

Ramada by Wyndham

Cleveland Airport West

A Revitalized Airport Asset Primed for Growth and Positioned for the Future
22115 Brookpark Rd, Fairview Park, OH 44126

Asking Price: \$3,500,000

OFFERING MEMORANDUM

Presented By:

OwnerLand
REALTY®

HOSPITALITY

Contact

Pri: 614-450-2510 | Rob: 937-554-9930

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Disclaimer:

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The preparer has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, the preparer has not verified, and will not verify, any of the information contained herein, nor has the preparer conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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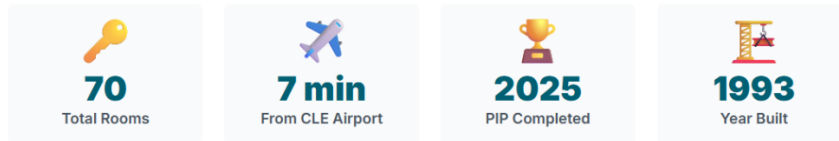
1. Executive Summary

This Offering Memorandum presents the exclusive opportunity to acquire the Ramada by Wyndham Cleveland Airport West, a 70-room hotel strategically located just 7 minutes from Cleveland Hopkins International Airport (CLE). The property has undergone a comprehensive

Property Improvement Plan (PIP) completed in 2025, featuring substantial capital improvements including a new roof, all-new guest rooms, and upgraded furniture. This offering represents a turnkey operation with significant upside potential. An investor can capitalize on the recent renovations, strong brand affiliation, and diverse demand drivers, including the transformative future development of the new Cleveland Browns domed stadium complex in the immediate vicinity.

Property at a Glance

This offering presents a 70-room hotel that has been significantly modernized, providing a fresh and comfortable guest experience. Its strategic location and recent top-to-bottom renovation prime it for strong performance.



- **Official Name:** Ramada by Wyndham Cleveland Airport West
- **Address:** 22115 Brookpark Rd, Fairview Park, OH 44126
- **Chain Affiliation:** Ramada by Wyndham
- **Year Built:** 1993
- **PIP Completion / Last Renovation:** 2025
- **New Roof:** 2025
- **Number of Rooms:** 70
- **Number of Floors:** 2

Property Room Type Distribution

Analysis of the 70-room inventory, showcasing the mix of King and Double Queen accommodations.



Total Rooms

70

King Rooms

40

Double Queen Rooms

30

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Turnkey Operation: Comprehensive 2025 Renovations

Significant recent capital expenditures minimize immediate needs for a new owner and position the asset for premium performance. The entire property has been refreshed to enhance guest experience and drive revenue.

New Guest Rooms

Modern & Fresh

Upgraded Furniture

Enhanced Comfort


New Roof

Long-Term Security

PIP Complete

Brand Standard Met







Guest Room Experience

-  70 New 42" Philips Smart TVs with WiFi & Casting
-  100 New Mattresses & Pillow Protectors
-  70 New Mini Refrigerators
-  All New Room Drapes, Lamps, and Benches
-  New Computer Tables, Chairs, and Coffee Tables (King Rooms)
-  10 Brand New HVAC Units
-  New Coffee Makers, Irons, & Ironing Boards in all rooms

Bathroom Upgrades

-  All Bathrooms updated with new Tile
-  Fire & Mold-Resistant Drywall installed
-  New LED Mirrors and LED Lighting
-  25-35 Tubs Repainted with 5-Year Commercial Warranty
-  New Wall-Mounted Shampoo, Conditioner, & Body Wash Dispensers (Brand Standard)

Common Areas & Infrastructure

-  **Brand New Roof (2025)**
-  Updated Lobby with New Seating Sofas
-  New LED Chandelier in Lobby
-  Updated Breakfast Area with New Vinyl Floor & Countertops
-  New Exterior Signage & LED Lighting (Brand Standard)
-  Updated Back Stairs

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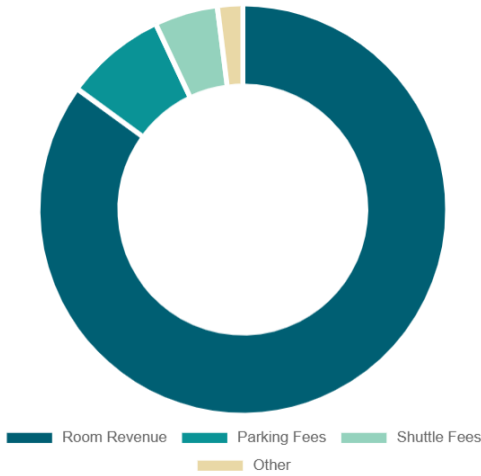
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Diversified Revenue Streams & Growth Opportunities

