

OFFERING MEMORANDUM

Days Inn

LODI, CALIFORNIA



Confidentiality and Disclaimer

This document has been prepared by Apex Lodging Advisors for advertising and general information only. Apex makes no guarantees, representations or warranty of any kind as to the accuracy or reliability of the information contained in this offering memorandum. It is the responsibility of any potential buyer to undertake their own inquires as to the accuracy of the information. Apex Lodging Advisors excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Apex Lodging Advisors ©2025. All rights reserved.



Table of Contents



2025

Executive Summary	1
Property Details	2-7
Property Highlights	
Photos	
Location Details	8-9
Geographic Location	
Demand Generators	
Financial Analysis	10-14
Historical Revenue & 2 Year Proforma	
Monthly Performance at a Glance	
Sales Comparables	
SWOT	
Apex Financial Services	15
About Apex Lodging Advisors	16
Terms of Sale	17
Broker Contact	18





Executive Summary

Overview

Days Inn by Wyndham Lodi presents an exceptional opportunity to acquire a well-established economy hotel located in the heart of California’s Central Valley wine country. Priced at \$5,895,000, this 49-room, exterior-corridor property sits on approximately 1.5 acres and is strategically positioned just off Highway 99, offering excellent visibility and convenient access to Sacramento, Stockton, and the Bay Area. The hotel is ideally located to capture consistent demand from corporate travelers, regional visitors, and the steady stream of leisure guests drawn to Lodi’s thriving wine tourism industry.

Renovated in 2021 and spanning approximately 1.49 acres, the property benefits from strong brand affiliation with Wyndham Hotels & Resorts, ensuring a reliable reservation base through global marketing. With an established operating history and market stability, the Days Inn Lodi is well positioned for revenue growth through targeted operational efficiencies and refreshed management initiatives.

Key location drivers include:

- Direct visibility and access from Highway 99 and proximity to Interstate 5
- Close to Lodi Wine Country, featuring 70+ wineries and tasting rooms attracting national and international visitors
- Proximity to major regional employers in agriculture, healthcare, and education, including Adventist Health Lodi Memorial and University of the Pacific (Stockton)
- Nearby attractions such as Lodi Lake Park, Micke Grove Regional Park & Zoo, and historic downtown Lodi
- Demand from corporate, leisure, and transient segments with year-round appeal

Amenities include complimentary breakfast, free WiFi, outdoor pool, business center, meeting space, and on-site parking, offering strong appeal to both short-term and extended-stay guests.

With minimal PIP requirements, strong brand backing, and significant upside potential in one of California’s fastest-growing wine tourism regions, the Days Inn Lodi represents an attractive acquisition for both first-time buyers and seasoned investors seeking to expand within a stable and high-demand Central Valley market.

For further inquiries, please contact Apex Lodging Advisors today.



