

HOTEL FOR SALE

SUPER 8 BY WYNDHAM / FIESTA TEXAS

5319 CASA BELLA STREET, SAN ANTONIO, TX 78249



FOR SALE | OWNER FINANCE WITH 50% DOWN

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

RAV SINGH, CCIM

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Rav@SinghCommercialGroup.com
0560351, Texas

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Super 8 Fiesta Texas San Antonio | 5319 Casa Bella | San Antonio, TX 78249



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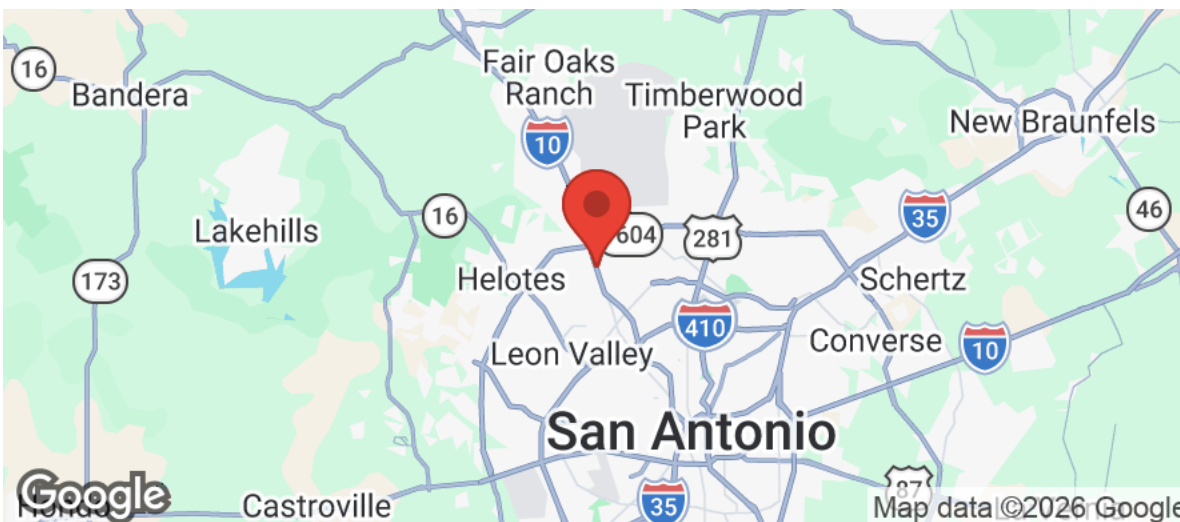
SECTION I

PROPERTY INFORMATION



Executive Summary

Super 8 Fiesta Texas San Antonio



OFFERING SUMMARY

BUILDING NAME:	Super 8 by Wyndham / Fiesta
ADDRESS:	5319 Casa Bella St, San Antonio, TX 78249
PRICE:	\$3,500,000
GUEST ROOMS / BUILT:	71 Keys / 1994/2024
PRICE / ROOM:	\$49,295/Room
LOT SIZE:	1.24 Acres
BUILDING SF:	27,900 SF
STORIES / CONSTRUCTION	3 stories · Wood frame
MARKET:	San Antonio Northwest
BUILDING:	Interior-corridor
HOTEL COMPANY:	Wyndham
FINANCING:	Seller Financing with 50%

PROPERTY DESCRIPTION

Singh Commercial Group | KW Commercial is pleased to present to qualified buyers an exclusive opportunity to acquire the Super 8 by Wyndham San Antonio / Fiesta. The Super 8 is a 71-key, interior-corridor, limited-service hotel sitting directly on the I-10 / UTSA Boulevard interchange — one of the most heavily-trafficked and amenity-rich corridors in San Antonio. The three-story, 27,900 SF wood-frame asset sits on a 1.24-acre commercial pad zoned C-3, with 67 surface parking spaces, an outdoor swimming pool, breakfast area, and direct interstate visibility from I-10.

