



 NewGen  
ADVISORY

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EXCLUSIVE LISTING:

## Quality Inn

406 E 22<sup>nd</sup> St  
Huntingburg, IN 47542

Twinkle Patel

Associate

C: 828.421.6683

NC # 341738

Andrew Post  
NewGen Advisory IN LLC  
Designated Broker  
IN #RB20000344

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## INVESTMENT PROFILE

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NewGen Advisory is pleased to present for sale the Quality Inn located in Huntingburg, Indiana. This two-story, exterior corridor hotel offers convenient access to both leisure and business demand generators, including Holiday World & Splashin' Safari, Memorial Hospital in Jasper, and major regional manufacturers. The property features an outdoor pool, complimentary breakfast, WiFi, and ample parking, providing strong value for guests and consistent performance for ownership.










Per CoStar, the 12-month RevPAR for the Dubois County limited-service submarket is estimated in the \$45-\$65 range, supported by average occupancy levels between 55% and 60% and ADR between \$80 and \$110, leaving meaningful upside for new ownership through capital improvements and rate optimization. This asset is well-positioned for an owner-operator or value-add investor, offering the opportunity to refresh the property, enhance online reputation, and capture additional share from growing regional tourism and industrial demand.



### PROPERTY HIGHLIGHTS

- 88 rooms, two-story, exterior corridor
- 3-year average room revenue: \$545,000
- Restaurant lease generating \$9,910 monthly income
- Key demand generators: Holiday World & Splashin' Safari, Memorial Hospital in Jasper, and major regional manufacturers
- Flexible Rebranding Options available including Econolodge and Rodeway by Choice

### OFFERING SUMMARY

	<b>Call for Offers</b>
 <b>Sale Price:</b>	
 Building Size:	70,000 SF
 Lot Size:	4.85 ACRES
 Year Built:	1976
 Renovation Completed:	2023
 Number of Rooms:	88
 Stories:	2
 Zoning:	B1
 Restaurant:	On Lease



