



NewGenAdv.com

EXCLUSIVE LISTING:

Days Inn by Wynham

480 W Deuce of Clubs
Show Low, AZ 85901

Jigar "Jay" Desai

Senior Vice President
AZ# SA675144000

Kishan Gohel

Senior Vice President
AZ# SA684403000

Ryan Bodine

Senior Vice President
AZ# BR661940000

Dinesh "Dan" Rama
NewGen Advisory AZ, LLC
DESIGNATED BROKER
AZ #BR515223000



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INVESTMENT PROFILE

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Jigar “Jay” Desai, Kishan Gohel, and Ryan Bodine, of NewGen Advisory, present the Days Inn by Wyndham, a 122-room, economy-class franchised hotel located in Show Low, AZ. Originally built in 1960 and renovated in 2011, the investment offers essential amenities including a business center, an on-site leased out restaurant, bar, and real estate office generating close to \$150,000 in steady income, outdoor pool, public access Wi-Fi, and 4,050 square feet of meeting and event space. Located in the picturesque White Mountains region, Show Low serves as a year-round destination known for its cool climate, abundant outdoor recreation, and status as a regional hub for tourism, healthcare, and retail, making this an attractive hospitality asset with enduring market demand.



OFFERING SUMMARY

	Sale Price:	\$6,750,000
	Building Size:	80,722 SF
	Lot Size:	4.34 AC
	Year Built:	1960
	Renovation Completed:	2011
	Number of Rooms:	122
	Stories:	2
	Zoning:	Municipal
	Hotel Type:	Economy
	Meeting Space:	4,050 SF

PROPERTY HIGHLIGHTS

- 2025 vs 2024 YOY revenue up by 5.6%
 - April MTD up 25.8%
- Restaurant lease of \$105,600 / year plus a recently vacated bar, and office space provides additional revenue opportunities
- Offers 4,050 SF of meeting and event space
- Located in the central business district of Arizona's White Mountains - Show Low, Arizona
- Financing in place for qualified buyers (SBA 7A, 504, Conventional)
- Motivated seller, bring all offers



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PROPERTY IMPRESSIONS

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THUNDER RACEWAY

Adrenaline-pumping action awaits at Thunder Raceway, a popular seasonal destination that brings motorsport fans from across the state to Show Low. With a lineup of dirt track races featuring stock cars and local drivers, the racetrack energizes the area with excitement and community spirit. Race weekends are major tourism drivers, filling hotel rooms and boosting local businesses as fans, families, and crews descend on the town to enjoy this fast-paced entertainment venue.



BISON GOLF CLUB

Offering sweeping views and pristine greens, Bison Golf Club is a premier attraction for golf enthusiasts visiting Arizona's White Mountains. This 18-hole championship course is surrounded by tall pines and rolling terrain, providing a peaceful yet challenging experience for golfers of all levels. The club not only attracts vacationing players and golf groups, but also hosts tournaments and events that generate overnight stays and extended visits, making it a valuable contributor to the area's hospitality sector.



SHOW LOW CITY PARK

At the heart of the community, Show Low City Park serves as a vibrant recreational hub for locals and visitors alike. Spanning acres of green space, it features sports courts, picnic areas, playgrounds, shaded walking trails, and seasonal community events that range from music festivals to farmers markets. Whether travelers are looking for a relaxed afternoon or a family-friendly outing, the park delivers accessible leisure in a welcoming environment, reinforcing Show Low's appeal as a small-town destination with big charm.