PROPERTY OVERVIEW

Built in 1994 and franchised under the Super 8 by Wyndham flag, the property offers a buyer something rare in today's market — a true Class A location at a Class C basis. Trailing 12-month RevPAR of \$24.54 sits roughly 32% below the Northwest San Antonio competitive set average of \$36.19 (Texas Hotel Occupancy). That gap is the value-creation story. A buyer who executes the open PIP, refreshes brand standards, and runs disciplined revenue management can credibly capture a \$200K–\$300K revenue lift and a \$150K+ NOI swing — moving the asset from current performance to stabilized comp-set economics.

Investment Highlights

Super 8 Fiesta Texas San Antonio



INVESTMENT HIGHLIGHTS

- Fee-simple interest in a 71-key Super 8 Fiesta, San Antonio
- Class A location at a Class C basis (~35% below competitive set RevPAR)
- Over \$350K invested toward PIP renovation
- Offered at significantly below replacement cost
- Opportunity to implement revenue management and improve RevPAR
- Minimal change-of-ownership PIP anticipated
- Value-Add opportunity to acquire absentee owned, underperforming property operating with a \$23 RevPar
- Lending options available for qualified investors with 25% equity and SBA 7A financing. Owner willing to finance with 50% downpayment on 1st lien position

VALUE-ADD OPPORTUNITY

The property's current RevPAR trails the Northwest San Antonio competitive set average by approximately 32%, creating a compelling value-add opportunity for investors capable of implementing disciplined revenue management and completing remaining brand improvements.

SUBJECT PERFORMANCE

RevPAR: \$24.54

COMP SET AVERAGE

RevPAR: \$36.19

STABILIZED TARGET

RevPAR: \$30+



The current performance gap represents meaningful upside potential through operational improvements

TOURISM & COASTAL DEMAND

- Sits directly at the 1-10/UTSA Boulevard interchange
- Heart of San Antonio's Northwest submarket
- City's fastest-growing employment and tourism corridor
- Multiple overlapping demand generators



About San Antonio Market

Super 8 Fiesta Texas San Antonio



San Antonio is the 7th largest city in the United States and one of Texas' strongest tourism and corporate markets.

MARKET & DEMAND OVERVIEW

The property is located directly on the I-10 / UTSA Blvd interchange within San Antonio's strongest hospitality growth corridor.

Major nearby demand drivers include:

- University of Texas at San Antonio (UTSA) — 0.4 miles
- Northwest Vista College (Alamo Colleges) — 4 miles
- USAA Global Headquarters — 6 miles
- Valero Energy Corporate HQ — 7 miles
- Security Service Federal Credit Union HQ (La Cantera) — 3 miles
- UTSA Park West & North Loop office cluster
- Six Flags Fiesta Texas — 3 miles
- The Shops at La Cantera — 2.5 miles
- The RIM Retail District — 2 miles
- SeaWorld San Antonio — 12 miles
- Downtown San Antonio — 13 miles
- South Texas Medical Center — 5 miles
- San Antonio International Airport — 17 miles

The corridor benefits from year-round demand across university, tourism, retail, healthcare, and corporate travel segments.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,600	96,819	259,346
Total Units	6,208	47,582	126,607
Median Income	\$73,664	\$74,083	\$75,124

SAN ANTONIO METRO OVERVIEW

San Antonio is a tourism hotspot, attracting over 41 million visitors annually who contribute approximately \$19 billion to its economy, thanks to attractions like the Riverwalk, The Alamo, and various theme parks.

Major demand sectors include:

- Tourism
- Military
- Healthcare
- Corporate employment
- Convention business

SUBMARKET PERFORMANCE

- Occupancy: 58.0%
- ADR: \$135
- RevPAR: \$78



San Antonio International Airport is preparing to undergo a \$2.5 billion expansion, which will help the airport continue to attract international flights — such as the recent addition of nonstop service to Canada and Mexico.

