

AMERICINN BY WYNDHAM MADISON SD

Profitable Wyndham-Branded Hospitality Asset

Madison, South Dakota

INVESTMENT OPPORTUNITY

Established Midwest Hospitality Asset

An opportunity to acquire a professionally operated Wyndham-branded hotel located in Madison, South Dakota, serving a diversified regional lodging market supported by healthcare, manufacturing, agriculture, business travel, university-related demand, outdoor recreation tourism, and regional highway traffic.

PROPERTY HIGHLIGHTS

- Wyndham-Branded Select-Service Hotel
 - Profitable Hospitality Asset with Stable Operations
 - Strong Regional Business & Highway Travel Demand
 - Healthcare, Manufacturing & Agriculture Demand Drivers
 - Established Local Market Presence
 - Opportunity for ADR & Revenue Growth
 - Fishing & Hunting Tourism Demand
 - University & Event Accommodation Demand
 - Business & Leisure Travel Mix
 - Property Available Individually or as Part of Portfolio
-

EXECUTIVE SUMMARY

Ownership is pleased to present the AmericInn by Wyndham Madison SD, a profitable Wyndham-branded select-service hospitality asset located in Madison, South Dakota. The property serves a stable regional lodging market supported by healthcare, manufacturing, agriculture, regional business travel, university-related demand, outdoor recreation tourism, and highway traffic.

The hotel benefits from strong brand recognition, convenient accessibility, and an established presence within the local hospitality market. The property offers investors an opportunity to acquire a professionally operated hospitality asset with stable in-place cash flow and future revenue optimization potential.

The Madison market continues to benefit from diversified regional demand drivers and limited lodging competition, supporting long-term hospitality fundamentals within the area. The property also benefits from fishing, hunting, community events, contractor lodging demand, and regional tourism activity throughout the year.

With recognized Wyndham branding, stable operations, and continued regional lodging demand, the property represents an attractive opportunity for owner-operators and hospitality investors seeking a well-positioned Midwest hotel asset.

PROPERTY OVERVIEW

Property Details	Information
Property Name	AmericInn by Wyndham Madison SD
Location	Madison, South Dakota
Brand Affiliation	Wyndham Hotels & Resorts
Property Type	Select-Service Hotel
Rooms	38
Year Built	2003
Renovations	2023
Lot Size	24,000 SF

PROPERTY FEATURES & AMENITIES

- Indoor Swimming Pool
- Complimentary Breakfast Area
- Guest Laundry Facilities
- Wi-Fi Access
- Business Center
- Ample Parking
- Highway Accessibility
- Professionally Operated Property
- Established Regional Hospitality Presence

MARKET & DEMAND DRIVERS

Regional Demand Drivers

- Healthcare & Medical Travel
- Manufacturing & Industrial Employers
- Agriculture Business Activity
- Regional Highway Travelers
- University & Event Accommodation
- Fishing & Hunting Tourism
- Contractor & Business Travel
- Community & Sporting Events
- Outdoor Recreation Tourism
- Regional Family & Leisure Travel

INVESTMENT ADVANTAGES

Why Investors Should Consider This Opportunity

- Recognized Wyndham Brand Affiliation
 - Stable Midwest Lodging Market
 - Existing Operational Infrastructure
 - Diversified Customer Base
 - Business & Leisure Demand Mix
 - Revenue Optimization Potential
 - Limited Regional Lodging Competition
 - Long-Term Regional Demand Fundamentals
 - Attractive Owner-Operator Opportunity
 - Scalable Hospitality Investment Potential
-

PHOTO GALLERY

Recommended Brochure Photo Layout

Cover Page

- Exterior Hero Image

Interior Section

- Lobby Photo
 - King Guest Room
 - Double Queen Guest Room
 - Breakfast Area
 - Indoor Pool
 - Business Center
 - Exterior Evening Shot
-

TRANSACTION GUIDANCE

Ownership prefers to engage qualified buyers capable of completing an efficient due diligence and closing process.

Detailed financial information, franchise documentation, and operational records are available to qualified parties following execution of a confidentiality agreement.

CONTACT INFORMATION

For additional information regarding this hospitality investment opportunity, please contact:

Shama Hekim, 363-205-4600, countryplaceresort@yahoo.com

CONFIDENTIALITY NOTICE

This brochure has been prepared solely for informational purposes and is intended for use by qualified prospective purchasers only. All information provided is believed to be reliable but has not been independently verified. Prospective purchasers are encouraged to conduct their own due diligence investigations regarding all aspects of the property.