branded hospitality asset located in Pierre, South Dakota. The property serves a stable regional lodging market supported by government travel, healthcare demand, contractor activity, business travel, outdoor recreation tourism, and regional highway traffic.

The hotel benefits from strong brand recognition, convenient accessibility, and an established presence within the local hospitality market. The property offers investors an opportunity to acquire a professionally operated hospitality asset with stable in-place cash flow and future operational upside potential.

Pierre continues to benefit from consistent lodging demand generated by South Dakota state government operations, healthcare-related travel, regional business activity, sporting events, hunting and fishing tourism, and contractor lodging demand throughout the year.

With recognized Wyndham branding, stable operations, and diversified regional demand drivers, the property represents an attractive opportunity for owner-operators and hospitality investors seeking a well-positioned Midwest hotel asset.

PROPERTY OVERVIEW

Property Details	Information
Property Name	Baymont by Wyndham Pierre
Location	Pierre, South Dakota
Brand Affiliation	Wyndham Hotels & Resorts
Property Type	Select-Service Hotel
Rooms	48
Year Built	1986
Renovations	2019
Lot Size	19,093 SF

PROPERTY FEATURES & AMENITIES

- Complimentary Breakfast Area
 - Public Access Wi-Fi
 - Guest Laundry Facilities
 - Business Center
 - Meeting/Event Space
 - Ample Parking
 - Highway Accessibility
 - Professionally Operated Property
 - Established Regional Hospitality Presence
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MARKET & DEMAND DRIVERS

Regional Demand Drivers

- South Dakota Government Travel
 - Healthcare & Medical Travel
 - Contractor & Infrastructure Projects
 - Regional Highway Travelers
 - Hunting & Fishing Tourism
 - Community & Sporting Events
 - Business & Regional Commerce Travel
 - Outdoor Recreation Tourism
 - Regional Family & Leisure Travel
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INVESTMENT ADVANTAGES

Why Investors Should Consider This Opportunity

- Recognized Wyndham Brand Affiliation
- Stable Midwest Lodging Market
- Existing Operational Infrastructure
- Diversified Customer Base
- Business & Leisure Demand Mix

- Revenue Optimization Potential
 - Consistent Government-Related Demand
 - Long-Term Regional Demand Fundamentals
 - Attractive Owner-Operator Opportunity
 - Scalable Hospitality Investment Potential
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PHOTO GALLERY

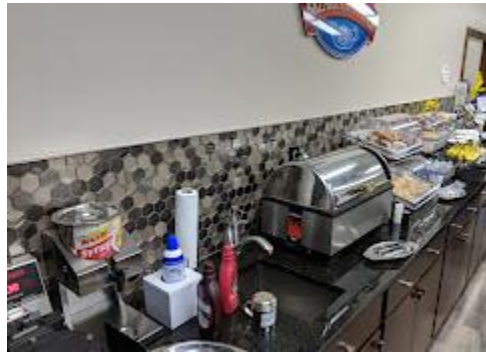
Recommended Brochure Photo Layout

Cover Page



Interior Section





TRANSACTION GUIDANCE

Ownership prefers to engage qualified buyers capable of completing an efficient due diligence and closing process.

Detailed financial information, franchise documentation, and operational records are available to qualified parties following execution of a confidentiality agreement.

CONTACT INFORMATION

For additional information regarding this hospitality investment opportunity, please contact:

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CONFIDENTIALITY NOTICE

This brochure has been prepared solely for informational purposes and is intended for use by qualified prospective purchasers only. All information provided is believed to be reliable but has not been independently verified. Prospective purchasers are encouraged to conduct their own due diligence investigations regarding all aspects of the property.