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THE ROYAL INN

CASPER, WYOMING

39 KEY EXTERIOR CORRIDOR HOTEL WITH VALUE ADD OPPORTUNITY

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	440 East A Street Casper, WY
Property Name	The Royal Inn
Listing Price	\$1,100,000
Price Per SF	\$84.96/SF
Rooms	39
Price Per Room	\$28,205.13/key
Cap Rate	7.75%
Operation Type	Independent Economy
Corridor Type	Interior Corridor
Year Built	1961
Building SF	12,948 SF
Land Size (AC)	0.51 AC
2025 Property Taxes	\$5,241.58
Parcel ID	33790440900800



PROPERTY OVERVIEW

The Royal Inn is a 39-key hotel opportunity in Casper, Wyoming, offering significant upside for investors seeking a value-add hospitality asset with multiple paths to increased returns.

Currently operated by an absentee owner, the property may benefit substantially from active management or an owner/operator model, creating the opportunity to improve operations and overall property performance.

This independent motel also presents strong potential for rebranding to a branded franchise, which could elevate market presence, attract broader customer demand, and increase revenue potential.

For buyers with a longer-term vision, the site may also support redevelopment into a multifamily opportunity, adding an additional layer of value and flexibility.

With its existing lodging infrastructure and future repositioning possibilities, The Royal Inn stands out as a versatile investment opportunity in the Casper market.





OPERATIONAL OVERVIEW & VALUE-ADD OPPORTUNITIES

Customer Profile & Revenue Strategy

The current customer base has been primarily long-term and extended-stay guests, including oil and gas workers and other workforce-related stays.

While this approach supports stable occupancy, it is not optimized for revenue. With active rate management and a shift back to nightly transient stays, the property has a clear opportunity to grow gross revenue and capture higher ADR, especially heading into summer and the peak tourism season after Memorial Day.

Market & Competition

The Royal Inn competes on value, flexibility, and extended-stay accommodations, especially for workforce and oil and gas guests, maintaining strong occupancy through longer-term stays but at lower average daily rates than branded competitors.

With active management and repositioning toward a more balanced mix of nightly and extended-stay guests, the Royal Inn is well positioned to compete more directly on rate with the economy segment while maintaining its advantage in workforce housing.

The property successfully competes with Days Inn, Motel 6, Super 8, Quality Inn & Suites, and Best Western in Casper.



THE ROYAL INN COMPETITIVE ADVANTAGE

The Royal Inn holds several competitive advantages in the Casper lodging market, especially in the economy and workforce housing segments. It is well-positioned to serve extended-stay and workforce guests, including oil and gas-related demand, which supports consistent occupancy and stable baseline revenue that many transient-focused competitors do not capture as effectively.

Its operating model also allows for flexible pricing and length-of-stay options, enabling management to adjust rates, weekly or monthly pricing, and customer mix in real time to match demand, unlike more rigid branded competitors. The property has also shown the ability to maintain occupancy through varying market conditions by targeting longer-term stays, providing downside protection during softer transient periods. At the same time, there is a clear opportunity to improve performance through active revenue management.

By implementing dynamic pricing, optimizing online distribution channels, and shifting more demand toward higher-rated nightly guests, the property can raise average daily rate while preserving its strong occupancy base. Together, these factors position the Royal Inn as a stable, flexible asset with consistent cash flow and near-term upside through improved management practices.

