



Fairfield Inn & Suites by Marriott



TAKE ANOTHER LOOK!!!...REVENUE IS STABILIZING AFTER OPENING OF THE NEW HGI CONFERENCE CENTER HOTEL AND ITS 15,000 CONFERENCE CENTER. THE FAIRFIELD FEATURES GREAT CASH FLOW AT A REDUCED PRICE. The hotel produces an attractive top line revenue with a compelling net operating income (\$860K, including mgmt fee). Buy newer for two-thirds of replacement cost even after the costs of the new PIP are included. the new conference center will attract a variety of new business to the local market.



Executive Summary

GREAT PRICE AT LESS THAN \$98K PER KEY! OWNER'S REFRESH PIP COMPLETED IN 2022. NEW 15,000 SQ.FT. CONFERENCE CENTER OPENED IN OCT 2025.

This 89 room Fairfield Inn & Suites is among the 2 top rated hotels in Hutchinson. Along with attractive top line revenue and net income, it is well rated on the third-party travel sites. It features one of the best and most visible locations in town, as it is located in the most concentrated retail area in the area. Hutchinson, along the South Hutchinson, is a mid-sized Kansas town of 43,000, with numerous demand generators. Hutch is located in Reno County with a population of over 60,000. The hotel is only a 45-minute drive down K-96 to the Dwight D. Eisenhower National Airport in Wichita.

Hutchinson has historically been a very good hospitality market. Surrounded by companies like the Dillon's (now Kroger) regional office and distribution warehouse, Tyson and Cargill Salt, the hotel benefits from those corporate demand generators as well as attractions such as the Kansas Cosmosphere, the Kansas State Fair, the Kansas Underground Salt Museum (now Strataca), and the National Junior College Association national basketball tournament. Downtown Hutch has also received Star Bonds for the redevelopment of the downtown area and includes upgrades to the Cosmosphere, renovations to Memorial Hall, and the addition of the Landmark Building apartment project.

Local Demand Generators:

- Cosmosphere – a nationally recognized space museum and one of the most complete in the country
- Strataca – formerly the Kansas Underground Salt Museum, Carey Salt

- National Junior College basketball tournament (draws attendees from all over the country)
- Annual Kansas State Fair (attracts 350,000 annually)
- Downtown Hutch Redevelopment
- A new 14,500 square foot conference center is scheduled to open this summer which could increase the meeting and convention business dramatically.

Notable Area Businesses:

- Hutchinson Regional Healthcare
- Dillon's
- Tyson
- Siemens Wind Power
- Lowen Corporation
- Collins Bus Corporation
- Hutchinson Correctional Facility (The State of KS has plans to replace with the existing facility with a new \$450M facility)

Click on the "BUYER CA" tab BELOW to complete and submit the Confidentiality Agreement

BUYER CA



Property Details

| | |
|---------------|--|
| Address | 1111 N. Lorraine St. Hutchinson, KS 67501 |
| Price | 8,750,000 |
| Rooms | 89 |
| Price Per Key | 98,314 |
| Property Type | Limited service - upper midscale |
| Revenue | Call or email for CA |
| Website | Fairfield Inn & Suites by Marriott (https://www.marriott.com/en-us/hotels/ictlu-fairfield-inn-and-suites-hutchinson/rooms/) |

Hotel Description

- 89 keys, opened 2012
- Revenue stabilizing after opening of the HGI
- Premium Brand, now offered at \$98K per key, 40% less than a new build
- Refresh PIP completed in 2022
- Attractive top line revenue, nearly \$2.4M (YE 2025)
- \$860K in net operating income (YE 2025) including management fee
- 4 floors, interior corridor
- Opened 2012
- Assorted suites, including separate sleeping areas
- Microwave and mini-fridge, all rooms
- Sundry shop & guest laundry
- Fitness center
- Business center
- Indoor pool & spa
- 100% non-smoking
- Well rated on travel sites
- Marriott Inn & Suites prototype
- A very good hospitality town, due to the corporate activity and major demand generators like the Cosmosphere, the Kansas State Fair and the National Junior College basketball tournament
- Only 45 minutes to the Eisenhower National Airport in Wichita
- A new 15-year license will be available
- Manageable Relicensing PIP (available)

Contact a Broker



Brent Jaynes (<https://www.leisurerealstate.com/broker/brent-a-jaynes/>)