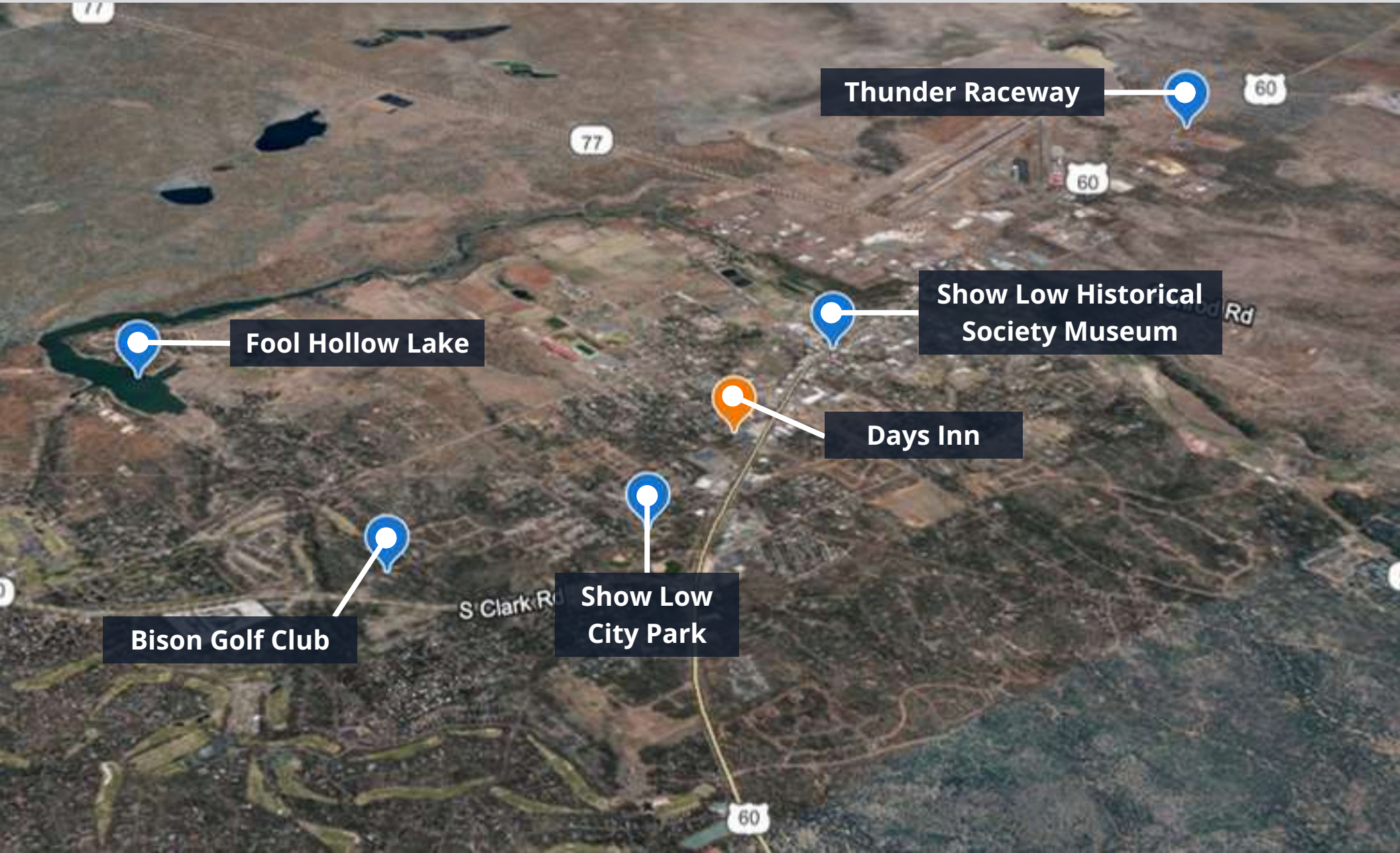
SHOW LOW HISTORICAL SOCIETY MUSEUM

The Show Low Historical Society Museum is a notable cultural attraction that offers a well-rounded look into the town's unique history and development. Located in a historic downtown building, the museum features themed exhibits covering early pioneer life, logging and ranching industries, local Native American history, and the legendary card game that gave Show Low its name. Visitors can explore curated collections of artifacts, photographs, and memorabilia that paint a vivid picture of the area's past. It's a favorite stop for tourists looking to deepen their connection to the region, as well as a regular destination for school groups and heritage travelers. The museum plays a vital role in promoting cultural tourism and preserving the identity of this storied mountain town.

FOOL HOLLOW LAKE RECREATION AREA

A standout attraction in Show Low, Fool Hollow Lake Recreation Area combines natural beauty with a wide array of outdoor activities, making it one of the area's most visited demand generators. This scenic 150-acre lake, located just minutes from town, is ideal for fishing, kayaking, paddleboarding, and boating, while the surrounding forested trails are perfect for hiking and birdwatching. With over 100 developed campsites, clean facilities, and ample picnic areas, it provides a welcoming experience for families, solo travelers, and weekend adventurers. The lake's cooler temperatures and picturesque setting make it especially attractive during the warmer months, bringing in visitors from across the state and serving as a key contributor to the region's year-round tourism economy.







