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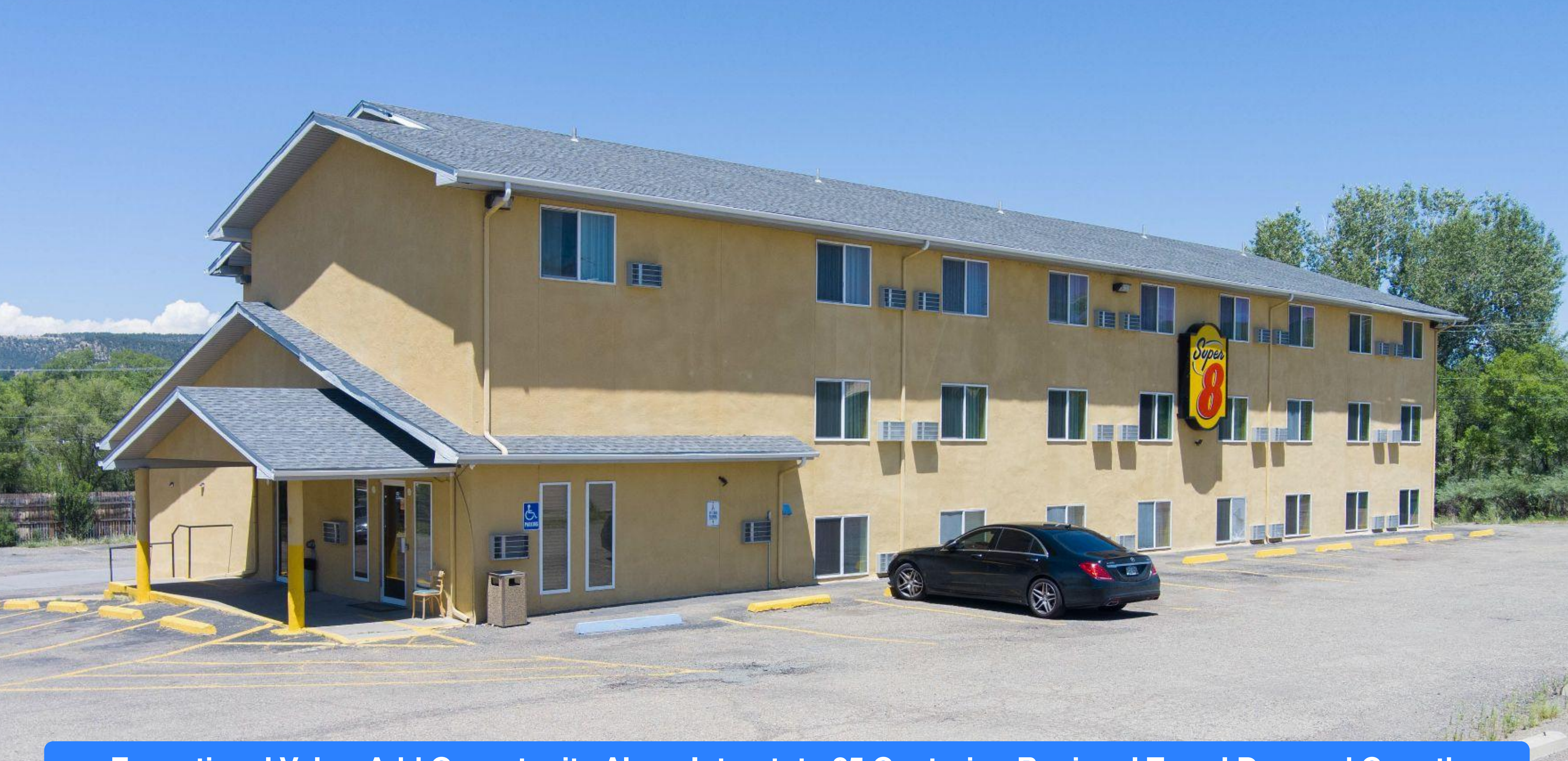

