



DAYS INN by Wyndham

405 E Pancake Blvd

Liberal, KS 67901



GALLEGOS AND ASSOCIATES
NATIONWIDE HOSPITALITY SPECIALISTS



EXCLUSIVELY PRESENTED BY:

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Liberal, KS 67901

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Gallegos and Associates
Commercial Real Estate

8747 E Vía De Commercio Scottsdale, AZ 85258
gallegosrealty.com

PROPERTY SUMMARY

Offering Price	\$2,250,000.00
Building SqFt	21,394 SqFt
Year Built	1996
Lot Size (acres)	0.98
Parcel ID	6319307003
Zoning Type	Commercial
County	Seward
Rooms	58

INVESTMENT SUMMARY

Gallegos and Associates Commercial Real Estate, on behalf of the Owner, is pleased to offer for sale Days Inn Liberal, Kansas , a Hotel property conveniently located centrally on highway 5. Days Inn is close to Mid-America Air Museum and Coronado Museum.

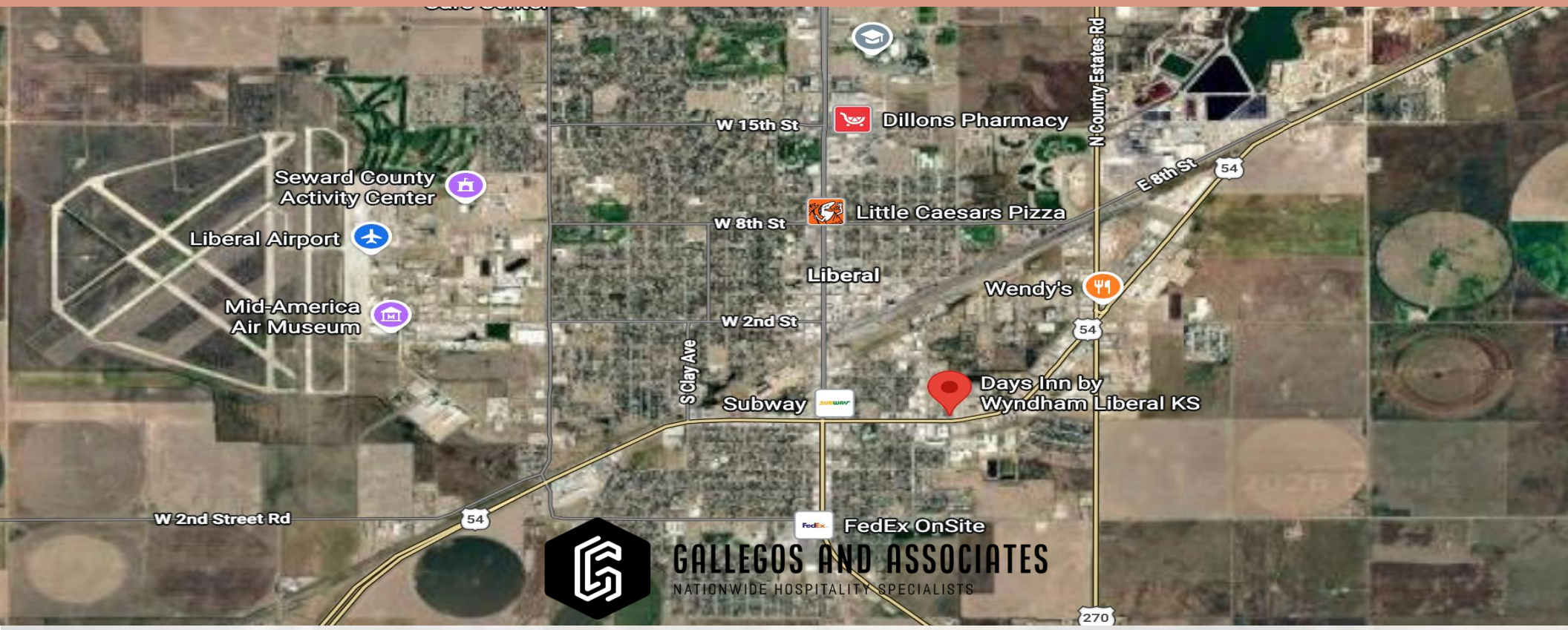


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INVESTMENT HIGHLIGHTS

■ Seward County is strategically positioned at the intersection of two major US Highways and along the Union Pacific Rail line. Liberal, the county seat, boasts a population of nearly 20,000 with a trade area that brings 44,000 people to town daily. Our robust workforce is predominantly immigrant, and they work in our local industries--meat processing, energy production and extraction, dairy, metal fabrication, trucking, and agriculture. Our young median age ensures that we have plenty of people to fill our jobs and plenty of students to fill our classrooms. Our quality of life is centered on family and friends. Liberal has more than ten parks throughout town as well as the highest per capita Food Truck ratio in the state. Retail options are strong and growing with significant investments being made throughout town to both existing and new businesses. In 2015, construction began on new elementary and middle schools to serve the more than 5,000 students in district. Many of these graduates choose to continue their education at Seward County Community College and then stay in their hometown to live and work.





