



OFFERING MEMORANDUM

SLEEP INN & SUITES CUMBERLAND | MD

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through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. HBA makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. HBA does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by HBA in compliance with all applicable fair housing and equal opportunity laws.



SLEEP INN & SUITES

CUMBERLAND | MARYLAND

65-ROOM, INTERIOR CORRIDORS, AMENITIZED HOTEL



LISTED BY

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EXECUTIVE SUMMARY

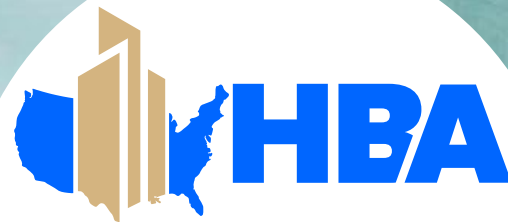
PROPERTY OVERVIEW

MARKET OVERVIEW

ACCEPTING REASONABLE OFFERS

SLEEP INN & SUITES | CUMBERLAND

13320 Ali Ghan Rd Ne, Cumberland, MD 21502



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SLEEP INN & SUITES CUMBERLAND

EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to offer, on an exclusive basis, the opportunity to acquire this 65-room Sleep Inn & Suites (“Property” or “Hotel”), prominently located inCumberland, MD. This property is a well-maintained, limited-service hotel strategically located directly off Interstate 68 with excellent visibility and consistent demand. Built in 2016, the property offers a modern interior-corridor design, an established Sleep Inn franchise through January 2036, and an efficient operating model with limited near-term capital requirements. Adjacent to a Love’s Travel Stop, the hotel benefits from a diverse mix of transient, commercial, and contractor demand, while nearby attractions including Rocky Gap State Park, Rocky Gap Casino Resort, and Deep Creek Lake provide strong leisure visitation. Supported by limited branded competition and a stable demand base, the asset represents an attractive investment opportunity with durable cash flow potential in Western Maryland.

ESTIMATED PIP COST:

PRICE
\$700,000



OFFERING
SUMMARY

	ACTUAL	PROJ. 2026
Occupancy:	70.22%	72.33%
ADR:	\$103.09	\$106.18
Revenue:	\$1,746,188	\$1,851,645
NOI	\$741,058	\$785,813
Cap Rate:	10.13%	10.74%
Price/Key	\$104,615	\$104,615



PRICE
\$6,100,000



NOI
\$741,058



CAP RATE
10.13%

AMENITIES HIGHLIGHTS

- 24-Hour Front Desk
- Premium Free WiFi
- Laundry
- Meeting Center
- Free Breakfast
- Fitness Center
- Business Center
- Free Parking
- Free Coffee in Lobby
- Indoor Pool



