



2450 Dryden Rd

Moraine, OH 45439

Hospitality
Investment Opportunity
Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Red Roof Inn Daytona
2450 Dryden Rd Moraine, OH 45439



PROPERTY PHOTOS



PROPERTY PHOTOS



EXECUTIVE OVERVIEW

Luke Whittaker and Mitchell Glasson are pleased to present an excellent opportunity to acquire the well-positioned **Red Roof Inn Dayton – Moraine/University of Dayton**. This 76-room exterior-corridor asset is strategically located at 2450 Dryden Road, just off Interstate 75, one of the highest-traffic corridors in the Dayton MSA. I-75 carries **more than 130,000 vehicles per day** through this stretch, providing exceptional visibility and easy access for both commercial and leisure travelers. The property is surrounded by major demand drivers, including the **University of Dayton, Dayton Convention Center, Miami Valley Hospital, the GE Aviation EPIScenter, and Wright-Patterson Air Force Base**—Ohio's largest single-site employer. These institutions generate steady year-round lodging demand from university events, medical activity, defense contractors, and corporate travel. Dayton's hospitality sector has continued to strengthen, supported by ongoing investment in the downtown core and the region's robust aerospace, healthcare, and manufacturing base. The hotel has benefited from ongoing brand updates, and a new owner will have **limited remaining PIP** relative to other assets in the segment. With stable in-place cash flow, strong highway and institutional demand, and the ability to further optimize operations under the Red Roof brand, this offering represents a compelling opportunity to acquire a valuable asset in a steadily improving Midwest market.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Turnkey Property** - The property has minimal outstanding PIP, as ownership has completed continuous renovations and upgrades over the past several years, allowing a new buyer to step into a fully operational, well-maintained asset with limited near-term capital requirements.
- **Dayton Market Strength** - The Dayton lodging market continues to strengthen, supported by institutional, medical, defense, and manufacturing demand. With stable year-over-year RevPAR growth and improving corporate travel tied to Wright-Patterson AFB, Kettering Health, Premier Health, and the University of Dayton, the market is positioned for continued performance gains over the next 12 - 18 months.
- **Cash-Flowing Business** - As a limited-service hotel, the asset benefits from an efficient operating model. A new owner can continue to maintain an attractive expense load, supporting strong ongoing cash flow and delivering a higher cash-on-cash return compared to other property types.

Key Attractions and Events

- **University of Dayton & UD Arena:** A major regional draw for NCAA athletics, campus events, and year-round tournaments, attracting consistent leisure and group demand.
- **National Museum of the U.S. Air Force:** The world's largest military aviation museum, welcoming over one million visitors annually and serving as Dayton's top tourism anchor.
- **Dayton Dragons at Day Air Ballpark:** One of Minor League Baseball's most popular franchises, generating strong seasonal visitor traffic to the downtown area.
- **Carillon Historical Park:** A 65-acre open-air museum highlighting Dayton's rich innovation history, including the Wright brothers and the city's industrial heritage.



THE OPPORTUNITY

Property Overview

Property Name	Red Roof Inn Dayton - Moraine/U of Dayton
Total Keys	76
Address	2450 Dryden Rd
City, ST	Moraine, OH
Year Built/Renovated	1975/2023
Building Size (SF)	24,960
Lot Size (AC)	1.68
Daily Traffics (I-75)	105,000
5-Mile Population	211,000
5-Mile Household Income	\$65,000

Red Roof Inn Dayton

License Term	2044
Hotel Location Type	Suburban
Market Name	Dayton/Springfield
Submarket Name	Dayton South
Class	Economy
Corridor	Exterior
Stories	Two (2)



MARKET OVERVIEW

Red Roof Inn Daytona
2450 Dryden Rd Moraine, OH 45439



Dayton, OH

Market Demographics



135,500
Total Population

\$43,800
Median HH Income

55,000
of Households

45%
Homeownership Rate

63,000
Employed Population

22%
% Bachelor's Degree

34
Median Age

\$120,000
Median Property Value

Local Market Overview

Dayton, Ohio, is a mid-sized metropolitan city in southwestern Ohio and the county seat of Montgomery County, with a city population of approximately 135,000 and a regional metro population exceeding 800,000. The city serves as a central economic and employment hub within the Miami Valley, supporting a diverse labor force anchored by manufacturing, aerospace, logistics, healthcare, and defense-related industries. Dayton's population trends have stabilized in recent years following long-term industrial restructuring, with a median age in the mid-30s, reflecting a solid working-age demographic base.

Household incomes in Dayton remain below national and state averages, with median household income generally in the low-to-mid \$40,000 range, contributing to a relatively low cost-of-living environment. Median home values are typically well below larger Ohio metros such as Columbus and Cincinnati, reinforcing the area's affordability and attractiveness for workforce housing. Homeownership rates are moderate, indicating a balanced mix of owner-occupied and rental housing that supports both residents and incoming labor demand.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	57,268	202,395	526,167
Current Year Estimate	57,070	203,367	526,559
2020 Census	56,298	195,742	519,244
Growth Current Year-Five-Year	0.35%	-0.48%	-0.07%
Growth 2020-Current Year	1.37%	3.90%	1.41%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	21,644	87,293	226,375
Current Year Estimate	21,445	87,212	224,991
2020 Census	20,894	83,617	219,821
Growth Current Year-Five-Year	0.93%	0.09%	0.61%
Growth 2020-Current Year	2.64%	4.30%	2.35%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$102,891	\$83,547	\$97,935

DAYTON, OH



Local Market Overview

Situated within the Dayton metropolitan area, Moraine, Ohio offers a strategic blend of affordability, workforce accessibility, and proximity to regional infrastructure. The city has a population of approximately 6,500 residents, with a median age of 33 and a workforce that supports light industrial, logistics, and manufacturing operations. Moraine's housing affordability—driven by a median property value near \$128,000—and a median household income around \$44,600, make it an attractive location for both residents and employers. Located just minutes from Downtown Dayton and directly accessible via Interstate 75, the area offers streamlined access to labor, transportation corridors, and regional suppliers. Local investment continues in repurposing legacy automotive facilities into modern industrial and distribution spaces, reinforcing the city's identity as a critical link in Dayton's industrial corridor.

