



Project Data

Key Scope Items:

- Historic Hotel Redevelopment
- Hotel Market Analysis
- Projection of Demand and Financial Performance

HSP Professionals Involved in Project: Rob Hunden

Time of Service: 2011

Hotel Market Analysis; Demand and Financial Projections

Wichita, Kansas

Hunden Strategic Partners (HSP) worked with a private developer to determine the feasibility of redeveloping a historic hotel property in downtown Wichita. The property, the Commodore Hotel, opened in 1929 and transitioned from a hotel into apartments over the years. The developer desired to remodel the hotel into a 60-room boutique property.

HSP completed a preliminary feasibility analysis for the property via the following:

- Current competitive Wichita hotel market analysis
- Projection of hotel performance (occupancy and rate)
- Financial analysis

This analysis determined that the project would be feasible assuming a limited project budget and the use of historic tax credits.