



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



INVESTMENT PROFILE	3
PROPERTY INFORMATION	6
PROPERTY IMPRESSIONS	8
LOCATION INFORMATION	12
SALE COMPARABLES	16
ADVISOR BIOS	19

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**  
Senior Vice President  
jigar.desai@newgenadv.com  
C: 520.664.4091  
AZ #SA675144000

**Kishan Gohel**  
Senior Vice President  
kishan.gohel@newgenadv.com  
C: 480.766.6014  
AZ #SA684403000



NewGenAdv.com

# INVESTMENT PROFILE

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**

Senior Vice President

[jigar.desai@newgenadv.com](mailto:jigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

**Kishan Gohel**

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

Broker of Record

**Dinesh Dan Rama**

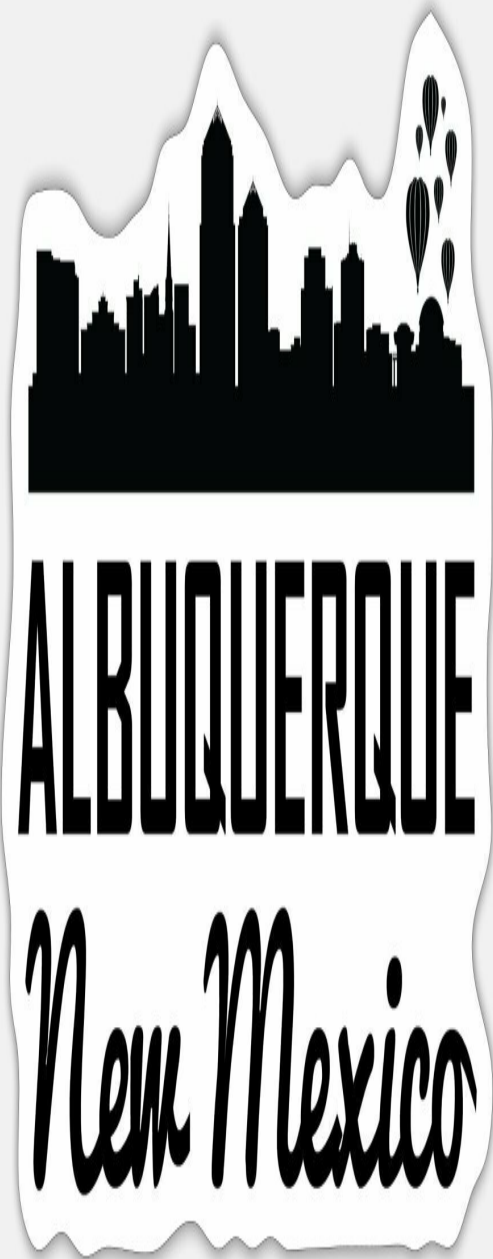
NewGen Advisory

Principal / Designated Broker







NM #QB.20316



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:	\$2,200,000
 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



NewGenAdv.com

## PROPERTY INFORMATION

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**

Senior Vice President

[jjigar.desai@newgenadv.com](mailto:jjigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

**Kishan Gohel**

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

Broker of Record

**Dinesh Dan Rama**

NewGen Advisory

Principal / Designated Broker

NM #QB.20316



## 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



NewGenAdv.com

# PROPERTY IMPRESSIONS

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**

Senior Vice President

[jigar.desai@newgenadv.com](mailto:jigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