Economic Drivers

Moraine's economic landscape is anchored by advanced manufacturing, driven largely by Fuyao Glass America's operations on the former General Motors assembly site. The company employs over 2,000 workers in high-capacity automotive glass production and continues to invest in facility upgrades and R&D. Moraine benefits from direct connectivity to Interstate 75 and proximity to I-70, facilitating movement across the Midwest for suppliers and distributors. The city also sees growth from food processing and logistics tenants redeveloping underutilized industrial parcels. Regional investment incentives and a competitive cost structure support ongoing industrial expansion.

Higher Education



**University
of Dayton**

11,300

Student Enrollment

\$49,140

Avg In-State Tuition

16

Athletic Teams

80+

Academic Programs

Major Enrollment Base

The University of Dayton enrolls over 11,000 students across undergraduate, graduate, and doctoral programs, serving as one of the region's largest academic institutions and a consistent generator of visitor activity from families, faculty, and prospective students.

Athletics and Events

Home to 16 NCAA Division I athletic teams, including nationally recognized men's basketball, the University draws substantial attendance for games and campus events, boosting demand for local accommodations and dining year-round.

Performing Arts and Culture

The university's vibrant arts scene includes the Kennedy Union Ballroom, Boll Theatre, and a range of music, dance, and theater programs that attract audiences from across the Miami Valley for cultural performances, lectures, and seasonal showcases.

Alumni and Community Engagement

With a global alumni network of over 125,000 and deep local roots, the University of Dayton fosters strong community ties through service initiatives, alumni reunions, and signature events like Christmas on Campus—drawing thousands of visitors and reinforcing the school's regional presence year-round.

Conferences and Academic Events

The campus regularly hosts academic symposiums, corporate training programs, and regional conferences, drawing scholars, professionals, and attendees from across the Midwest and supporting weekday hospitality demand.

Economic Anchor

As one of Dayton's top employers and a nationally recognized research institution, the University of Dayton drives economic impact through job creation, business partnerships, and over \$260 million in annual sponsored research activity.

Demand Driver

Wright-Patterson Air Force Base Overview

Wright-Patterson Air Force Base is one of the largest and most strategically important U.S. Air Force installations in the world and serves as a major, year-round demand driver for the Dayton hospitality market. Home to more than 38,000 military personnel, civilian employees, and on-base contractors, the installation supports a constant flow of government travel, defense contracting activity, training programs, and visiting personnel. This steady presence generates consistent weekday lodging demand, particularly from transient government travelers, consultants, and long-term project teams requiring extended-stay accommodations.

TOP 5

Largest Base

±38,000

Employees

\$19B

Regional Economic Activity





✈ Dayton International Airport
±15 Miles Away

✈ Wright-Patterson Air Force Base
±15 Miles Away

🏌 Miami Valley
Golf Club



Eastwood

✚ Dayton Children's Hospital
±181 Beds



Riverscape



✚ Dayton VA Medical Center
±356 Beds



✚ Miami Valley Hospital
±975 Beds



University of Dayton
±12,000 Students
±6 Miles from SP



Walnut Grove
Country Club



Industrial Re-Development
±1 Million SF Plant Under Construction



Possum Creek



City of Dayton
Golf Course



✈ Cincinnati/Northern Kentucky
International Airport
±62 Miles Away

Google Earth



Detroit, MI
±200 Miles



Indianapolis, IN
±121 Miles



Cincinnati, OH
±50 Miles



Columbus, OH
±70 Miles

Subject Property

FINANCIAL OVERVIEW

Red Roof Inn Daytona
2450 Dryden Rd Moraine, OH 45439



OPERATING OVERVIEW

2025	
Number of Rooms (1 Not in Use)	76
Available Rooms	27,375
Occupancy	63.8%
ADR	\$82.51
RevPAR	\$52.62
Room Revenue	\$1,459,678

2023 Operating Overview - Shut Down for Renovations	
Number of Rooms (1 Not in Use)	76
Available Rooms	27,375
Occupancy	30.70%
ADR	\$70.28
RevPAR	\$21.54
Room Revenue	\$589,658

2024 Operating Overview - Reopened	
Number of Rooms (1 Not in Use)	76
Available Rooms	27,375
Occupancy	45.60%
ADR	\$70.23
RevPAR	\$32.03
Room Revenue	\$876,821

2022 Operating Overview	
Number of Rooms (1 Not in Use)	76
Available Rooms	27,375
Occupancy	55.30%
ADR	\$70.88
RevPAR	\$39.16
Room Revenue	\$1,072,005

FINANCIAL OVERVIEW

\$3,950,000

List Price

2.70

T12 Room Revenue
Multiple

\$51,970

Price Per Key



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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