Exceptional Value-Add Opportunity Along Interstate 25 Capturing Regional Travel Demand Growth

Super 8, 1610 CEDAR ST

Raton, NM 87740

Hospitality Investment Opportunity

Offering Memorandum

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Point of Contact

Hunter Davis
Senior Associate
(602) 946-4371
hunter.davis@matthews.com
License No. SA704786000 (AZ)

Simon Assaf
Senior VP & Director
(909) 800-7139
simon.assaf@matthews.com
License No. BR663663000 (AZ)

In-State Broker
Brian Brockman
License #: 20241
Bang Realty-New Mexico Inc
bor@bangrealty.com
513-898-1551

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PROPERTY OVERVIEW

Super 8

1610 Cedar St | Raton, NM

48
Total Keys

1983
Year Built

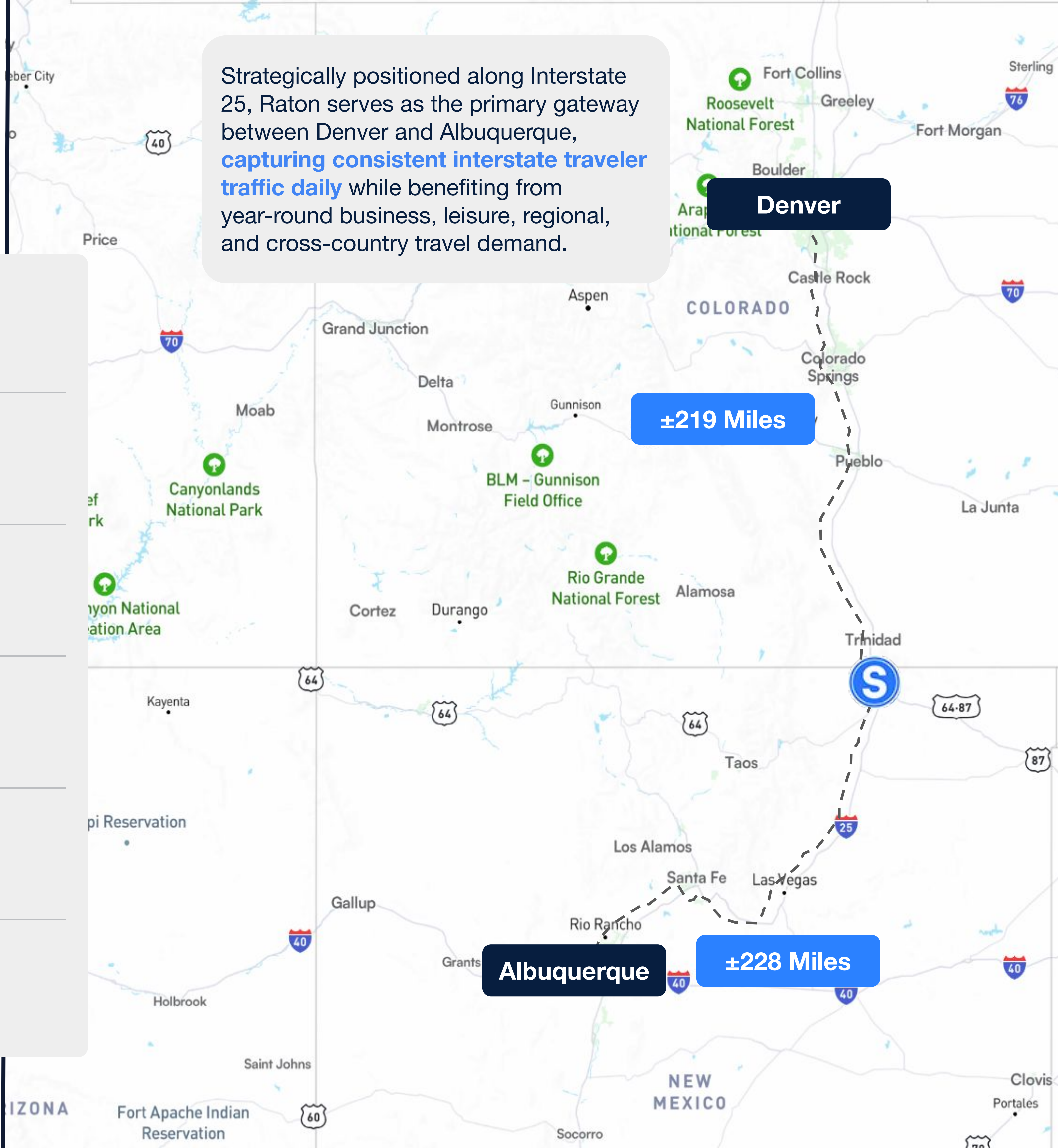
3
Stories

Interior
Corridors

±16,746 SF
GBA

±0.9 AC
Lot Size

Strategically positioned along Interstate 25, Raton serves as the primary gateway between Denver and Albuquerque, **capturing consistent interstate traveler traffic daily** while benefiting from year-round business, leisure, regional, and cross-country travel demand.



INVESTMENT HIGHLIGHTS

Significant Value Add Opportunity: The Property is significantly underperforming its competitive set, with RevPAR approximately 51% below nearby competitors, presenting a compelling opportunity to increase revenue through improved operations and revenue management.

Exceptional Owner Operator Opportunity: Offered at an attractive entry price, the Property includes a private one bedroom, one bathroom living quarters, making it an ideal opportunity for an owner operator.

Potential Brand Conversion Opportunity: The three story, interior corridor layout provides an attractive opportunity for a franchise conversion, allowing a new owner to capitalize on a national reservation system, loyalty program, and brand recognition.