49 Rooms Total:

- 22 Double Queen Beds
- 21 Single Kings Beds
- 6 Queen Bed Suites



PROPERTY DETAILS

Days Inn
710 South Cherokee Lane
Lodi, CA

Asking Price: \$5,895,000

Lot Size: Aprox 1.49 acres

Building Size: Aprox 21,274 sq ft

Year Built: 1961

Year Renovated: 2021

Hotel Market: California's Central Valley

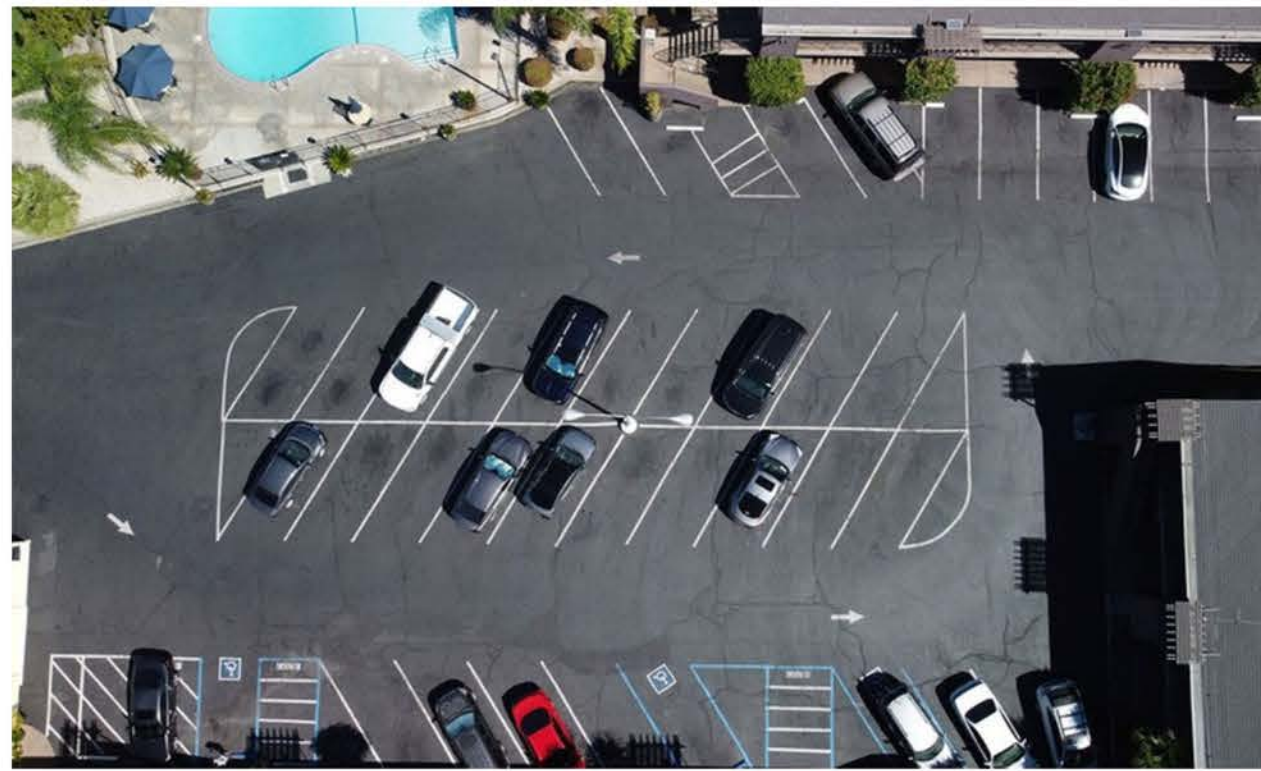
Property Type: Economy Segment

Average ADR \$82.09

Rooms 49

2 Floors - Exterior Corridor

- Unencumbered by Management
- Property will be delivered Fee Simple



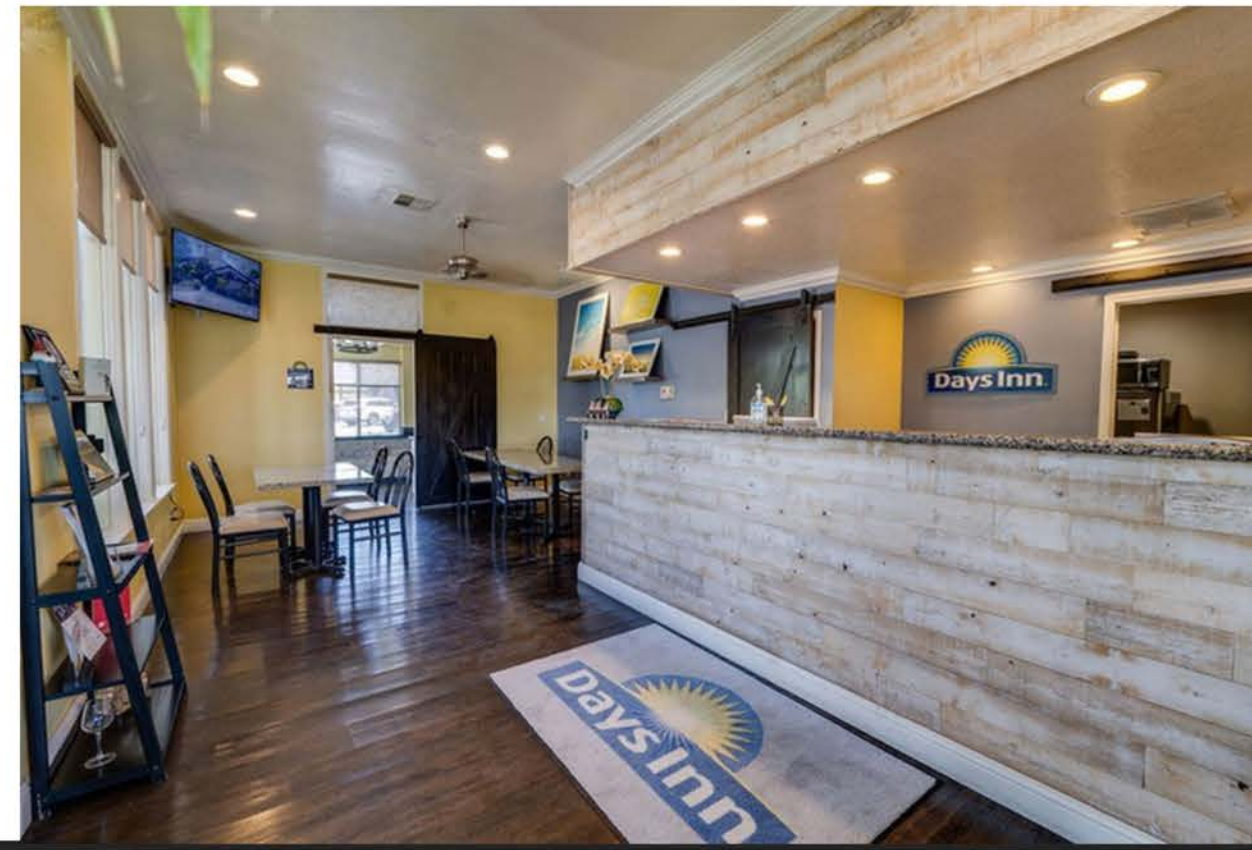
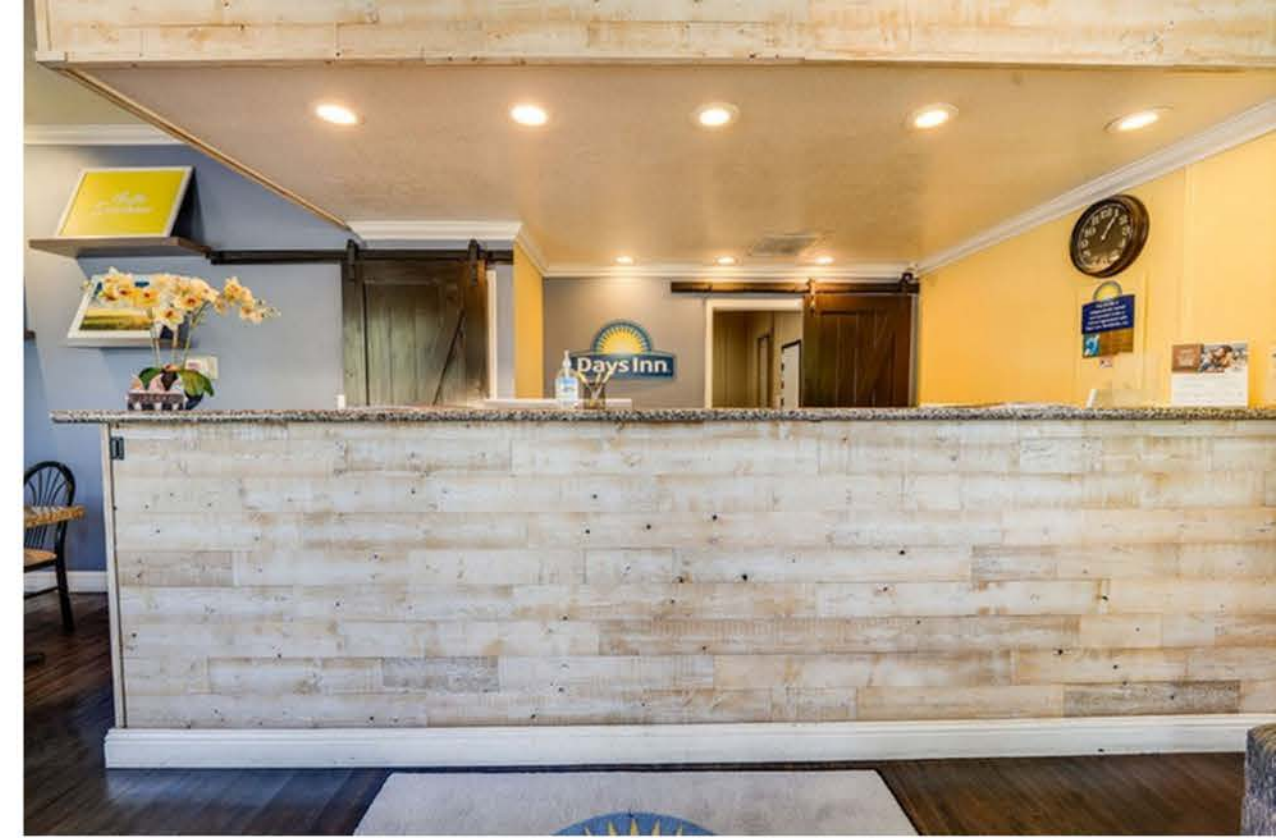
Exterior Views