SECTION II

PROPERTY PHOTOS



Property Photos

Super 8 Fiesta Texas San Antonio



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Property Photos

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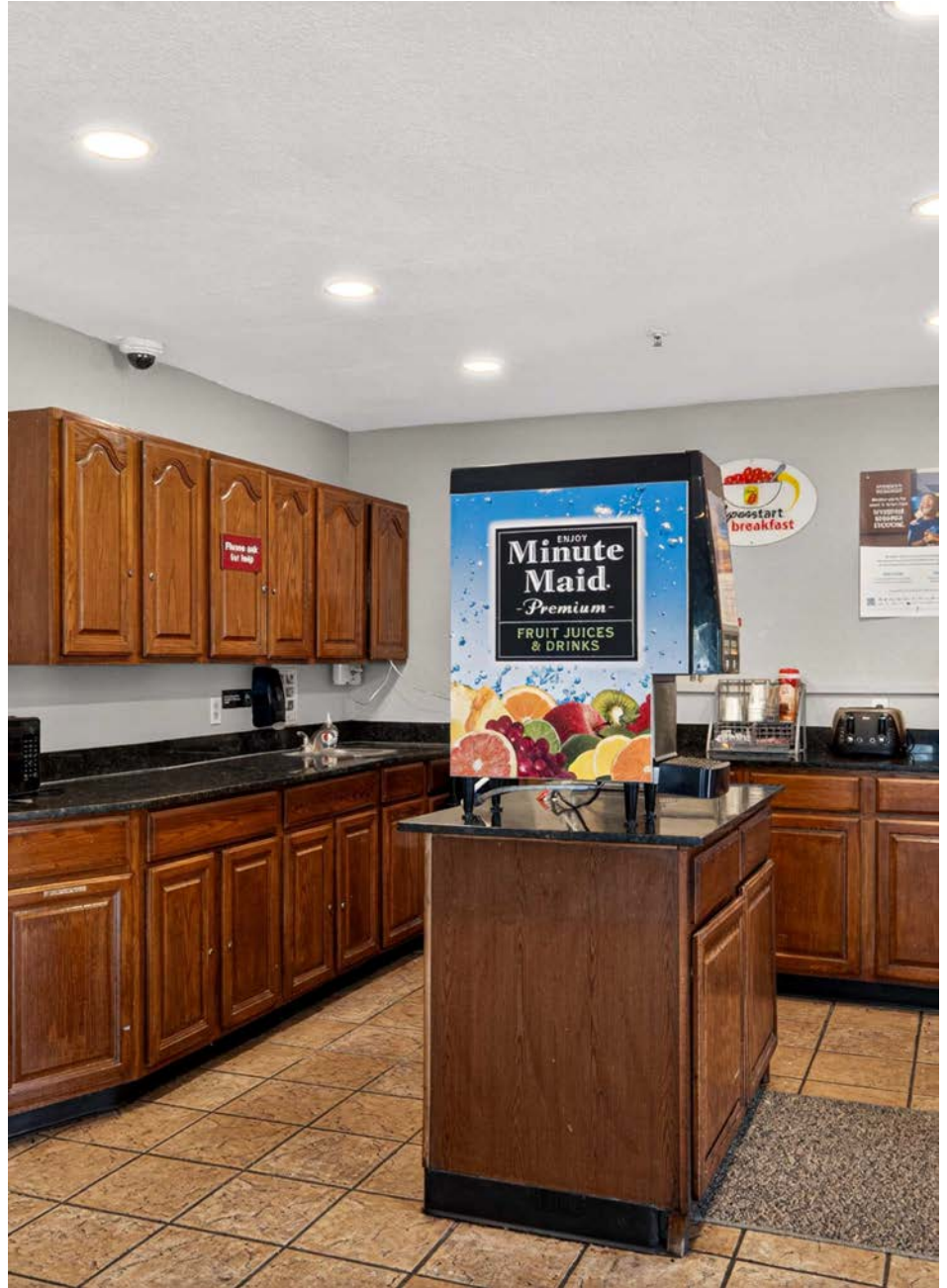
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