SUPER 8 BY WYNDHAM TRINIDAD

1924 FREEDOM RD, TRINIDAD, CO 81082

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

16,352	41,382	42
BUILDING SF	TOTAL LAND SQ FT	TOTAL DOORS

OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

TEAL HAGAN
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OFFERING MEMORANDUM

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

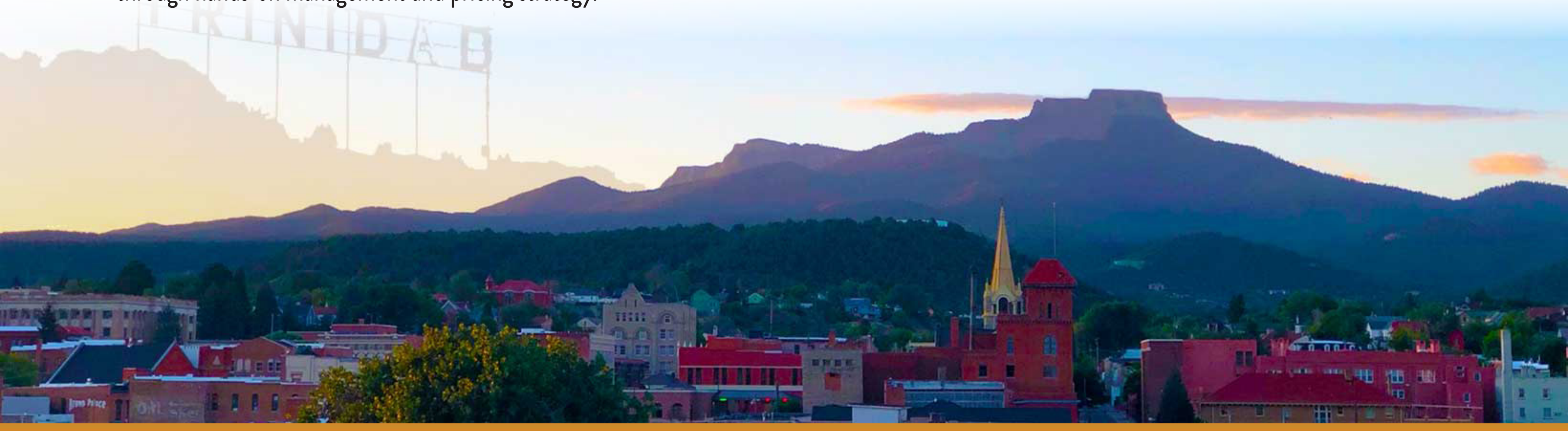
SUPER 8 BY WYNDHAM TRINIDAD
1924 FREEDOM RD, TRINIDAD, CO 81082

Executive Summary

The Super 8 located in Trinidad offers a rare opportunity to acquire a highly visible, interstate-oriented hospitality asset positioned directly off Interstate 25, one of Colorado's primary north-south travel corridors. The Property functions as a natural stopover point for intra-state and regional travel, capturing consistent demand from guests traveling between Denver, Colorado Springs, Santa Fe, and Albuquerque. Conveniently situated near a strong cluster of national retailers and daily-needs shopping, the location further supports consistent occupancy from both transient and drive-through guests.

The 42-key hotel has been under the same family ownership for over 20 years and has earned the "Pride of Super 8" award for three consecutive years (2023–2025)—a designation from Wyndham Hotels & Resorts recognizing top-performing Super 8 properties based on guest scores, inspections, and brand compliance. Recent improvements, including new LVP flooring in guest rooms and a newer roof, reduce near-term capital needs and support continued operations without disruption.

The Property is complemented by efficient, stable operations driven by long-tenured staff and consistent ownership oversight. On-site features including ample parking with semi-truck accommodations, complimentary breakfast, and coin-operated guest laundry cater directly to drive-through and extended-stay demand, positioning the asset to maintain steady occupancy with the ability for a new owner to further optimize revenue through hands-on management and pricing strategy.



