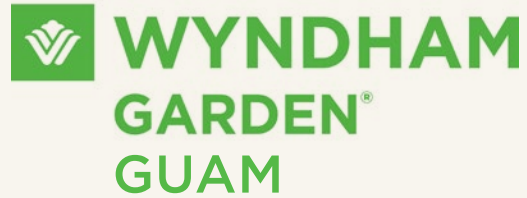


Colliers

240 YPAO ROAD (ROUTE 14B)
AND SALI LANE
TAMUNING, GUAM, 96910



FOR SALE | FEE SIMPLE
145 KEYS

COLLIERS

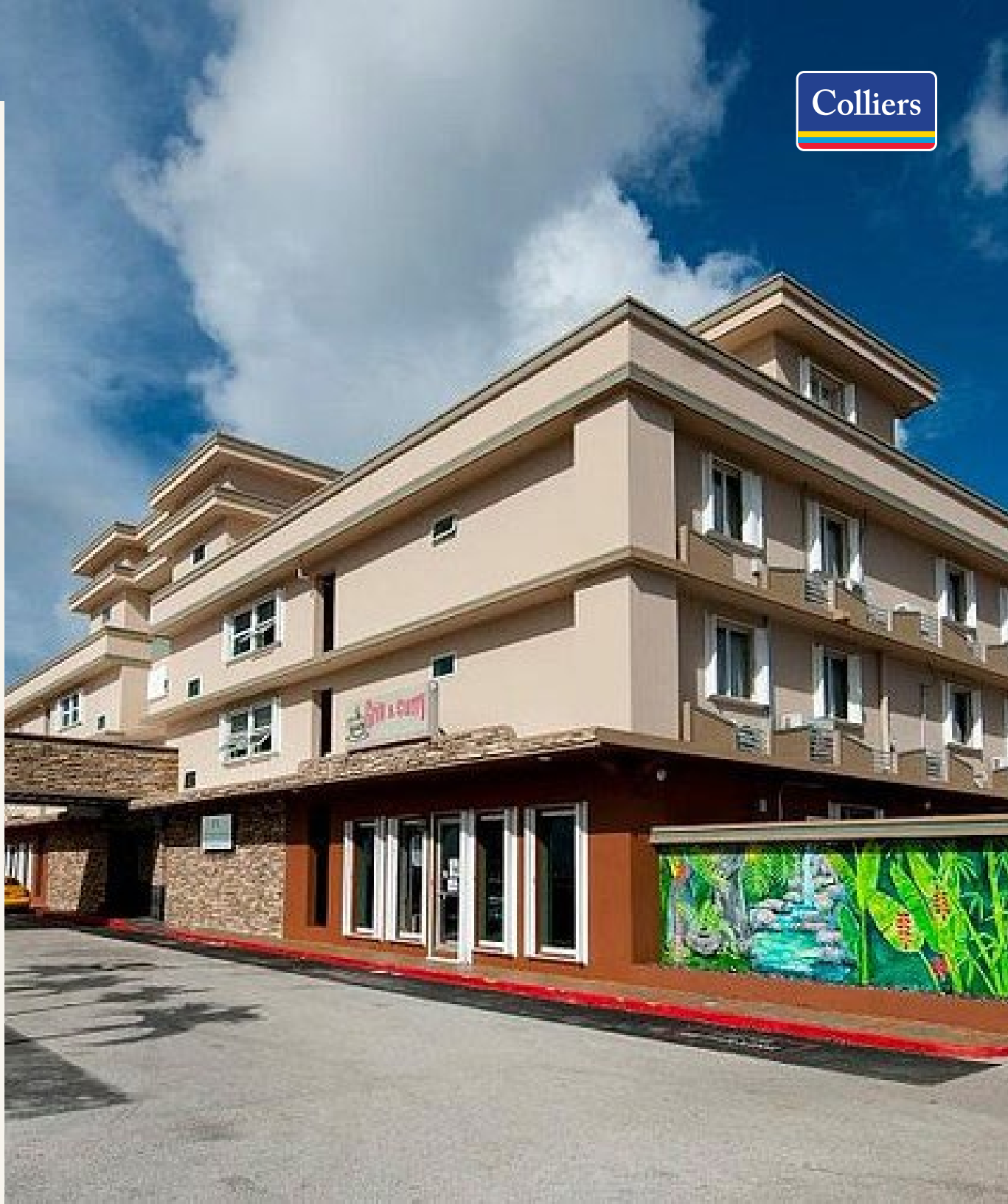
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CENTURY 21 | REALTY MANAGEMENT

