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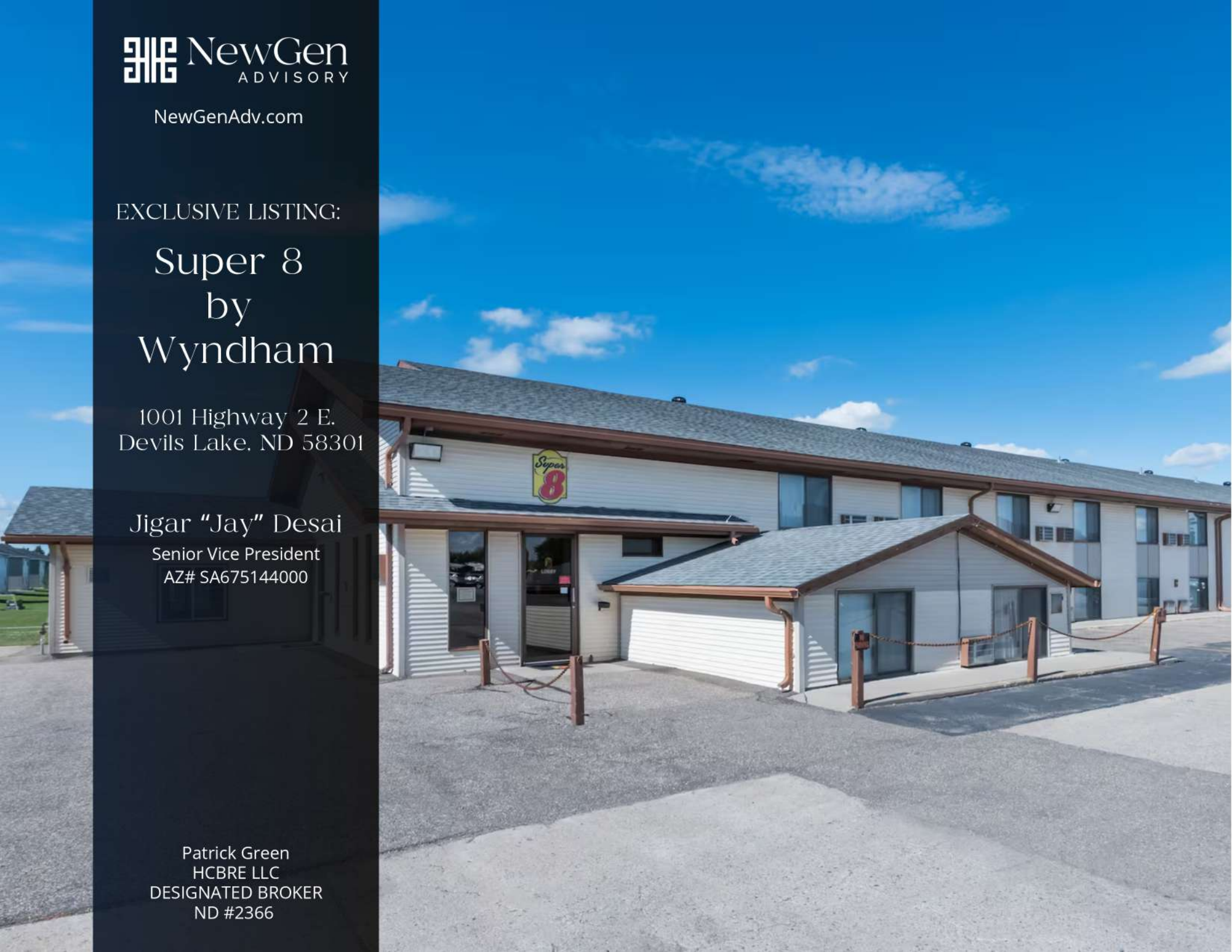
Super 8 by Wyndham

1001 Highway 2 E.
Devils Lake, ND 58301

Jigar "Jay" Desai

Senior Vice President
AZ# SA675144000

Patrick Green
HCBRE LLC
DESIGNATED BROKER
ND #2366



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INVESTMENT PROFILE

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Jigar "Jay" Desai of NewGen Advisory is proud to present the for sale of Super 8 by Wyndham located in Devils Lake, SD. This economy-class, 2-story hotel comprises 15,031 SF on a 1.34-acre lot and was built in 1978 with a full renovation completed in 2013. The property contains 37 guest rooms, and is zoned "C," making it suitable for continued hospitality use or potentially adaptive redevelopment. Positioned just off Highway 2, the hotel offers strong visibility and convenient access to key demand generators like Spirit Lake Casino, area heritage sites, and Devils Lake's recreation offerings. Guests enjoy standard amenities including free WiFi, complimentary continental breakfast, an indoor heated pool and hot tub, 24-hour front desk service, and complimentary parking. Its central location and branded status with Wyndham position the property as a solid investment opportunity, especially for an owner-operator or investor seeking a value tier lodging property in the Devils Lake market.