PROPERTY OVERVIEW

1924 FREEDOM RD
TRINIDAD, CO 81082

PROPERTY NAME	SUPER 8 BY WYNDHAM TRINIDAD
COUNTY	LAS ANIMAS
YEAR BUILT	1991
# BUILDINGS	1
# STORIES	2
TOTAL DOORS	42
ROOF TYPE	PITCHED
TOTAL BUILDING SF	16,352
LOT SF	41,382

RANKED 161ST OUT OF 1,430 SUPER 8 LOCATIONS.

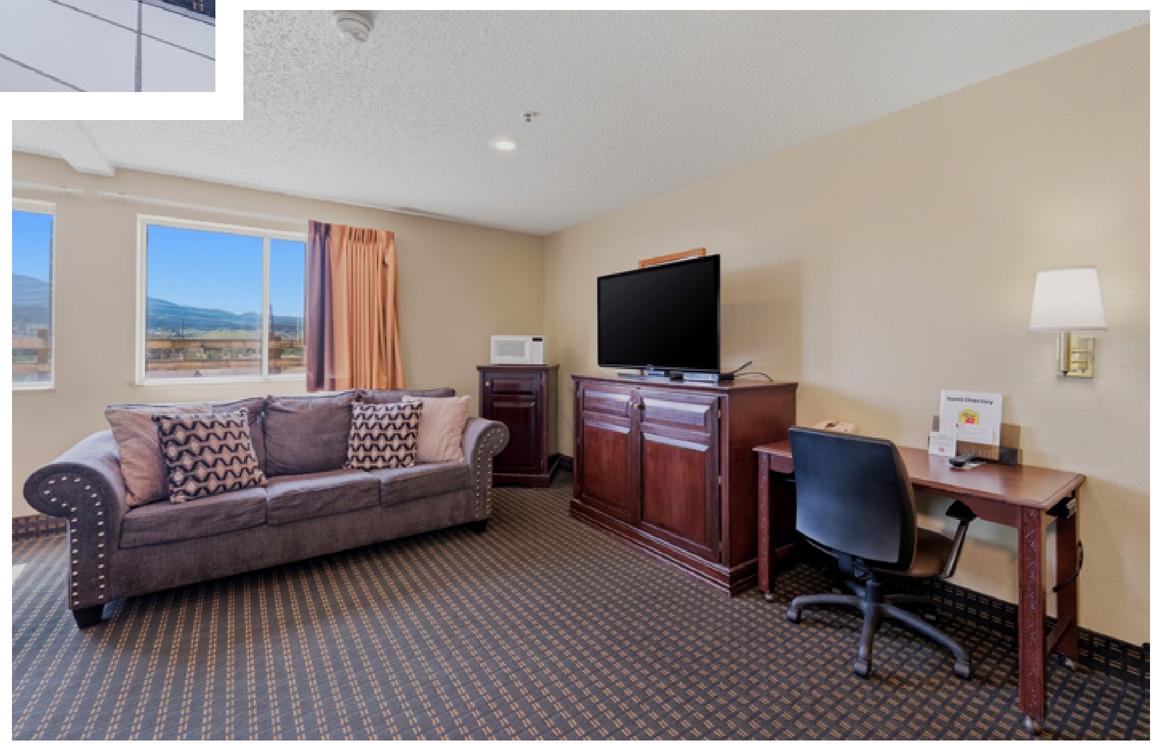
PROPERTY HIGHLIGHTS

- "Pride of Super 8" Award Winner (2023–2025) demonstrating consistent operational excellence and brand compliance.
- Upgraded rooms, to the level of the "Innov8te" standards - The latest PIP program requirement. Minimal upgrades likely required by the Super 8 flag.
- Pristine, family-owned Asset with 20+ years of ownership and operational continuity.
- 42-Key hotel with upgraded interiors including new LVP flooring in guest rooms.
- Recent capital improvements including a newer asphalt shingle roof and flooring.
- Ample parking capacity including dedicated space for semi-trucks, buses, and oversized vehicles.
- 2026 performance is on a significant upward trajectory month over month.

