

# 12312 HIGHWAY 165

Kinder, LA 70648

Hospitality  
Investment Opportunity

Offering Memorandum



 **±1 Mile Away**  
**55,371 Avg**  
**Monthly Visits**  
*AlphaMaps*

**2025 Renovation**  
20-Year Franchise License Term

# MATTHEWS™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



# THE OPPORTUNITY

## Property Details

Property Name	Super 8 by Wyndham
Total Keys	56
Address	12312 Highway 165
City, St, Zip Code	Kinder, LA 70648
Year Built / Year Remodeled	1998 / 2025
Building Size	±25,000 SF
Lot Size	±0.34 AC
Daily Traffic Counts	±11,800 VPD
5-Mile Population	4,781
5-Mile Household Income	\$66,243
License Term Expiration	2040
Hotel Location Type	Interstate
Market Name	Louisiana South USA
Submarket Name	Louisiana South Area
Class	Economy
Corridor	Interior
Stories	2



# INVESTMENT HIGHLIGHTS

## Fully Renovated Super 8 with Long-Term Franchise License

The property underwent a full renovation in 2025, delivering refreshed guestrooms and updated public areas. The hotel is operating under a 20-year franchise license term that commenced in 2020 with 5-year options, providing long-term brand stability and minimizing near-term capital requirements for a new owner.

## Post-Renovation Positioning with Operational Upside

Following the recent renovation, the property is well-positioned to capture improved guest satisfaction and operational performance. A new owner has the opportunity to stabilize operations and drive additional revenue growth through hands-on management and optimized expense control.

## Interior Corridor Asset with Efficient Operations

As a 56-key, interior corridor limited-service hotel, the property offers operational efficiency and ease of management. The asset is well-suited for owner-operators seeking scalable margins and hands-on operational upside.

## Attractive Yield Profile with Strong Cash Flow

Offered at \$2,250,000, the property presents an attractive 9.61% cap rate, providing strong in-place cash flow with additional upside through operational improvements.

## Ideal Owner-Operator or Entry-Level Hospitality Investment

With recent renovations, long-term franchise security, and strong casino-driven demand, the property is well-positioned for owner-operators, first-time hotel investors, or regional buyers seeking stable cash flow and value-add potential.



# LOCATION HIGHLIGHTS

## Casino-Driven Market with Strong Demand Fundamentals

The property is located approximately 1.0 mile from Coshatta Casino Resort, the largest casino in Louisiana, which also features the Koasati Pines Golf Club, one of the top-rated public courses in Louisiana providing immediate access to a strong and consistent leisure demand base.

## Limited New Supply Supporting Long-Term Stability

The Louisiana South submarket has very minimal new hotel development, with only one hotel currently under construction, which is part of the Coshatta Casino Resort itself. This constrained supply environment supports long-term occupancy stability and reduces competitive pressure.