CHRISTOPHER K. FELIX CPM, CIPS,
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A BRANDED HOSPITALITY OPPORTUNITY *IN THE HEART OF GUAM*

The Wyndham Garden Guam is a full-service, internationally branded hotel situated in Tumon Bay, Guam's premier tourism district and the island's primary lodging, dining, and retail corridor. The property benefits from strong visibility and convenient access to Guam International Airport, major resort attractions, beaches, shopping centers, and key demand drivers including U.S. military installations and government facilities.

The hotel features approximately 145 guest rooms, designed to accommodate both leisure and business travelers. Guest accommodations are supported by a range of on-site amenities typically expected of the Wyndham Garden brand, which may include a restaurant and lounge, outdoor swimming pool, fitness center, meeting or event space, and surface or structured parking. Select rooms and common areas may offer ocean or city views, enhancing the guest experience.

The property is situated on a fee-simple parcel spanning approximately 2.5 acres, improved with a mid-rise hotel structure totaling roughly 84,514 square feet. The site layout and zoning may offer future repositioning, renovation, or expansion potential, subject to brand standards and local approvals.

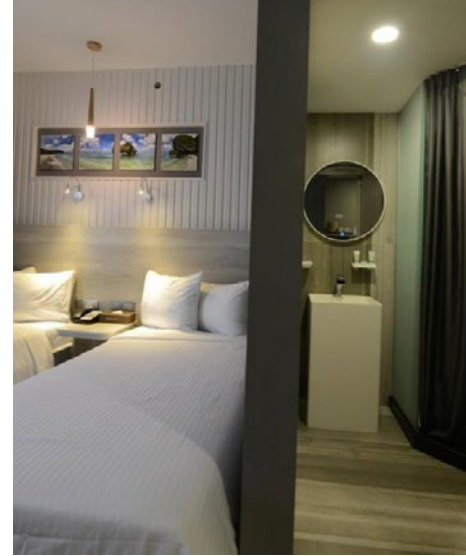
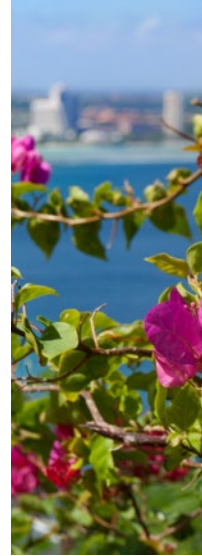
This offering represents a compelling opportunity to acquire a branded hospitality asset in a high-barrier-to-entry island market, supported by tourism recovery, infrastructure investment, and Guam's long-term role as a strategic gateway between Asia and the United States.