PROPERTY
PHOTOS

UNIT/COMMUNITY AMENITIES

- Flat-screen TVs with premium cable/satellite channels
- In-room coffeemakers standard in all rooms
- En-suite bathrooms in all rooms
- Select rooms feature microwaves, mini-fridges, and whirlpool tubs
- Complimentary high-speed WiFi in every room
- Complimentary continental breakfast served in on-site dining area
- Coin-operated guest laundry facilities
- Breakfast & Lobby Area enabled with WiFi for guest convenience
- Large parking lot with truck/bus accommodations
- On-site vending machines



KING SUITE


QUEEN SUITE

GUEST AMENITIES

RETAIL
MAP


BIG R STORES
snap fitness 24/7
AutoZone
FAMILY DOLLAR
DOLLAR TREE
Super 8 BY WYNDHAM
BURGER KING
Pizza Hut

RETAIL
MAP

snap fitness 24/7
FAMILY DOLLAR
DOLLAR TREE
BIG R STORES
Super 8 BY WYNDHAM
Pizza Hut
AutoZone
BURGER KING

AREA OVERVIEW

LOCATION MAP
& DEMOGRAPHICS

TRINIDAD DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2025 POPULATION	2,530	7,104	8,610
2025 HOUSEHOLDS	1,069	3,191	3,845
AVG HH INCOME	$57,184	$69,634	$72,598
MEDIAN HOME VALUE	$183,080	$199,999	$215,711
GROWTH 2020-2025	-0.9%	-0.8%	-0.5%
GROWTH 2025-2030	-0.4%	-0.3%	-0.3%
MEDIAN AGE	42.7	44.1	44.8

LOCATION OVERVIEW

LOCATION HIGHLIGHTS

- Positioned along I-25 in Trinidad with convenient access to highway, local retail
- Adjacent to Burger King, AutoZone, Pizza Hut, Family Dollar, Dollar Tree, Snap Fitness, Big R and more
- 5-minute drive to the Highway of Legends Scenic Byway, and 5.7 miles from Trinidad Lake State Park
- Unobstructed views of Fisher's Peak, a prominent natural landmark enhancing guest experience

THINGS TO DO

- Outdoor excursions at Trinidad Lake State Park and the brand new Fisher's Peak State Park
- Events such as Santa Fe Trail days, Comedy Fest, and Westerns Festival
- Various musical and art events that provide entertainment in the downtown creative district
- Experience a unique cultural vibrancy that extends to Trinidad's plethora of dining and shopping options

THE HIDDEN GEM OF SOUTHEASTERN COLORADO

PRIME LOCATION | DIVERSE HISTORY | EXCITING FUTURE

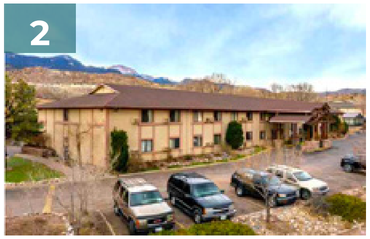
Situated between the shadows of the Spanish Peaks and Fisher's Peak (the state's newest and 2nd largest state park), Trinidad is the cultural, social, and economic capital of Southeastern Colorado. With pristine outdoor views spanning mountains and plains, red brick-paved streets, preserved historical architecture, and a pace of life that is serene and slow, Trinidad offers something for everyone.

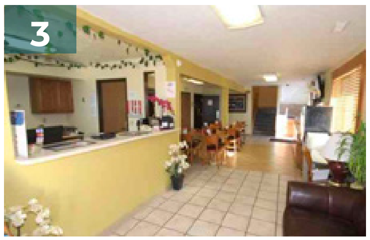
Trinidad's is a story of blended cultures, adventurers, frontiersmen and revolutionaries. Their culture is of legends, from the Native American Utes, to settlers and traders, to the rough and rowdy characters of the old west. This city is known for its coal miners who fought the deadly conflict for fair treatment, where a counter-culture was born of the youth of Drop City.