OFFERING SUMMARY

	Sale Price:	\$1,300,000
	Building Size:	15,031 SF
	Lot Size:	1.34 AC
	Year Built:	1978
	Renovation Completed:	2013
	Number of Rooms:	37
	Stories:	2
	Zoning:	C
	Hotel Type:	Economy

PROPERTY HIGHLIGHTS

- YOY Steady Revenues Including 2025
- Manager's Quarters On-Site
- Absentee Managed allowing on-site owner/operator to decrease costs and increase revenues
- Financing available to qualified buyers (SBA 7A, SBA 504, Conventional)
- Only Wyndham property in town with minimal competition



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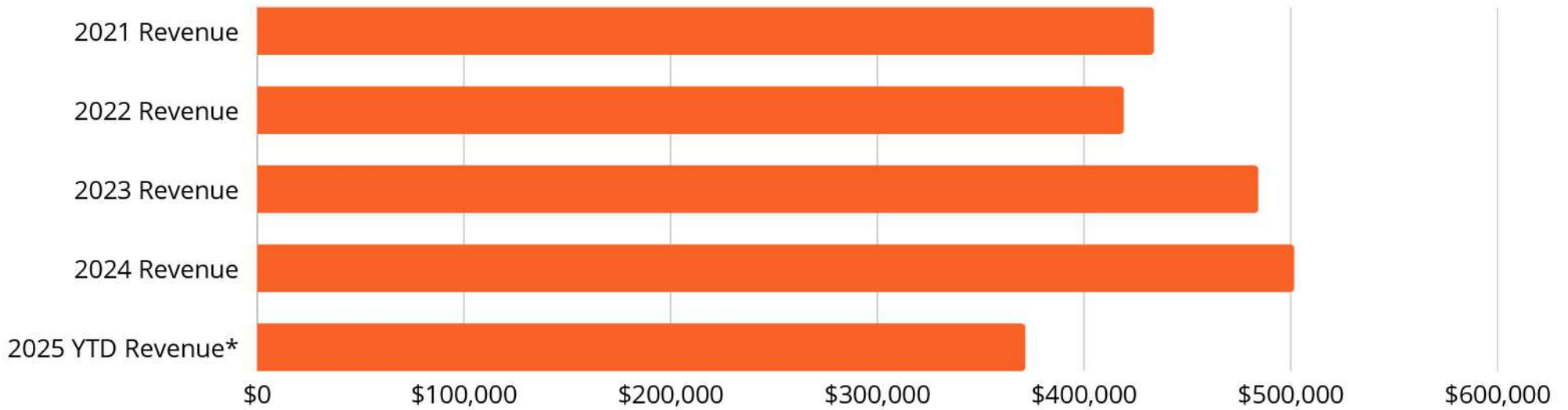
FINANCIAL ANALYSIS

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**YTD Revenue through September 2025.*

	Occupancy	ADR	RevPar
2021	40.61%	\$82.72	\$32.12
2022	38.7%	\$80.01	\$30.98
2023	43.6%	\$82.17	\$35.86
2024	40.91%	\$92.88	\$37.32
2025 YTD Revenue*	42.79%	\$90.41	\$38.48



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PROPERTY IMPRESSIONS

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LAKE REGION HERITAGE CENTER

The Lake Region Heritage Center in downtown Devils Lake is a museum dedicated to preserving the culture and history of the region. It features exhibits on Native American beadwork, pioneer life, local businesses, and rotating art displays, making it a versatile destination for both history lovers and art enthusiasts. The center hosts educational programs, school tours, and community events throughout the year, ensuring it attracts a steady flow of visitors. Its location in the heart of Devils Lake also helps drive traffic to surrounding shops, restaurants, and local businesses.



RAMSEY COUNTY FAIRGROUNDS & PETERSON ARENA

The Ramsey County Fairgrounds and Peterson Arena serve as a major hub for community gatherings, livestock shows, horse competitions, rodeos, and the annual county fair. With large indoor and outdoor facilities, it accommodates thousands of participants and spectators during major events. This site brings significant seasonal and event-based visitation, supporting hotels, restaurants, and local businesses.



SPIRIT LAKE CASINO & RESORT

Spirit Lake Casino & Resort is one of the region's largest entertainment destinations, offering gaming, live entertainment, dining, lodging, and marina access along the lake's south shore. The resort attracts tens of thousands of visitors each year, serving both day-trippers and overnight guests who contribute significantly to the local economy. With more than 500 slot machines, table games, a bingo hall, and an event space, it appeals to a wide variety of travelers. Its combination of entertainment and accommodations makes it a key anchor attraction for Devils Lake and the surrounding area.