## Proximity to Lake Charles Regional Airport

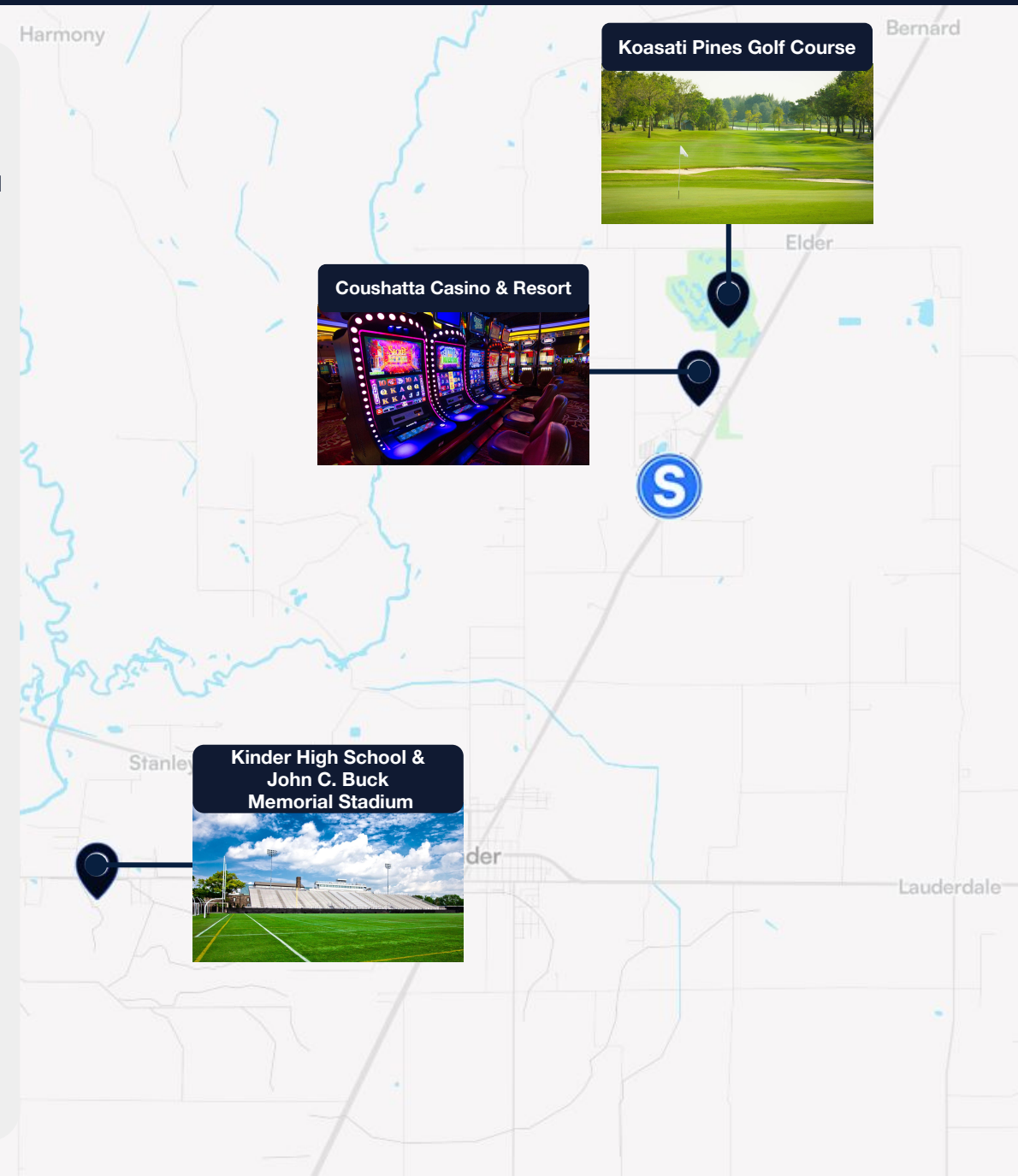
The property is located 45 miles from Lake Charles Regional Airport, providing convenient access for business and leisure travelers flying into Louisiana and supporting consistent transient and corporate lodging demand.

## Highschool & Stadium Demand

The property is located approximately 5 miles from John C. Buck Memorial Stadium and Kinder High School, which collectively draw 2,500+ attendees per event during football games, track meets, and regional competitions. This supports consistent lodging demand from athletes, families, and visiting teams, particularly during peak sports seasons and weekend events.

## Strategic Location with Consistent Transient Demand

The property benefits from strong accessibility and visibility within the Kinder market, capturing transient travelers, casino visitors, and regional drive-to demand. Its location supports a mix of leisure and workforce travel throughout the year.