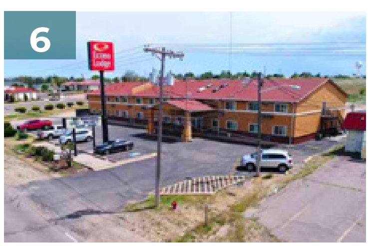
But as times change, Trinidad too is evolving. Visionaries are pointing this southeastern gem in two distinct directions – to outdoor recreation with the opening of Fisher's Peak State Park, and to an up and coming art scene with the completion of Space to Create, as well as the opening of new, artsy retail shops and the Commons— a dynamic and ever-evolving place to gather, share, inspire and create. And so, Trinidad continues to embrace a tradition of uniqueness, a community like no other, and preparation for a distinct and exciting future.

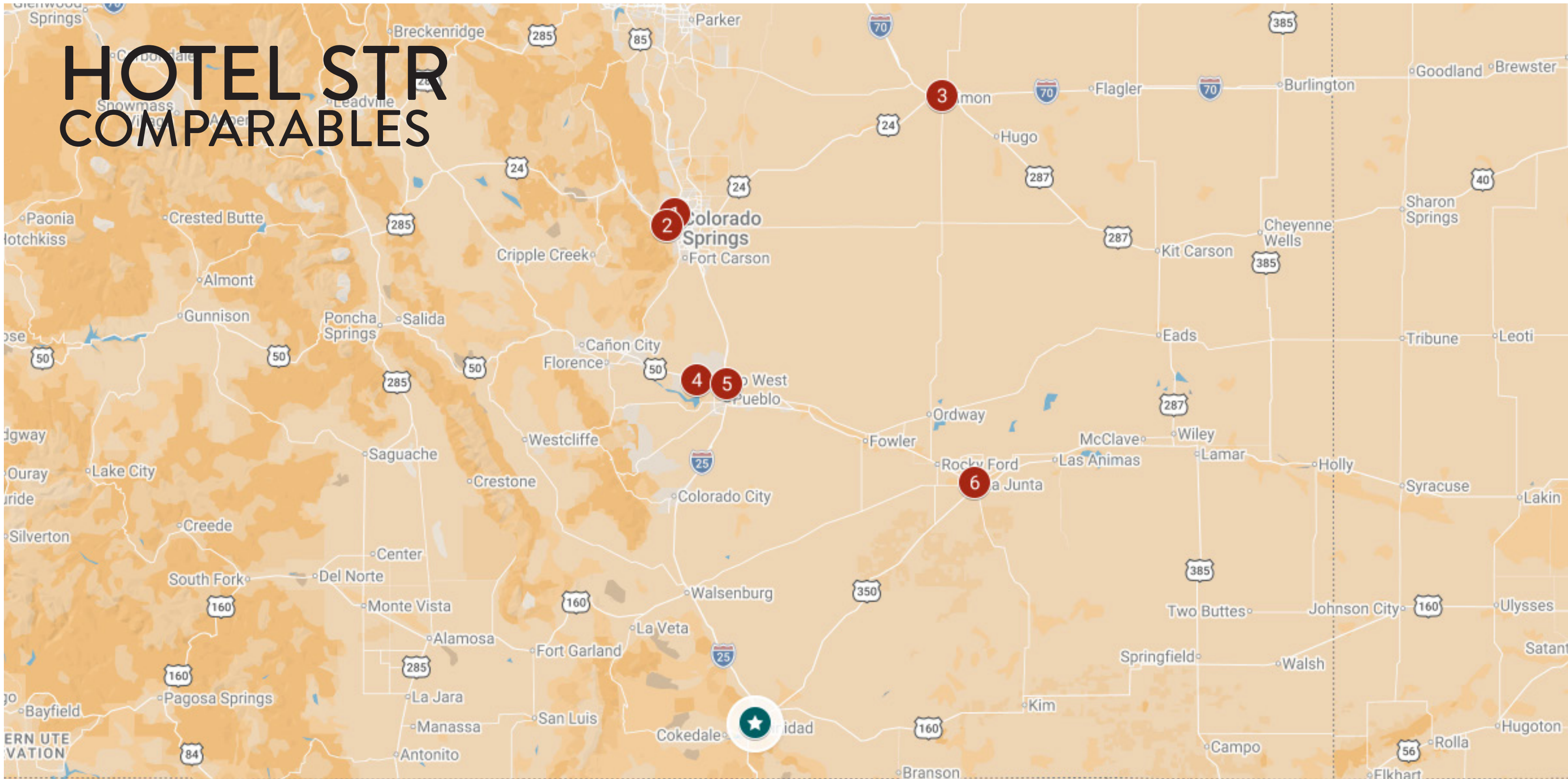
FINANCIAL ANALYSIS

HOTEL STR COMPARABLES





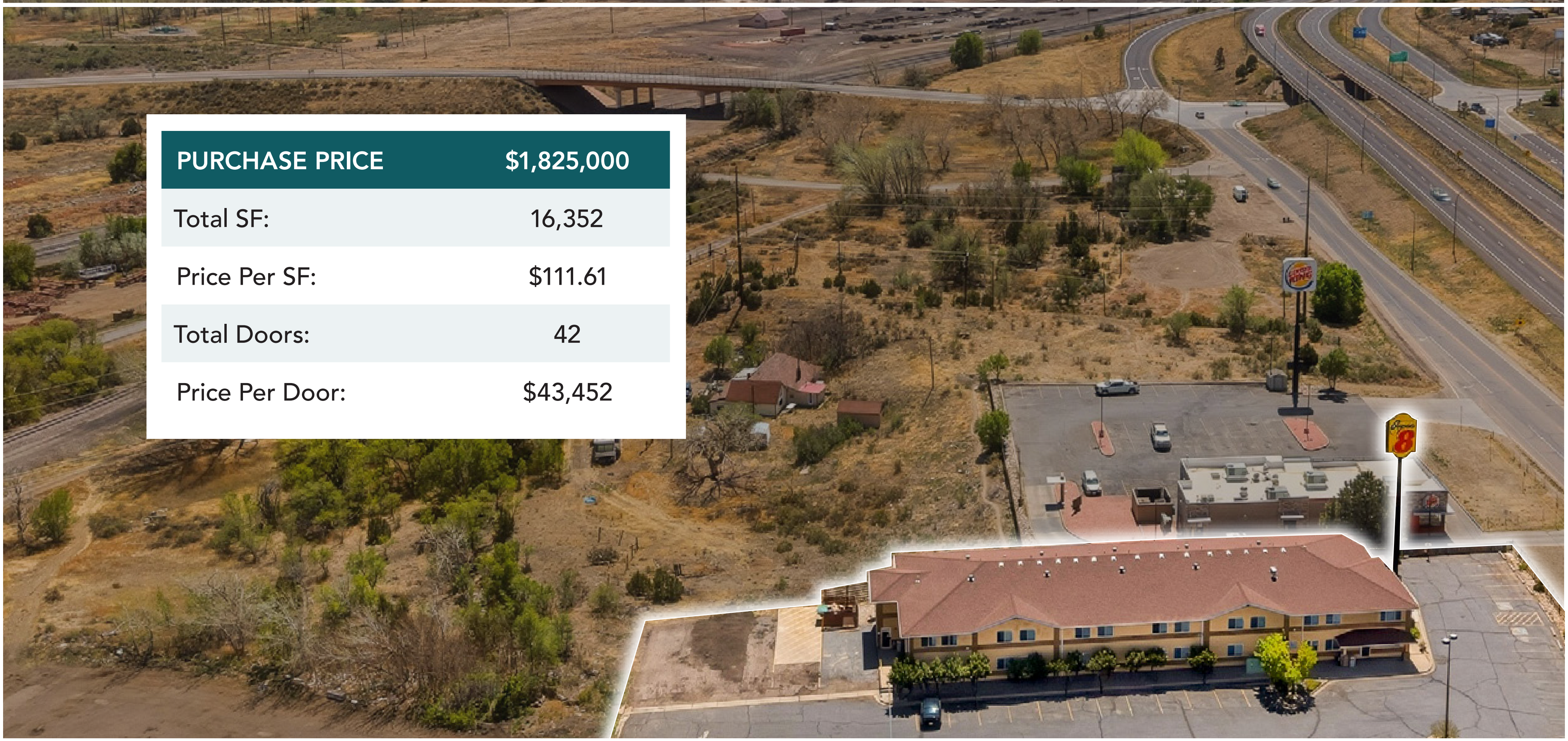




#	PROPERTY NAME	SOLD DATE	SOLD PRICE	DOORS	$/DOOR	YEAR BUILT
Sub	**Super 8 by Wyndham Trinidad**		**$1,825,000**	**42**	**$43,452**	**1991**
1	Super 8 by Wyndham Colorado Springs	8/14/2024	$1,875,000	32	$58,594	1978/2008
2	Parker Place Colorado Springs	7/16/2025	$2,300,000	52	$44,231	1983