440 EAST A ST CASPER, WY



 **RAMKOTA**
HOTEL
& CONFERENCE CENTER


Quality
INN & SUITES

 **LA QUINTA**
BY WYNDHAM


NATIONAL
9
INN

 **Best Western.**

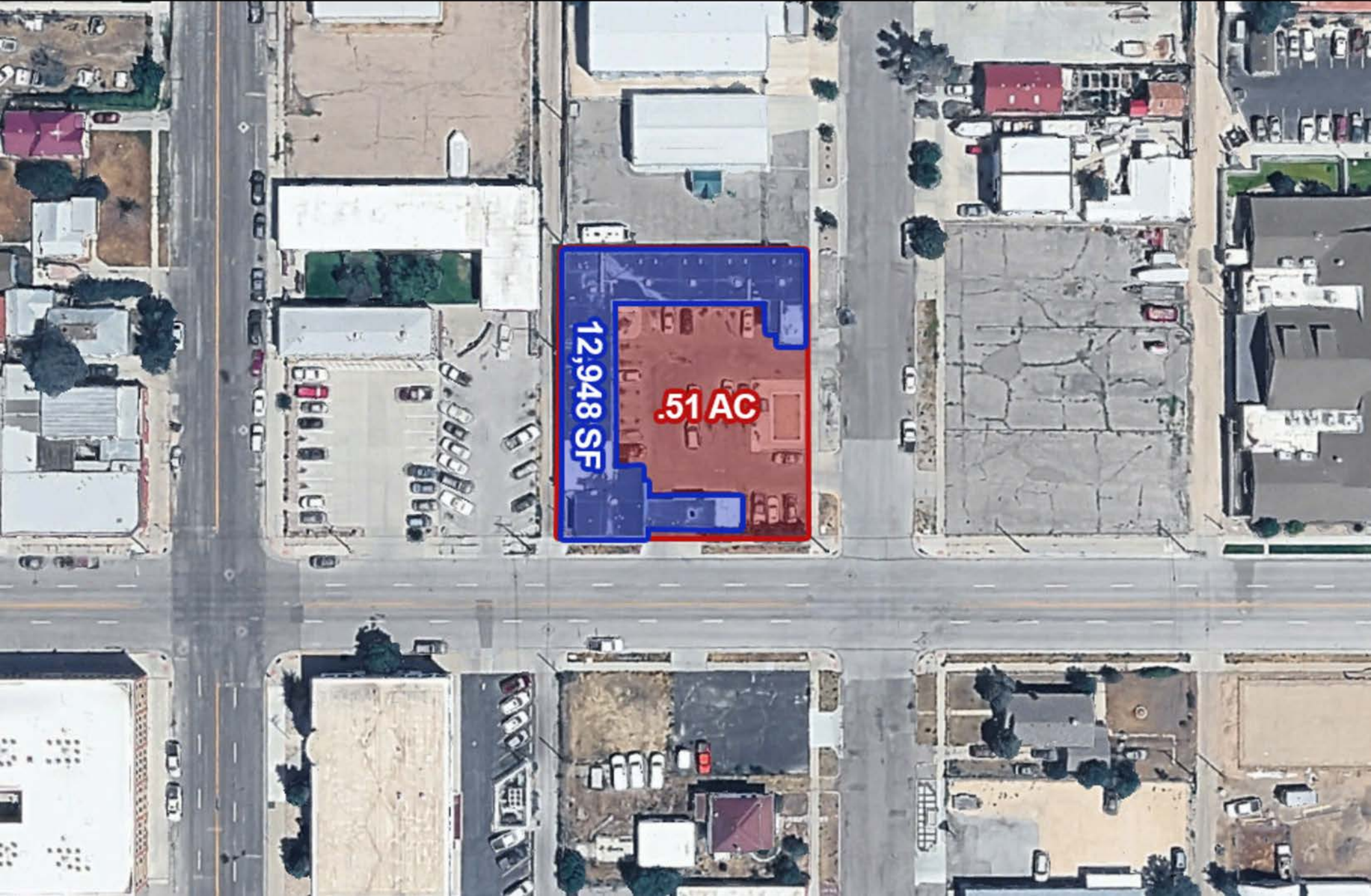

Days Inn.



SITE

440 EAST A ST

CASPER, WY



12,948 SF

.51 AC



MARKET ANALYSIS

Casper's hotel submarket is supported by a diverse mix of demand drivers, including leisure travel, sports tourism, meetings, conferences, rodeos, and regional business activity.

Visit Casper reported that its business-development efforts generated more than \$34.2 million for the Natrona County economy in 2025, with spending flowing directly into hotels, restaurants, and local businesses, while the city continues to attract conferences, state tournaments, and major events at venues such as the Ford Wyoming Center and WYO Sports Ranch.