SUMMARY OF TERMS

INTEREST OFFERED

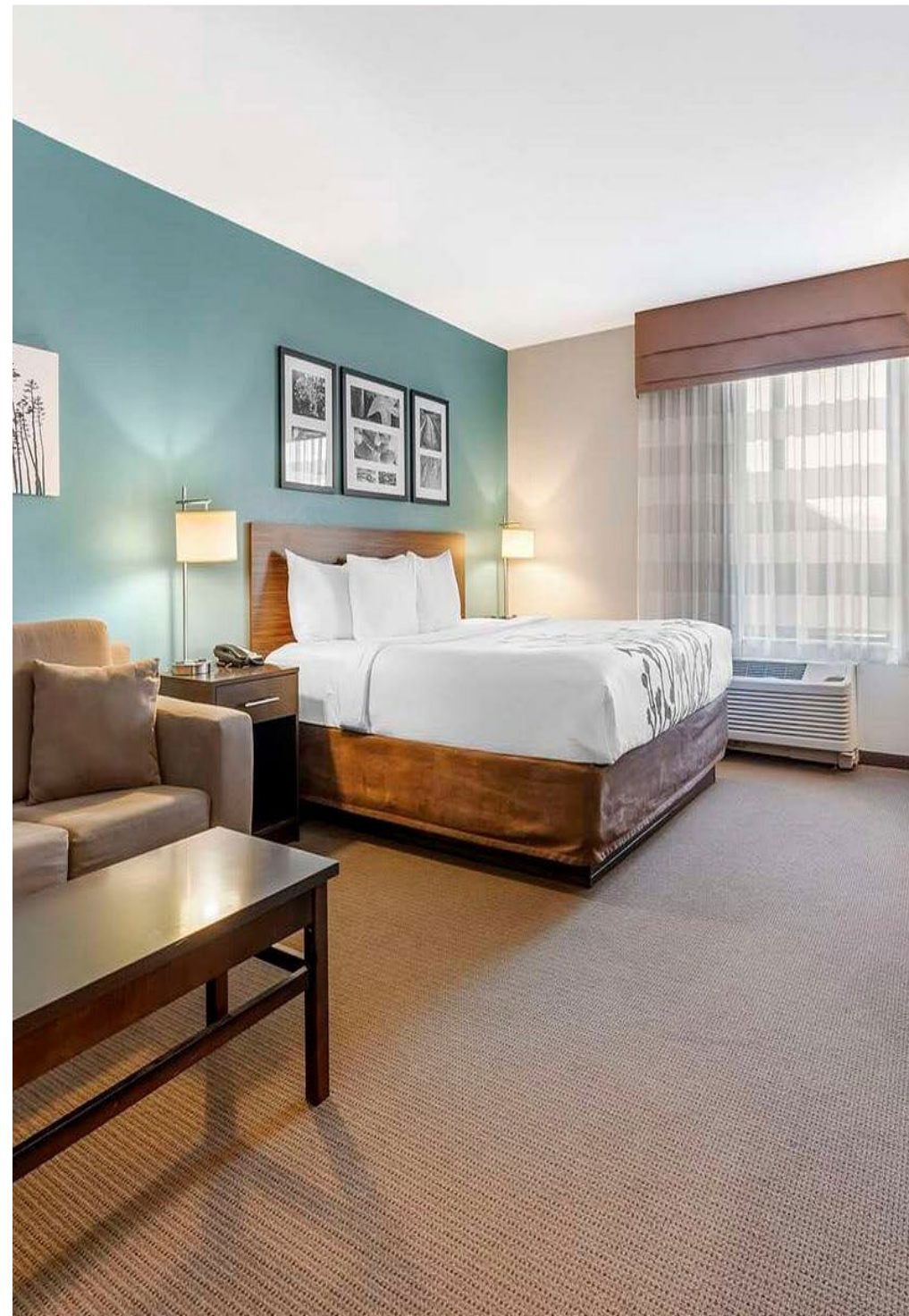
Hotel Brokers of America has been selected to exclusively market for sale this Sleep Inn & Suites located in Cumberland, MD.

TERMS OF SALE

This Sleep Inn & Suites located in Cumberland, MD is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2026. Contact broker for historical operating documentation and any other third party reports.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the Hotel Brokers of America listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