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## FINANCIAL ANALYSIS

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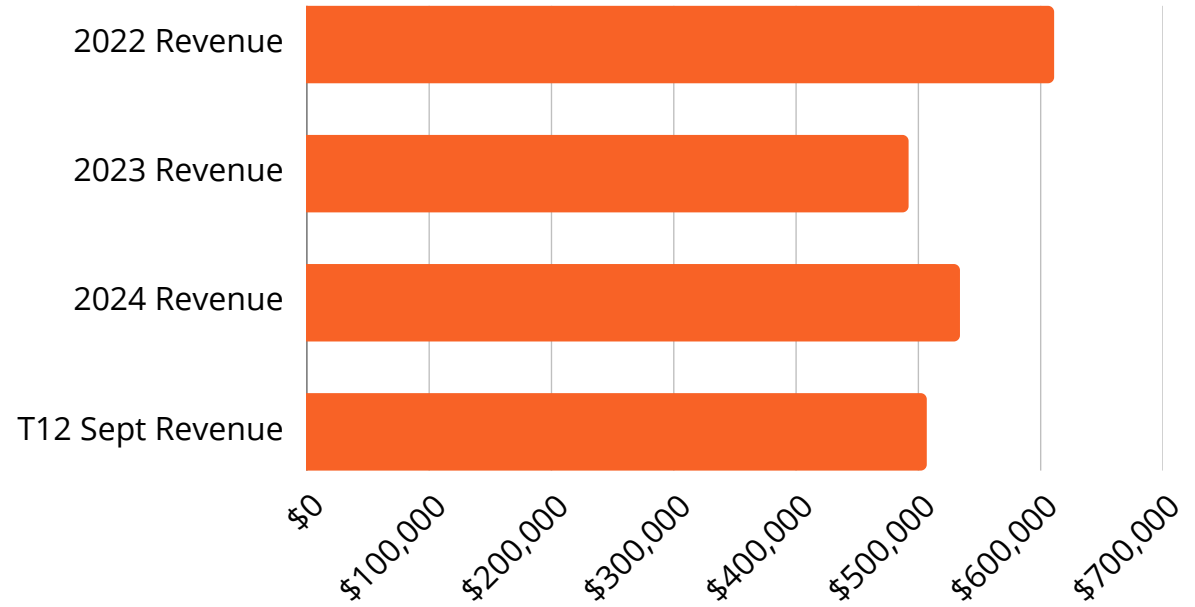
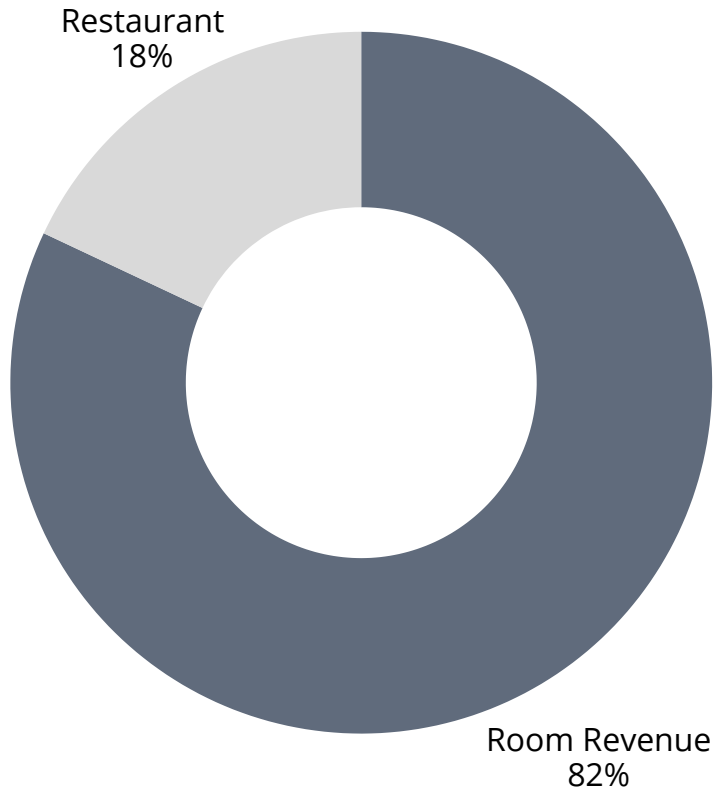
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## 2024 REVENUE



	Occupancy	ADR	RevPar
2022	19.6%	\$94.46	\$18.50
2023	16.7%	\$94.22	\$15.73
2024	16.6%	\$94.71	\$15.72
T12 Sept 25	16.7%	\$94.40	\$15.78



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## PROPERTY IMPRESSIONS

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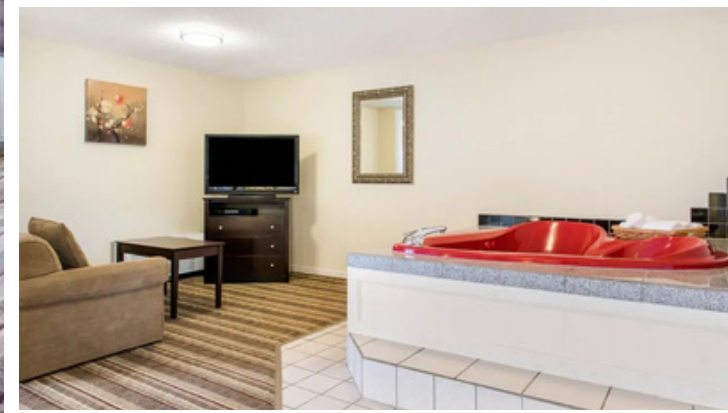
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# ADDITIONAL PHOTOS

## Quality Inn Huntingburg, Indiana



ROOM MIX	
King	10
Queen	73
Double	5
<b>Total</b>	<b>88</b>

## LOCATION INFORMATION

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HISTORIC FOURTH STREET

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### HOLIDAY WORLD

One of Indiana's premier theme-park attractions, Holiday World & Splashin' Safari draws over a million visitors annually between spring and fall. Families, tour groups, and park staff generate robust lodging demand across Dubois County during peak season. The park's reputation for clean, family-friendly entertainment attracts both in-state and out-of-state travelers, many of whom stay in Huntingburg for its affordability and convenience. Its consistent year-over-year attendance growth provides a stable foundation of leisure demand, especially from May through September.