**COUSHATTA**  
CASINO RESORT  
KINDER, LOUISIANA

**Largest Casino in Louisiana**  
±55,371 Average Monthly Visits

**Kids Quest**

Part of the  
Caushatta Casino

**Koasati Pines Golf Club**  
Golf Course

**The Pavilion at Coughatta**  
Draws in ±75,000 Annual Visitors

**Super 8**

**Subject Property**

**SONIC**



±11,800 VPD

**Kinder High School**  
±408 Students | Brings in Visitors for Graduation and Sports Events

**John C. Buck Stadium**  
±2,500+ People per Event

**Allen Parish**  
Community Healthcare

**McDonald's**



**Lake Charles Regional Airport**  
±450,000 Annual Passengers  
±44 Miles Away

**Ken's Fausto's Restaurant**  
KINDER, LOUISIANA

Google Earth

# AMENITIES

100% Smoke-Free

24-Hour Front Desk

Bus & Truck Parking

Daily Housekeeping

Free Coffee & Breakfast Item

Free High-Speed Internet

Free Parking

Wheelchair Accessible



# INTERIOR PHOTOS



# MARKET OVERVIEW



**Coushatta Casino & Resort**  
**55,371 Avg Monthly Visits**  
*AlphaMaps*



# Kinder, LA

## Market Demographics

**2,361**

Total Population

**\$48,063**

Median HH Income

**2,440**

# of Households

**54%**

Homeownership Rate

**2,500+**

Hospitality-Supported Jobs

**\$898M+**

Allen Parish GDP

**75%**

Avg Occupancy

**±45 Miles**

Lake Charles, LA

### Local Market Overview

Kinder's hospitality market benefits from its position along U.S. Highway 165, offering strong regional connectivity and a mix of leisure and workforce demand. The area's largest demand generator, Coshatta Casino Resort, attracts consistent year-round visitation from across Louisiana and East Texas, driving above-average occupancy for a rural market. Additional demand stems from transient travelers, construction crews, and energy-related business activity in the region. Median household income levels are moderate, while operating costs and property taxes remain favorable for hospitality operators, supporting strong cash-flow stability.

Traffic counts along Highway 165 and nearby regional routes enhance visibility for lodging assets and travel-oriented businesses. With steady institutional employment, ongoing infrastructure improvements, and proximity to major entertainment draws, Kinder serves as an affordable and strategically located lodging hub between Alexandria and Lake Charles.

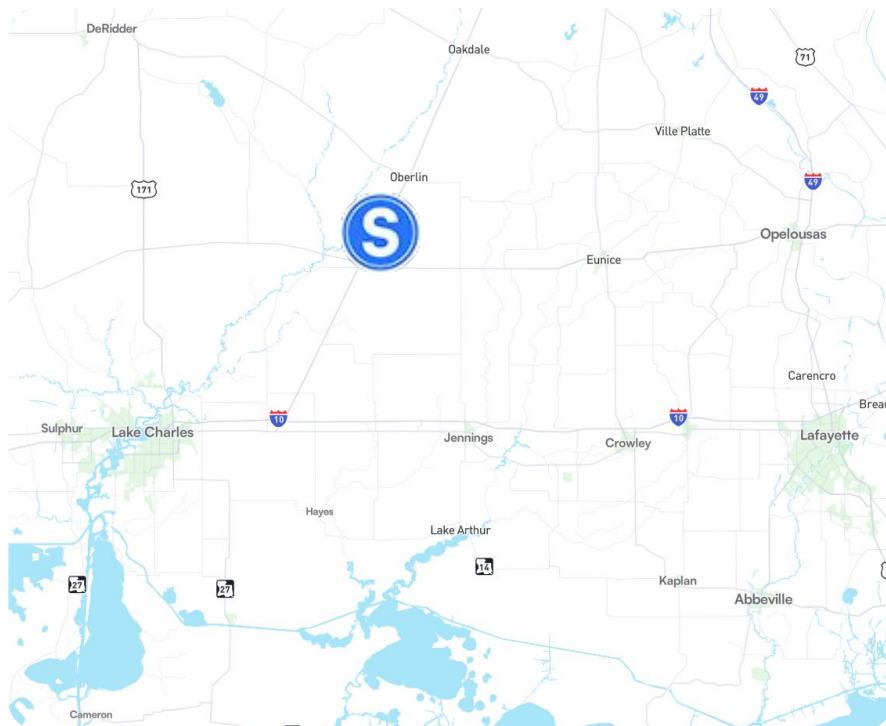
Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	283	1,803	4,863
Current Year Estimate	278	1,778	4,781
Growth Current Year-Five-Year	1.65%	1.42%	1.71%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	66	369	1,554
Current Year Estimate	65	363	1,536
Growth Current Year-Five-Year	1.82%	1.60%	1.14%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,082	\$66,178	\$66,243