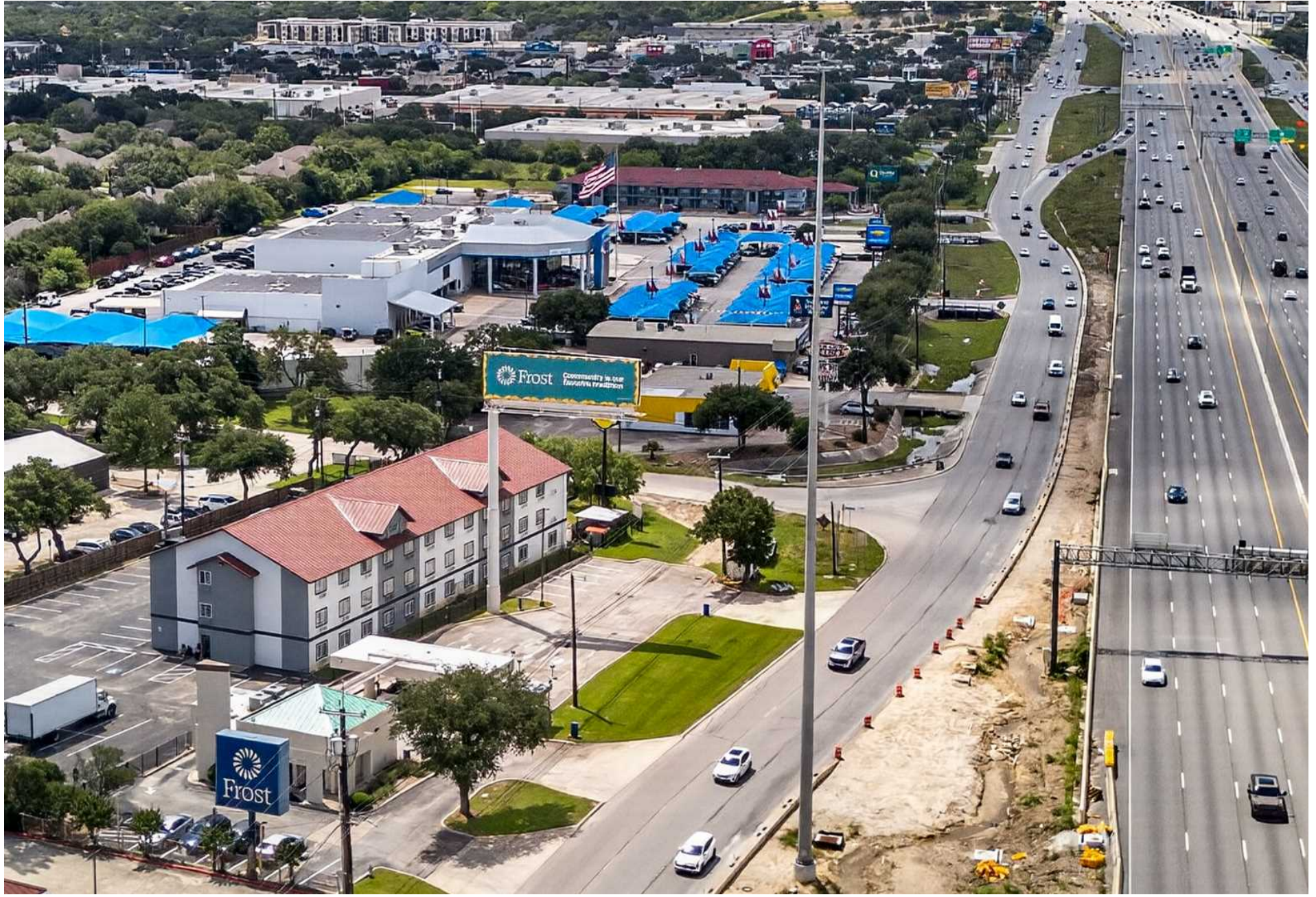
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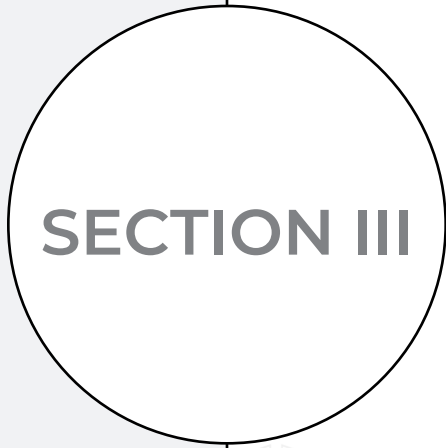