Strategic Interstate 25 Location: Positioned directly off Interstate 25, the Property benefits from consistent transient demand generated by travelers, commercial traffic, and freight movement between Denver and Albuquerque.

Limited Hotel Supply: The market's limited inventory of branded hotels positions the Property to capture additional market share as operational performance improves and demand continues to grow.

Stable Year Round Market Fundamentals: Unlike many rural lodging markets, Raton benefits from a balanced mix of transient, leisure, commercial, and government demand, supporting consistent occupancy throughout the year.

WELL-MAINTAINED EXTERIOR WITH STRONG BRAND PRESENCE


N
Raton MUSEUM
±3,000 Annual Visitors
SHULER THEATER
WHERE THEATER COMES TO LIFE
±12,000 Annual Visitors
Raton Public Services Co
±130 Employees
NEW MEXICO HIGHLANDS UNIVERSITY
Highlands University Raton Site
±2,741 Students | ±500 Employees
Raton Amtrak Station
±1.8 Miles Away
RATON REGIONAL AQUATIC CENTER
±15,000 Annual Visitors
± 10,350 VPD
± 10,790 VPD
64
Historic Downtown Raton
NRA WHITTINGTON CENTER
±125,000 Annual Visitors
Raton Convention Center
±80 Annual Events | ±7,000 Annual Visitors
25
BNSF RAILWAY
Raton Pass
87
± 3,800 VPD
Subject Property
RATON NATURAL GAS COMPANY
Raton Municipal Airport
±7,000 Annual Passengers
Springer Electric Cooperative, Inc.
A Touchstone Energy® Cooperative
State of New Mexico
MINERS' COLFAX MEDICAL CENTER
±25 Beds | ±190 Employees
Google Earth
Distance To:
Colorado
±6.5 Miles Away
Albuquerque
±228 Miles Away
Capulin Volcano National Monument
±30 Miles Away | ±80K Annual Visitors
Sugarite Canyon State Park
±6.8 Miles Away | ±125K Annual Visitors
Lake Maloya
±12 Miles Away
Raton Pass (Santa Fe National Historic Trail)
±9 Miles Away
Goat Hill Scenic Overlook
±9 Miles Away
Raton Basin Coalbed Methane Fields
±5 Miles Away
Vermejo Coal Basin
±40 Miles Away

