



HOSPITALITY OFFERING FOR SALE

CABINS ON MAIN LONGMONT

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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 Colorado Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DESCRIPTION

Cabins on Main is a fully renovated, independent boutique hospitality property located along Main Street in downtown Longmont. The property has undergone a comprehensive 2024–2025 capital renovation that effectively resets the physical lifecycle of the asset, eliminating legacy deferred maintenance and materially reducing near-term capital expenditure risk.

Historically operated conservatively with limited marketing, no digital distribution, and below-market rates, the property now offers a compelling value-add profile rooted in operational upside rather than physical improvement. With renovations complete, the asset is positioned for enhanced ADR, improved occupancy mix, and stronger seasonal performance through professionalized management and modern distribution channels.

The property appeals to a broad guest base including outdoor enthusiasts, regional leisure travelers, extended-stay guests, and event-driven visitors, while offering buyers a rare opportunity to acquire a turnkey physical asset with clear, executable revenue optimization potential.

OFFERING SUMMARY

Sale Price:	\$2,850,000
Cap Rate: (Historical/Proforma)	8.5% / 11.2%
Units:	18
Sleeps:	40
Lot Size:	1.2 Acres/ 52,250 SF
Building Size:	TBD
Utilities	City of Longmont
Avg Annual Occupancy:	80+%
Zoning:	MU-C (Mixed Use Corridor)
Jurisdiction:	City of Longmont
County:	Boulder

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PROPERTY HIGHLIGHTS

- **Prime Downtown Main Street Location:** Highly visible, walkable with immediate access to Longmont dining, craft breweries, retail, and cultural amenities; strong ingress/egress and guest convenience.
- **Strategic Front Range Positioning:** Centrally located approximately 20 minutes to Boulder, 35–40 minutes to Estes Park and Rocky Mountain National Park, and within 15 minutes of Loveland and Fort Collins, allowing the property to capture a broad mix of regional leisure, business, and event-driven demand.
- **Comprehensively Renovated & Turnkey:** Extensive 2024–2025 renovation program completed, including major building systems (electrical, plumbing, HVAC, fire/life safety), guest rooms, and interiors—materially reducing physical risk and near-term capital expenditure requirements providing a stabilized physical foundation while preserving flexibility for an incoming operator to elevate the guest experience through branding, design, or experiential enhancements.
- **Historically Under-Optimized Operations Provide Upside:** Legacy operations were conservative, with limited digital marketing, no rate optimization, and minimal OTA exposure—providing a credible income floor with clear, executable upside under professional management.
- **OTA-Ready Infrastructure in Place:** Website, booking engine, and systems capable of integrating with major online travel agencies already implemented, enabling immediate revenue optimization without additional capex.
- **Diverse & Resilient Demand Drivers:** Positioned to attract leisure travelers, outdoor enthusiasts, extended-stay guests, business travelers, and event-driven visitation supported by proximity to Boulder, regional parks, and Front Range employment centers.
- **Lifestyle & Experience Appeal:** Longmont's established brewery scene, greenway system, cultural offerings, and access to mountain recreation support repeat visitation, guest loyalty, and strong experiential branding.
- **Sundance Film Festival Relocation (2027):** expected to materially increase Q1 occupancy and ADR through regional lodging compression, strengthening performance during a historically softer seasonal period.
- **Attractive Buyer Profile Fit:** Well suited for owner-operators, small hospitality groups, or lifestyle-oriented investors seeking a stabilized physical asset with operational upside and durable Front Range demand fundamentals.

