

QUALIFIED BID DEADLINE **DECEMBER 3**

Fully Renovated, Operating Best Western Plus Denver West/Golden

155-Room Hotel in Denver MSA

 15059 W. Colfax Ave., Golden, CO

Closing to Occur by Mid-December 2025

HIGHLIGHTS

- Exceptional location with high visibility & immediate access from I-70
- PIP recently completed (2022)
- All new FF&E as of 2021
- Across from popular Colorado Mills Mall
- Five miles from iconic Red Rocks Park and Amphitheatre
- Extensive amenities include a continental breakfast lounge, business center, fitness center, indoor spa, outdoor pool & patio, guest laundry & meeting room

DETAILS

**U.S. Bankruptcy Court
District of Colorado (Denver)
Petition #: 25-15542-JGR**

The Best Western Plus Denver West/Golden is a recently renovated, 155-room, limited-service hotel ideally situated in the foothills of the Rocky Mountains. The 3.05± AC property, located immediately off I-70, offers guests easy access to a unique blend of outdoor recreation, historic charm and world-class entertainment.

This two-building, three-story property offers unparalleled exposure to both east and westbound I-70 traffic, a critical advantage for guest capture. Originally constructed in 1981, the hotel has undergone considerable renovations completed between 2015 and 2022.

This location benefits from numerous nearby demand drivers and delivers the convenience of the Denver metro area while providing a quick escape to mountain trails, skiing and world-famous venues.










Lobby



Dining



Guest Room

| | | |
|-----------------------------------------------------------------------------------|----------------------|-----------------------|
|  | Building Size | 73,838± SF |
|  | Year Built | 1981 (Remodeled 2022) |
|  | Room Count | 155 Guest Rooms |
|  | Land Size | 3.05± AC |
|  | Parking | 174 Spaces |
|  | Tax ID# | 40-014-01-001 |
|  | Taxes (2024) | \$310,260.05 |