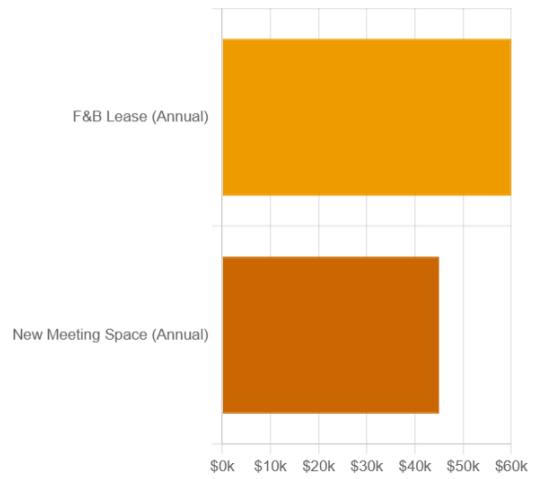
Current Revenue Mix (Illustrative)

The property benefits from a strong base of room revenue, supplemented by valuable ancillary income from airport-centric services.



Untapped Potential

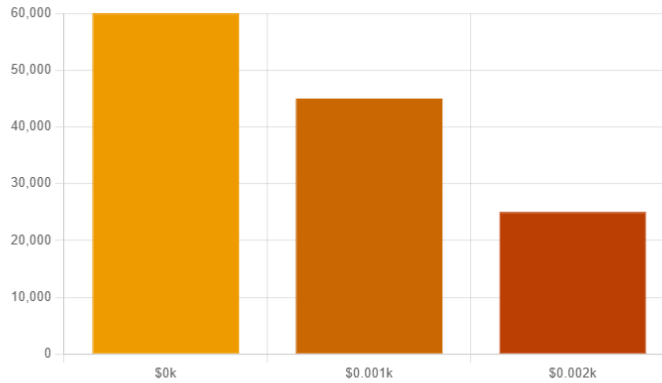
Significant upside exists by leasing out the on-site restaurant space and converting underutilized storage into profitable meeting areas.



Clear Value-Add Opportunities

Beyond its turnkey condition, the property includes distinct, underutilized assets. A new owner can monetize these spaces to significantly boost Net Operating Income after targeted investment.

Potential New Revenue Streams (Annual Projection)



Note: Revenue figures are illustrative projections and require a PIP to realize.

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THE GAME CHANGER

The proposed \$2.4 Billion domed stadium and mixed-use development adjacent to CLE airport is a monumental catalyst that will redefine demand for hospitality in the area.

\$2.4B

State-of-the-Art Domed Stadium

\$1B

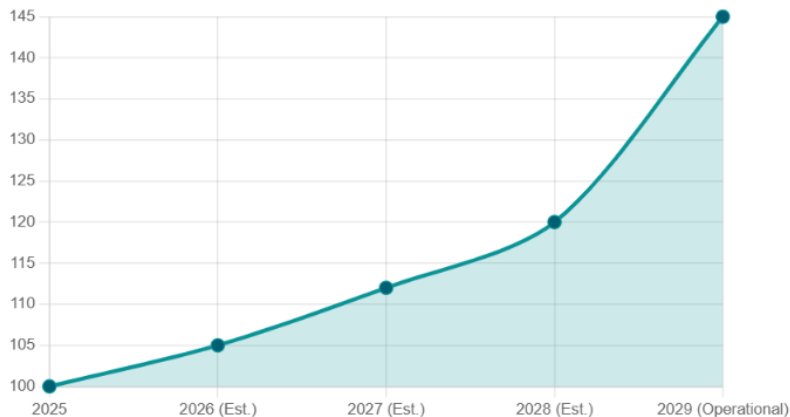
Surrounding Mixed-Use
Development

2029

Anticipated Opening Year

Projected Impact on Area Room Demand

The introduction of a year-round event venue is expected to create a significant and sustained increase in demand for nearby accommodations.



A Premier Investment Opportunity

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Compelling Investment Highlights

- ✓ **Turnkey Renovated Asset**
Recently completed PIP with new rooms, furniture, and roof minimizes near-term capital needs.
- ✓ **Strong Brand Affiliation**
Leverage the power of Wyndham's global reservation system and loyalty program.
- ✓ **Meeting Space Expansion**
Opportunity to convert existing storage into additional, profitable meeting space.
- ✓ **Irreplaceable Airport Proximity**
Constant demand from travelers at one of the region's busiest transportation hubs.
- ✓ **F&B Revenue Potential**
On-site bar & restaurant space ready for lease to a third-party operator or in-house management.
- ✓ **Future-Proofed by Development**
The new Browns stadium project ensures long-term demand growth and asset appreciation.

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