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SALES COMPARABLES

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480 W Deuce of Clubs | Show Low, AZ 85901

Price:	\$6,750,000
Lot Size (AC):	4.34 AC
Building Size (SF):	80,722 SF
Price\Unit:	\$55,327
No. Units:	122



Rodeway Inn Prescott
1225 E Gurley St | Prescott, AZ 86301

Sold Price:	\$4,400,000
Lot Size (AC):	1.21 AC
Building Size (SF):	52,500 SF
Price\Unit:	\$73,333
No. Units:	60



Best Western Rancho Grande
293 E Wickenburg Way | Wickenburg, AZ 85390

Sold Price:	\$8,400,000
Lot Size (AC):	2.32 AC
Building Size (SF):	101,059 SF
Price\Unit:	\$107,692
No. Units:	78





Days Inn by Wyndham Camp Verde Arizona
1640 W AZ-260 Hwy | Camp Verde, AZ 86322

Price:	\$5,350,000
Lot Size (AC):	1.67 AC
Building Size (SF):	72,745 SF
Price\Unit:	\$87,705
No. Units:	61



Clarion Pointe Winslow I-40
1701 N Park Dr (Part of a 2-Property Sale) | Winslow, AZ 86047

Sold Price:	\$4,823,314
Lot Size (AC):	1.93 AC
Building Size (SF):	84,071 SF
Price\Unit:	\$66,990
No. Units:	72



Best Western Paint Pony Lodge
581 W Deuce of Clubs | Show Low, AZ 85901

Sold Price:	\$4,090,000
Lot Size (AC):	1.54 AC
Building Size (SF):	67,082 SF
Price\Unit:	\$81,800
No. Units:	50





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ADVISOR BIOS

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JIGAR "JAY" DESAI

SENIOR VICE PRESIDENT

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DIRECT: 520.664.4091

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.



KISHAN GOHEL

SENIOR VICE PRESIDENT

kishan.gohel@newgenadv.com

DIRECT: 480.766.6014

PROFESSIONAL BACKGROUND

Kishan is a graduate of W. P. Carey School of Business at Arizona State University. He brings a wealth of business management knowledge from being around a hard-working family that owned a variety of businesses while growing up. This inspired him to create and manage a disc jockey (DJ) business which has given him the opportunity to work with multi-million-dollar corporate companies.

Kishan has spent his time in hotel brokerage curating new relationships and building existing client friendships. He has extensive experience in market research which sets him apart when he secures a buyer for his listings and helps his clients find the next business opportunity. His ability to build a transaction from start to finish and work closely with his clients to ensure a smooth closing is a driving factor to his clients' and his own success.

When the world endured the pandemic in 2020, the demand for travel fell and the need for affordable housing increased. With government relief funds distributed through multiple channels, Kishan and his partners saw an opportunity to help clients sell their hotels as a conversion to an alternative use. He has been able to successfully assist non-profit organizations and investors to convert hotels to market rate apartments, affordable/transitional housing, and behavioral health.

In his spare time, he enjoys spending time with his family, going to car shows, and being outdoors in Arizona's beautiful 300+ days of sunshine.

EDUCATION

BA Business Communication - Arizona State University

MEMBERSHIPS

Asian American Hotel Owners Association (AAHOA)



RYAN J. BODINE

Senior Vice President

ryan.bodine@newgenadv.com

DIRECT: 480.236.9918

PROFESSIONAL BACKGROUND

Ryan Bodine is an Associate for NewGen Advisory, a hospitality brokerage firm. Ryan's primary focus is on representing and identifying hospitality investment opportunities from around the country for his domestic and international partners. Ryan has extensive experience in owning his own company and raising foreign direct investment. This unique hybrid has allowed him to approach each deal with an ownership mentality while leveraging his extensive network of high net worth investors to realize profitable returns for his clients.

Prior to NewGen, Ryan sourced foreign direct investment for Green Card Fund, an EB-5 Invest to Immigrate Regional Center, worked as an Executive Consultant for an education reform organization, and owned an international promotional product company.

He is a member of the Asian American Hotel Owners Association, Arizona Lodging Tourism Association, Urban Land Institute, Arizona Association of Economic Development, the Greater Phoenix Economic Council, the Phoenix Committee on Foreign Relations, and the Global Shapers Phoenix HUB Community.

EDUCATION

University of Hawaii at Manoa - Business

Roehampton University London, England- International Business

Arizona State University- International Business, Summa Cum Laude

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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.



Arizona

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California

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Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
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Bowie, MD 20715

Minnesota

2355 Hwy 36W
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Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
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North Carolina

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Oklahoma

8211 East Regal Pl, Bridle Trails
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