

# WYNDHAM HOSPITALITY PORTFOLIO

## Iowa & South Dakota

Portfolio Preferred | Individual Assets Considered

---

## INVESTMENT OPPORTUNITY

### 4 Profitable Wyndham-Branded Hospitality Assets

An opportunity to acquire a professionally operated hospitality portfolio located across stable Midwest regional markets with diversified lodging demand.

This portfolio includes:

- AmericInn by Wyndham Madison SD
  - Baymont by Wyndham Pierre
  - Super 8 by Wyndham Pierre SD
  - Super 8 by Wyndham Sioux City/Morningside Area
- 

## PORTFOLIO HIGHLIGHTS

- 4 Wyndham-branded hotels across Iowa & South Dakota
- Profitable hospitality portfolio with stable cash flow
- Portfolio preferred; individual asset sales considered
- Strong healthcare, manufacturing, government, and logistics demand
- Interstate and highway corridor accessibility
- Adventure tourism demand including fishing & hunting travel
- University event and regional tourism accommodation demand
- Opportunity for ADR and NOI growth
- Established regional hospitality presence
- Well-maintained select-service hospitality assets
- Motivated ownership seeking prompt transaction process

---

# EXECUTIVE SUMMARY

Ownership is pleased to present this 4-property Wyndham-branded hospitality portfolio located across Iowa and South Dakota. The portfolio consists of established select-service hotels serving stable regional demand drivers including healthcare, manufacturing, government travel, transportation, agriculture, university event accommodation, adventure tourism such as fishing and hunting, and regional tourism.

The properties benefit from strong brand affiliation, strategic highway accessibility, and operational scale efficiencies across the region. The portfolio presents investors with an opportunity to acquire hospitality assets featuring stable in-place cash flow, profitable operations, and future revenue optimization potential across multiple Midwest markets.

The portfolio offers diversified revenue streams supported by business travel, regional events, contractor lodging, transportation traffic, outdoor recreation tourism, and government-related demand. Several properties have benefited from ongoing operational improvements and capital investments, creating additional upside opportunities for experienced hospitality operators and investors.

With established regional market presence, recognized Wyndham branding, and strategic positioning within stable lodging markets, the portfolio represents an attractive acquisition opportunity for both owner-operators and institutional hospitality investors seeking scalable Midwest assets.

Ownership prefers a portfolio transaction; however, qualified buyers seeking individual assets or smaller groupings will also be considered.

---

# PROPERTY OVERVIEW

## AMERICINN BY WYNDHAM MADISON SD

- Location: Madison, South Dakota
- Brand: Wyndham
- Property Type: Select-Service Hotel
- Highlights:
  - Strong regional lodging demand.
  - Highway accessibility.

- University Event accommodation.
  - Adventure Tourism like fishing and hunting.
  - Business and leisure travel demand.
  - Stable local economy.
- 

## **BAYMONT BY WYNDHAM PIERRE**

- Location: Pierre, South Dakota
  - Brand: Wyndham
  - Property Type: Select-Service Hotel
  - Highlights:
    - Government-related travel demand
    - Regional business activity
    - Healthcare and contractor lodging demand
    - Strong visibility and accessibility
- 

## **SUPER 8 BY WYNDHAM PIERRE SD**

- Location: Pierre, South Dakota
  - Brand: Wyndham
  - Property Type: Economy Select-Service Hotel
  - Highlights:
    - Consistent regional traveler demand
    - Government and tourism traffic
    - Value-oriented lodging segment
    - Operational upside potential
- 

## **SUPER 8 BY WYNDHAM SIOUX CITY/MORNINGSIDE AREA**

- Location: Sioux City, Iowa
- Brand: Wyndham
- Property Type: Select-Service Hotel
- Highlights:
  - Interstate corridor accessibility
  - Healthcare and manufacturing demand

- Regional business and sports event travel
  - Established market presence
- 

## **REGIONAL DEMAND DRIVERS**

The portfolio benefits from diversified and stable lodging demand generated by:

- Healthcare systems and medical travel
  - Manufacturing and industrial employers
  - Government-related travel
  - Agriculture and regional business activity
  - Interstate transportation corridors
  - University and sporting events
  - Fishing, hunting, and outdoor tourism
  - Contractor and logistics travel
- 

## **INVESTMENT ADVANTAGES**

- Multi-property operational scale
  - Recognized Wyndham brand affiliation
  - Stable Midwest hospitality markets
  - Existing operational infrastructure
  - Long-term regional lodging demand fundamentals
  - Revenue optimization opportunities
  - Attractive owner-operator or investor acquisition opportunity
- 

## **TRANSACTION GUIDANCE**

Ownership prefers to engage qualified buyers capable of completing an efficient due diligence and closing process.

Detailed financial information, franchise documentation, and operational records are available to qualified parties following execution of a confidentiality agreement.

---

## **CONTACT INFORMATION**

For additional information regarding this portfolio opportunity, please contact:

The Country Place Resort

363-205-4600

[countryplaceresort@gmail.com](mailto:countryplaceresort@gmail.com)

---

## **CONFIDENTIALITY NOTICE**

This brochure has been prepared solely for informational purposes and is intended for use by qualified prospective purchasers only. All information provided is believed to be reliable but has not been independently verified. Prospective purchasers are encouraged to conduct their own due diligence and investigations regarding the properties.