Exterior Views



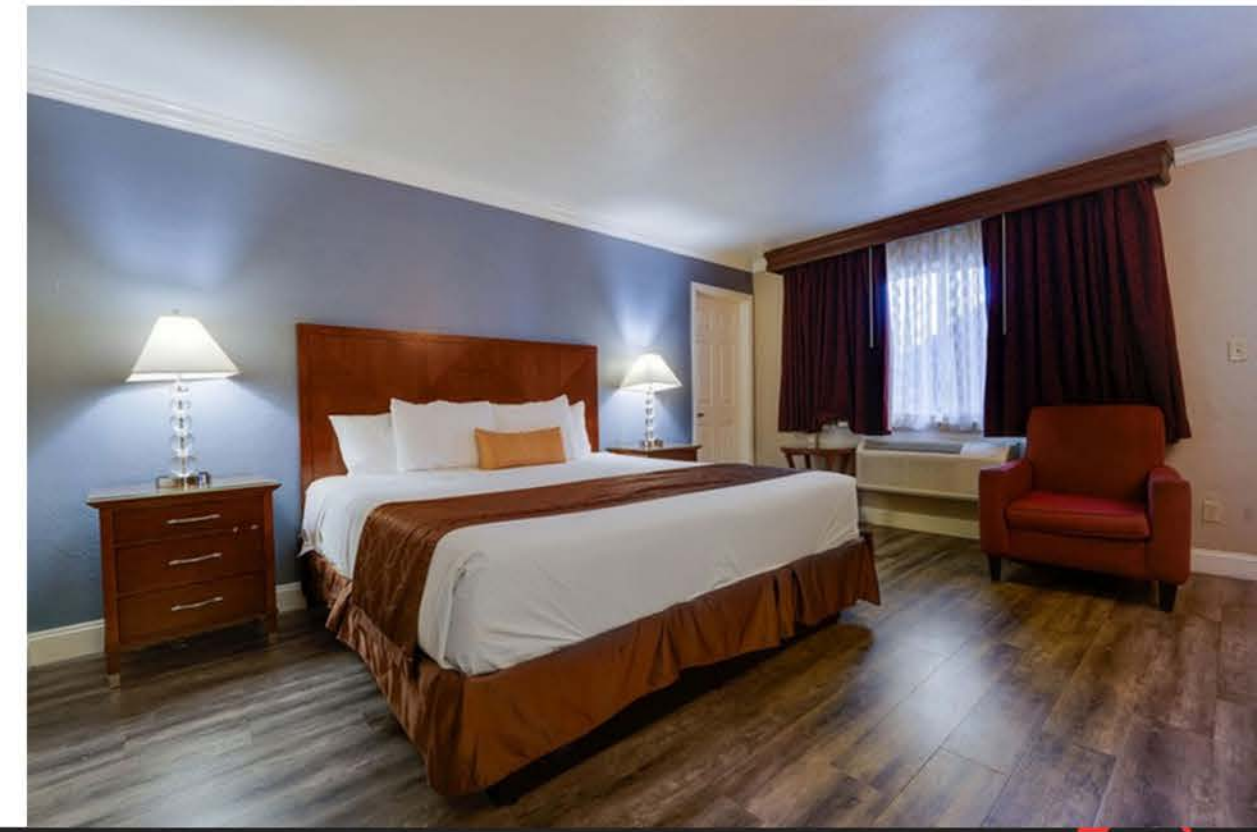
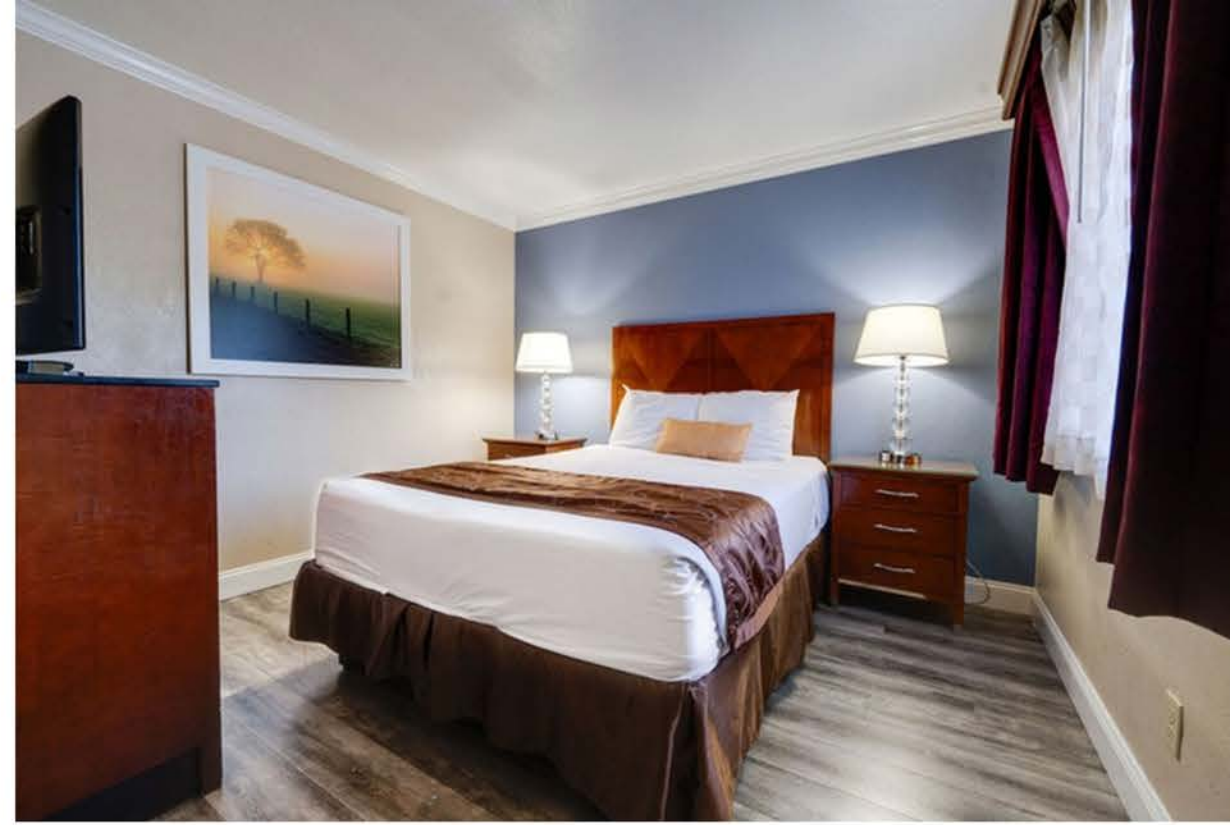


Interior Views





Rooms



Rooms

Location Details



CITY
Lodi, CA

COUNTY
San Joaquin County



POPULATION
~68,642



DENSITY
4,494/SQ MI



MEDIAN INCOME
\$84,402



Area Demand Generators

Lodi, CA benefits from robust demand drivers including its renowned wine industry, strong educational and healthcare institutions, and access to major transportation corridors. These anchors, combined with tourism, recreation, and cultural attractions, create steady year-round demand from leisure, corporate, and regional travelers.