Kris Mantos

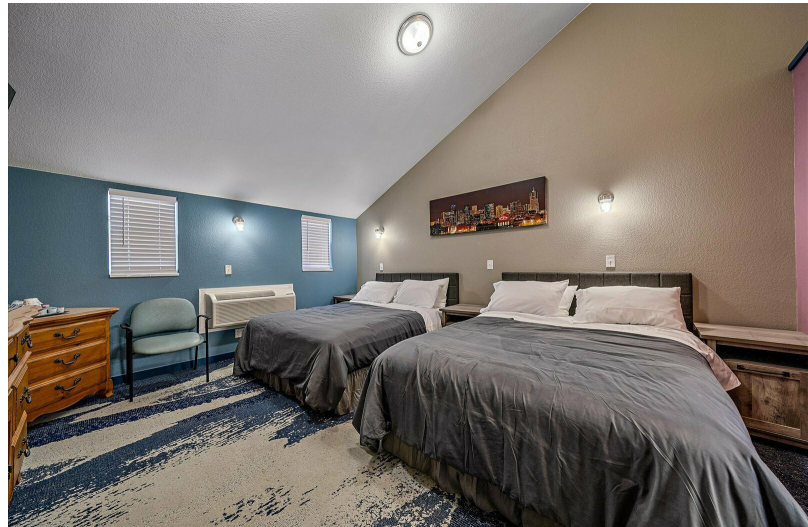
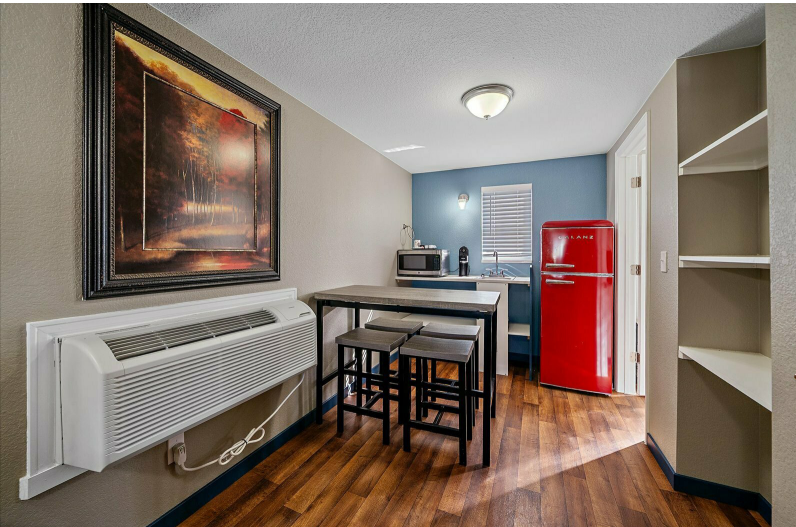
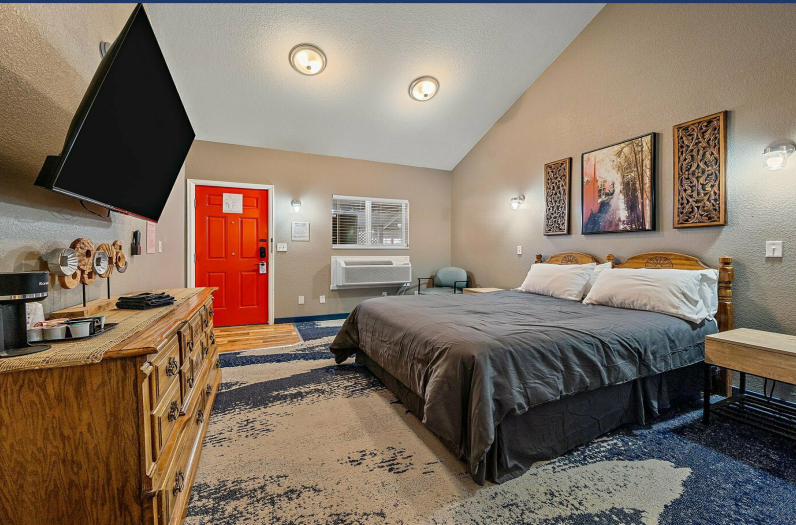
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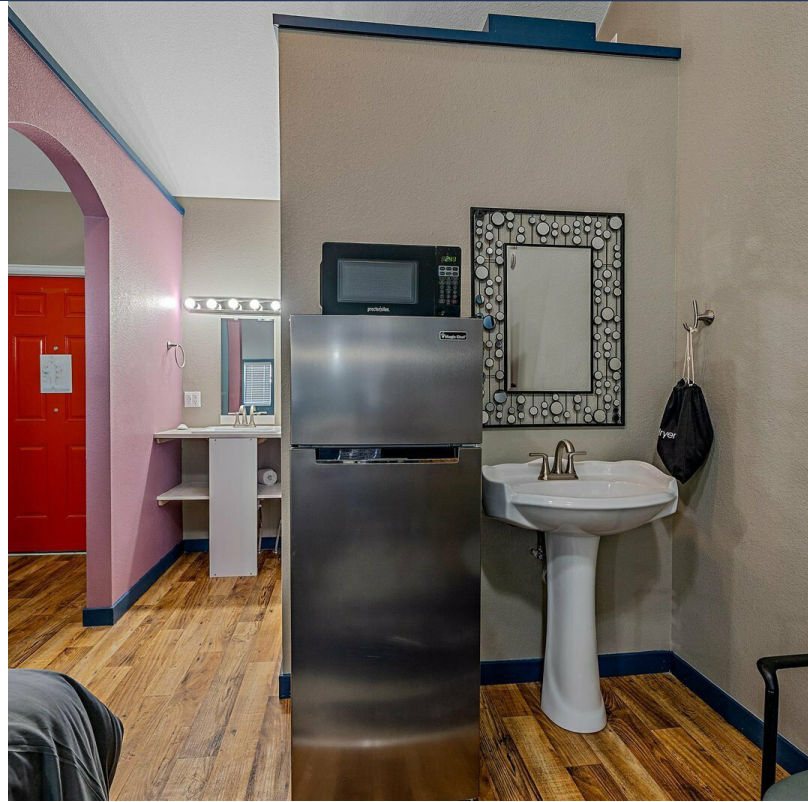
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REVIEWS