**Kishan Gohel**

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

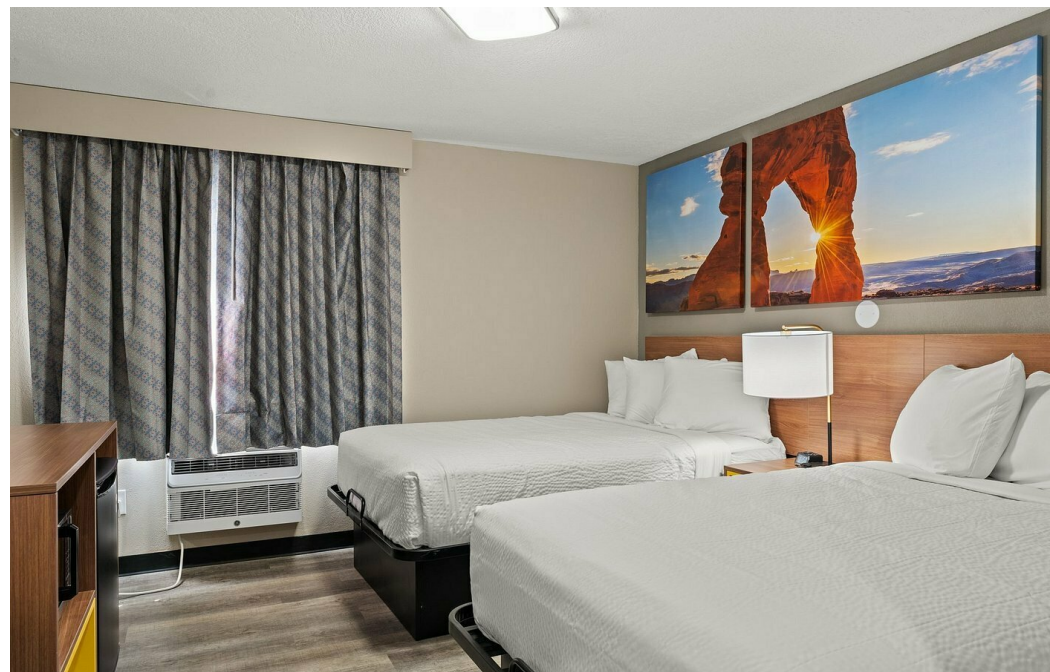
Broker of Record

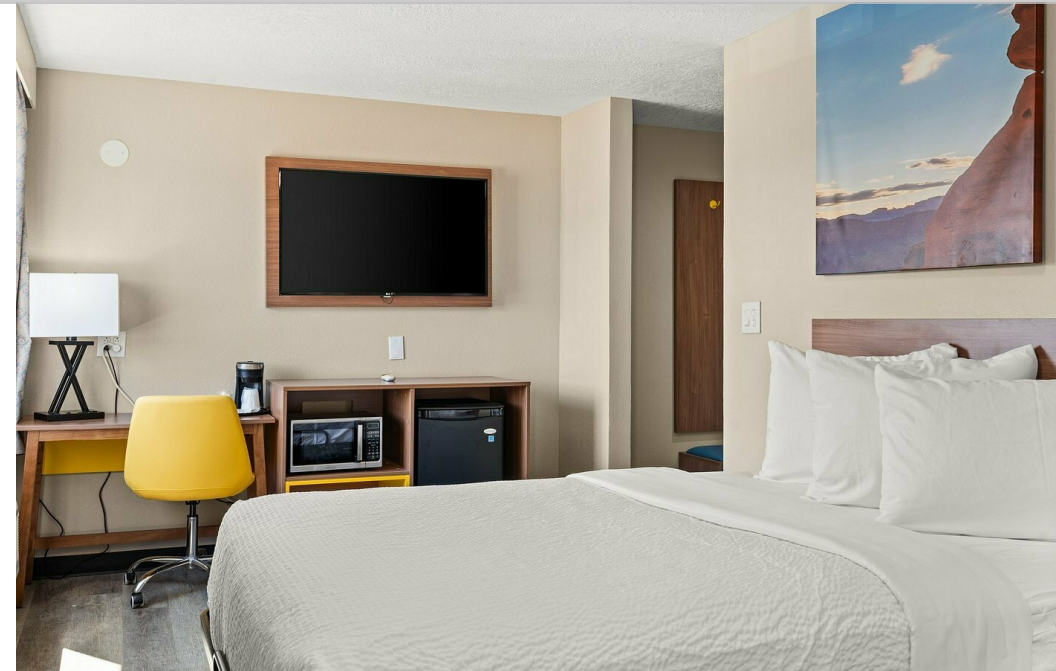
**Dinesh Dan Rama**

NewGen Advisory

Principal / Designated Broker

NM #QB.20316









NewGenAdv.com

# LOCATION INFORMATION

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**

Senior Vice President

[jigar.desai@newgenadv.com](mailto:jigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

