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EXCLUSIVE LISTING:

# Days Inn by Wyndham

1414 John Harden Dr  
Jacksonville, AR 72076

Jigar "Jay" Desai

Senior Vice President  
AZ# SA675144000

Suraj Rama

Associate  
AZ# SA705370000

Samuel J. Zalowitz  
Zalowitz Commercial Realty  
DESIGNATED BROKER  
AR #PB00066389



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## INVESTMENT PROFILE

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Jigar “Jay” Desai and Suraj Rama of NewGen Advisory are pleased to present for sale the Days Inn by Wyndham in Jacksonville, AR. This 40, two story property is strategically located along Highway 67/167, offering direct access to Little Rock, just 15 miles to the south.

Jacksonville is anchored by Little Rock Air Force Base, the area’s largest employer and a consistent hotel demand driver through military travel, training, graduations, and visiting families. The market also benefits from transient highway traffic and regional business tied to aerospace, defense, and manufacturing industries. With its stable year-round demand, affordable operating environment, and proximity to the state capital, this property represents an attractive opportunity for an owner-operator or investor seeking reliable cash flow in a lower-barrier market.



## OFFERING SUMMARY

	<b>Sale Price:</b>	<b>\$1,625,000</b>
	Building Size:	21,418 SF
	Lot Size:	1.16 AC
	Year Built:	1967
	Number of Rooms:	40
	Stories:	2

## PROPERTY HIGHLIGHTS

- 40 Units, 2 Stories Exterior
- Priced to sell at \$40,625 Per Key
- Ideal for an Owner Operator
- Located 15 miles from Little Rock
- Located 20 Minutes from Bill and Hillary Clinton National Airport
- Zoned C4 for versatile usage
- Financing available for qualified buyers (SBA 7a, Sba 504, and Conventional)



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## PROPERTY IMPRESSIONS

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### AIR FORCE BASE

Little Rock Air Force Base is the single largest demand driver in Jacksonville, employing more than 12,000 active-duty, reserve, and civilian personnel. The base generates consistent year-round hotel demand from military personnel, contractors, visiting officers, and families attending graduations, training exercises, and official events. Hotels in close proximity are uniquely positioned to capture this stable and recurring demand, which forms the backbone of the Jacksonville lodging market.