"**Loved my stay at Longmont Cabin Motel!** The room was super clean, comfortable, and had everything I needed. The staff was really nice and helpful, and the place has a cozy, peaceful vibe. Great location – close to everything but still quiet. Definitely one of the best places to stay in Longmont. Highly recommend!" **5/5 Google**

"Cabins on Main is a completely new place to stay, either long or short term. We utilized them while we were between apartments, and **it was wonderful! I seriously wanted to take the bed with me!** Kris is very helpful, and answered every question we had. Great place in the middle of town." **5/5 Google**

"I really recommend these cabins in Longmont , I had a very good experience , I stayed for the weekend with my wife . **The rooms are really clean and updated** everything is new , also it is **close to a lot of restaurants and activities** you can do around Longmont . It was very peaceful and it is kid friendly the cabins have rooms for families , anyone can come stay here you won't regret it . **I'll definitely be coming back soon .**" **5/5 Google**

"I was very skeptical about staying here due to what it was before remodeling but since it did get remodeled I figured id give it a chance and let me tell u they really did an amazing job of turning it around from what it used to be **id rather stay here than those way over priced 5 star motels.** Chris was amazing you didn't go wrong by hiring him he was very attentive and helpful in every way possible **customer service thats above and beyond** and thats hard to find these days." **5/5 Google**

"**The staff is vary accommodating,** The room's are brand new.I **would be using them over any other place in Longmont area!"** **5/5 Google**

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GROWTH AND REVENUE ENHANCEMENT

- **Expand Guest Amenities:** Introduce recreational and/or wellness features such as a sauna, cold plunge, hot tubs, outdoor games, fire pits, and communal gathering areas to enhance ADR and length of stay.
- **Pet-Friendly Enhancements:** Implement nightly pet fees and add value-add features such as a dog wash station, pet welcome kits, and a fenced dog run to capture pet-oriented travel demand.
- **Seasonal & Family-Oriented Programming:** Develop a rotating events calendar (e.g., s'mores nights, popsicle days, outdoor movie nights, or casual food activations) to increase on-site engagement and repeat visitation.
- **Dynamic Pricing & Revenue Management:** Implement dynamic pricing software to allow rates to adjust in real time based on demand, seasonality, and compression periods.
- **Winter Demand Capture:** Target historically softer winter months through festival-driven demand, corporate travel, extended-stay guests, and regional events.
- **Group & Event Bookings:** Partner with local breweries, wedding venues, and event operators to offer preferred lodging arrangements for group stays and private events.
- **Ancillary Revenue Streams:** Introduce limited on-site retail or coffee offerings featuring local products, snacks, branded merchandise, and grab-and-go items.
- **Additional Units / Owner's Residence:** Complete the unfinished historical hotel building for use as additional rental units or convert it into an on-site owner/operator residence, creating a live-work hospitality model.
- **RV or Specialty Parking:** Evaluate opportunities for RV or specialty vehicle parking, subject to zoning and municipal approval.
- **Future Cabin Expansion:** Explore long-term redevelopment concepts such as replacing mobile home pad sites with thoughtfully designed tiny-home or cabin-style accommodations, subject to entitlements and approvals. (see next page)
- **Extended-Stay Optimization:** Offer discounted weekly/monthly rates during off-peak periods to stabilize occupancy.
- **Local Partnerships:** Cross-promotions with outdoor outfitters, breweries, and regional attractions.
- **Storytelling & Merchandising:** Leverage the property's history and "Cabins on Main" identity through storytelling, vintage style photography, and branded merchandise.
- **Experiential & Branding Enhancements:** Further elevate thoughtful landscaping, vintage-inspired design elements, nostalgic signage, and curated outdoor spaces to support incremental ADR growth and guest loyalty.