MARKET OVERVIEW

RATON, NM

12,200+
Total Population

$211M
Retail/Consumer Spending

910K+
Annual State Park Visitors

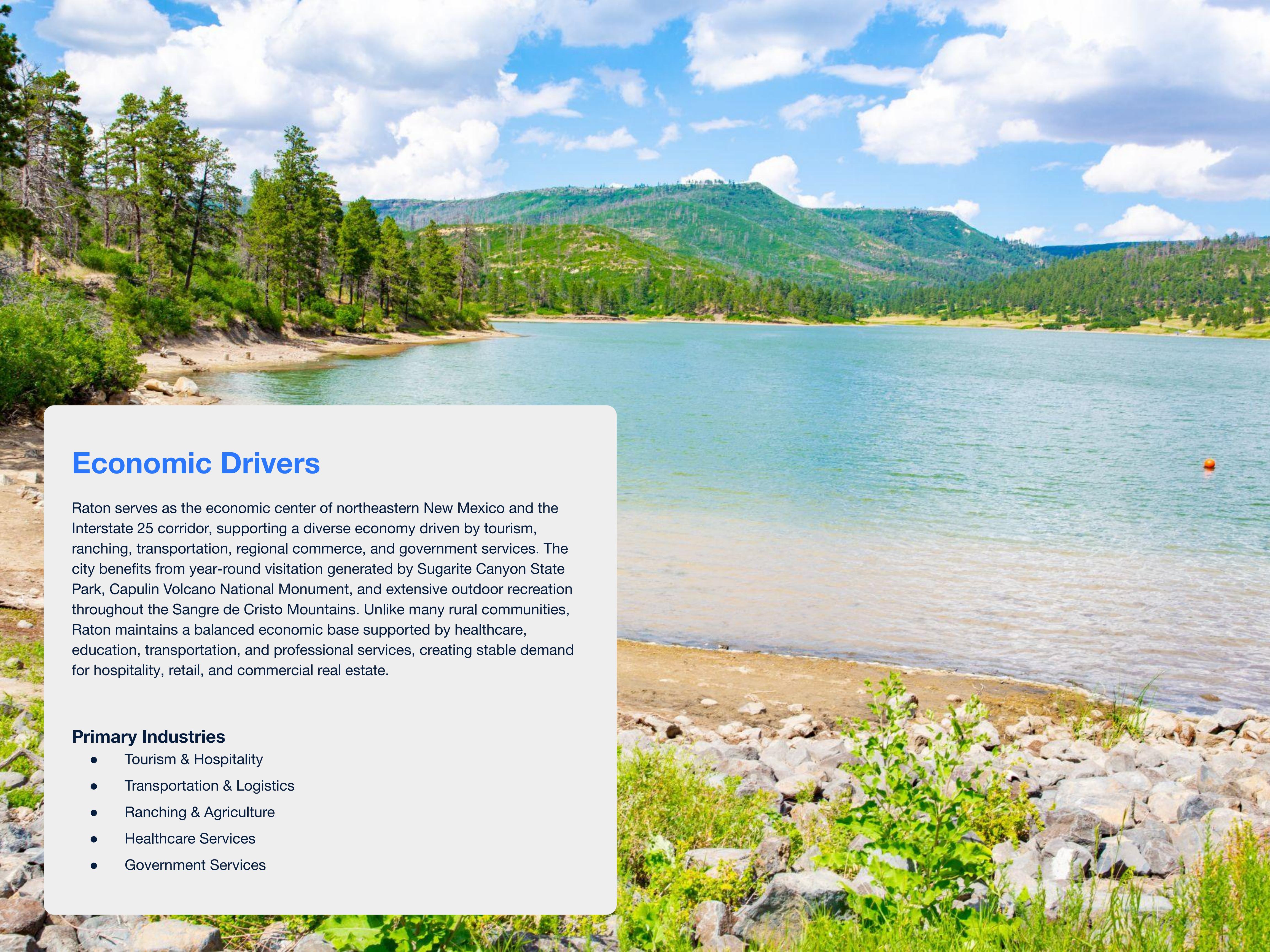
$98M+
Visitor Spending

$18M+
Annual Lodging Spending

Local Market Overview

Raton serves as the commercial, healthcare, and tourism hub for northeastern New Mexico and neighboring Southern Colorado communities. The local economy is supported by a diverse mix of tourism, ranching, government services, transportation, and regional commerce. Visitor demand is driven by Sugarite Canyon State Park, Capulin Volcano National Monument, and year-round outdoor recreation throughout the Sangre de Cristo Mountains.

The Raton market has demonstrated steady stability through its diversified economic base and strategic location. As the primary service center for much of northeastern New Mexico, Raton continues to attract visitors, businesses, and residents seeking access to the region's recreational amenities and quality of life.



Economic Drivers

Raton serves as the economic center of northeastern New Mexico and the Interstate 25 corridor, supporting a diverse economy driven by tourism, ranching, transportation, regional commerce, and government services. The city benefits from year-round visitation generated by Sugarite Canyon State Park, Capulin Volcano National Monument, and extensive outdoor