### NORTH METRO MEDICAL CENTER

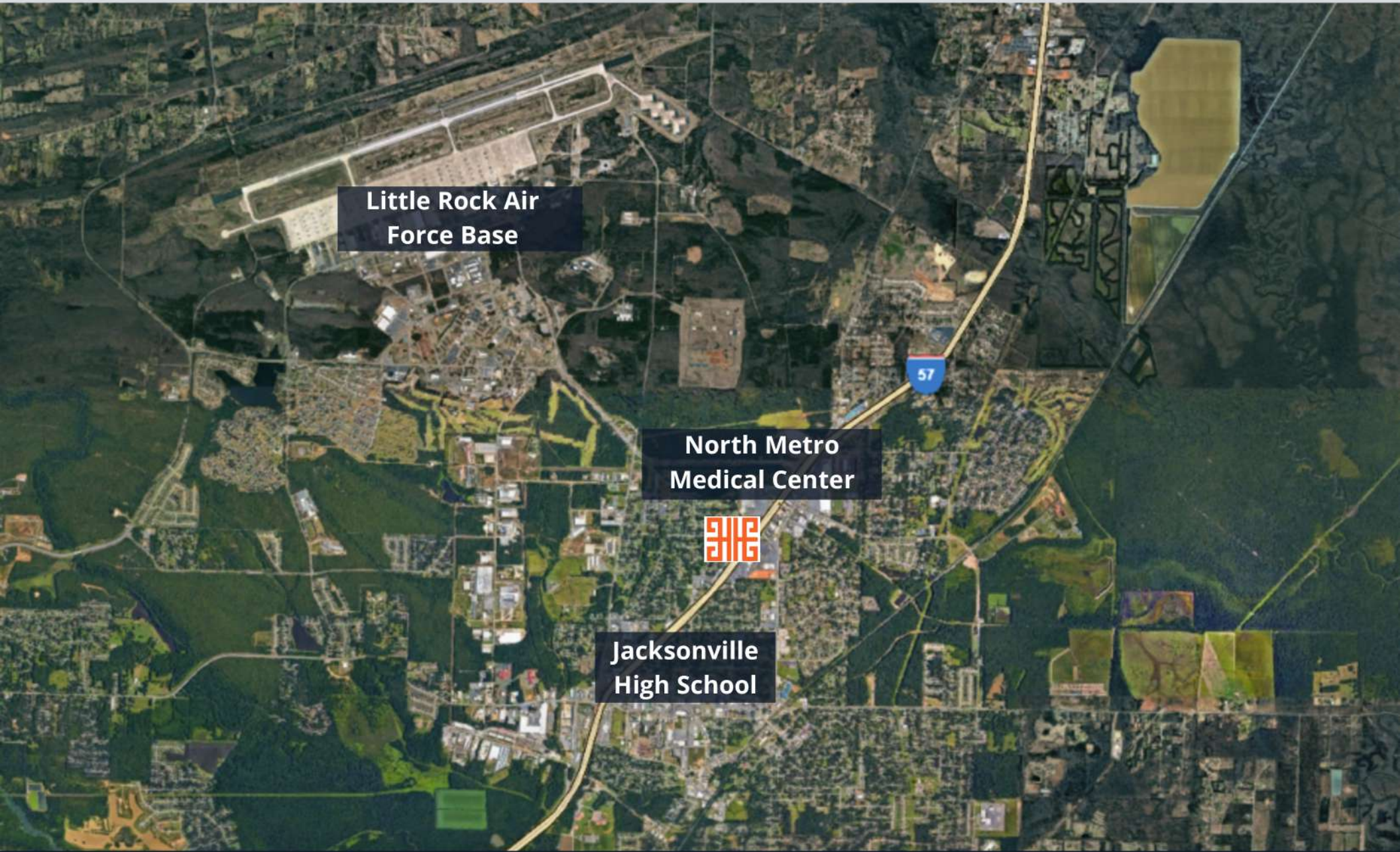
North Metro Medical Center provides a reliable source of weekday and weekend occupancy for hotels in the area. Serving patients, family members, visiting physicians, and traveling staff, the hospital creates steady business lodging demand that is less sensitive to seasonality. Properties near the facility can leverage this base to maintain consistent occupancy and ADR throughout the year.

