



SINGH COMMERCIAL
GROUP
In association with KW Commercial

HOTEL FOR SALE

BAYMONT
BY WYNDHAM

Renovated Hotel with Great Revenue! Baymont by Wyndham Orlando

OFFERING MEMORANDUM | 3956 WEST COLONIAL DRIVE | ORLANDO, FL

Exclusively Listed by

Rav Singh, CCIM - Senior Director | (210) 696-9996 | Rav@SinghCommercialGroup.com | 0560351, Texas

Jay Patel - Keller Williams Legacy Realty | (407) 361-0970 | jayppatel@kw.com | SL3568211, Florida

KW Commercial City View

15510 Vance Jackson Suite 101

San Antonio, TX 78249

Each Office is Independently Owned and Operated

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EXECUTIVE SUMMARY

Baymont by Wyndham Orlando Downtown



OFFERING SUMMARY

PRICE:	\$7,500,000
NUMBER OF ROOMS:	80
REVENUE (2025):	\$1,731,887
NOI:	\$843,470
CAP RATE:	11.25%
PRICE / DOOR:	\$93,500
LOT SIZE:	2.23 Acres
BUILDING SF:	42,037 SF
MARKET:	Orlando
YEAR BUILT:	1984
RENOVATED:	2025

PROPERTY DESCRIPTION

The Baymont by Wyndham Orlando Downtown, is a strategically located hotel asset in the heart of Orlando, offering a prime opportunity for investors and hospitality operators. Positioned just minutes from downtown Orlando, Camping World Stadium, Kia Center - home of the Orlando Magic NBA team, Inter&Co - home of Orlando City MLS soccer team & Orlando Pride of the National Women's Soccer League along with key entertainment, retail, and dining destinations, this property benefits from strong visibility and accessibility.

Featuring 80 well-appointed guest rooms, the hotel provides a comfortable stay for both business and leisure travelers. With its central location and strong brand recognition, the property offers consistent demand and attractive income potential.

This asset presents multiple avenues for value creation, including operational enhancements, brand repositioning, or redevelopment opportunities, making it ideal for investors seeking a well-located, income-generating property in a dynamic market.

Property Tours are available by appointment only. Please reach out to the listing broker to schedule a tour.



PROPERTY HIGHLIGHTS

Baymont by Wyndham Orlando Downtown



PROPERTY HIGHLIGHTS

- Two-Story, 80-room, Baymont hotel by Wyndham, built in 1984 and fully renovated in 2025
- The hotel has achieved a 2025 room revenue of \$1.73M
- Perfect for Owner - Operator or First Time Buyers!
- Prime Downtown Orlando location with high visibility
- Excellent proximity to sports and entertainment venues, restaurants and malls
- The property has gone through extensive renovations of recent new improvements that include guest rooms, lobby, breakfast area, and exterior
- The Hotel can grow revenue through stronger RevPAR penetration and better revenue management practices
- All tours must be scheduled with the KW Commercial listing agents. At no time shall the on-site management or staff be contacted without prior approval.