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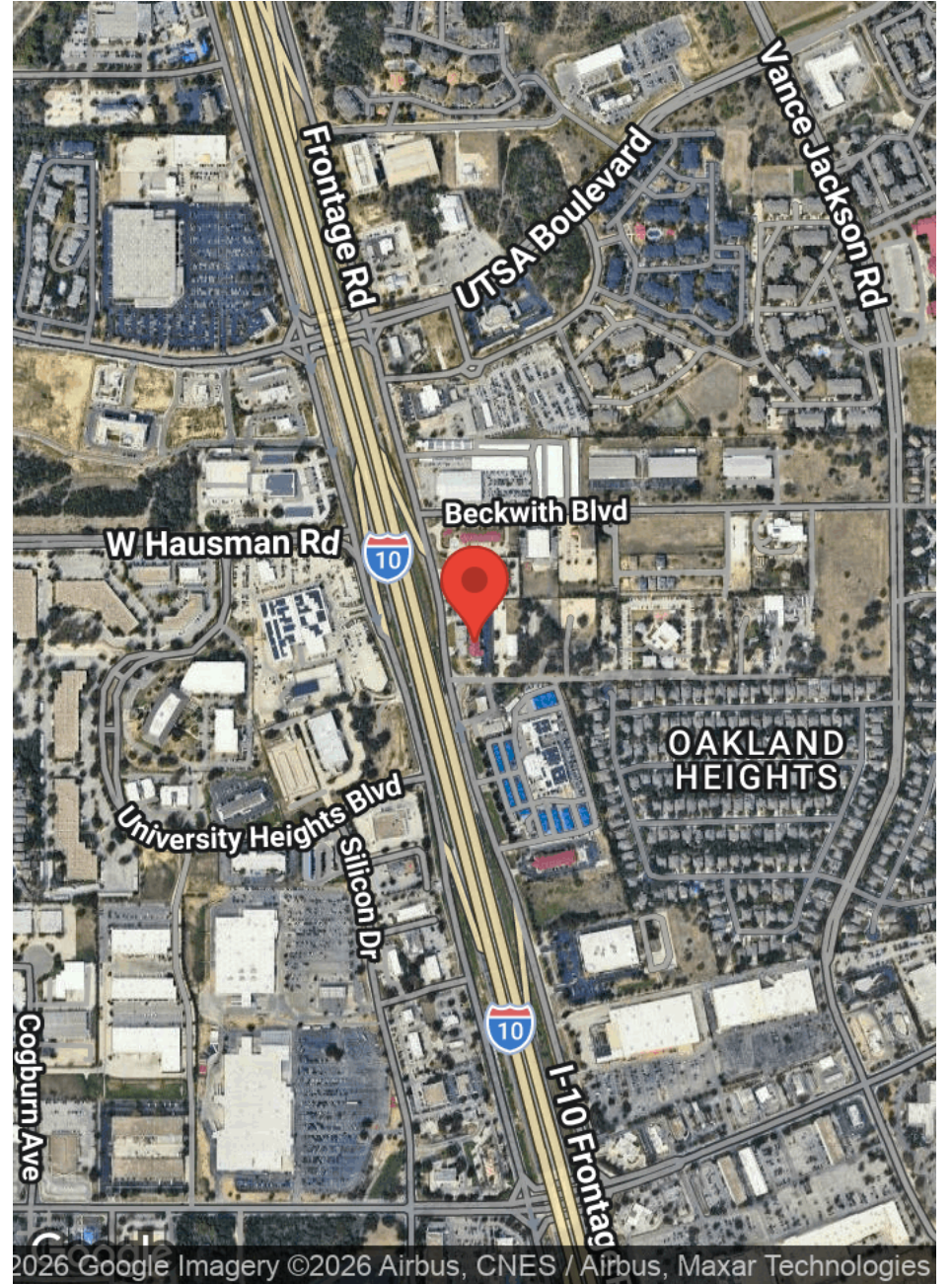
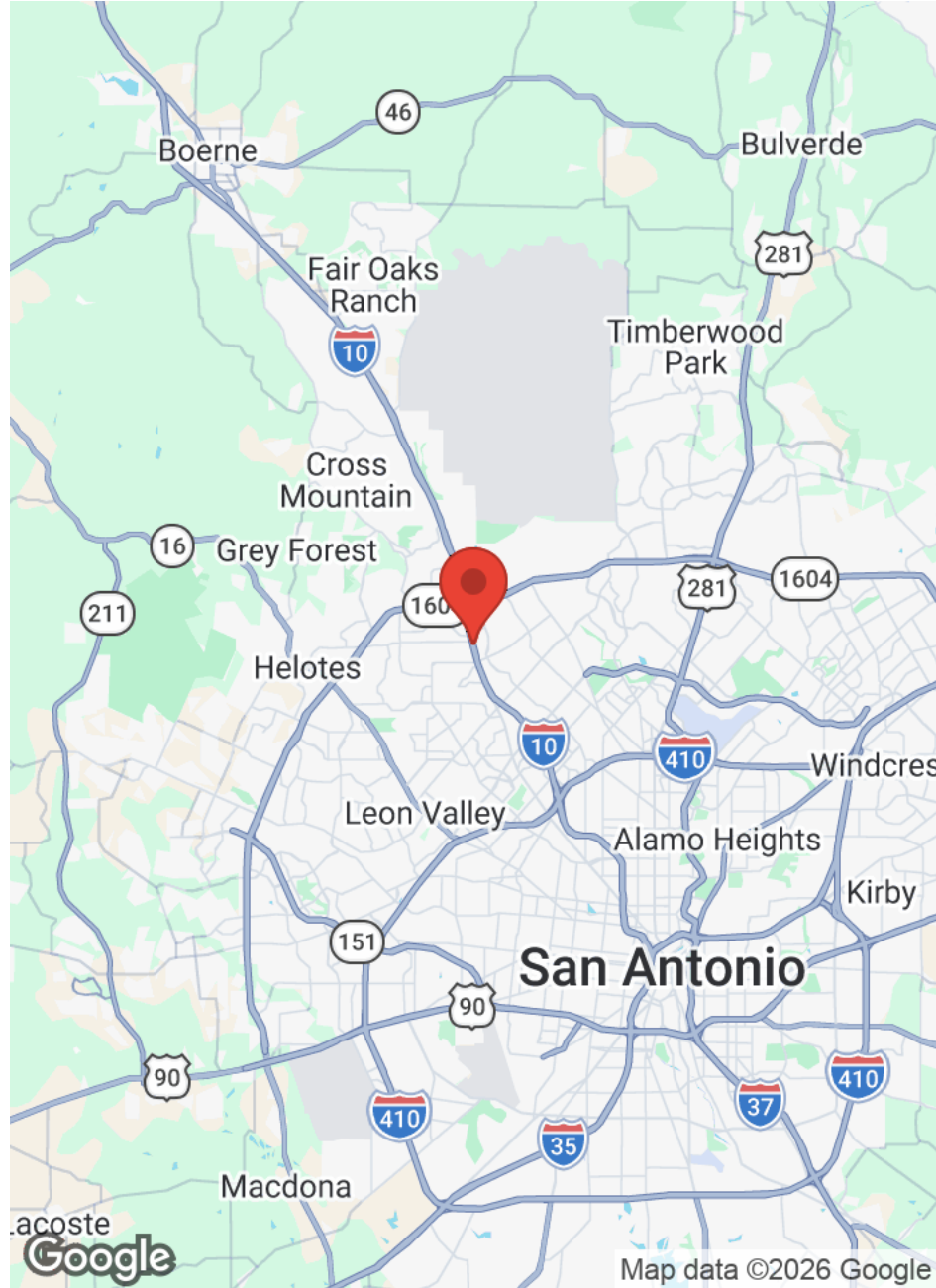
SECTION III