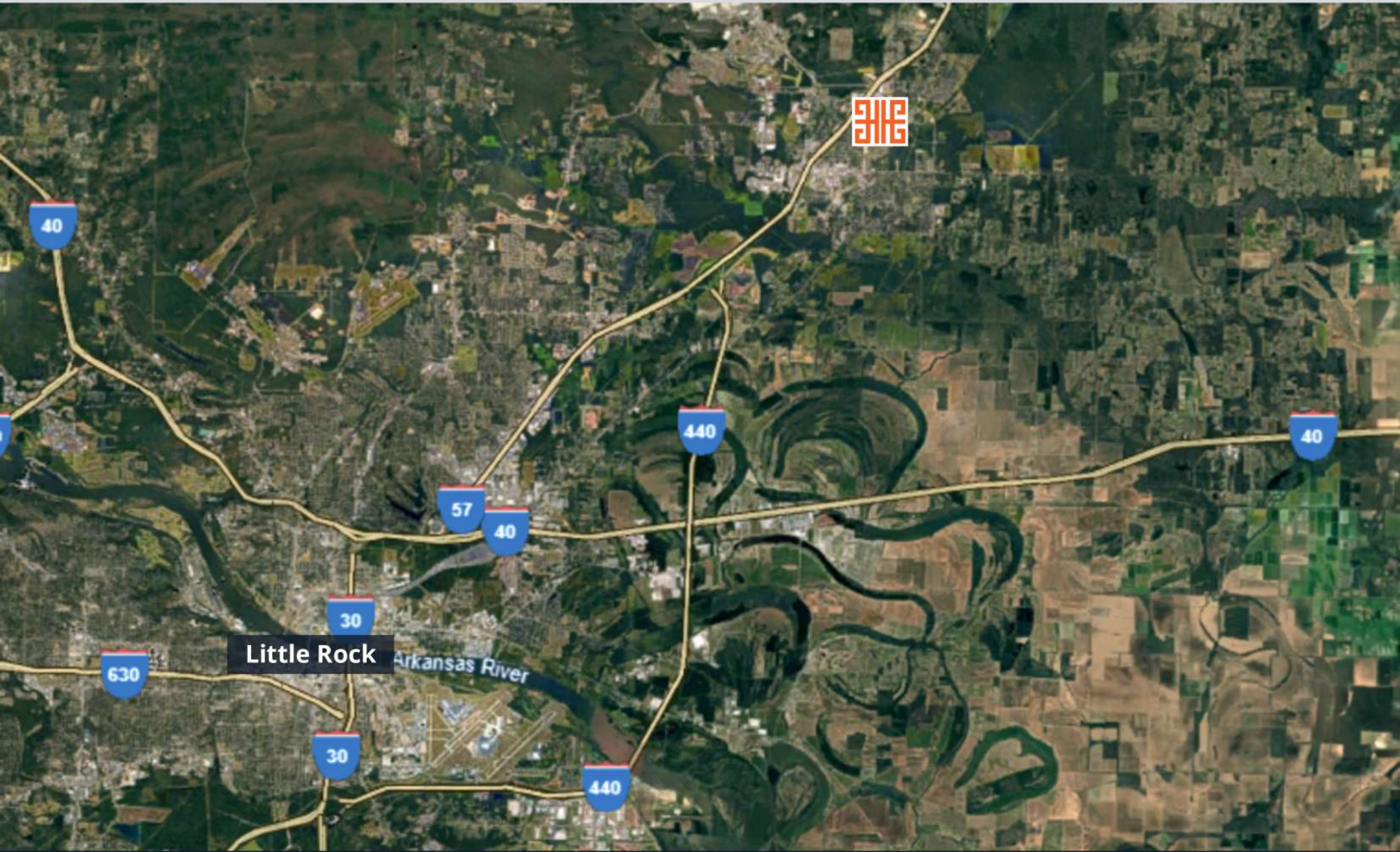


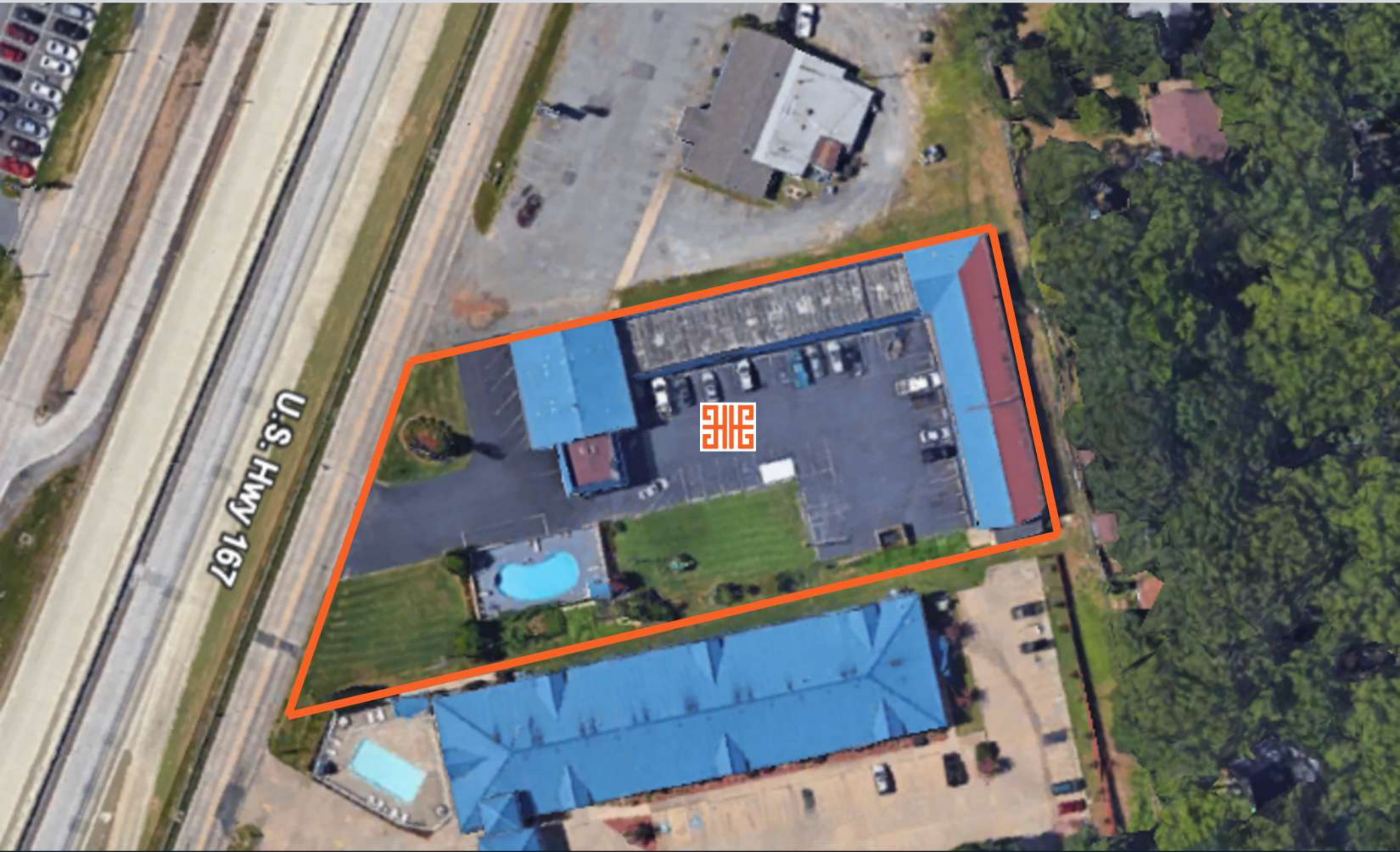
### LITTLE ROCK

Proximity to Little Rock amplifies the market's attractiveness, as Jacksonville hotels serve as a cost-effective lodging alternative for visitors to the state capital. Corporate travelers, government officials, convention attendees, and leisure visitors seeking access to downtown Little Rock can easily stay in Jacksonville, providing additional occupancy and revenue streams. This combination of military, medical, and regional overflow demand ensures a diversified and stable hotel market.











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## SALES COMPARABLES

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Days Inn by Wyndham  
1414 John Harden Dr | Jacksonville, AR

Price:	\$1,600,000
Lot Size (AC):	1.10
Building Size (SF):	21,419
Price\Unit:	\$40,000.00
No. Units:	40



Bryant Inn & Suites  
210 Office Park Dr. | Bryant, AR

Sold Price:	\$1,475,000
Lot Size (AC):	0.92
Building Size (SF):	26,154
Price\Unit:	\$44,696.97
No. Units:	33



Econo Lodge Inn & Suites Greenbrier  
124 N Broadview St. | Greenbrier, AR

Sold Price:	\$1,430,000
Lot Size (AC):	2.08
Building Size (SF):	25,808
Price\Unit:	\$28,600.00
No. Units:	50