Property Photos

Baymont by Wyndham Orlando Downtown



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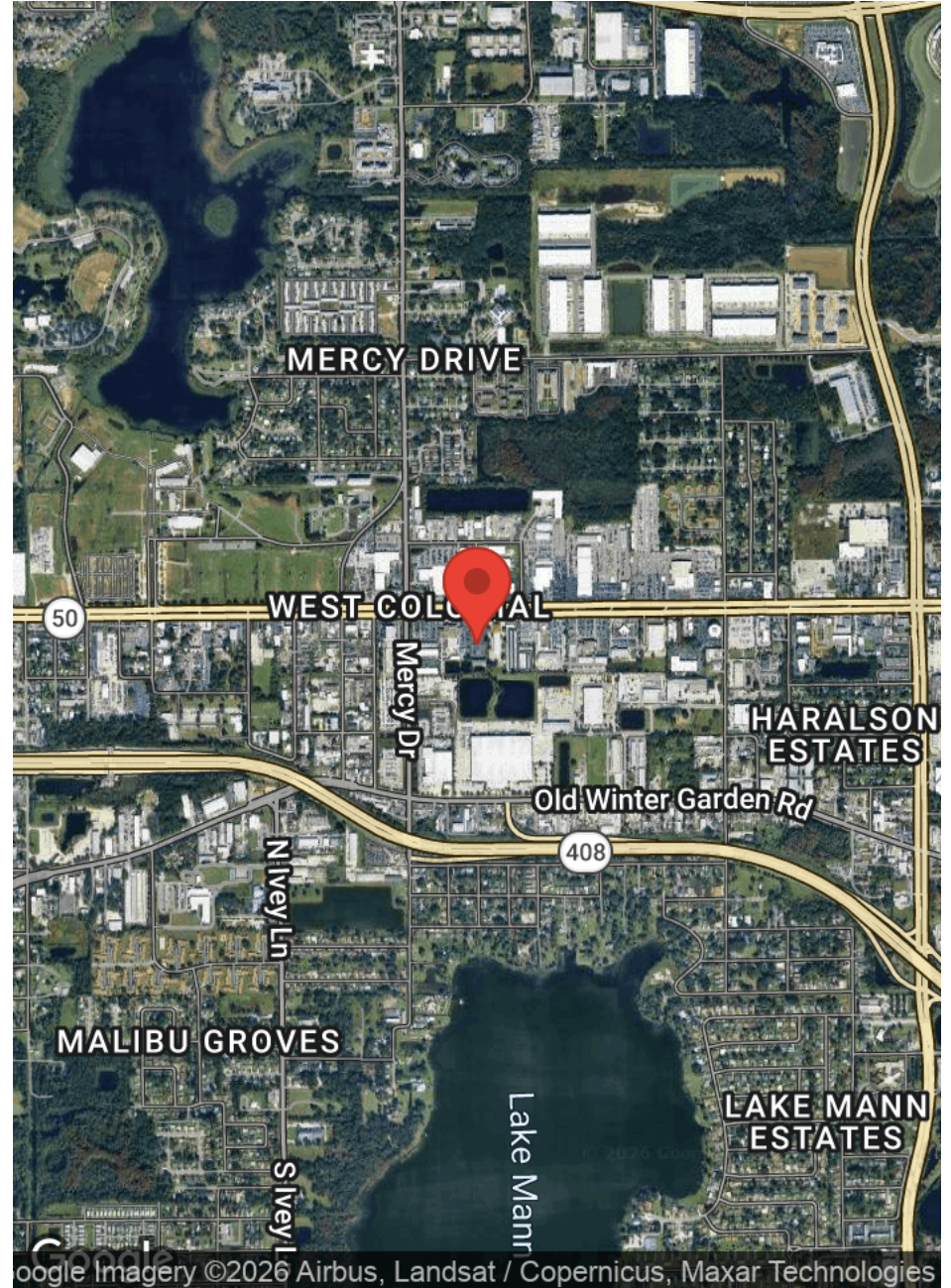
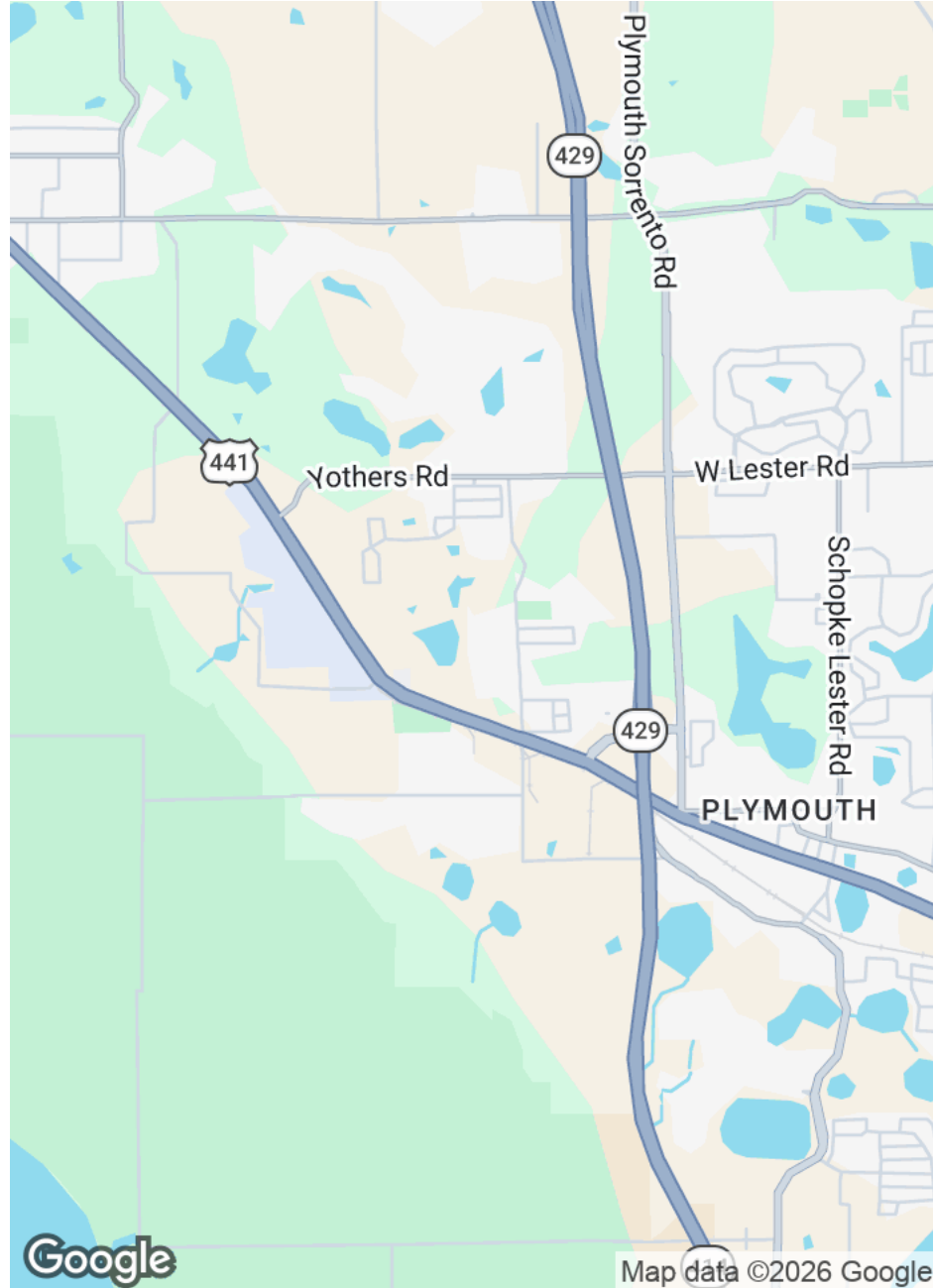