Casper also benefits from being a centrally located, affordable regional hub with more than 2,600 hotel rooms, strong road access, and commercial air service tied to broader economic growth in Central Wyoming. On a statewide level, Wyoming welcomed 8.7 million visitors in 2024 who spent \$4.9 billion, reinforcing the broader tourism base that supports lodging demand in markets like Casper.

SUB-MARKET ANALYSIS

I-25 Corridor/Casper comprises 96 hotel properties, which contain around 5,900 rooms. Among the subtypes, there are 1,800 Upscale & Upper Midscale rooms, and 4,100 Midscale & Economy rooms in I-25 Corridor/Casper.

As of January, I-25 Corridor/Casper 12-month occupancy is 52.1%, 12-month ADR is \$108, and 12-month RevPAR is \$56. Year over year, 12-month occupancy in I-25 Corridor/Casper has changed by -6.8%, 12-month ADR has changed -0.7%, and 12-month RevPAR has changed by -7.5%.

Approximately 200 rooms are under construction in I-25 Corridor/Casper, accounting for 3.3% of its existing inventory. No hotel assets have delivered over the past 12 months.

PERFORMANCE	MIDSCALE & ECONOMY ^{SUBMARKET}	SUBMARKET
Occupancy	32.0%	38.2%
ADR	\$76.98	\$95.92
RevPAR	\$24.63	\$36.60
3 Mo Occupancy	33.2%	38.4%
3 Mo ADR	\$77.24	\$94.53
3 Mo RevPAR	\$25.61	\$36.33
YTD Occupancy	32.0%	38.2%
YTD ADR	\$76.98	\$95.92
YTD RevPAR	\$24.63	\$36.60
12 Mo Occupancy	48.0%	52.1%
12 Mo ADR	\$89.17	\$107.67
12 Mo RevPAR	\$42.79	\$56.07



MARKET DEMOGRAPHICS

Casper, Wyoming offers the feel of a close-knit Western community with the amenities of a true regional hub. Residents and visitors alike benefit from immediate access to outdoor recreation, including Casper Mountain and the North Platte River, while the city also offers a lively mix of downtown events, arts, dining, and local gathering spaces that give the community real energy and character.

Adding to that appeal, local organizations such as the Casper Area Chamber actively support business growth through collaboration, advocacy, and education, helping reinforce Casper's reputation as a welcoming, hard-working, and forward-moving community.

SUMMARY	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	25,005	64,596	76,601
2029 Population Projection	25,493	64,900	76,593
Total Households	11,263	27,084	31,422
Avg Household Income	\$63,882	\$78,684	\$81,227
Median Age	39.2	39.4	39.4
Total Consumer Spending	\$304.6M	\$856.6M	\$1B