Investment *Overview*

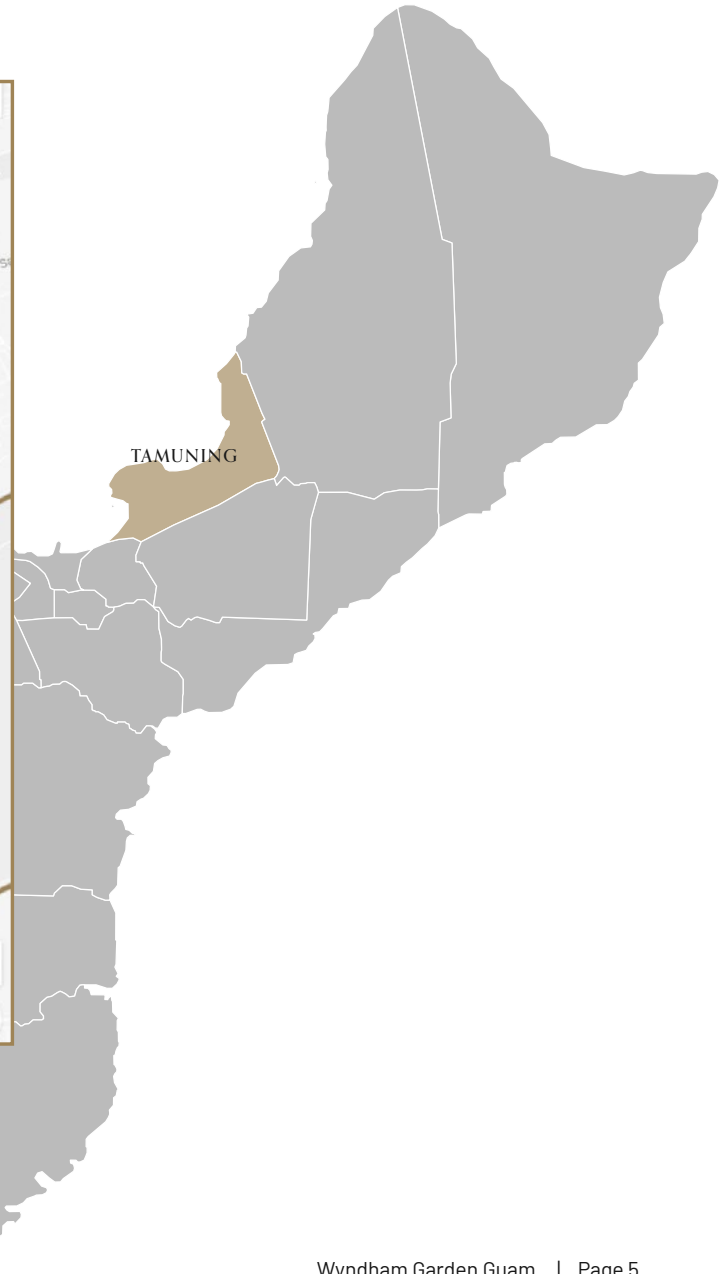
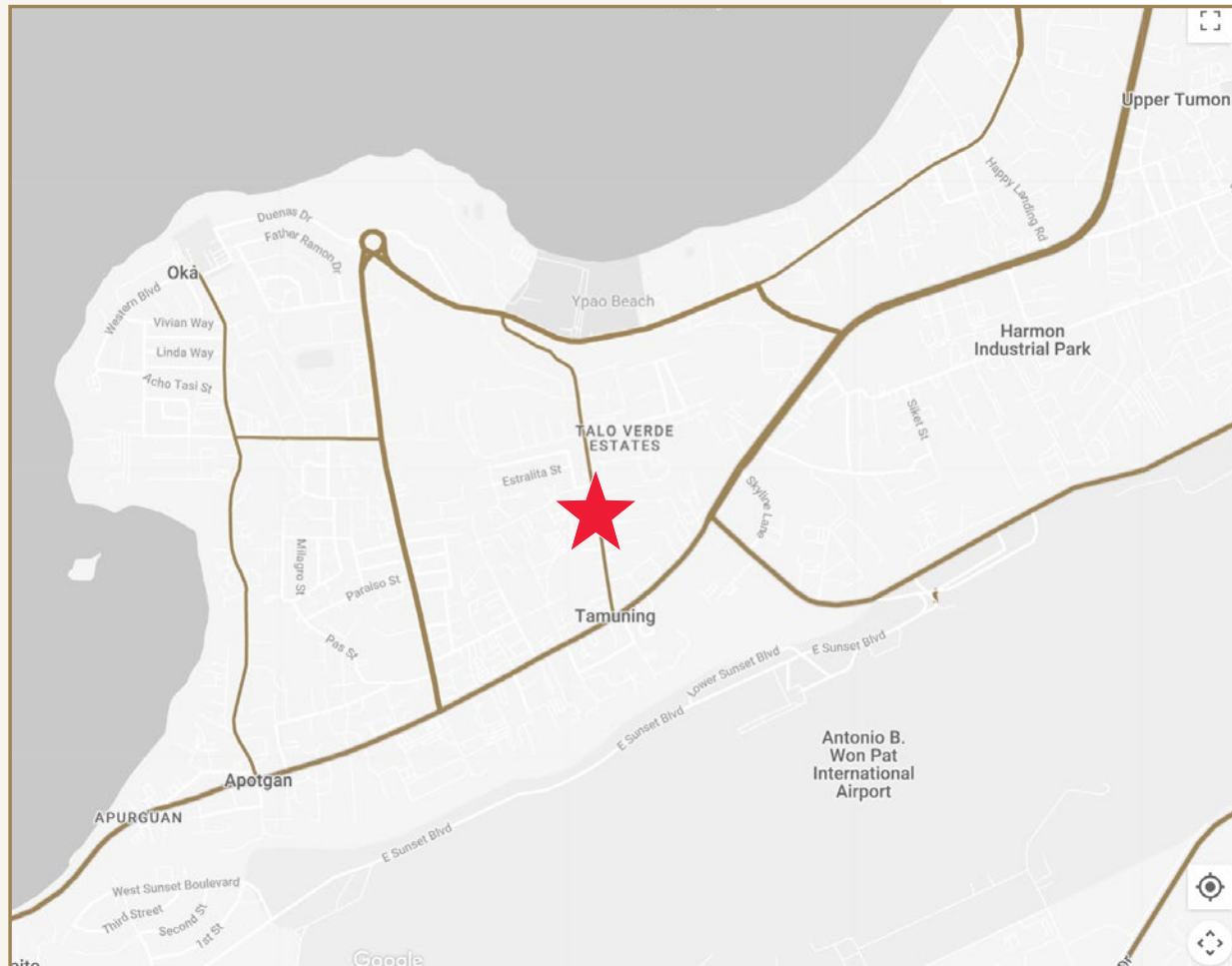
Asking Price	\$14,500,000
Address	240 Ypao Road & Sali Lane North of Ypao Garden Condo Municipality of Tamuning, Island of Guam
2025 Net Operating Income (ADR/Occupancy)	\$279,813
2026 Net Operating Income (ADR/Occupancy)	\$532,259
2027 Budget	\$724,222
Tenure	Fee Simple
Total Building Area	84,514 sq. ft.
Identification	Lot No. 2143-2-3-NEW-R1
Total Number of Keys	145
Studio Suite Queen	71
Studio Suite Twins	71
Penthouse Suite	3
Number of Parking Stalls	Approximately 75 Surface
Land Area	2.5 Acres
Year Built	1998
Flood Zone	Zone X