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Location Maps

Baymont by Wyndham Orlando Downtown

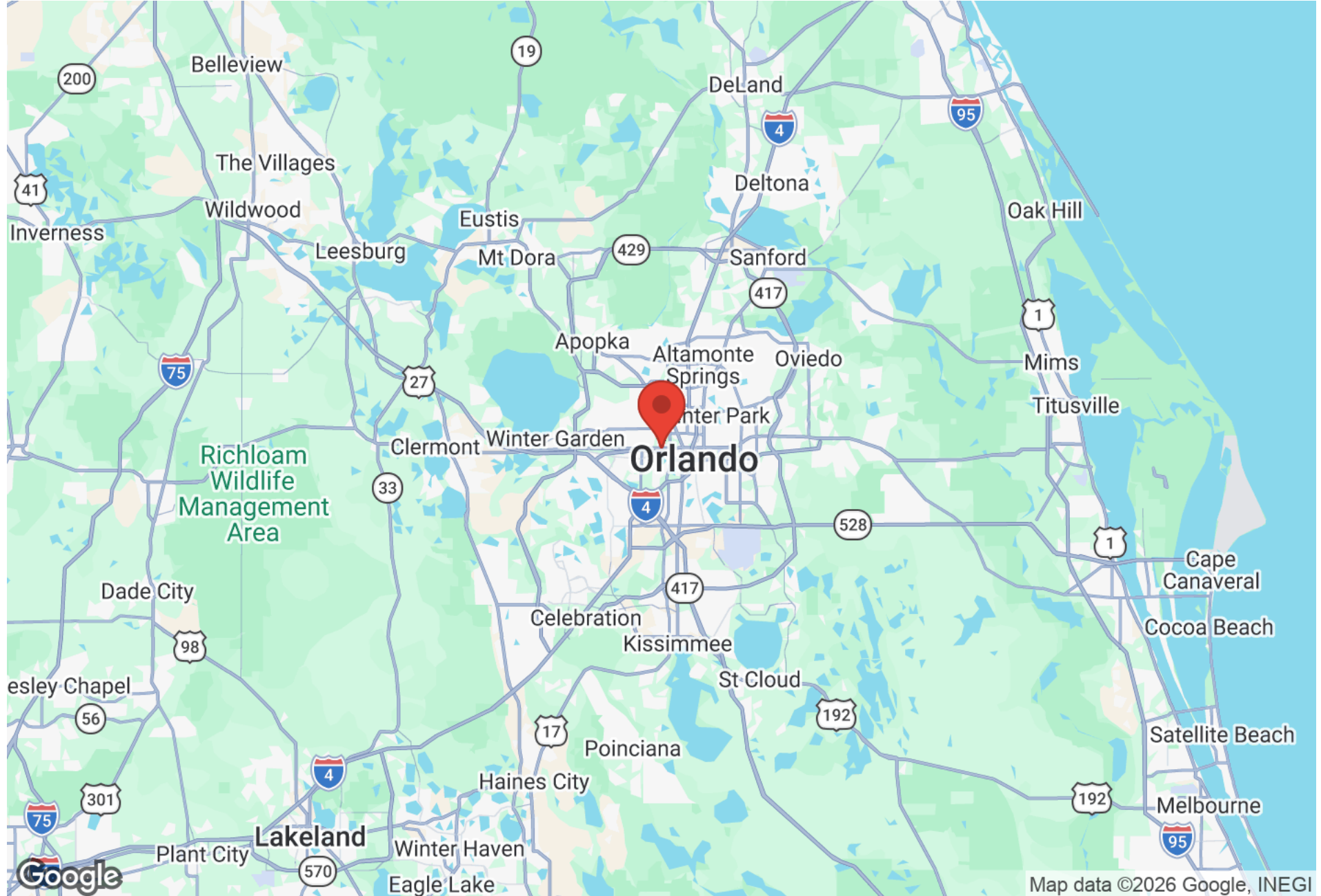