RECENT SALES COMPARABLES



Sage & Sand Motel

901 West Yellowstone Hwy, Casper, WY

Sold 10/2024 as Lease to
Purchase for \$1.3M

\$37,500/key, \$104/SF

32 Keys, 11,483 SF
Built: 1976
Exterior Corridor



Virginian Motel

830 E. A St, Casper, WY

Sold 12/2025 for \$783,037
Sold 1/2024 for \$791,350

\$43,502/key, \$118.71/SF

18 Keys, 6,596 SF
Built: 1957
Exterior Corridor



BluKnoll Motel

2325 E. Yellowstone Hwy, Casper, WY

Sold 7/2024 for 1.6M
\$41,025/key, \$83.24/SF

39 Keys, 19,221 SF
Built: 1971
1 Exterior, 1 Interior Corridor



EXTERIOR PHOTOS





EXTERIOR PHOTOS







INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





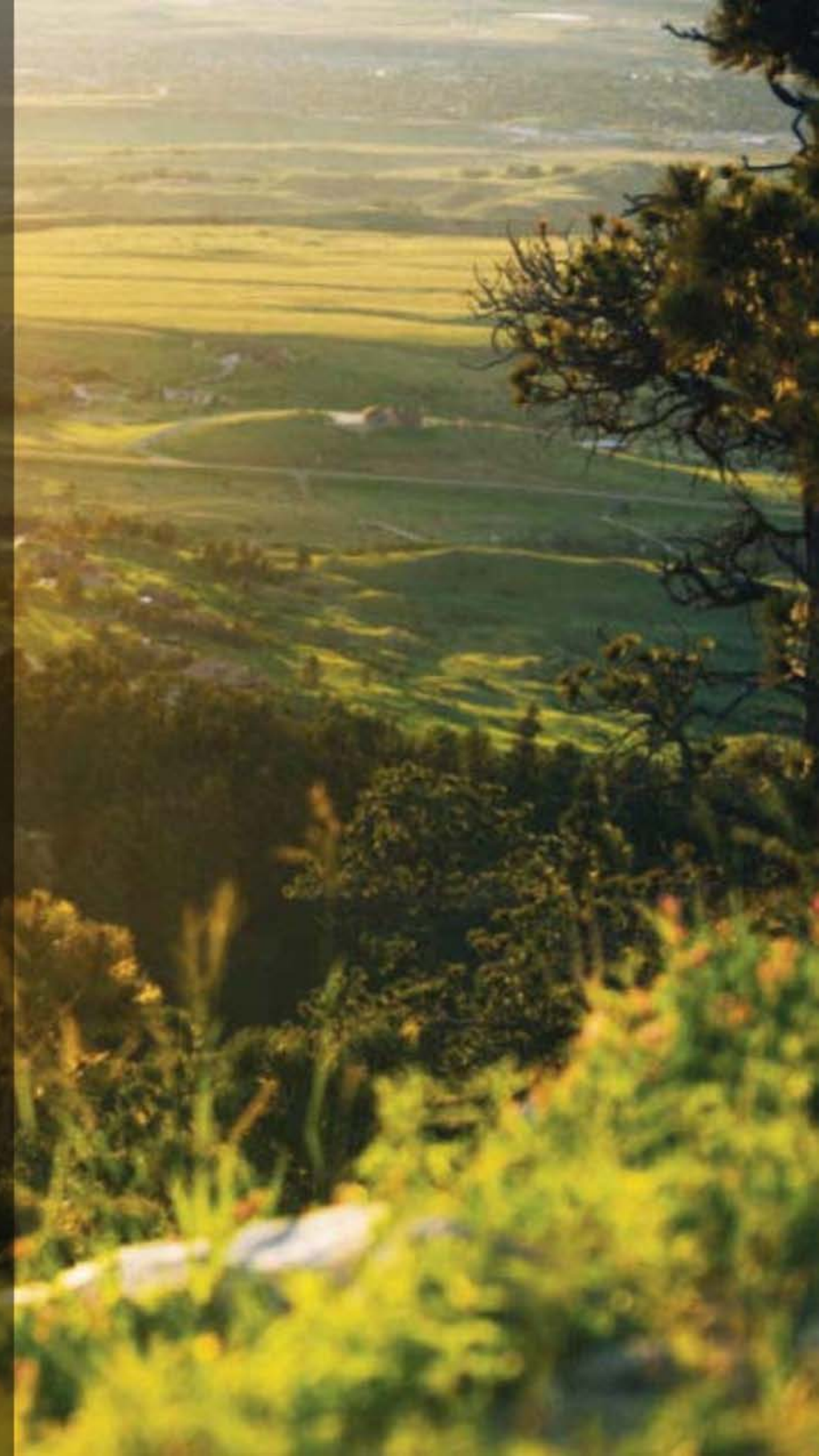
CASPER, WYOMING

Located at 5,150 feet in the heart of Wyoming, Casper is the second largest city in Wyoming and is considered as the place where the lines between natural and urban landscapes blur.

The rich western history, vibrant culture and active outdoor scene make for a unique quality of life, and the opportunity for further economic growth attracts entrepreneurs from all parts of the globe. Here, an afternoon out is biking or hiking across Casper Mountain's limitless trails, the party of the summer is floating down the North Platte River and a lunch hour is spent fishing for blue ribbon trout or simply playing a round of golf at one of our three exceptional courses.

In Casper, you'll revel in all the picturesque Western scenery, spectacular recreation, shopping, and cozy amenities of a traditional mountain town without having to worry about long lines, bumper-to-bumper traffic or high prices.

This is the mountain town for the wild at heart.



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