Days Inn & Suites by Wyndham Stuttgart  
708 W Michigan St. | Stuttgart, AR

Price:	\$1,500,000
Lot Size (AC):	4.51
Building Size (SF):	25,016
Price\Unit:	\$37,500.00
No. Units:	40



Super 8 Arkadelphia Caddo Valley Area  
118 Valley St. | Caddo Valley, AR

Sold Price:	\$1,550,000
Lot Size (AC):	1.35
Building Size (SF):	20,198
Price\Unit:	\$32,291.67
No. Units:	48



Super 8 by Wyndham Batesville  
1287 N St Louis St. | Batesville, AR

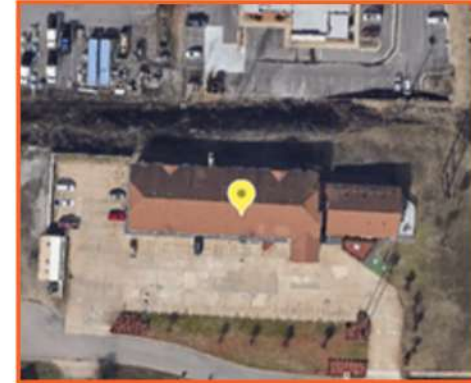
Sold Price:	\$1,650,000
Lot Size (AC):	1.00
Building Size (SF):	17,772
Price\Unit:	\$33,673.47
No. Units:	49





Super 8 by Wyndham Van Buren-Ft Smith Area  
106 N Plaza Ct. | Van Buren, AR

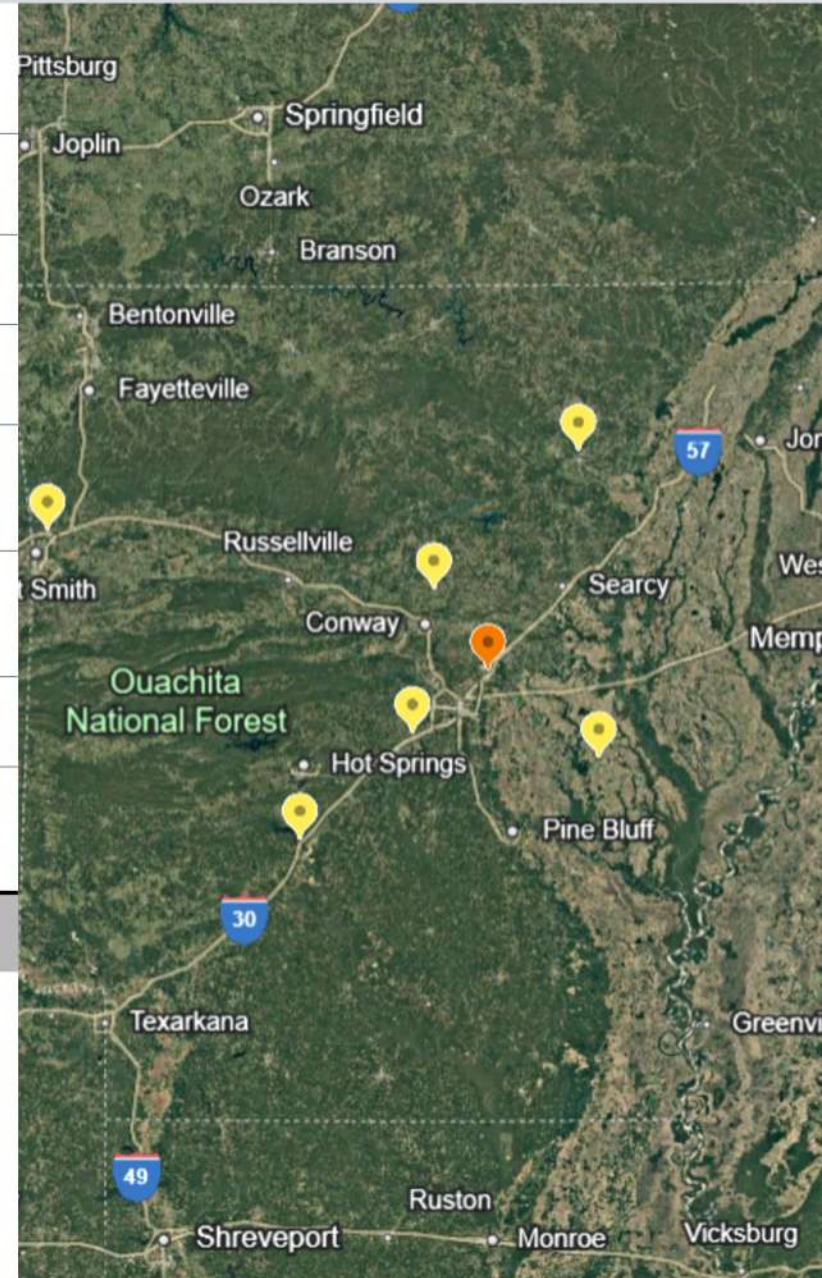
Price:	\$1,500,000
Lot Size (AC):	1.84
Building Size (SF):	20,446
Price\Unit:	\$32,608.70
No. Units:	46