**Kishan Gohel**

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

Broker of Record

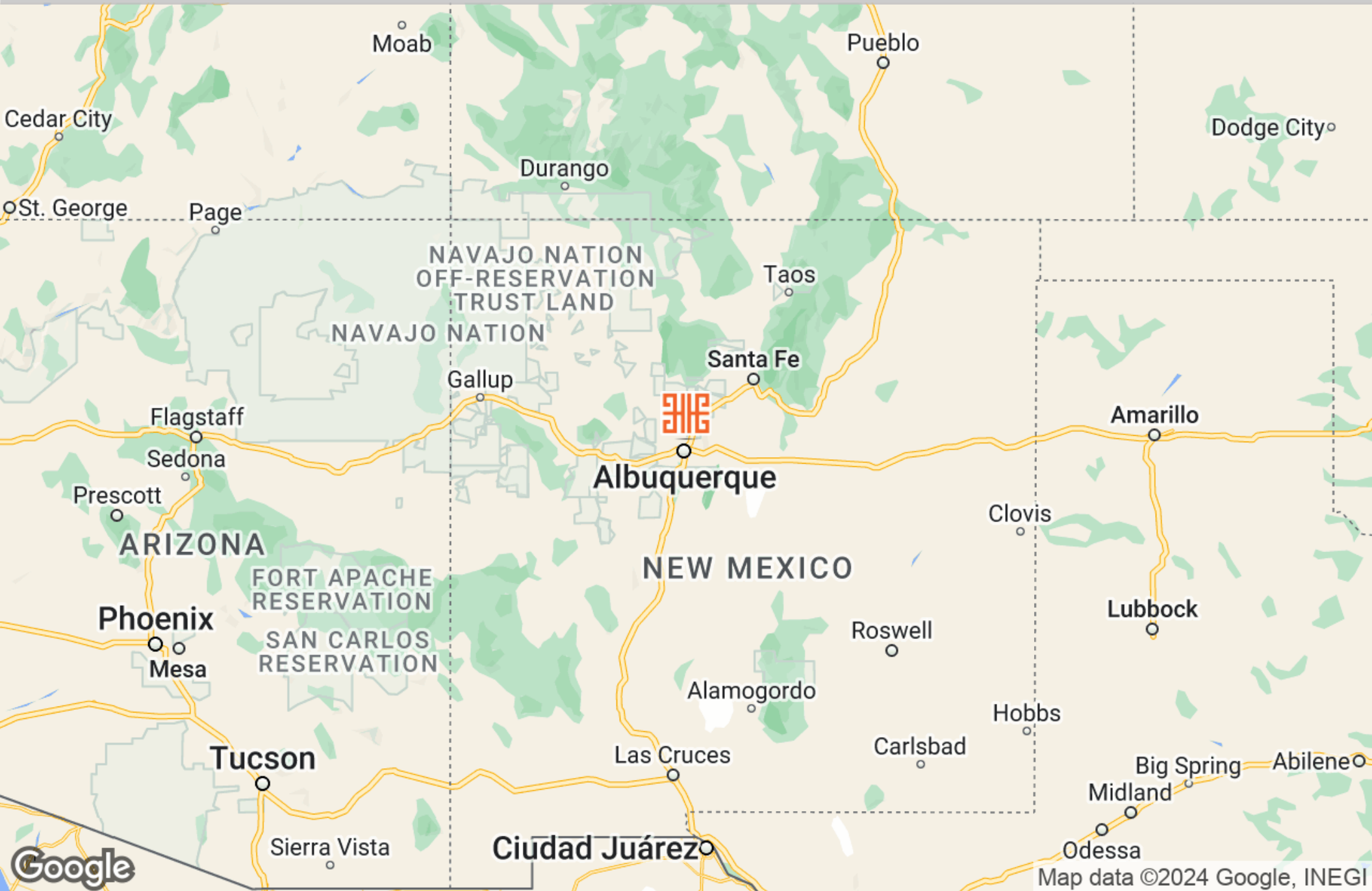
**Dinesh Dan Rama**

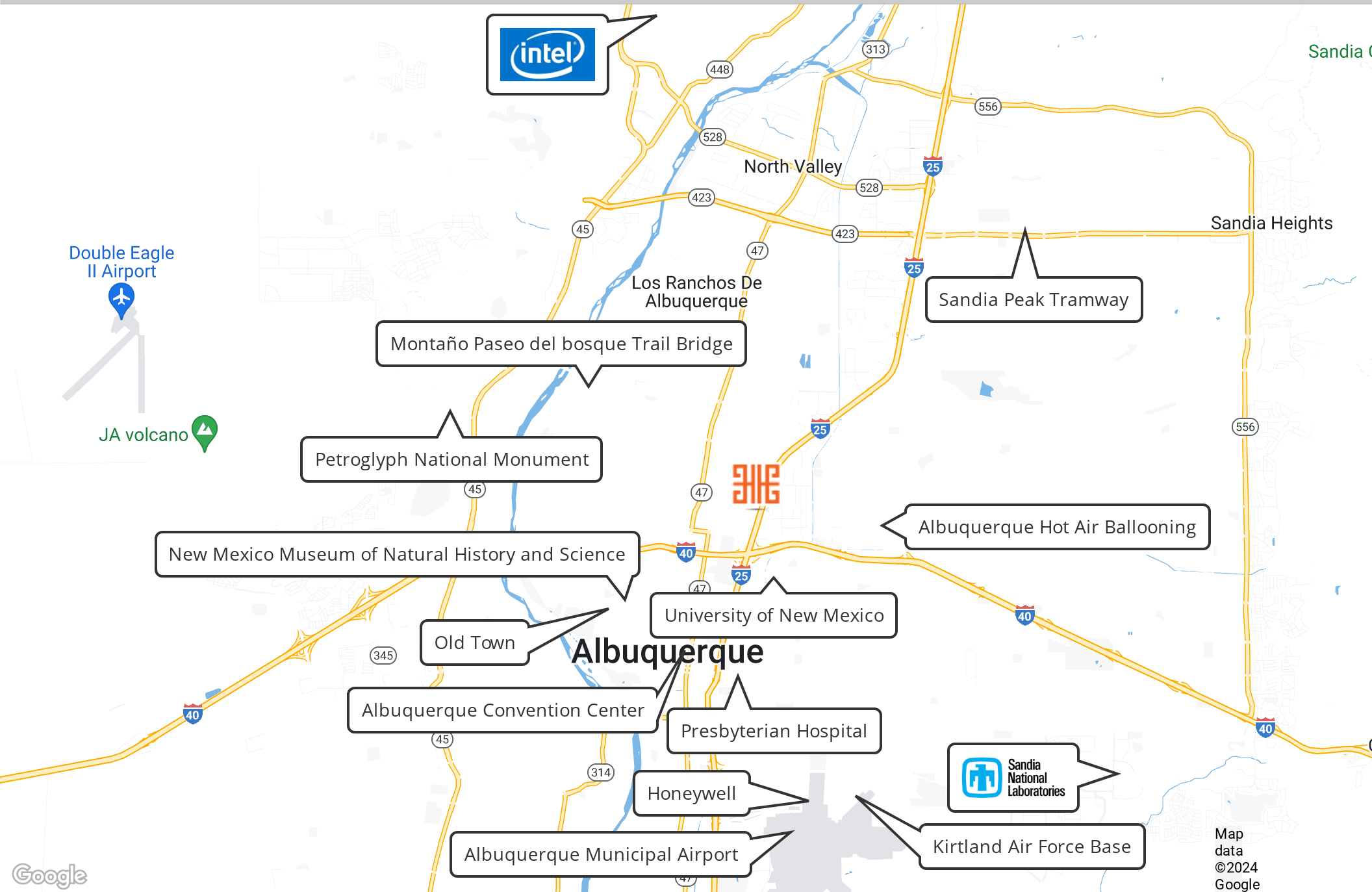
NewGen Advisory

Principal / Designated Broker

NM #QB.20316









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



NewGenAdv.com

# SALE COMPARABLES

EXCLUSIVELY LISTED BY:

**Jigar "Jay" Desai**

Senior Vice President

[jigar.desai@newgenadv.com](mailto:jigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

**Kishan Gohel**

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

Broker of Record

**Dinesh Dan Rama**

NewGen Advisory

Principal / Designated Broker

NM #QB.20316



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

Price: \$2,200,000 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





NewGenAdv.com

## ADVISOR BIOS

EXCLUSIVELY LISTED BY:

### Jigar "Jay" Desai

Senior Vice President

[jjigar.desai@newgenadv.com](mailto:jjigar.desai@newgenadv.com)

C: 520.664.4091

AZ #SA675144000

### Kishan Gohel

Senior Vice President

[kishan.gohel@newgenadv.com](mailto:kishan.gohel@newgenadv.com)

C: 480.766.6014

AZ #SA684403000

Broker of Record

### Dinesh Dan Rama

NewGen Advisory

Principal / Designated Broker

NM #QB.20316



**JIGAR "JAY" DESAI**

Senior Vice President

[jigar.desai@newgenadv.com](mailto:jigar.desai@newgenadv.com)

Direct: **520.664.4091** | Cell: **520.664.4091**

AZ #SA675144000

## 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

kishan.gohel@newgenadv.com

Direct: **480.766.6014** | Cell: **480.766.6014**

AZ #SA684403000

### 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)

All materials and information received or derived from NewGen Advisory, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NewGen Advisory, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NewGen Advisory, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NewGen Advisory, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NewGen Advisory, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



**NewGen**  
ADVISORY

**Arizona**

1747 E Morten Avenue  
Suite 202  
Phoenix, AZ 85020

**California**

31225 La Baya Dr  
Suite 103  
Westlake Village, CA 91362

**Colorado**

7900 E Union Ave  
Suite 1100  
Denver, CO 80237

**Georgia**

3348 Peachtree Rd NE  
Ste 700  
Atlanta, GA 30326

**Idaho**

950 Bannock St  
Ste 1100  
Boise, ID 83702

**Illinois**

7318 E South St  
Newton, IL 62448

**Indiana**

9465 Counselors Row  
Suite 200  
Indianapolis, IN 46240

**Iowa**

4620 E. 53rd St  
Ste 200  
Davenport, IA 52807

**Kansas**

801 E Douglas Ave  
2nd Floor  
Wichita, KS 67202

**Maryland**

16701 Melford Blvd  
Suite 400  
Bowie, MD 20715

**Minnesota**

2355 Hwy 36W  
Suite 400  
Roseville, MN 55113

**Missouri**

107 W 9th St  
2nd Floor  
Kansas City, MO 64105

**Nebraska**

233 S 13th St  
Ste 1100  
Lincoln, NE 68508

**North Carolina**

3540 Toringdon Way  
Suite 200 #189  
Charlotte, NC 28277

**New Mexico**

500 Marquette Ave  
Suite 1200  
Albuquerque, NM 87102

**Oklahoma**

8211 East Regal Pl, Bridle Trails  
Suite 100  
Tulsa, OK 74133

**Oregon**

5305 River Rd N  
Ste B  
Keizer, OR 97303

**Pennsylvania**

5362 Steubenville Pike  
McKees Rocks, PA 15136

**Texas**

1701 E. Lamar Blvd  
Suite 175  
Arlington, TX 76006

**Utah**

2150 South 1300 East  
Suite 500  
Salt Lake City, UT 84106

**Washington**

1400 112th Ave SE  
Suite 100  
Bellevue, WA 98004