### MEMORIAL HOSPITAL

Serving Dubois County and surrounding communities, Memorial Hospital is a 137-bed regional healthcare facility employing more than 1,700 people. It generates steady lodging demand from visiting specialists, patient families, vendors, and traveling healthcare staff. The hospital's ongoing expansion and reputation for high-quality care ensure a consistent stream of overnight stays. Business related to conferences, clinical rotations, and medical training programs further diversifies its contribution to hotel occupancy.



### MASTERBRAND CABINETS

As one of the largest employers in southern Indiana, MasterBrand Cabinets anchors the region's manufacturing base. The industrial park includes several national and international companies, creating a constant flow of business travelers, contractors, and logistics teams. Long-term project crews and supplier representatives frequently use area hotels for extended stays. This industrial corridor provides durable, year-round weekday demand that balances the leisure-heavy summer season.





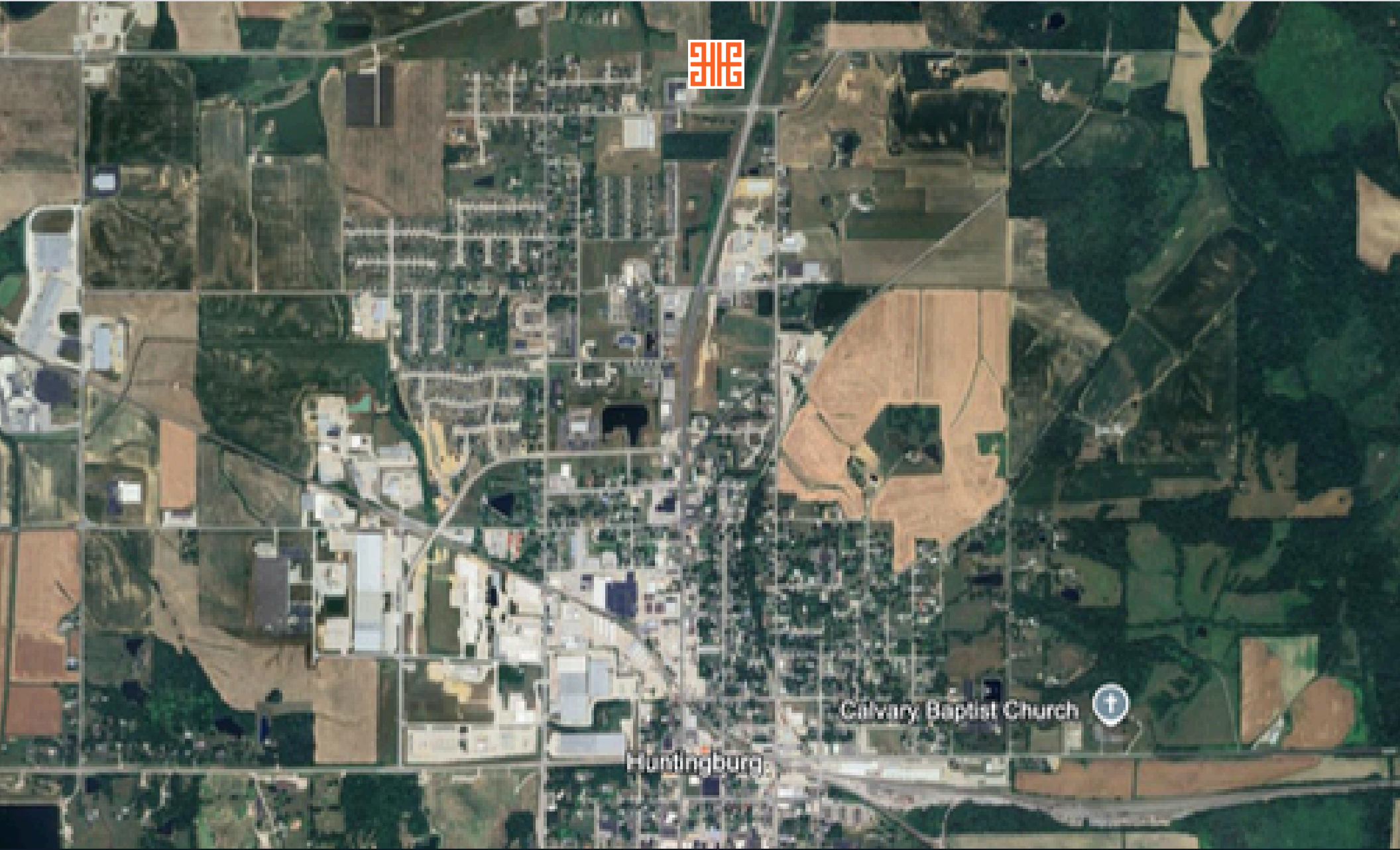
## HUNTINGBURG'S HISTORIC 4<sup>TH</sup> STREET