SLEEP INN & SUITES CUMBERLAND

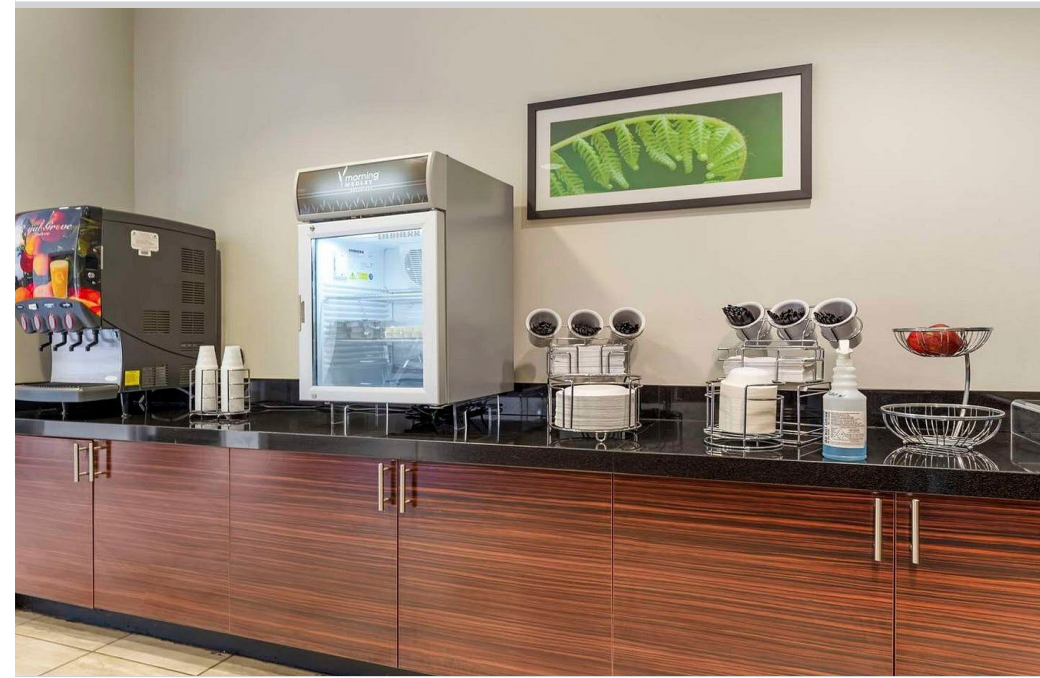
PROPERTY OVERVIEW



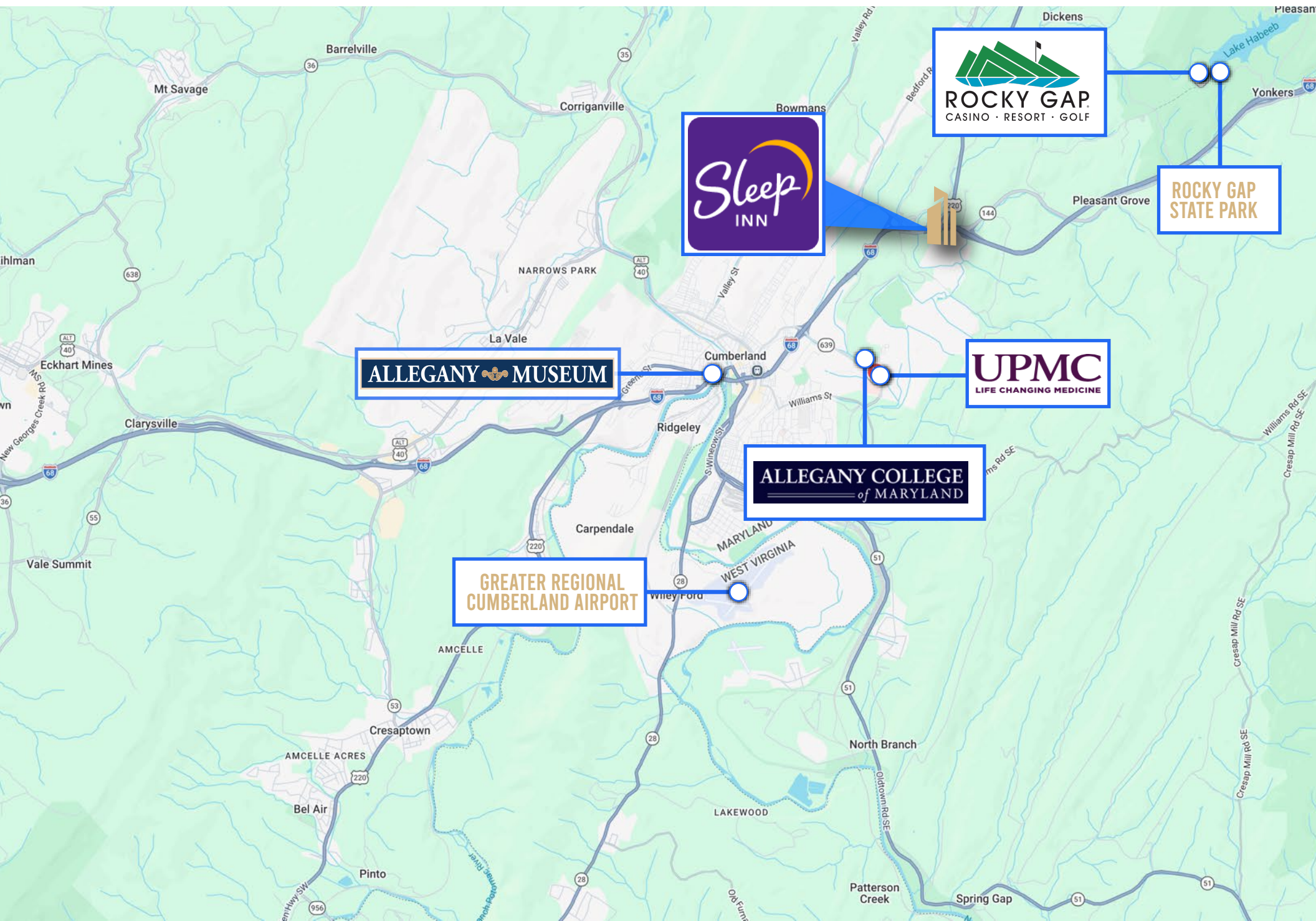
PROPERTY DETAILS

	Building SF:	35,118 SF
	Lot Size :	1.90 Acres
	Year Built:	2016
	Floors:	3
	Rooms:	65
	Corridors:	All Rooms Have Interior Hallways
	Occupancy:	70.22%
	Room Windows:	Windows Do not Open
	Suites:	Yes - One and Two Beds
	Meeting Rooms:	Yes
	Dining Facilities:	Yes Free Breakfast
	Fitness Center/Pool:	Yes/Indoor Pool
	Average Daily Rate:	\$103.09
	Star Class Rating	3-Star

Sleep Inn & Suites Cumberland offers comfortable guest rooms equipped with air conditioning and complimentary Wi-Fi. Guests can also enjoy a range of on-site amenities, including a complimentary breakfast, an indoor pool, and free parking, providing a convenient and comfortable stay for both business and leisure travelers.