Investment *Highlights*

- Penthouses 401 & 402 are 2-Bedroom, 2-Bath units and Penthouse 999 is a 2-Bedroom, 1-Bath unit
- Penthouses 401 & 402 have large glass skylights and have been architecturally enhanced
- Convenient location: Close to the airport, shopping, beaches, and suitable for both business and leisure stays.
- Suite-style rooms: All rooms are described as spacious with kitchenettes and amenities, appealing to longer-term guests and medical travelers.
- Recent Renovations: The penthouses have been doubled in square footage
- New Deli/Coffee Shop: Well-known restaurant brand and operator in Guam recently leased the new deli/coffee shop
- Competitive price/value: Guests frequently cite the hotel's affordability and overall value for the price, especially compared to nearby properties.

Property *Location*



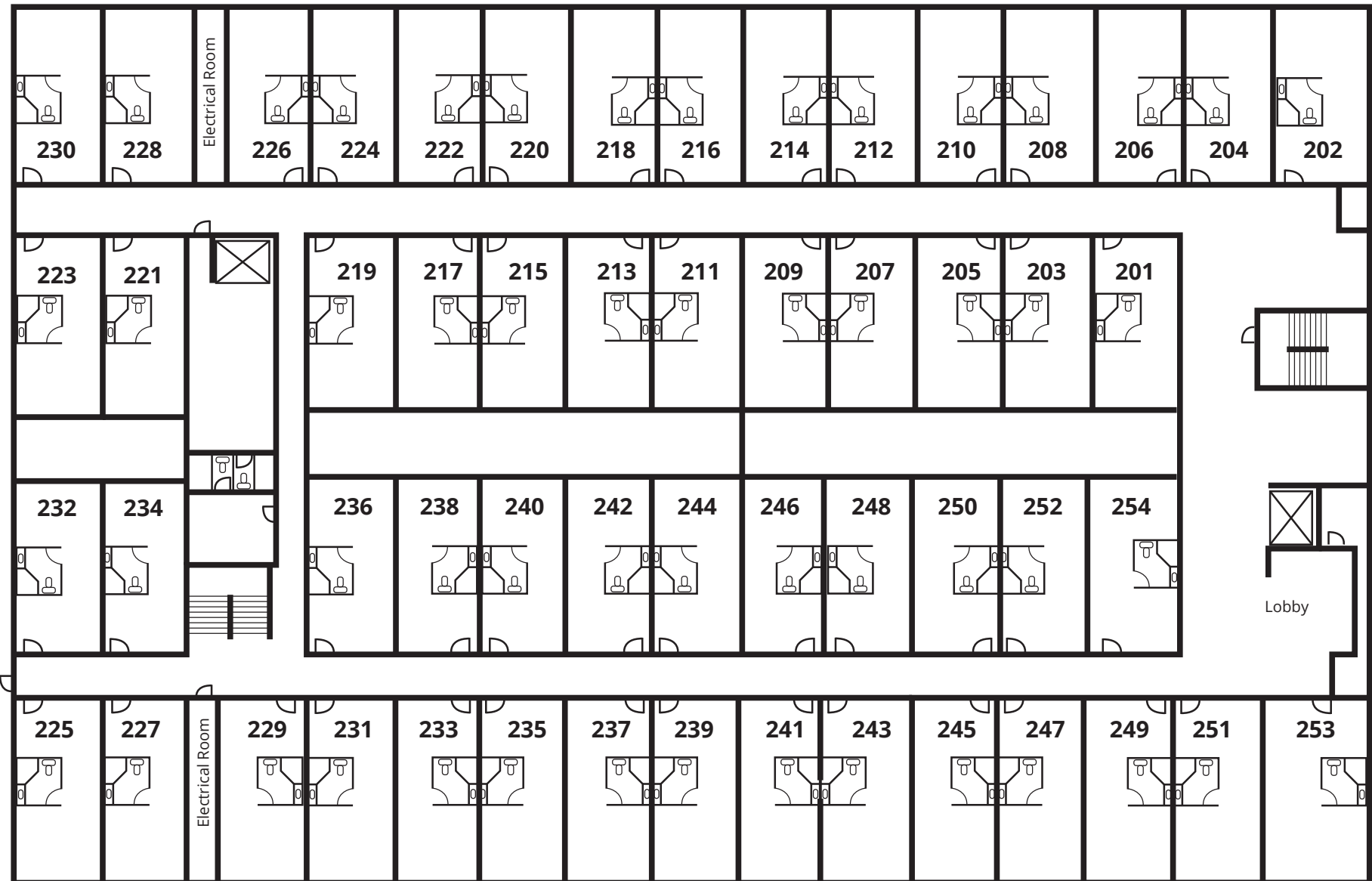
Floor Plans

GROUND FLOOR



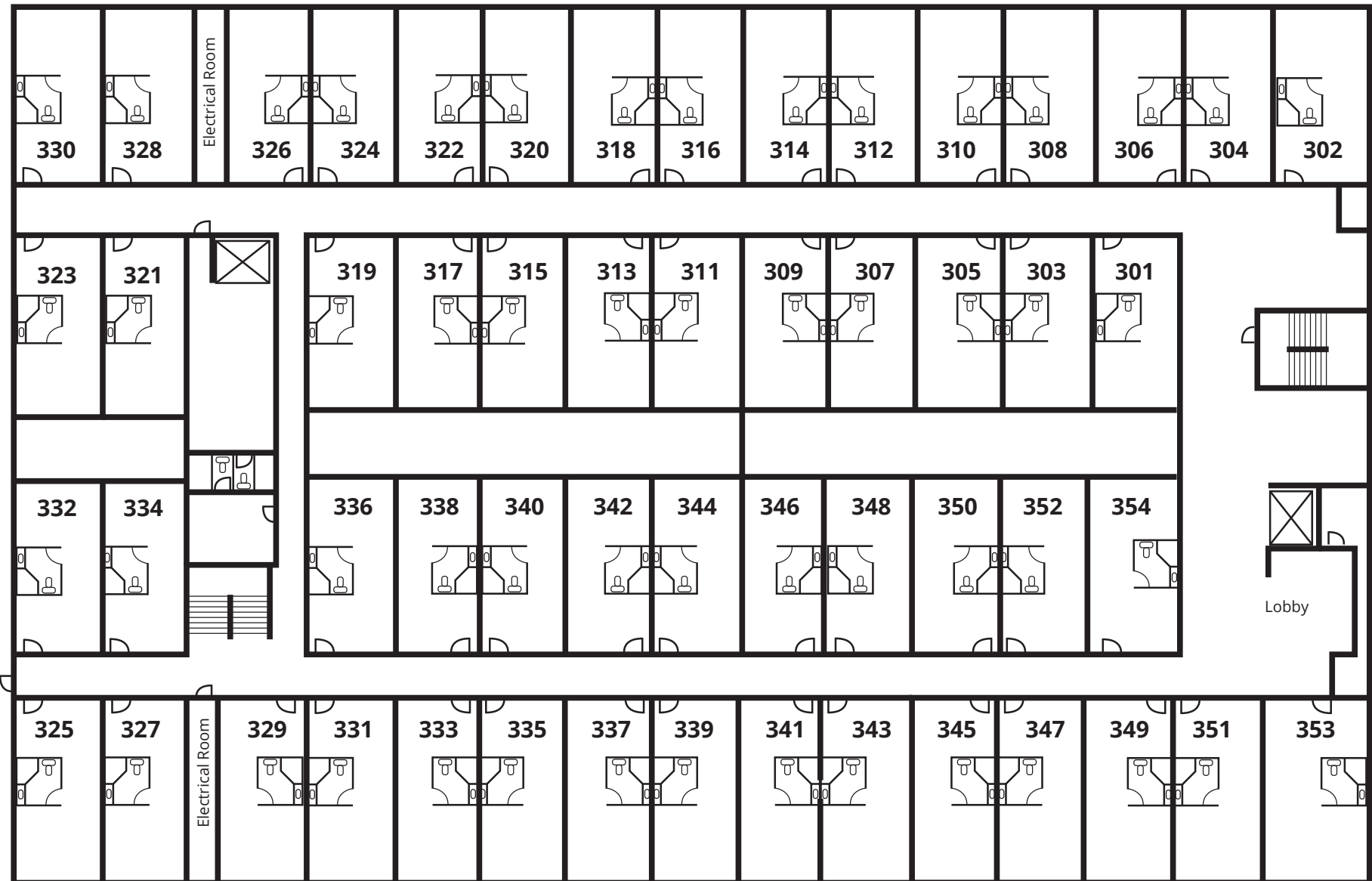
Floor Plans

2ND FLOOR



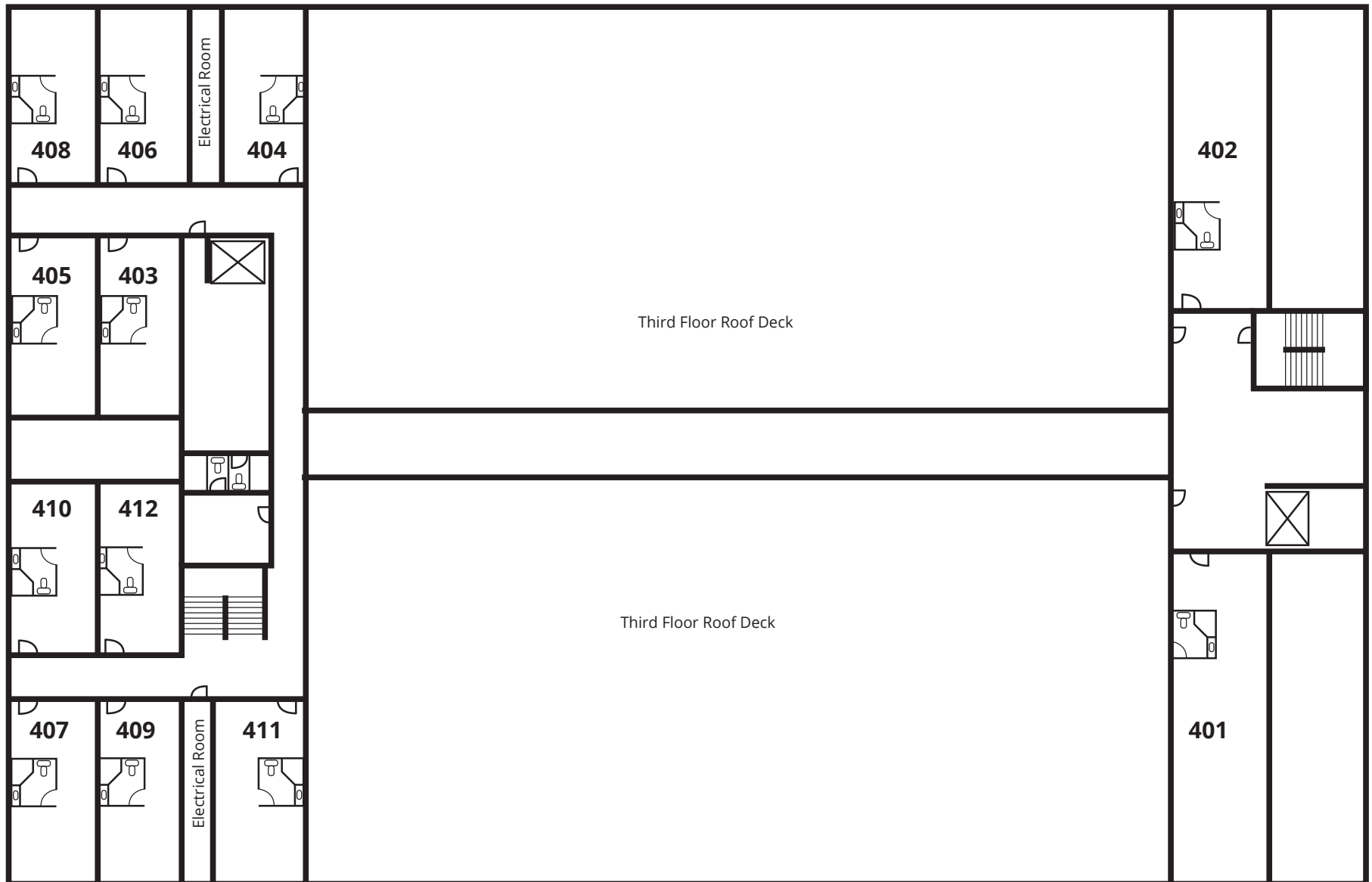
Floor Plans

3RD FLOOR



Floor Plans

4TH FLOOR





Accommodations *and Amenities*

BREAKDOWN OF ACCOMMODATION TYPE

Room Type	# Of Units	Size (Sq. Ft.)	Total GLA
Studio Suite Queen	71	324	23,004
Studio Suite Twin	71	324	23,004
Penthouse Suite	3	520	1,560
TOTAL	145		47,560

PROPERTY AMENITIES

- Air Conditioning
- Conference Room
- Flat-screen TV
- Free Wi-Fi
- Gym
- H2O Spa
- In-room Safe
- Kitchenette with mini-fridge and microwave
- Laundry Room for Guests
- Living Area
- Outdoor Fitness Area
- Outdoor Swimming Pool
- Playground and Barbeque
- Private bathrooms and rainfall showerheads
- Restaurant
- Small Dining Area

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