3	Studio 6 Limon, CO I-70	5/30/2024	$1,400,000	47	$29,787	1990/2016
4	Quality Inn & Suites Pueblo West	4/8/2025	$3,700,000	49	$75,510	2000/2013
5	Quality Inn Pueblo North	10/6/2025	$3,700,000	59	$62,712	1993/2004
6	Econo Lodge La Junta	12/10/2025	$1,400,000	38	$36,842	1978/2004

AVERAGES — SOLD PRICE **$2,395,833** — PRICE / DOOR **$51,895**

INVESTMENT CONCLUSIONS



PURCHASE PRICE	$1,825,000
Total SF:	16,352
Price Per SF:	$111.61
Total Doors:	42
Price Per Door:	$43,452

LOCAL ECONOMY

POPULATION

8,334

▲ 0.192% 1-YEAR GROWTH

MEDIAN HOME PRICE

$185K

▲ 16.6% 1-YEAR GROWTH

OF EMPLOYEES

3,737

▲ 0.134% 1-YEAR GROWTH

POVERTY RATE

20.1%

▼ 10.1% 1-YEAR DECREASE

MEDIAN INCOME

$47,908

▲ 17.6% 1-YEAR GROWTH

MEDIAN RENT

$851

± $114

TRINIDAD COLORADO
ECONOMIC OVERVIEW

Trinidad, Colorado, presents a dynamic real estate landscape marked by resilience and opportunity. The median rent in Trinidad is on an upward trend, reflecting the growing demand for housing in this scenic town. Investors are drawn to Trinidad's potential, with cap rates showing promising increases, making it an attractive market for those looking to diversify their portfolios.

Trinidad's economic landscape benefits from its rich cultural heritage and outdoor recreational activities, contributing to a steady influx of tourists and new residents. The local real estate market remains vibrant, supported by ongoing community development and infrastructure projects. The town's strategic location, with easy access to major highways and proximity to Denver, adds to its appeal.

Trinidad's economic diversification also includes a renewed interest in its natural resources. The reopening of a previously closed coal mine by an Australian company has sparked excitement about potential helium extraction, adding another layer to the town's economic activities. This balanced approach aims to avoid the pitfalls of past economic dependencies and create a stable foundation for long-term growth.