MAPS



Location Maps

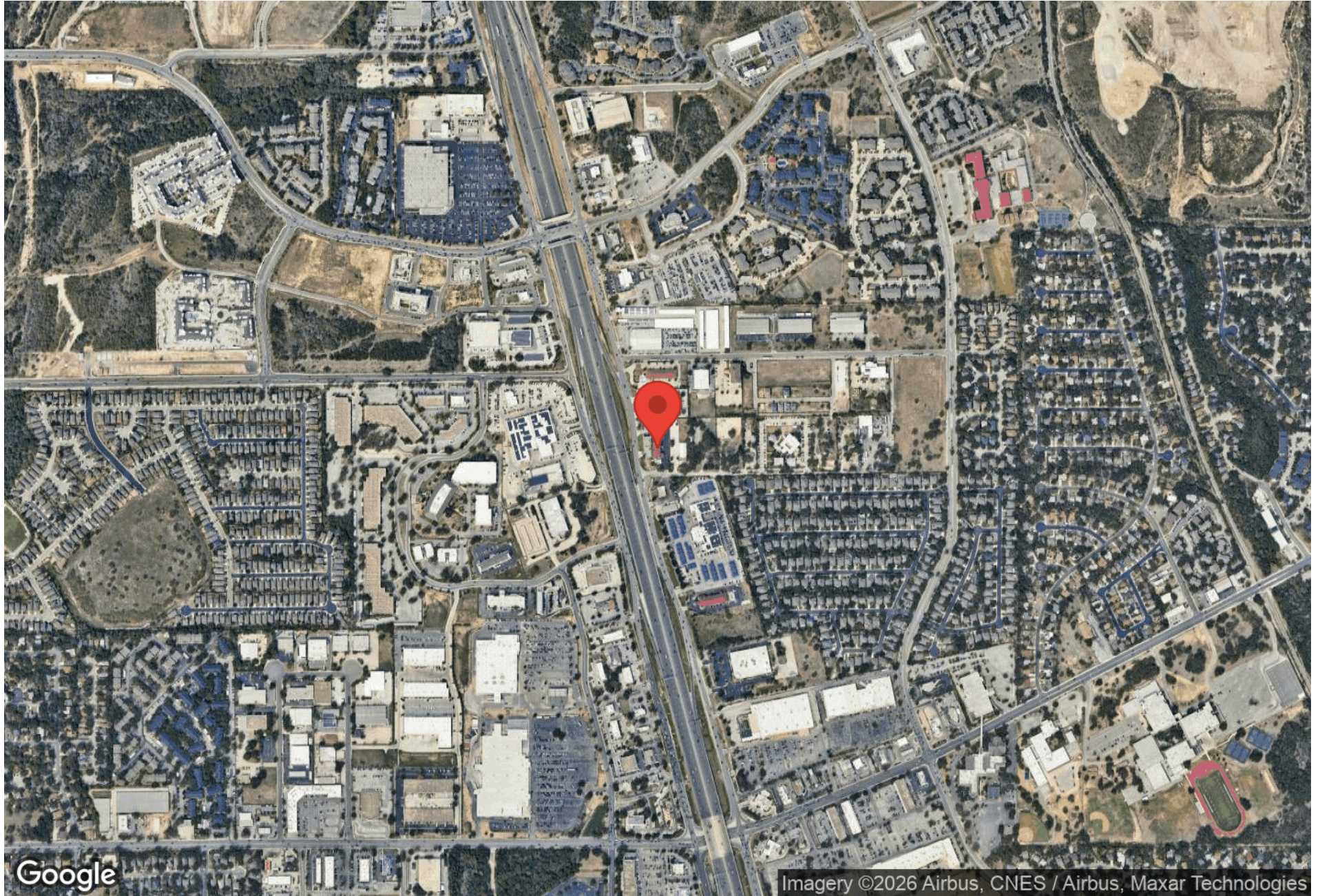
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Aerial Map