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LOCATION DESCRIPTION

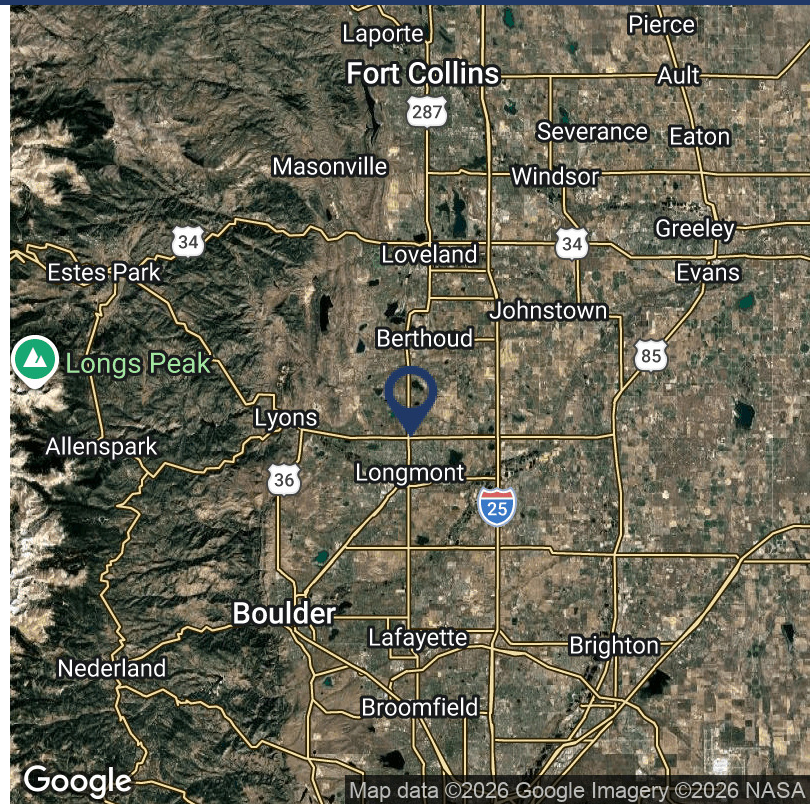
Cabins on Main is located in downtown Longmont, Colorado, a strategically positioned Front Range market approximately 20 minutes north of Boulder, 35–40 minutes east of Estes Park and Rocky Mountain National Park, and within easy reach of Loveland and Northern Colorado employment centers.

Beginning in 2027, the Sundance Film Festival will relocate its primary programming hub to Boulder, a development expected to materially increase regional lodging demand during the historically softer Q1 winter season. This event is projected to introduce thousands of high-spend visitors, industry professionals, and media attendees annually, with spillover lodging demand extending into surrounding markets such as Longmont due to capacity constraints and pricing pressure in Boulder proper.

Longmont’s central positioning allows Cabins on Main to function as both a primary destination and a regional lodging alternative, capturing demand from:

- Front Range leisure and weekend travel
- Rocky Mountain National Park visitors
- Boulder business, academic, and cultural events
- Festival-driven compression periods

This combination of established tourism drivers and a new, recurring demand catalyst materially strengthens year-round occupancy and ADR resilience.



DEMOGRAPHICS	5 MILES	15 MILES	25 MILES
Total Households	43,454	168,617	523,665
Total Population	108,222	436,336	1,384,817
Average HH Income	\$122,053	\$147,243	\$131,765