Huntingburg's revitalized Historic 4th Street is a leisure draw known for boutique shopping, dining, and festivals celebrating the city's historic charm. It also offers ties to the town's unique film heritage—most famously *A League of Their Own*, shot at the nearby League Stadium. The downtown district hosts several annual community events that attract visitors from across southern Indiana. Its walkable appeal supports weekend leisure business and short-stay regional tourism throughout the year.

## TOYOTA PLANT

The 7,500-employee Toyota plant in Princeton is one of the Midwest's largest automotive manufacturing facilities. It drives consistent corporate and vendor travel across the region, benefiting nearby secondary markets like Huntingburg. Engineering teams, suppliers, and short-term contractors frequently seek affordable accommodations outside Princeton's immediate area. The facility's continuous operations and supplier ecosystem provide long-term stability and contribute to steady weekday occupancy.







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# SALES COMPARABLES

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Quality Inn  
406 E 22<sup>nd</sup> St. | Huntingburg, In

Price:	Call for Offers
Lot Size (AC):	4.85
Building Size (SF):	70,000
Price\Unit:	N/A
No. Units:	88



Best Western Plus French Lick  
613 S Arnold F Habig | French Lick, IN

Sold Price:	\$7,500,000
Lot Size (AC):	4.36
Building Size (SF):	45,854
Price\Unit:	\$110,294
No. Units:	68



Lane's Motel  
8483 W State Rd. 56 | French Lick, IN

Sold Price:	\$1,170,000
Lot Size (AC):	2.12
Building Size (SF):	20,388
Price\Unit:	\$27,219
No. Units:	43





Comfort Inn Ferdinand  
123 Scenic Hill Ct | Ferdinand, IN

Sold Price:	\$3,450,000
Lot Size (AC):	1.63
Building Size (SF):	37,020
Price\Unit:	\$57,500
No. Units:	60



Santa's Lodge & Resort  
91 W Christmas Blvd | Santa Claus, IN

Sold Price:	\$2,294,250
Lot Size (AC):	6.5
Building Size (SF):	98,615
Price\Unit:	\$13,496
No. Units:	170



Ramada by Wyndham Tell City  
235 Orchard Hill Dr | Tell City, IN

Sold Price:	\$2,325,000
Lot Size (AC):	3.25
Building Size (SF):	14,1657
Price\Unit:	\$40,086
No. Units:	58





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## ADVISOR BIO

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## TWINKLE PATEL

ASSOCIATE

tpatel@newgenadv.com

DIRECT: 828.421.6683

### **PROFESSIONAL BACKGROUND**

Twinkle serves as an agent out of NewGen's North Carolina office. Her career spans from growing up in the hospitality sector as a third generational hotelier. She encompasses hotel development, operation and sales. As a hotel owner and advisor, Twinkle has a competitive edge by intimately knowing both sides of the hotel transactions, and is exceptional at valuation of properties, hospitality finance, and analyzing PIP and Renovations. Twinkle has developed, owned and operated hotels in the North Carolina and Tennessee markets under a vast number of brands including Candlewood Suites, Best Western, Comfort Suites, Holiday Inn Express, Ramada and Microtel brands.

### **EDUCATION**

Bachelor's Degree - Magna Cum Laude - Western Carolina University

### **MEMBERSHIPS**

Lifetime Hotelier Member - Asian American Hotel Owners Association

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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.



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