


Investment Opportunity Flyer

ECONOMY INN

508 S White Sands Blvd, Alamogordo, NM 88310

 **Price**
\$875,000

 **Rooms**
28

 **Lot Size**
0.46 AC

 **Year Built**
1957

Property Description

The Economy Inn is a 28-room limited-service motel located in Alamogordo, New Mexico, offering a simple and efficient operational model well suited for an owner-operator or hands-on investor. The property includes on-site manager's quarters, enabling ownership to live on-site while reducing payroll expenses and maintaining direct oversight of daily operations.

This asset presents a strong value-add opportunity with potential to increase revenue through improved rate management, enhanced marketing exposure, and operational efficiencies. With its manageable room count and functional layout, the property is ideal for an owner-operator seeking a hospitality investment with upside potential through increased occupancy, ADR growth, and overall operational improvements.



Investment Highlights

- **Value-Add Opportunity:** Revenue growth potential through improved rate strategy, marketing exposure, and operational efficiencies.
- **Owner-Operator Play:** On-site manager's quarters allow for reduced payroll expense and increased oversight.
- **Market Positioning:** Well-located within Alamogordo with accessibility to key local demand drivers.
- **Operational Upside:** Opportunity to enhance ADR, increase occupancy, and modernize property presentation.
- **Entry-Level Investment:** Ideal for first-time hospitality investors or regional operators expanding footprint.
- **Financing Flexibility:** Seller is open to owner financing.



Suraj Rama

Associate
AZ #SA705370000
(602) 363-9589
suraj.rama@newgenadv.com



Jigar "Jay" Desai

Senior Vice President
AZ #SA675144000
(520) 664-4091
jigar.desai@newgenadv.com

BROKER OF RECORD

Dinesh "Dan" Rama | NewGen Advisory NM, LLC | #20316

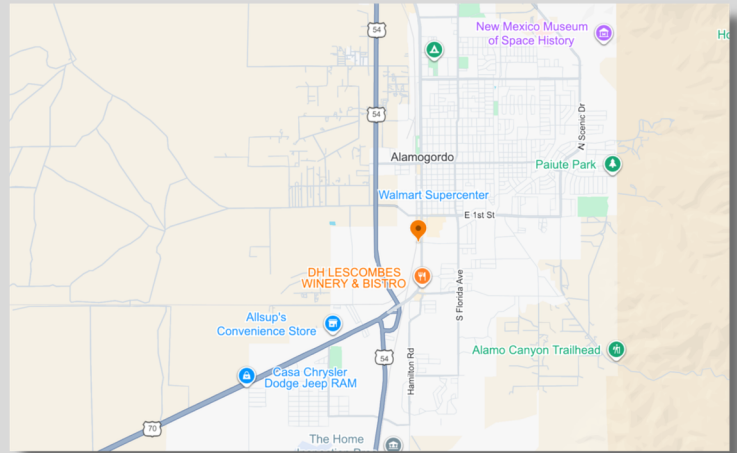
Investment Opportunity Flyer

ECONOMY INN

508 S White Sands Blvd, Alamogordo, NM 88310

Location Description

Located in the Tularosa Basin of the Chihuahuan Desert, Alamogordo, NM is closely tied to the aerospace and defense industries through Holloman Air Force Base and White Sands Missile Range. The city also serves as the gateway to White Sands National Park, attracting visitors with its unique desert landscape, outdoor recreation, and attractions such as the New Mexico Museum of Space History and the Alameda Park Zoo. Ongoing investments - including the F-4 Phantom II "Gateway" Monument, downtown revitalization improvements, and expanded parks and trails- continue to enhance Alamogordo's appeal as a tourism and recreation destination. The area's stable military presence and growing tourism activity provide consistent demand for local hospitality assets.



Comparable Sales

Property	Last Sales Price	No. Rooms	Year Built	Price/Unit
Sands Motel	\$630,000	24	1932	\$26,250
Budget Lodge	\$1,460,000	46	1950	\$31,739
Travelodge by Wyndham Ruidoso	\$1,825,000	58	1963	\$31,466