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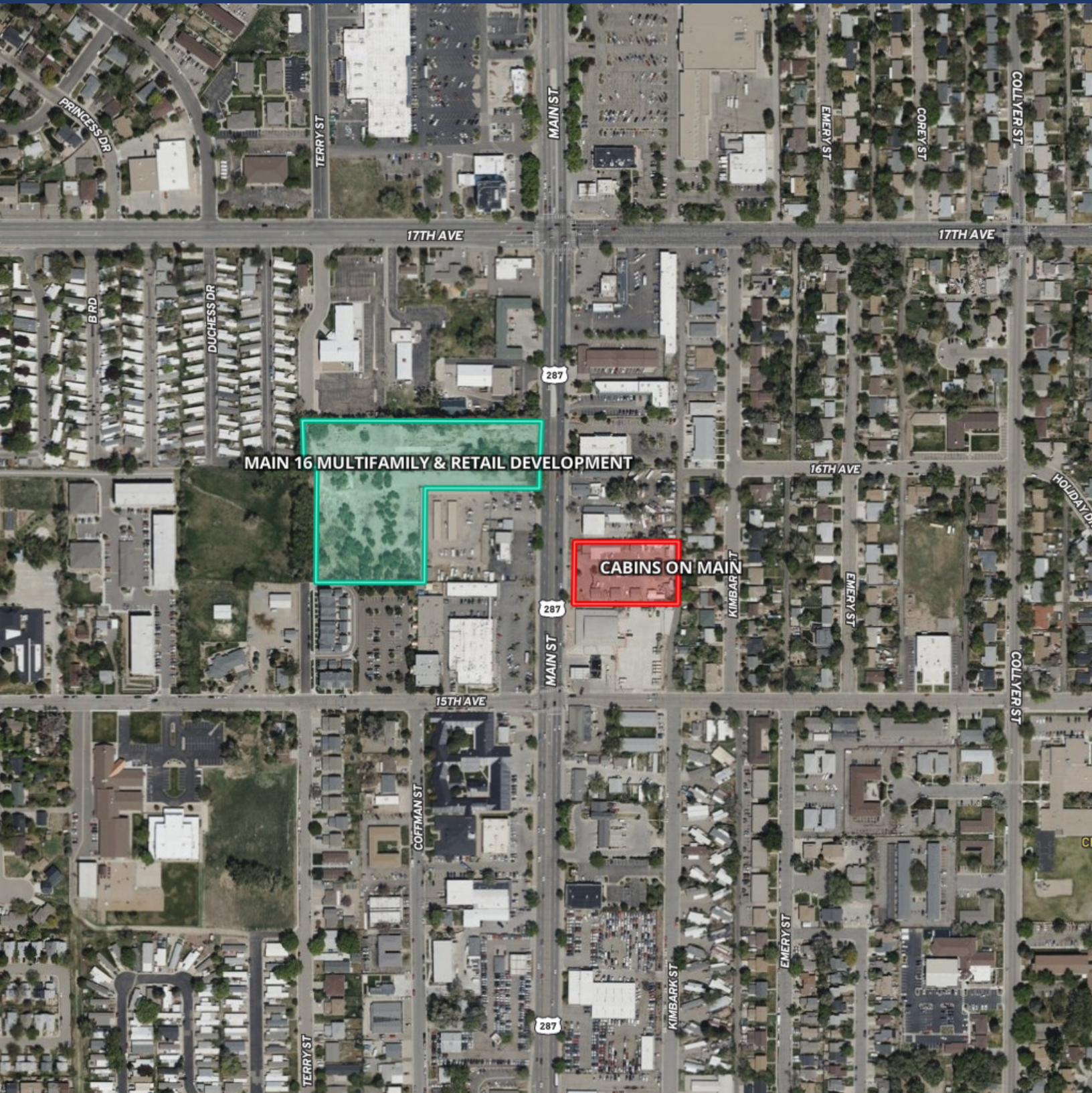
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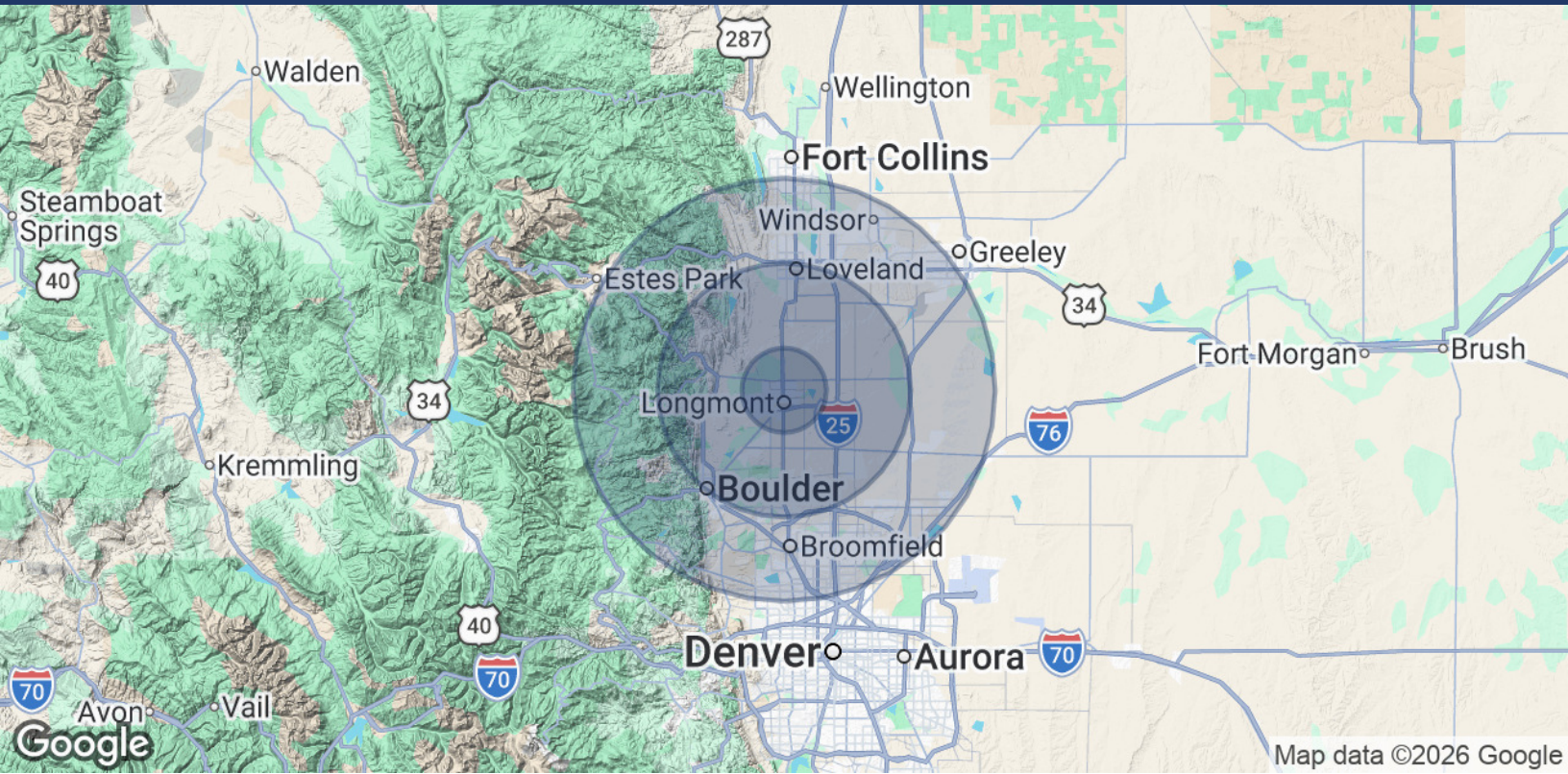