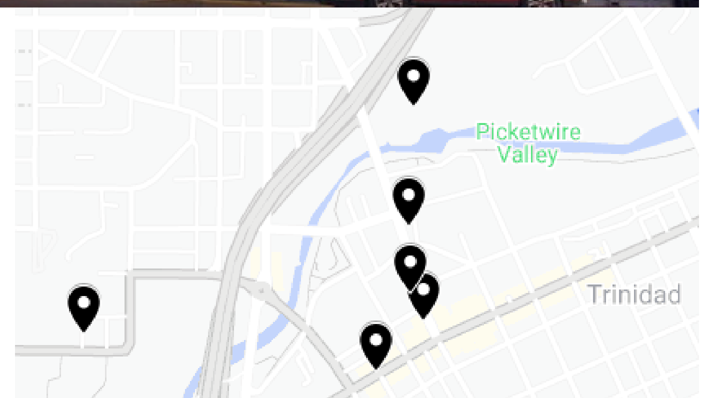
The town's economic indicators are promising. The job market has shown growth, with future job growth predicted to be 39.8% over the next decade, surpassing the national average. Despite an 8.9% unemployment rate, the proactive measures in place indicate a positive outlook. The cost of living remains relatively low, making Trinidad an attractive option for residents and investors alike.

TRINIDAD DEVELOPMENT

As we look to the long-term future of Trinidad, we see many potential development opportunities ahead. There are several properties ripe for purchase and renovation to include the local Catholic school and Convent. These properties have the potential to support a new school, residential development and/or even and independent or assisted living community for our aging residents.

In addition to these downtown properties, there also exist opportunities outside of Trinidad proper for residential growth and recreation to include in the areas of Trinidad Lake and Fishers Peak.

Trinidad, Colorado is experiencing an economic resurgence like no other community in Colorado. With 3.5 million tourists driving to Colorado from Texas and the greater Southwest each year, Trinidad is the first opportunity for any business to benefit from those travelers.