855.755.2300
HilcoRealEstateSales.com

FIVE YEAR PROFORMA

| | Year 1 | | | | Year 3 | | | | Year 5 | | | |
|-----------------------------------|--------------------|---------------|-----------------|-----------------|--------------------|---------------|-----------------|-----------------|--------------------|---------------|-----------------|-----------------|
| | Amount | Ratio | PAR | POR | Amount | Ratio | PAR | POR | Amount | Ratio | PAR | POR |
| Revenues | | | | | | | | | | | | |
| Rooms | \$4,331,382 | 97.0% | \$27,944 | \$127.60 | \$4,851,080 | 97.0% | \$31,297 | \$138.30 | \$5,394,709 | 96.9% | \$34,805 | \$146.70 |
| Food & Beverage | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 |
| Misc. Revenue | \$33,124 | 0.7% | \$214 | \$0.98 | \$37,213 | 0.7% | \$240 | \$1.06 | \$42,891 | 0.8% | \$277 | \$1.17 |
| Other Income & Guest Services | \$99,371 | 2.2% | \$641 | \$2.93 | \$111,638 | 2.2% | \$720 | \$3.18 | \$128,674 | 2.3% | \$830 | \$3.50 |
| Total | \$4,463,877 | 100.0% | \$28,799 | \$131.50 | \$4,999,931 | 100.0% | \$32,258 | \$142.54 | \$5,566,274 | 100.0% | \$35,911 | \$151.37 |
| Departmental Expenses | | | | | | | | | | | | |
| Rooms | \$668,305 | 15.4% | \$4,312 | \$19.69 | \$742,215 | 15.3% | \$4,788 | \$21.16 | \$841,495 | 15.6% | \$5,429 | \$22.88 |
| Food and Beverage | \$215,856 | | \$1,393 | \$6.36 | \$240,515 | | \$1,552 | \$6.86 | \$273,980 | | \$1,768 | \$7.45 |
| Other Income & Guest Services | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 |
| Total | \$884,161 | 19.8% | \$5,704 | \$26.05 | \$982,730 | 19.7% | \$6,340 | \$28.02 | \$1,115,475 | 20.0% | \$7,197 | \$30.33 |
| Departmental Profit | \$3,579,716 | 80.2% | \$23,095 | \$105.46 | \$4,017,201 | 80.3% | \$25,917 | \$114.53 | \$4,450,799 | 80.0% | \$28,715 | \$121.03 |
| Overhead Expenses | | | | | | | | | | | | |
| Administrative and General | \$280,494 | 6.3% | \$1,810 | \$8.26 | \$299,996 | 6.0% | \$1,935 | \$8.55 | \$322,116 | 5.8% | \$2,078 | \$8.76 |
| Information Technology | \$46,749 | 1.0% | \$302 | \$1.38 | \$49,999 | 1.0% | \$323 | \$1.43 | \$53,686 | 1.0% | \$346 | \$1.46 |
| Sales & Marketing | \$233,365 | 5.2% | \$1,506 | \$6.87 | \$249,997 | 5.0% | \$1,613 | \$7.13 | \$269,071 | 4.8% | \$1,736 | \$7.32 |
| Repairs & Maintenance | \$140,019 | 3.1% | \$903 | \$4.12 | \$149,998 | 3.0% | \$968 | \$4.28 | \$161,443 | 2.9% | \$1,042 | \$4.39 |
| Utilities | \$140,703 | 3.2% | \$908 | \$4.15 | \$149,998 | 3.0% | \$968 | \$4.28 | \$160,288 | 2.9% | \$1,034 | \$4.36 |
| Total | \$841,331 | 18.8% | \$5,428 | \$24.79 | \$899,988 | 18.0% | \$5,806 | \$25.66 | \$966,603 | 17.4% | \$6,236 | \$26.29 |
| Franchise Fees | \$428,807 | 9.9% | \$2,766 | \$12.63 | \$480,257 | 9.9% | \$3,098 | \$13.69 | \$534,076 | 9.9% | \$3,446 | \$14.52 |
| Management Fee | \$133,916 | 3.0% | \$864 | \$3.95 | \$149,998 | 3.0% | \$968 | \$4.28 | \$166,988 | 3.0% | \$1,077 | \$4.54 |
| Gross Operating Profit | \$2,175,661 | 48.7% | \$14,037 | \$64.09 | \$2,486,958 | 49.7% | \$16,045 | \$70.90 | \$2,783,131 | 50.0% | \$17,956 | \$75.68 |
| Property Taxes | \$310,260 | 7.0% | \$2,002 | \$9.14 | \$322,795 | 6.5% | \$2,083 | \$9.20 | \$335,835 | 6.0% | \$2,167 | \$9.13 |
| Insurance | \$155,000 | 3.5% | \$1,000 | \$4.57 | \$164,440 | 3.3% | \$1,061 | \$4.69 | \$174,454 | 3.1% | \$1,126 | \$4.74 |
| Other | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 | \$0 | 0.0% | \$0 | \$0.00 |
| Total | \$465,260 | 10.4% | \$3,002 | \$13.71 | \$487,234 | 9.7% | \$3,143 | \$13.89 | \$510,289 | 9.2% | \$3,292 | \$13.88 |
| Total Expenses | \$2,753,476 | 52.1% | \$17,764 | \$81.12 | \$3,000,206 | 60.0% | \$16,258 | \$85.53 | \$3,293,432 | 59.2% | \$21,248 | \$89.56 |
| Income Before Reserves | \$1,710,401 | 38.3% | \$11,035 | \$50.39 | \$1,999,724 | 40.0% | \$12,901 | \$57.01 | \$2,272,842 | 40.8% | \$14,663 | \$61.81 |
| FF&E Reserves | \$178,555 | 4.0% | \$1,152 | \$5.26 | \$199,997 | 4.0% | \$1,290 | \$5.70 | \$222,651 | 4.0% | \$1,436 | \$6.05 |
| Net Operating Income (NOI) | \$1,531,846 | 34.3% | \$9,883 | \$45.13 | \$1,799,727 | 36.0% | \$11,611 | \$51.31 | \$2,050,191 | 36.8% | \$13,227 | \$55.75 |

*This information is a model of future performance, prospects should rely on their own modeling.





 15059 W. Colfax Ave., Golden, CO

LOCAL INFORMATION

Nestled in the foothills of the majestic Rocky Mountains, the Best Western Plus Denver West/Golden offers a rare opportunity to own a well-positioned, mid-size hotel in one of Colorado's most dynamic submarkets. Located about 20 minutes from downtown Denver, Golden, Colorado benefits from strong year-round demand drivers, including tourism, entertainment and corporate travel.

Guests enjoy easy access to premier regional attractions including iconic, world-class performances at Red Rocks Park and Amphitheatre, tastings and tours at the Coors Brewery and visiting the Buffalo Bill Museum. Outdoor enthusiasts and leisure travelers alike are drawn to the area's unbeatable proximity to ski resorts, hiking trails and scenic drives along I-70, while business and retail traffic flow from the nearby Colorado Mills Mall and the broader Denver metro corridor.

This location uniquely blends the energy of Denver with the allure of the Rockies, making it an exceptional investment for owners seeking consistent occupancy, diversified demand and long-term growth potential in a market that continues to attract both visitors and residents year after year.



Subject to approval by U.S. Bankruptcy Court, District of Colorado (Denver), Petition #: 25-15542-JGR. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from Hilco Global's real estate website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

November 18 & December 2 - By Appointment Only

QUALIFIED BID DEADLINE

December 3 by 12:00 p.m. (MT)

BID SUBMISSIONS

Bid should be submitted on provided Contract of Sale bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Weston Worsham at wworsham@hilcoglobal.com and Michael Kneifel at mkneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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