recreation throughout the Sangre de Cristo Mountains. Unlike many rural communities, Raton maintains a balanced economic base supported by healthcare, education, transportation, and professional services, creating stable demand for hospitality, retail, and commercial real estate.

Primary Industries

- Tourism & Hospitality
- Transportation & Logistics
- Ranching & Agriculture
- Healthcare Services
- Government Services

Top 5 Hospitality Demand Drivers

Sugarite Canyon State Park

One of New Mexico's premier state parks, Sugarite Canyon offers hiking, camping, fishing, wildlife viewing, and scenic mountain recreation. Located just minutes from Raton, the park generates consistent lodging demand from outdoor enthusiasts throughout the year.

Capulin Volcano National Monument

This nationally recognized volcanic landmark attracts visitors from across the country seeking panoramic views, hiking, and educational experiences. Raton serves as a convenient lodging destination for travelers exploring the monument and surrounding attractions.

Interstate 25 Gateway Travel

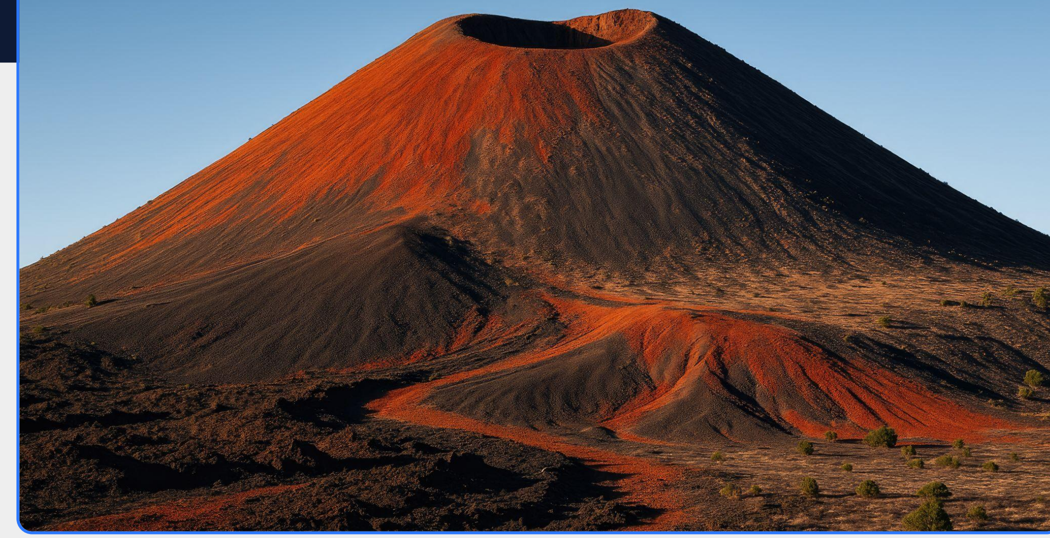
Positioned along Interstate 25 near the Colorado border, Raton captures significant overnight demand from travelers between Denver, Albuquerque, Santa Fe, and the Southwest. The city's location supports consistent year-round transient lodging activity.