Transportation

Interstate I-5
State Route 99
Interstate 580
Interstate 80
Lodi Transit Station

Proximity to Key Cities and Attractions

Lodi Arch
Hill House Museum
World of Wonders Science Museum
San Joaquin County Historical Society & Museum
Lodi Wine Visitor Center
Wineries and Wine Trails
Jellystone Park™: Tower Park

Educational Institutions

The University of the Pacific

Airports

Stockton Metropolitan Airport
Sacramento International Airport
Lodi Airpark
Kingdon Airpark

Parks and Recreation

Lodi Lake Park
Micke Grove Regional Park





Sales Comparables



QUALITY INN

SALE PRICE: \$7,000,000

SALE DATE: JUNE 2023

PRICE PER KEY: \$102,941

OF ROOMS: 68

LOCATION: MODESTO, CA



ECONO LODGE INN

SALE PRICE: \$5,450,000

SALE DATE: DECEMBER 2022

PRICE PER KEY: \$102,830

OF ROOMS: 53

LOCATION: LODI, CA



QUALITY INN

SALE PRICE: \$5,800,000

SALE DATE: MARCH 2022

PRICE PER KEY: \$98,305

OF ROOMS: 59

LOCATION: TRACY, CA

S

W

O

T



STRENGTH

Solid quality built two buildings, Only PIP item is FF&E(Seller will pay for cost), On site 2 bed huge living quarters behind front desk, historical string and best in market segment adr and OCC

WEAKNESS

overall motel market downturn has caused about 10% revenue loss YTD compared to prior year, Seller no longer on living on site also decreasing revenue.

OPPORTUNITIES

Predictable Revenue Growth with Market Recovery, On-site manager's quarters – ideal for owner-operator, significant value-add by reducing payroll expenses, improving operational efficiency, and enhancing hands-on oversight of the property.

THREATS

Market Inflationary Pressures





Hotel Acquisition Financing

Find Out How We Put The **Fun** Back In **Funding**

- Our in-house capital markets division will streamline your transaction
- Great Rates, Customized Terms & Comprehensive Support
- We work directly with banks experienced in all categories of hotel loans

We have several lenders already interested in working on the Days Inn in Lodi, CA.

Let us help qualify you today!

About Us

Welcome to the Apex of hospitality sales and financing

OUR VISION

Apex Lodging Advisors is passionate about hospitality and has an unrelenting drive to be the best advisors in the industry. Our company is built on four cornerstones that create the framework of our identity. By integrating these into our business, we are constantly building rewarding relationships with top hoteliers worldwide. We are the Apex of hotel advisory.

CORNERSTONES

Have Integrity We are transparent, honest and trustworthy. No Bullshit. It's that SIMPLE

Be Creative If you can imagine it, it can be done. We continue to grow & improve EVERYDAY

Positive Thinking Be kind and consistent. We are good people and we love the WINS

Track the Data We invest in people, education and resources. All the details MATTER

We look forward to working with you on a successful transaction!



Terms of Sale



Ownership will evaluate all offers based on several factors:

- Purchase Price
- Source of Funds
- Terms of the Sale
- Strength of Buyer

Offering Format

All offers will address the purchase price, down payment, escrow, deposits, contingency timelines, and closing

Terms

The property is being sold on an “as is, where is” basis.

Due Diligence

Access to all due diligence documents will be provided to buyers who have executed the confidentiality agreement. Apex or the ownership may provide additional documents at any time. It is the responsibility of the prospective purchaser to review the material prior to submitting an offer.



LISTING BROKER



Sagar "Sam"
Patel

Exclusive Listing Broker
BRE# 02151934

MOBILE PHONE

661.432.6210

EMAIL ADDRESS

sagar@apexlodgingadvisors.com