### Local Demand Drivers

Kinder's hospitality demand is driven by its location along U.S. Highway 165, providing regional access for leisure and workforce travelers. The market's primary demand generator, Coushatta Casino Resort, and Koasati Pines Golf Course produce consistent year-round visitation from Louisiana and East Texas, supporting above-average occupancy for a rural market. Additional demand is generated by transient highway traffic, construction activity, and energy-related operations in surrounding areas. Median household income levels are moderate, while low operating costs and favorable property taxes support efficient hotel performance and stable cash flow.

Traffic volumes along Highway 165 and connecting regional routes contribute to consistent lodging visibility and utilization. Demand is further supported by institutional employment, infrastructure-related projects, and proximity to a major gaming destination, positioning Kinder as a cost-effective lodging option between Alexandria and Lake Charles.



### Economic Drivers

Kinder's economic base is anchored by gaming, agriculture, and regional industry, which collectively support employment and local income levels. Coushatta Casino Resort is the area's largest employer, generating jobs across hospitality, administration, and entertainment while contributing materially to parish revenues. The surrounding economy is further supported by timber operations, rice and crawfish farming, and small-scale manufacturing activity common throughout Allen Parish. These sectors provide consistent income sources that underpin household spending and regional economic stability.

The area also benefits from its proximity to larger industrial hubs in Southwest Louisiana, where petrochemical and LNG-related activity influences broader economic conditions. Public employment, including schools and local government, adds stability to the workforce base. Lower living costs relative to urban markets help retain labor, while limited development constraints support gradual, sustainable economic growth within the Kinder area.

# COUSHATTA CASINO & RESORT

Located approximately **one mile from Super 8**, Coushatta Casino & Resort is one of the region's premier entertainment destinations, drawing a steady flow of visitors year-round. As the **largest casino resort in Louisiana**, it features an expansive gaming floor, multiple dining venues, live entertainment, and a luxury hotel and golf course. Its consistent traffic from both leisure travelers and gaming enthusiasts makes it a strong demand driver for nearby hospitality properties, offering a reliable stream of potential guests seeking convenient, high-quality accommodations close to the action.

The resort regularly hosts concerts, events, and tournaments that further increase visitation and overnight demand in the surrounding area. Its regional draw extends beyond Louisiana, attracting guests from Texas and across the Gulf South. This proximity positions Super 8 to capture demand during peak periods. Additionally, guests often seek lodging options nearby for extended stays or more flexible pricing, creating ongoing opportunities for occupancy growth.

**55,371**

Avg Monthly Visits

*AlphaMap*

**99th%**

National Ranking

*AlphaMap*



# VALUATION OVERVIEW



# FINANCIAL SUMMARY

**\$2,350,000**  
List Price

**\$42,000**  
Price Per Key

**9.61%**  
Cap Rate

**2025 Renovation**  
Completed PIP

## 2025 Overview

Number of Rooms	56
Available Rooms	20,440
Occupancy	24.60%
ADR	\$106.82
RevPAR	\$26.27
Room Revenue	\$557,619
Total Lodging Sales	\$566,091
Net Operating Income	\$225,767



# LOAN QUOTE

## SBA 7(a) Loan

Offering Name	Super 8 by Wyndham
City, ST	Kinder, LA
Purchase Price	\$2,350,000
Cap Rate	9.61%
Down Payment	\$470,000
New Loan	\$1,880,000
Interest Rate	8.00%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.30
2025 Projected NOI	\$225,767
Loan Payments	\$174,122
Buyer's Year 1 Net Cash Flow	\$51,645
Buyer's Year 1 Principal Reduction	\$24,611
Buyer's Year 1 Total Return	\$76,256
Buyer's Annual Cash-on-Cash Return	11.00%
Principal Reduction	5.24%
Buyer's Total Annual Return	16.22%



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12312 Highway 165, Kinder, LA, 70648 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
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