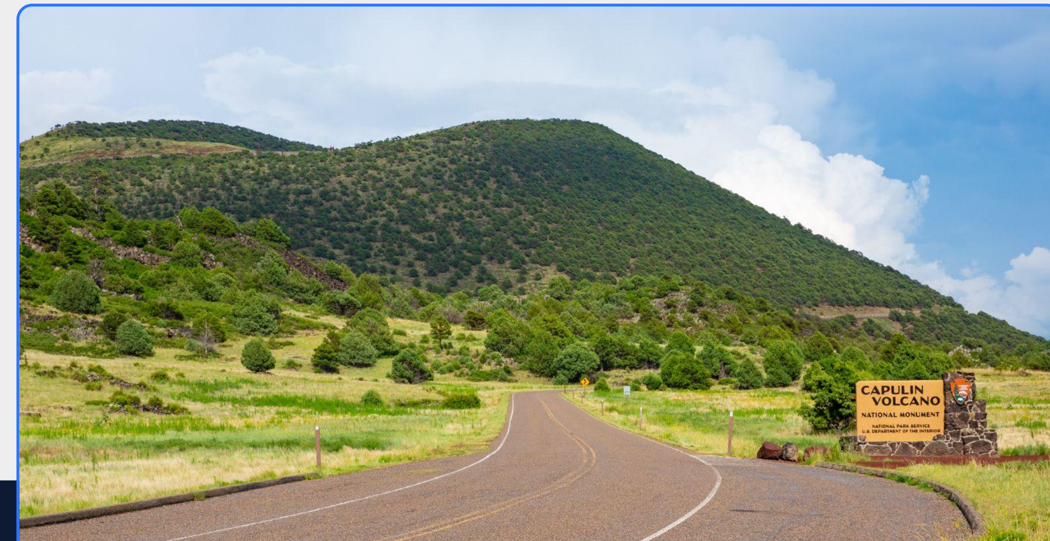
Sugarite & Carson National Forest Recreation

Raton provides convenient access to Sugarite Canyon, Carson National Forest, and nearby recreational destinations supporting hiking, mountain biking, hunting, fishing, off-roading, and seasonal outdoor activities that drive overnight visitation.