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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	108,222	436,336	1,384,817
Average Age	41	40	39
Average Age (Male)	40	40	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	43,454	168,617	523,665
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$122,053	\$147,243	\$131,765
Average House Value	\$640,796	\$808,300	\$670,531

Demographics data derived from AlphaMap

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INVESTMENT OVERVIEW

Price	\$2,850,000
Price per SF	\$TBD
RevPAR	\$56
ADR	\$68
CAP Rate	8.46%
Cash-on-Cash Return (yr 1)	8.46%
Total Return (yr 1)	\$241,023

OPERATING DATA

Total Scheduled Income	\$403,119
Gross Income	\$403,119
Operating Expenses	\$162,096
Net Operating Income	\$241,023
Pre-Tax Cash Flow	\$241,023

FINANCING DATA

Purchase Price	\$2,850,000
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INCOME SUMMARY

Cabin Rental	\$379,119
Other	\$24,000
GROSS INCOME	\$403,119

EXPENSES SUMMARY

Insurance	\$19,250
Legal	\$2,234
Repairs	\$900
Supplies	\$20,297
Taxes	\$28,711
Utilities	\$37,914
Bank Fees	\$5,332
Salaries/Labor	\$37,509
Equipment Rental	\$1,112
Security	\$558
Other Taxes	\$6,067
Bad Debt	\$300
Office	\$1,912
OPERATING EXPENSES	\$162,096
NET OPERATING INCOME	\$241,023

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INVESTMENT OVERVIEW

Price	\$2,850,000
Price per SF	\$TBD
RevPAR	\$79
ADR	\$99
CAP Rate	11.2%
Cash-on-Cash Return (yr 1)	11.2%
Total Return (yr 1)	\$319,168

OPERATING DATA

Total Scheduled Income	\$526,944
Gross Income	\$526,944
Operating Expenses	\$207,776
Net Operating Income	\$319,168
Pre-Tax Cash Flow	\$319,168

FINANCING DATA

Purchase Price	\$2,850,000
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