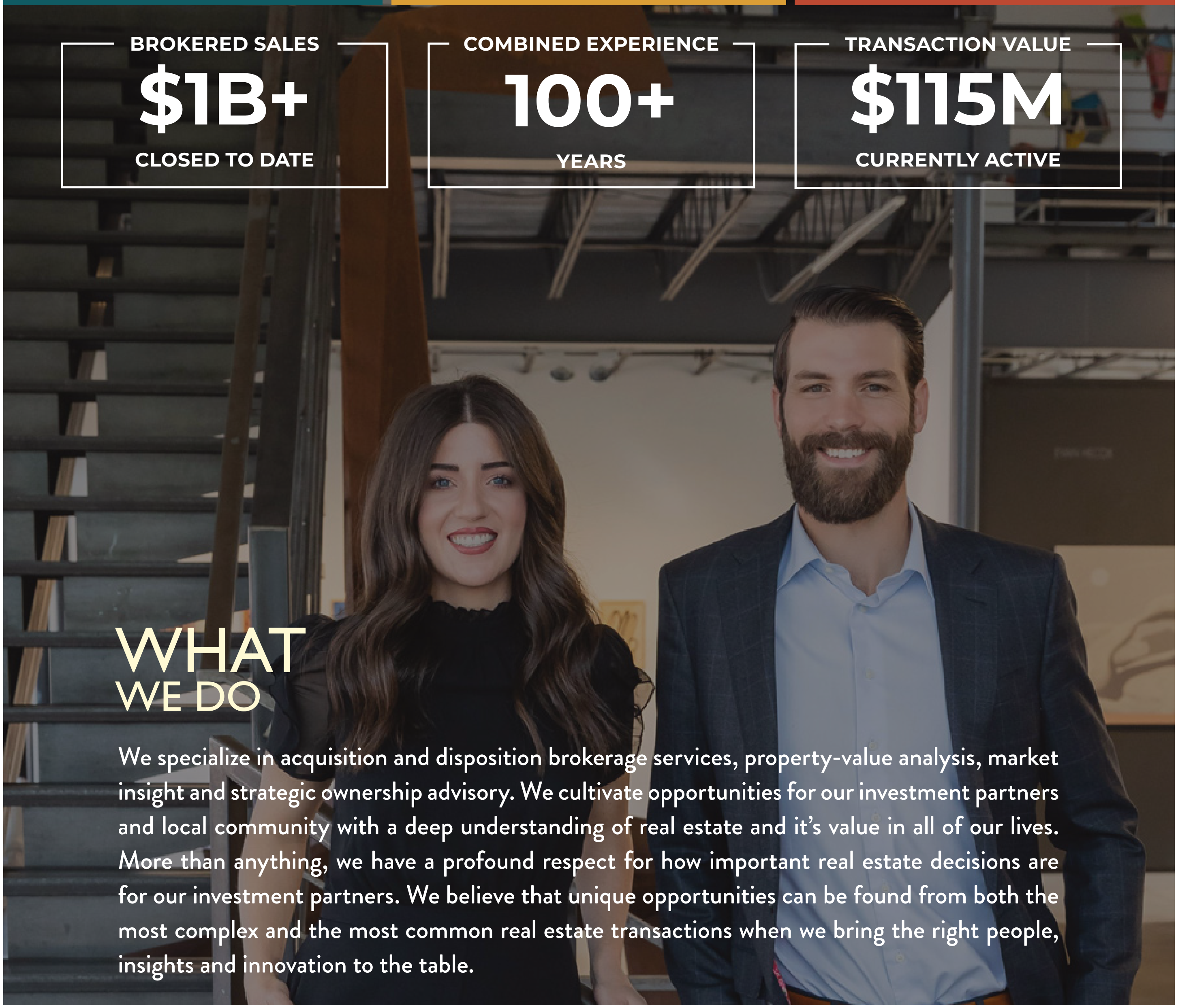
CURRENT PROJECTS

La Puerta de Colorado	A central gathering point in currently under development on a 10-acre parcel, strategically located between I-25, the Amtrak stop, the Purgatoire River, and historic downtown, designed to attract millions of travelers for dining, shopping, and lodging.
Trinidad Champions	Built in 1882, the historic 30,890 square-foot former Trinidad National Bank will become a holistic health and wellness center with space for new retail, restaurants, and commercial businesses.
Marketplace Food Court	The Marketplace, built in 1876, houses Goal Academy High School and offers over 11,000 square feet for food artisans and retailers, perfect for small restaurants and start-ups.
315/319 Main Street	Located near the city's planned art and residence spaces, this 12,902 square-foot property is set to be developed into retail and workspaces supporting Trinidad's growing artist community.
Sister Baldina Gardens	Located on Commercial Street, Sister Blandina Gardens will offer a spiritual retreat featuring a waterfall, fire pit, and lush landscaping, providing a picturesque setting for gatherings, weddings, and photography against the backdrop of Fishers Peak.
Schneider Brewery	Built in 1866, the iconic Schneider Brewery in downtown Trinidad, one of the city's largest buildings, is planned for redevelopment into retail, living, loft, and potential restaurant spaces.

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	COMBINED EXPERIENCE	TRANSACTION VALUE
$1B+	**100+**	**$115M**
CLOSED TO DATE	YEARS	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 it's 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

DIANNA TALTY
DIRECTOR OF TRANSACTIONS & ASSET MANAGEMENT

COLBY CONSTANTINE
INVESTMENT ADVISOR

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

ANDREW VOLLERT
BROKER

ZACHARY BIERMAN
BROKER

RYAN FLOYD
BROKER

LOUIS PASSARELLO
JUNIOR BROKER

DREW MADAYAG
JUNIOR 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.

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over $100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.

720-984-0419

thagan@khcommercial.com

LIC#: ER100049712

Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after five years as a Director at previous CRE brokerages, where he brokered over $800,000,000 in various types of real estate, focusing primarily on existing multifamily, as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.

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BRANDON KAUFMAN
Principal
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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 Super 8 by Wyndham Trinidad at 1924 Freedom Rd, Trinidad, CO 81082 ("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.