Gateway to Northern New Mexico & Southern Colorado

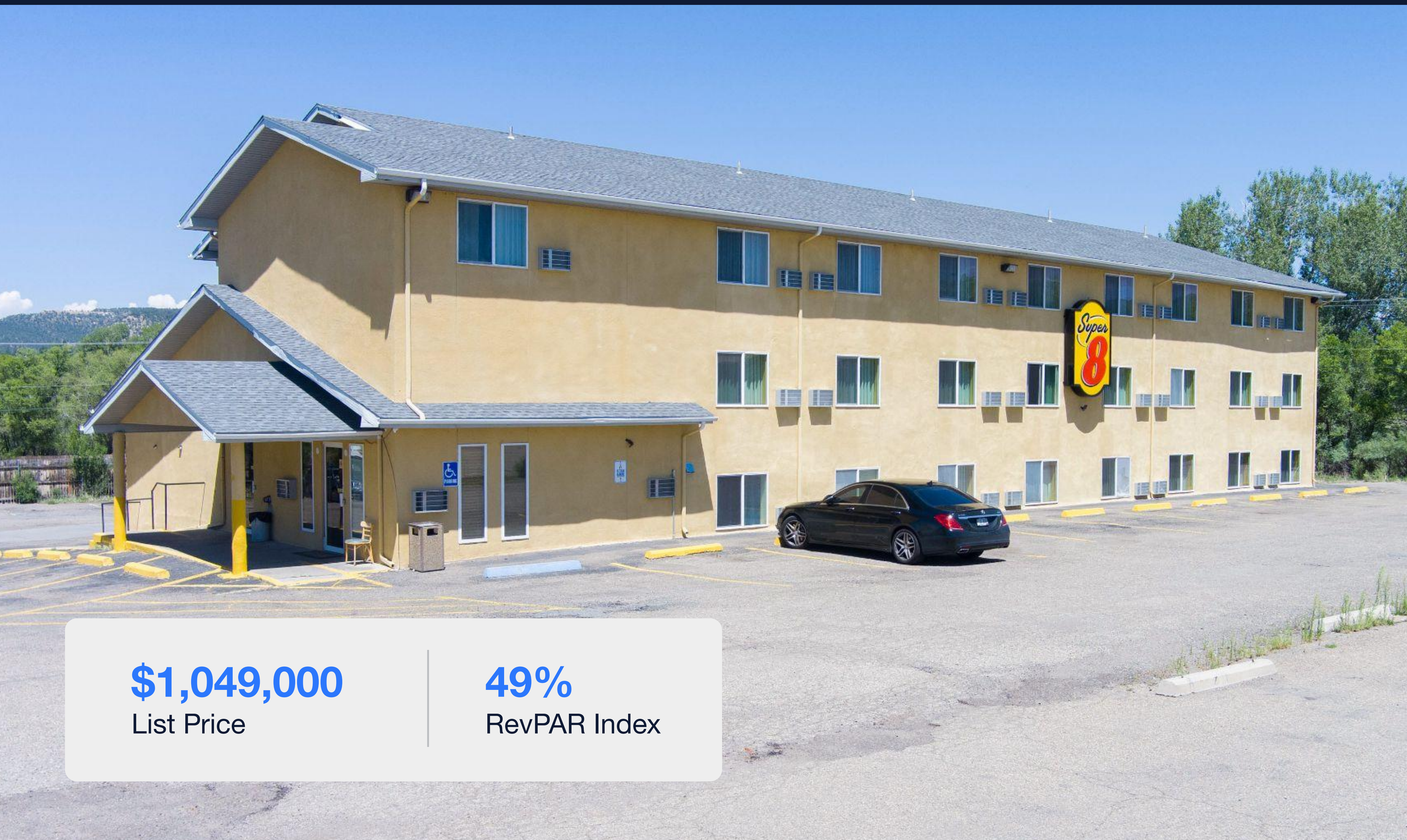
Strategically positioned at the crossroads of Interstate 25 and U.S. Highway 87, Raton serves as a regional lodging hub for visitors traveling throughout northern New Mexico and southern Colorado. Its central location supports steady business and leisure travel year-round.





VALUATION OVERVIEW

FINANCIAL SUMMARY



$1,049,000
List Price

49%
RevPAR Index

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Point of Contact

Hunter Davis
Senior Associate
(602) 946-4371
hunter.davis@matthews.com
License No. SA704786000 (AZ)

Simon Assaf
Senior VP & Director
(909) 800-7139
simon.assaf@matthews.com
License No. BR663663000 (AZ)

In-State Broker | Brian Brockman | Broker of Record | License No. 20241 (NM) | Bang Realty-New Mexico Inc | bor@bangrealty.com | 513-898-1551

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1610 Cedar St, Raton, NM, 87740 (“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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1. The Offering Memorandum and its contents are confidential;

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

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.