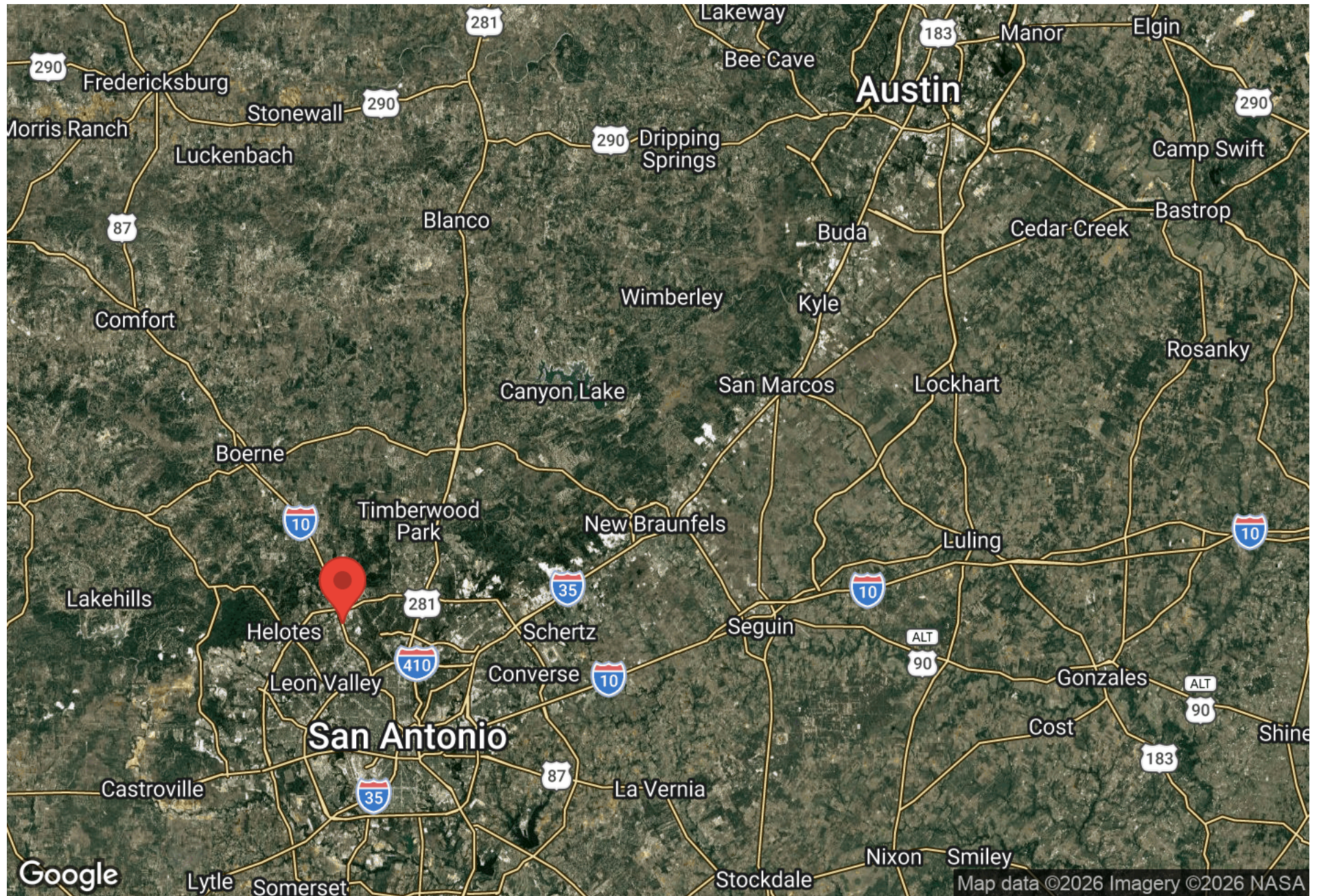
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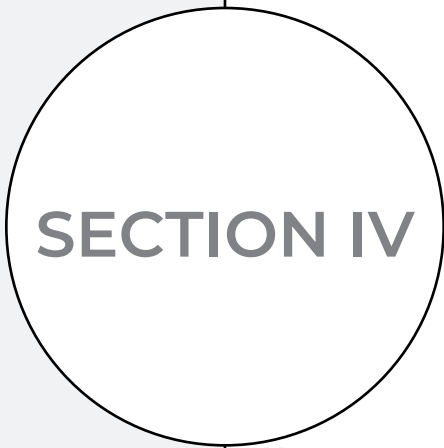


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Regional Map

Super 8 Fiesta Texas San Antonio





SECTION IV

BIO



Professional Bio

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RAV SINGH, CCIM

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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SECTION V

DISCLAIMER



Disclaimer

Super 8 Fiesta Texas San Antonio



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