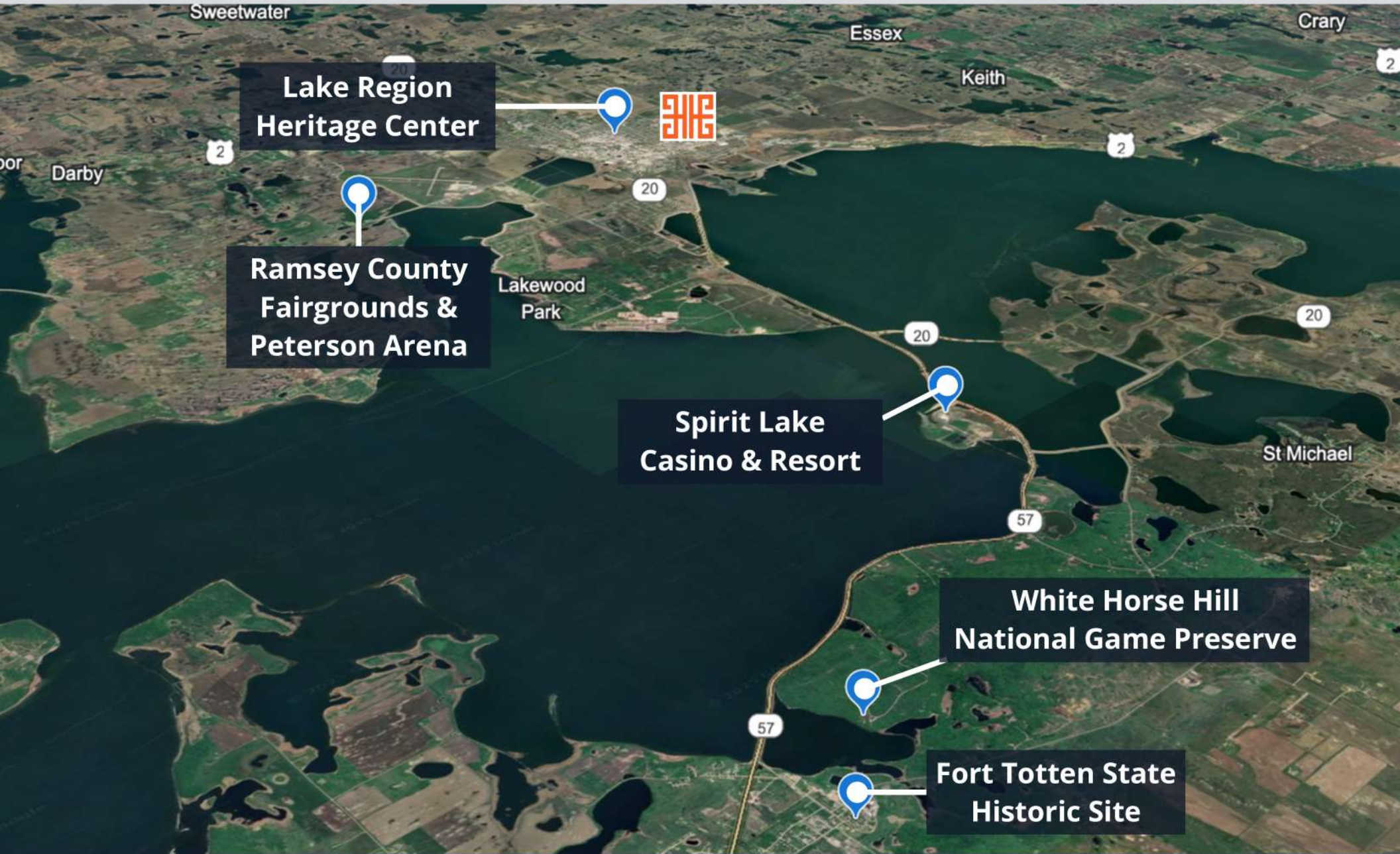
FORT TOTTEN STATE HISTORIC SITE

Fort Totten State Historic Site is one of the best-preserved frontier military posts in the region, later repurposed as a boarding school and tuberculosis hospital. Today, it offers guided tours, interpretive exhibits, 16 original buildings, and even a historic inn for overnight stays. The site draws cultural travelers, history enthusiasts, and school groups looking to experience life on the northern plains in the late 1800s. Positioned near other attractions, it adds diversity to Devils Lake's tourism offerings and provides visitors with a rich and educational experience.