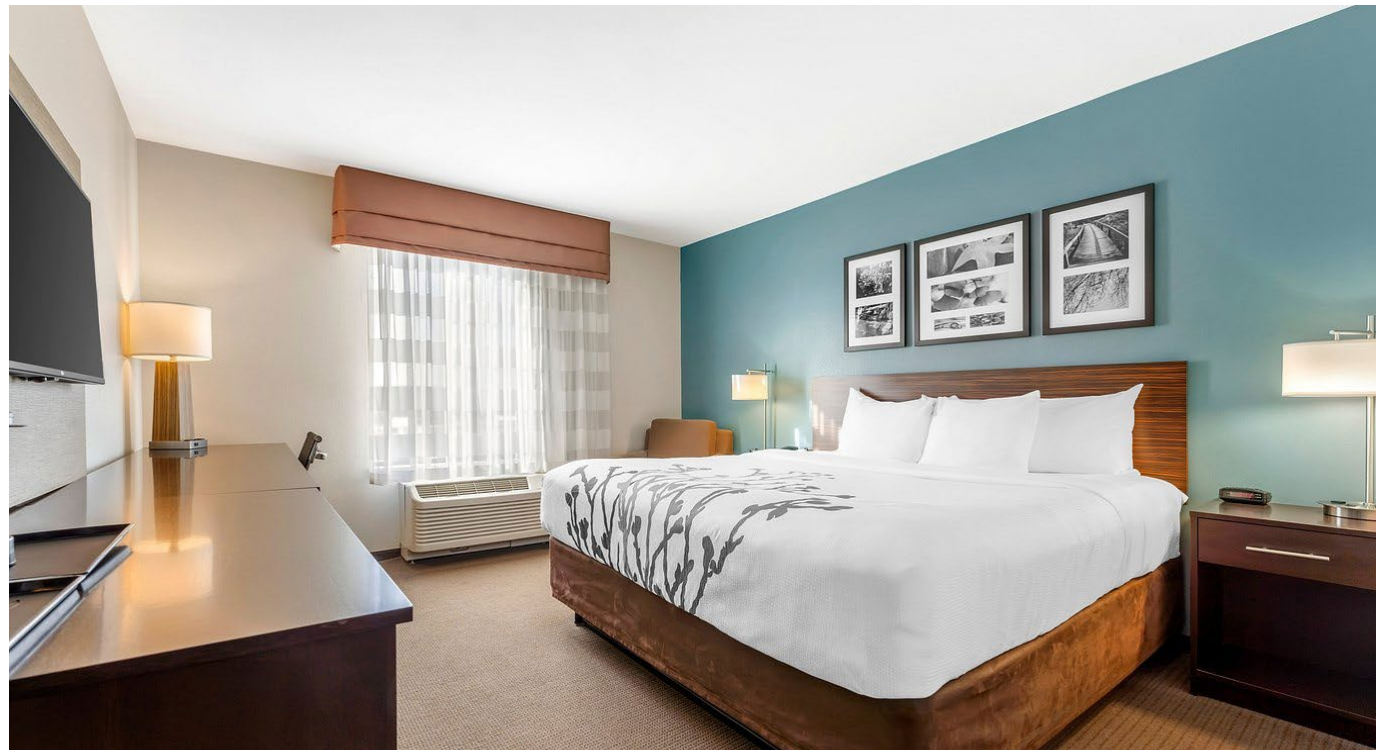
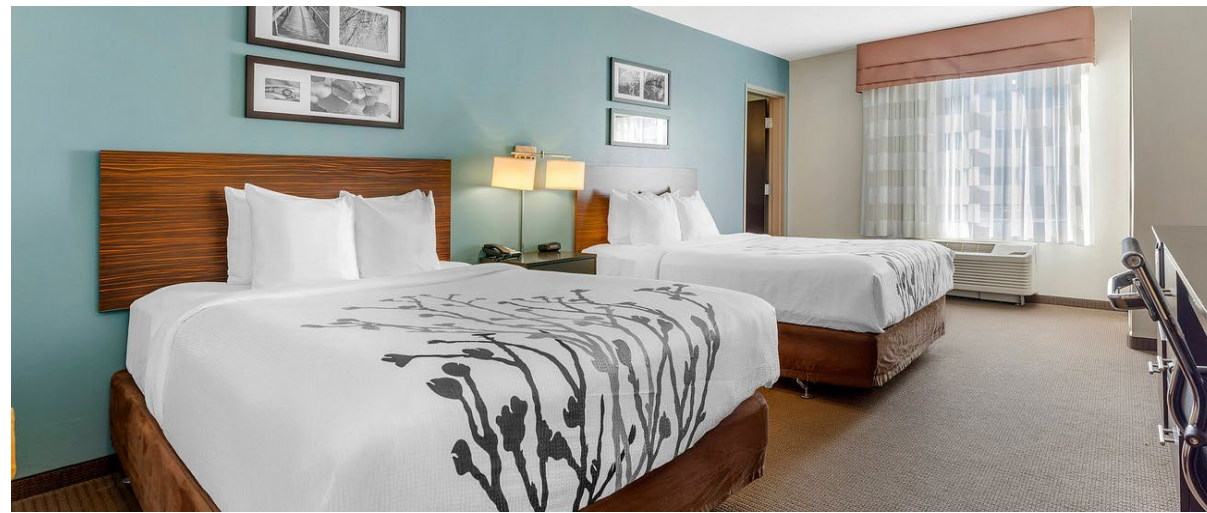
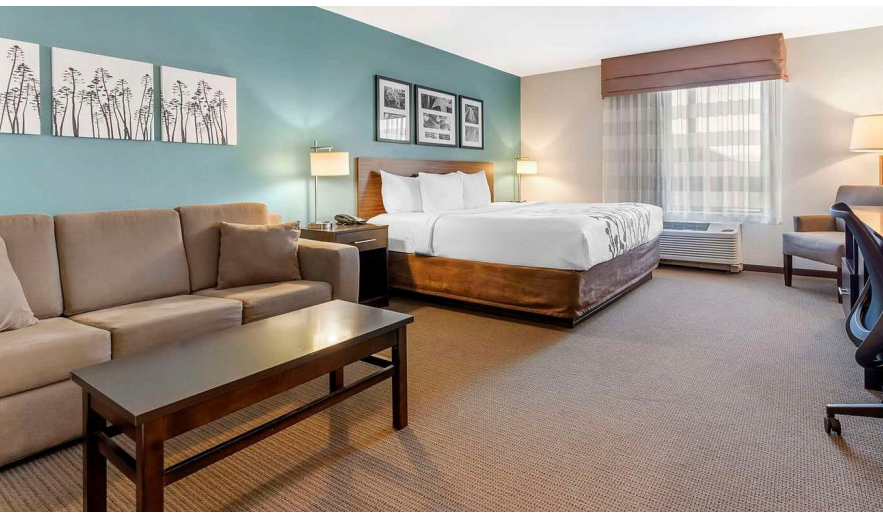