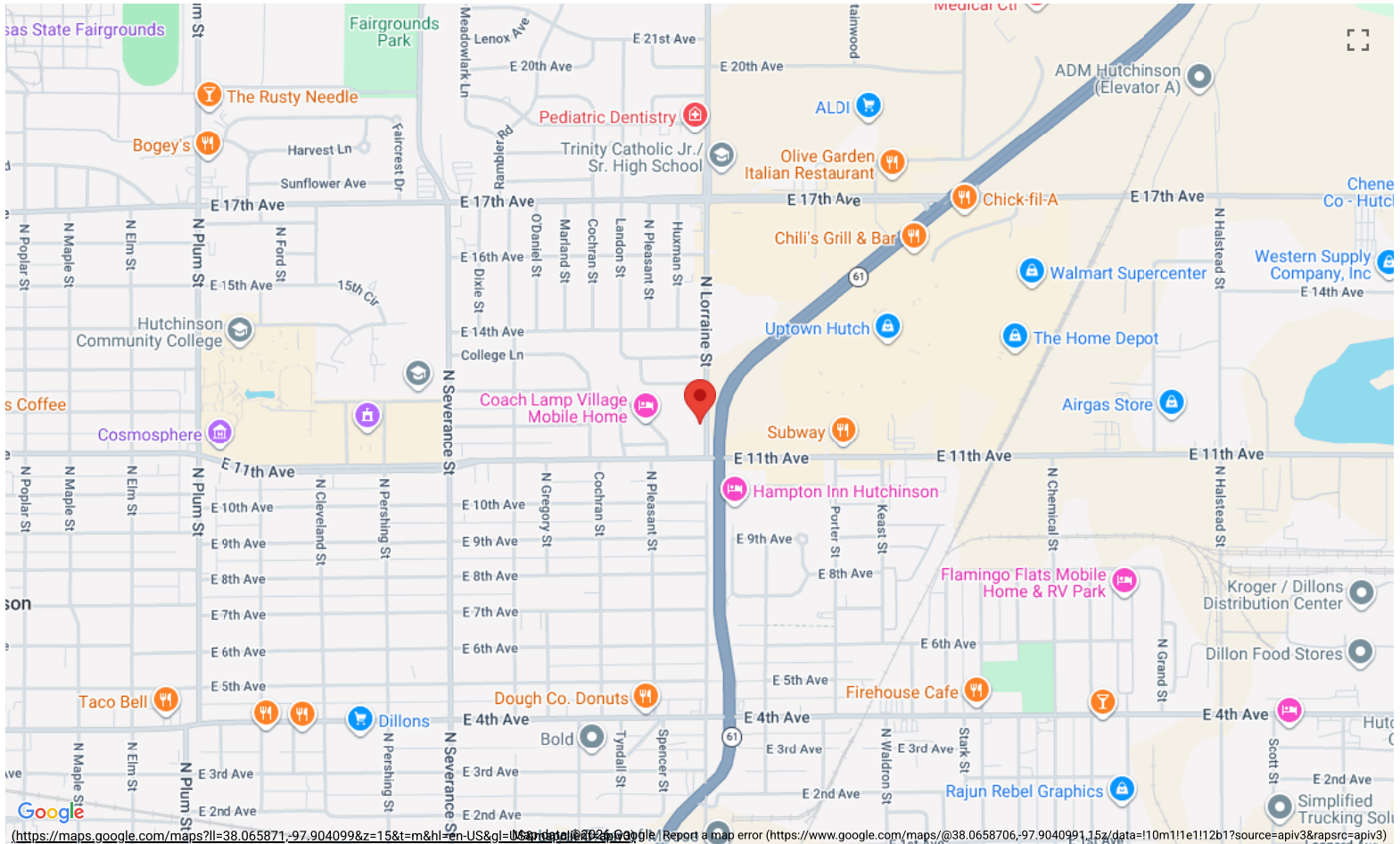
13000 W 87th St. Pkwy, Suite 108

Lenexa, KS 66215

Phone: 913-499-4731

Fax: 913-499-4771

EMAIL THE BROKER



Leisure Real Estate Advisors, LLC | 13000 W 87th Street Pkwy, Suite 108 | Lenexa, KS 66207 | (913) 894-5252

©2022 Leisure Real Estate All rights reserved.

Receive Exclusive Property Updates

Email

SUBSCRIBE