WHITE HORSE HILL NATIONAL GAME PRESERVE

White Horse Hill National Game Preserve is a 1,674-acre wildlife refuge and scenic preserve located just south of Devils Lake. It is home to bison, elk, deer, prairie dogs, and more than 200 bird species, offering hiking trails, wildlife drives, and an overlook with sweeping views of the lake. The preserve welcomes more than 80,000 visitors annually, making it one of the area's strongest tourism generators. By combining outdoor recreation with wildlife conservation and education, White Horse Hill enhances Devils Lake's reputation as a premier destination for nature lovers and outdoor enthusiasts.

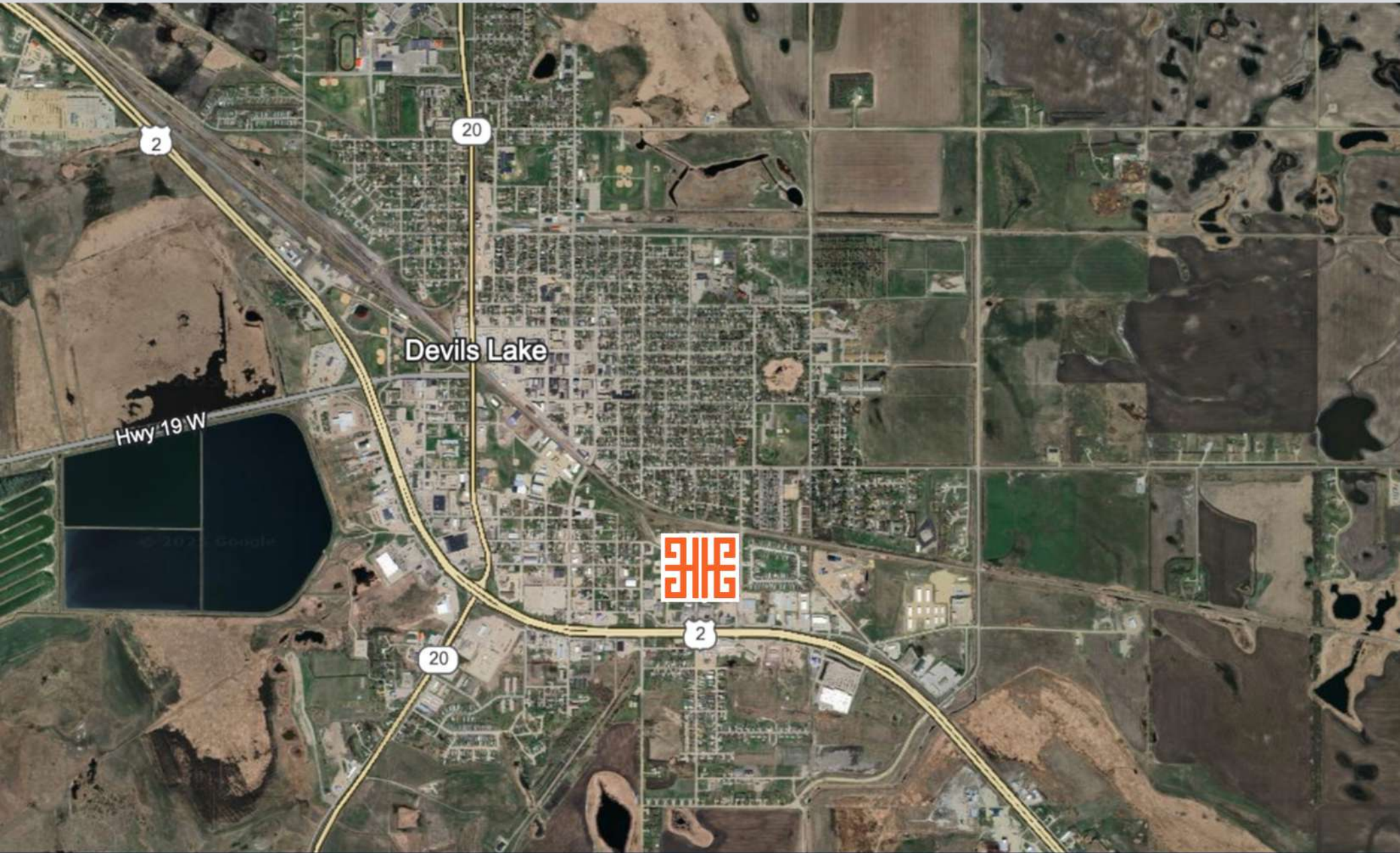




LOCATION MAP

Super 8 by Wyndham
Devils Lake, ND







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ADVISOR BIO

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JIGAR "JAY" DESAI

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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



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