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Orlando Regional Map

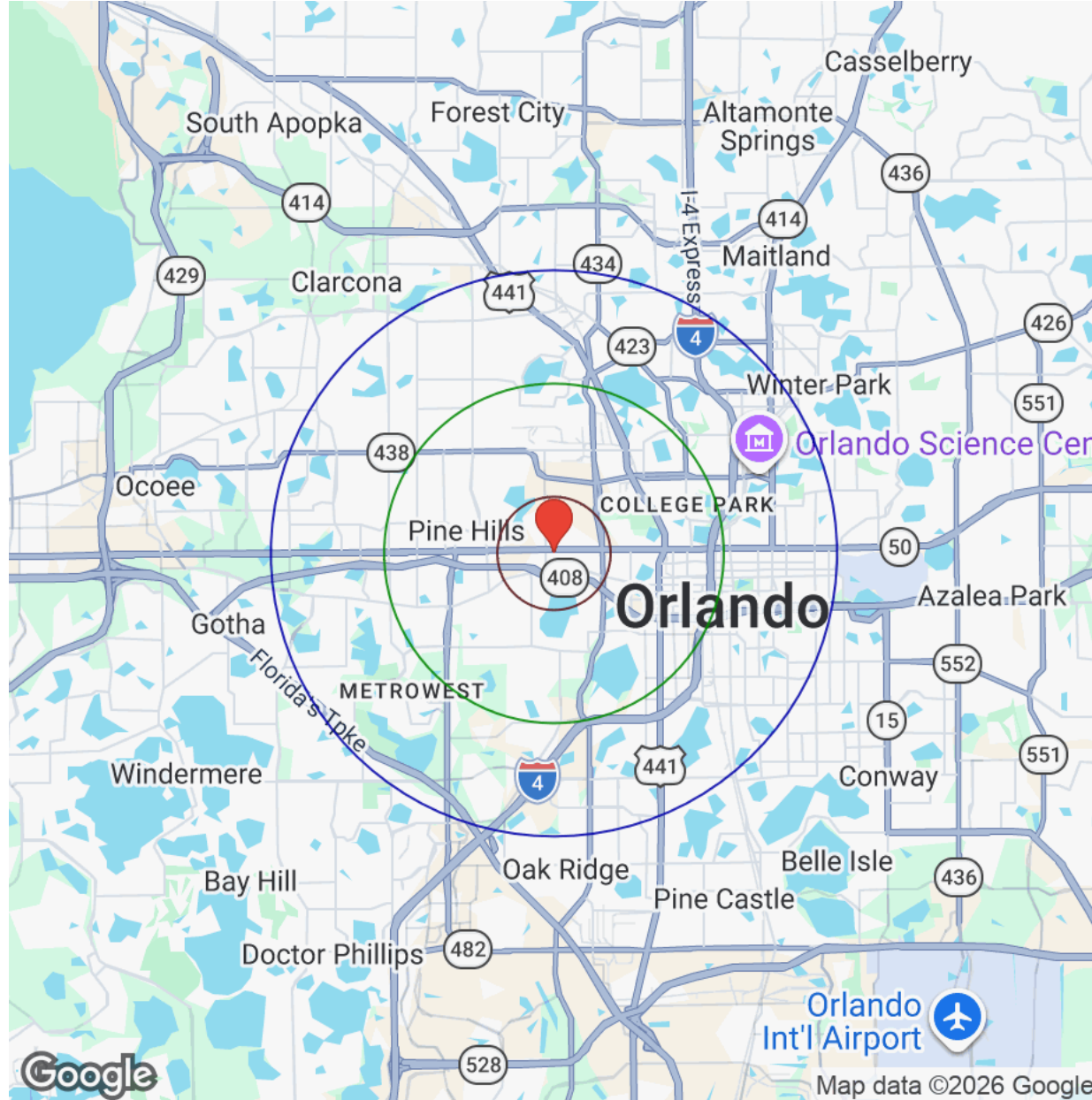
Holiday Inn & Express - South Park near Epic Universe