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LOCATION HIGHLIGHTS

- 28 renovated rooms

- Excellent access.

Follow the Yellow Brick Road to Dorothy's official hometown of Liberal, KS.. Liberal is located at the crossroads of Highway 83 and Highway 54. Liberal's elevation is 2,835. The city spans 11.75 square miles. Temperatures average from 34.1 °F in January to 79.3 °F in July. On average, Liberal receives 20.15 inches of precipitation annually.

It is very near the Oklahoma border, about 2 hours and 40 minutes from Amarillo, TX, 3.5 hrs. from Wichita, KS and 4 hours from Oklahoma City.

Natural gas was discovered west of town, in what would become part of the massive Panhandle-Hugoton Gas Field in 1920. In 1952 oil was discovered southwest of town and in 1963 the largest helium plant in the world was opened called National Helium. Energy and agriculture are the main economic drivers of the area. Natural resources include oil, natural gas, water, gravel, and sand. The beef industry (ranches, feed lots and packing plants) is Liberal's largest source of employment. Hard winter wheat corn milo alfalfa and cotton are common crops. Trucking is a major industry. Dairies and pork processors are a growing business. The average household income for families is \$54,606 and the average unemployment rate is around 2.5%.



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FINANCIAL SUMMARY

DAYS INN, LIBERAL, KS					
Profit and Loss		Profit and Loss			
January - December 2024		January - December 2025			
		28 rooms renovated and lobby			
	2024		2025		
7951 Other Income	1,770.97	7801 Miscellaneous Income	6,429.32		
7800 Rooms	743,905.32	7804 Room Charge	517,423.81		
Total Income	\$743,905.32	Total for Income	\$523,853.13		
Gross Profit	\$743,905.32	Gross Profit	\$523,853.13	Renovation 28 rooms done/ Lobby	
Expenses		Expenses			
8015 Accounting Charges	6,000.00	8015 Accounting Charges	9,224.48		
		8030 Bank Charges/ CC processing	\$17,337.29		
8030 Bank Charges/ Credit Card Processing	20,832.27				
8040 Cash Over/ Short	246.56	8040 Cash Over/ Short	3,409.24		
8050 Commissions & Fees	502.19	8106 Travel Agent Comm, etc.	2,527.66		
8080 Dues & Subscriptions	3,639.21	8080 Dues & Subscriptions	5,787.87		
8090 Equipment/ Software Maintenance	12.63	8090 Equipment/ Software Maintenance	\$0.00		
		Total for 8100 Franchise Charge	\$78,978.90		
				Some 2024 charges booked in 2025	
8100 Franchise Charge	74,424.34				
8200 Insurance	45,436.30	8200 Insurance	\$58,573.70		
8300 Legal & Professional Fees	630	8300 Legal & Professional Fees	0		
8310 License & Permits	2,800.00	8310 License & Permits	300		
8330 Meals & Entertainment	282.3	8330 Meals & Entertainment	0.00		
		8350 Payroll Expenses	19,958.85		
		8352 Wages	217,761.31		
		8353 Payroll Taxes	-3,928.12		
			\$233,792.04	payroll could be less. due to extra mx personnel approx \$20,000	
8350 Payroll Expenses	240,561.78	8350 Payroll Expenses			
8360 Telephone	12,664.88	8360 Telephone	13,807.77		
8370 Postage	74.4	8370 Postage	0		
		8404 Remodel	36,777.27	Addback	
8400 Repairs and Maintenance	20,904.41	8400 Repairs and Maintenance	\$11,331.36		
8530 Travel	457.02	8530 Travel	1,288.71		
		8600 Supplies	\$1,385.43		
		8602 Food & Beverage	20,889.06		
		8603 Guest	12,833.31		
		8604 Hotel	17,464.06		
8600 Supplies	52,022.72	8600 Supplies	53,860.57		
		8606 Office	857.8		
		8801 Cable/ TV/ Internet	8,818.05		
		8802 Gas & Electricity	54,023.09		
8800 Utilities	64,359.19	8800 Utilities	\$62,841.14		
8810 Tax	42,959.88	8811 Tax - Hotel Real Estate	57,371.64	Property Tax	
Total Expenses	\$588,810.08	Total for Expenses	\$646,778.73		
Net Operating Income	\$155,095.24	Net Operating Income	-\$122,925.60		
		Other Expenses Interest			
			128,284.96	Loan payment Addback	
		9100 PIP/Improvements	\$46,707.59	Addback	
		9101 Equipment / Asset	577.93	Addback	
		Total for Other Expenses	\$175,570.48		
				\$212,347.76 total addbacks	
Net Income	\$156,866.21	Net Income (True NOI)	\$89,422.15	True NOI	



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