

# Property Details

CONTROL: Exclusive VALUE: \$2,500,000  
LOAN: \$2,200,000  
EQUITY: \$300,000

TITLE: Coyote West Motel  
TYPE: Hotel/Motel  
HAVE: 30 unit motel 24 units in one building 6 airbnb units  
ADDRESS: 5312 CO-119, Black Hawk, Colorado  
BENEFITS TO NEW OWNER: cash flowing asset

GROSS SCHEDULED INCOME: \$375,550 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$131,394  
NOI: \$244,156  
DEBT SERVICE: \$150,000  
CASH FLOW: \$94,156  
CAP RATE: 9.77%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$2	\$12,500	7%	01/20/2027	No

BENEFITS SOUGHT: My client would purchase outdoor storage in the front range of Colorado or a passive investments in the West Denver area. Really likes Lakewood.

MOTIVATION: would like to retire

CAN ADD: Woodland Park Motel El Colorado

REMARKS: Financials reflected on this package are from Jan 24 - Nov 2024.

OWNER: Roger Guzman

COUNSELOR: Kayla Mahoney Phone: 860-716-1267  
1041 S Gaylord St, Cell: 860-716-1267  
Denver, Colorado, 80209 Email: kmahoneycre@gmail.com