# SALES COMPS SUMMARY

## Days Inn by Wyndham Jacksonville, AR

	Property Name	Last Sale Price	No. Rooms	Price/Unit
1	Days Inn by Wyndham 1414 John Harden Dr   Jacksonville, AR	\$1,600,000	40	\$40,000.00
2	Bryant Inn & Suites 210 Office Park Dr.   Bryant, AR	\$1,475,000	33	\$44,696.97
3	Econo Lodge Inn & Suites Greenbrier 124 N Broadview St.   Greenbrier, AR	\$1,430,000	50	\$28,600.00
4	Days Inn & Suites by Wyndham Stuttgart 708 W Michigan St.   Stuttgart, AR	\$1,500,000	40	\$37,500.00
5	Super 8 Arkadelphia Caddo Valley Area 118 Valley St.   Caddo Valley, AR	\$1,550,000	48	\$32,291.67
6	Super 8 by Wyndham Batesville 1287 N St Louis St.   Batesville, AR	\$1,650,000	49	\$33,673.47
7	Super 8 by Wyndham Van Buren-Ft Smith Area 106 N Plaza Ct.   Van Buren, AR	\$1,500,000	46	\$32,608.70
<b>Averages</b>		<b>\$1,529,286</b>	<b>44</b>	<b>\$35,624.40</b>





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## JIGAR "JAY" DESAI

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### **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 U of A 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.



## SURAJ RAMA

ASSOCIATE

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DIRECT: 602.363.9589

### **PROFESSIONAL BACKGROUND**

Suraj Rama grew up within the hospitality industry giving him extensive experience in daily hotel operations. Suraj had the opportunity to gain experience with not only the transactional side of the industry, but within the legal side as well, giving him new ways to analyze assets and provide the best feedback to our clients. He spent roughly 2 years working in three InterContinental Hotels Group properties, working in independent branded properties and studied with attorneys for well-known hotel brands such as Choice Hotels, Four Seasons, and Hilton. Suraj Rama joined the NewGen Advisory team in 2017 as a Jr. Analyst and became an Associate Agent in 2022.

### **EDUCATION**

Suraj graduated cum laude from Arizona State University with an undergraduate degree in Business Law from the W.P. Carey School of Business and magna cum laude at ASU's Sandra Day O'Connor School of Law with a Masters in Legal Studies with a concentration of business.

### **MEMBERSHIPS**

Suraj is a lifetime-member, young professional, and Ambassador - Southwest Region for the Asian American Hotel Owners Association (AAHOA).

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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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