



SOLD - Lake Havasu City, AZ - Days Inn

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Property Scheduled for July 29, 2014 Auction on Auction.com!

Maxim Hotel Brokerage, Inc. is pleased to present an exclusive listing on the 89-room **Days Inn Lake Havasu**, located at 1700 McCulloch Blvd North, Lake Havasu City, AZ 86403. The property is scheduled to be auctioned on July 29 using the **Auction.com** platform. Please visit Auction.com to review information and register for the auction. This is an excellent opportunity for an owner/operator or regional management owner/management company to own a well-located hotel in one of Arizona's most desirable recreational markets.

OVERVIEW

The Days Inn is a two-story exterior-corridor limited-service hotel located along McCulloch Boulevard in Lake Havasu City. Lake Havasu City has a population of 53,000 persons and is situated on the eastern shore of Lake Havasu on the Colorado River border of California and Arizona. Please consider the following highlights:

Growing Market – Growing market with increasing population and demand generators (currently about 53,000 population).

Desirable Arizona/California Border Destination Market - Lake Havasu is a very popular regional destination for California, Arizona and Nevada residents.

Improving Hotel Market – RevPAR for the comp set is up 19.3% in RevPAR over the trailing-12-month period thru May, and has been improving over the past three 12-month periods at an accelerating pace.

Fee Simple Site /Expansion Site– Deal includes expansion lot or outparcel for development of a restaurant or other commercial space when demand warrants.

Good Location – The Days Inn is located in the center of town on McCulloch Boulevard, just a couple of blocks east of the London Bridge, near the intersection of McCulloch Blvd and Lake Havasu Avenue.

Absentee Owner/Management – Currently managed by absentee ownership, an owner/operator will see areas for expense efficiencies with a more hands-on operation.

Competitive Property – Although an owner/operator will find room for improvement, the hotel has demonstrated the ability to capture its share of business and be competitive in the marketplace.

Appealing Manager's Unit- An attractive 1,000± SF 2-bedroom manager's unit is located behind the front desk area.

Condition- The hotel has been well maintained, however a renovation and PIP will be required by Days Inn franchise upon change of ownership.

Please give us a call at your convenience for further information, or to arrange a property tour.