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Baymont by Wyndham Orlando Downtown



Population	1 Mile	3 Miles	5 Miles
Male	4,062	54,670	172,181
Female	4,249	56,588	174,240
Total Population	8,311	111,258	346,421

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	992	22,975	100,705
Black	5,820	61,359	141,270
Am In/AK Nat	7	89	242
Hawaiian	N/A	33	104
Hispanic	1,168	21,273	81,686
Asian	230	3,382	14,376
Multiracial	66	1,702	6,617
Other	29	445	1,420

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,541	45,731	152,114
Occupied	3,290	42,909	142,720
Owner Occupied	913	16,691	53,615
Renter Occupied	2,377	26,218	89,105
Vacant	251	2,822	9,395

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,778	22,142	61,899
Ages 15 - 24	926	13,875	41,329
Ages 25 - 54	3,178	47,131	159,893
Ages 55 - 64	1,015	12,673	37,881
Ages 65+	1,413	15,436	45,418

Income	1 Mile	3 Miles	5 Miles
Median	\$35,147	\$59,575	\$67,893
Under \$15k	782	5,266	14,517
\$15k - \$25k	449	3,811	10,327
\$25k - \$35k	412	4,387	12,341
\$35k - \$50k	369	5,013	16,666
\$50k - \$75k	406	7,245	23,935
\$75k - \$100k	410	5,742	19,964
\$100k - \$150k	122	5,589	21,525
\$150k - \$200k	165	1,991	9,897
Over \$200k	176	3,868	13,548

Distance:  1 Mile  3 Miles  5 Miles

Agent Bio

Holiday Inn & Express - South Park near Epic Universe



JAY PATEL

Keller Williams Legacy Realty

jayppatel@kw.com

Direct: (407) 361-0970

SL3568211, Florida

Meet Jay P. Patel, an accomplished commercial real estate professional renowned for his tenacious negotiation skills, in-depth market knowledge, and unwavering commitment to client success.

Specializing in the acquisition, sale, and leasing of commercial properties, Jay's focus encompasses office spaces, retail establishments, hospitality venues, vacant land, and multifamily properties. His impressive track record includes delivering exceptional results for a diverse clientele, ranging from small business owners to large corporations.

Before venturing into real estate, Jay earned a Master's in Business Administration from the University of Dallas, Irving, Texas. Subsequently obtaining his real estate license and becoming a member of the National Association of Realtors, Jay brings a wealth of knowledge and experience to the table.

Jay's client-centric approach to real estate is anchored in building long-term relationships founded on trust, transparency, and mutual respect. Recognized for his ability to comprehend clients' unique needs and goals, Jay is dedicated to helping them achieve unparalleled success in their real estate endeavors.

Beyond his professional achievement, Jay is an active member of his community, he regularly participates in local business associations and charity events and initiatives. He believes in giving back to the community that he serves, fostering connections and contributing to its growth and development.

In his free time, Jay enjoys spending time with his family and friends, indulging in a round of golf, reading, travelling, and exploring the local food scenes.

Whether you are looking to buy, sell, or lease commercial property, Jay P. Patel stands as the professional you can trust to guide you through the process with expertise and integrity.

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RAV SINGH, CCIM

Senior Director

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0560351, Texas

PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

Disclaimer

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Available for sale now!

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