SLEEP INN & SUITES CUMBERLAND

MARKET OVERVIEW



CUMBERLAND, MD OVERVIEW

Cumberland, Maryland is a historic Appalachian destination located in western Maryland, offering visitors a blend of outdoor recreation, scenic mountain landscapes, and rich transportation heritage. Positioned at the crossroads of Maryland, Pennsylvania, and West Virginia, Cumberland serves as a gateway to the Allegheny Mountains and attracts travelers seeking history, adventure, and year-round outdoor activities.

Tourism in the area is anchored by its connection to the Great Allegheny Passage and the C&O Canal National Historical Park, making Cumberland a premier destination for cycling, hiking, and outdoor enthusiasts. The city serves as the eastern terminus of the Great Allegheny Passage, which connects to Pittsburgh through more than 150 miles of scenic trails.

Downtown Cumberland features a revitalized historic district with locally owned restaurants, boutiques, galleries, museums, and entertainment venues. The city's rich railroad heritage is showcased through attractions such as the Western Maryland Scenic Railroad, which offers scenic excursions through the Allegheny Mountains aboard historic steam and diesel locomotives.

Additional attractions include nearby state parks, Rocky Gap State Park and Resort, the Potomac River, and numerous opportunities for fishing, kayaking, golfing, and camping. Seasonal festivals, arts events, and outdoor recreation contribute to steady visitation throughout the year.

With its combination of historic charm, mountain scenery, and nationally recognized recreational assets, Cumberland continues to serve as one of the Mid-Atlantic's premier heritage and outdoor tourism destinations, attracting visitors from throughout the region seeking both relaxation and adventure.



ECONOMY

Cumberland, Maryland serves as the economic center of western Maryland, with a diversified economy supported by healthcare, education, manufacturing, transportation, tourism, and government services. Strategically located along Interstate 68, the city provides regional connectivity to Pittsburgh, Baltimore, and Washington, making it an important commercial and logistics hub for the Appalachian region.

Healthcare is the area's largest employment sector, anchored by UPMC Western Maryland, which serves as a major regional medical center. Education, public administration, and correctional services also contribute significantly to the local economy, providing stable employment throughout Allegany County.

Manufacturing and distribution remain important economic drivers, supported by the region's skilled workforce, transportation infrastructure, and access to major East Coast markets. Tourism also plays a growing role in the local economy, with attractions such as the Great Allegheny Passage, the C&O Canal National Historical Park, and the Western Maryland Scenic Railroad generating visitor spending and supporting the hospitality sector.

Continued investment in downtown revitalization, transportation infrastructure, and outdoor recreation has strengthened Cumberland's economic outlook, while its affordability and strategic location continue to attract businesses and residents seeking opportunities in western Maryland.

MAJOR AREA EMPLOYERS

- UPMC Western Maryland
- Allegany County Public Schools
- Allegany College of Maryland
- Western Correctional Institution
- North Branch Correctional Institution
- Allegany County Government
- IBM
- Verso Corporation
- Hunter Douglas
- Walmart
- CSX Transportation



MAJOR ECONOMIC DEVELOPMENTS

Downtown Cumberland revitalization: Continued public and private investment in downtown is supporting new housing, commercial redevelopment, and small business growth.

UPMC Western Maryland expansion: Ongoing investments by UPMC Western Maryland are enhancing regional healthcare services and supporting long-term employment growth.

Industrial and logistics development: Business parks and industrial sites along the Interstate 68 corridor continue to attract manufacturing, warehousing, and distribution investment.

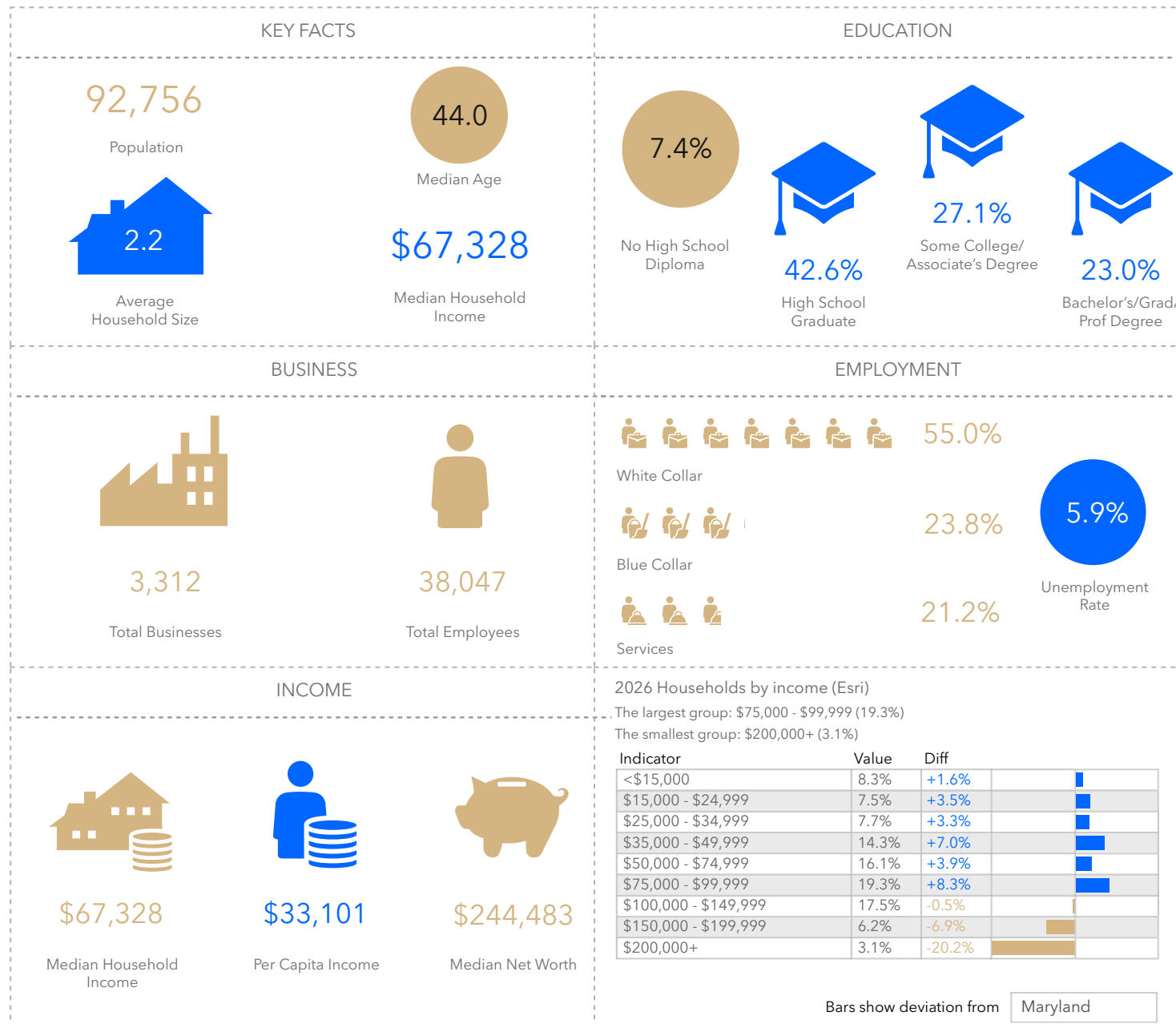
Outdoor recreation and tourism investment: Continued enhancements to the Great Allegheny Passage, C&O Canal National Historical Park, and downtown tourism assets are driving visitor spending and supporting the local hospitality economy.

PROXIMITY TO:

Pittsburgh, PA	85 MILES
Washington, DC	105 MILES
Baltimore, MD	117 MILES
Akron, OH	177 MILES
Philadelphia, PA	193 MILES
Cleveland, OH	202 MILES
Buffalo, NY	224 MILES
Columbus, OH	226 MILES
Norfolk, VA	234 MILES



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OUR UMBRELLA



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