TEAM SINGH

HOMESMART ICARE REALTY ELITE

CONFIDENTIAL OFFERING MEMORANDUM · HOSPITALITY · EXTENDED-STAY · OROVILLE, CA

Presenting

DAHL'S MOTEL

2010 Feather River Blvd, Oroville, CA 95965

ASKING PRICE	PRICE PER KEY	TOTAL UNITS	OCCUPANCY
$990,000	**$61,875**	**16 Rooms**	**~90%**
Free & Clear — No Debt	*16 Total Keys*	*15 Ops + Rm 3 Remodel*	*Long-Term Monthly Tenants*

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EXECUTIVE SUMMARY

Team Singh is pleased to present Dahl's Motel, a 16-room extended-stay hospitality property located at 2010 Feather River Blvd in Oroville, California. Offered at $990,000 — free and clear of all debt — this asset represents $61,875 per key and delivers the highest guest rating of any hotel or motel in Oroville (4.3 stars, 100+ reviews). The property operates on a semi-absentee basis with professional on-site management in place, making it ideal for an investor who does not wish to be involved in day-to-day operations. Situated on a 2.28-acre lot, the motel building occupies only the front 30% of the parcel — leaving approximately 1.6 acres of unused land with significant development potential for self-storage, additional commercial structures, or other income-producing uses. With a stable long-term monthly tenant base, over $200,000 in recent capital improvements, and multiple identified value-add opportunities, Dahl's Motel presents a rare combination of in-place cash flow, passive ownership, and long-term land upside in a free-and-clear asset.

#1 Rated in Oroville

4.3 stars across 100+ verified reviews — the highest-rated hospitality property in the market. Active Cloudbeds PMS with booking infrastructure ready to reactivate at buyer's election.

Free & Clear — Zero Debt

No mortgage. No liens. 100% of cash flow is owner-retained from day one. Every comparable sale in the market transferred with $655K–$1.6M in outstanding debt.

$200K+ Recent Capital Investment

Full remodel 2019–2020, new gas lines April 2026, new sewer & septic 2025, hardy plank siding, dual-pane windows, and luxury vinyl plank flooring throughout.

Three Clear Value-Add Levers

1) Remodel & reactivate Room 3. 2) Eliminate the $33,800/yr contracted cleaning service. 3) Re-introduce transient bookings via existing Cloudbeds infrastructure.

Stable Monthly Revenue Base

All 10 kitchenette units occupied by long-term monthly renters at $1,125–$1,425/mo. Predictable cash flow insulated from nightly vacancy risk.

Semi-Absentee Ownership

Professional on-site management handles all daily operations — front office, housekeeping, and guest relations — with minimal owner involvement required.

1.6 Acres of Surplus Land

The motel occupies only the front 30% of the 2.28-acre parcel. The unused ~1.6 acres presents development opportunity subject to Butte County zoning.

3 Years of Verified Financials

IRS Schedule C filings for 2023–2025. All revenue, expenses, and payroll fully documented and available upon NDA execution.

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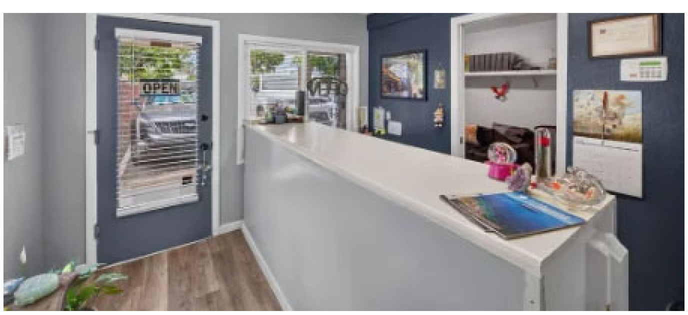
PROPERTY OVERVIEW

Property Address	2010 Feather River Blvd, Oroville, CA 95965
Business Name	Dahl's Motel (Dahlsmotel.com)
Total Rooms	16 Rooms (15 operational; Room 3 currently being remodeled)
Room Mix	10 Kitchenette Units · 1 Two-Bedroom Suite (full kitchen) · 5 Singles
Current Occupancy	~90% | Long-Term Monthly Tenant Base
Existing Debt	None — Free and Clear
Employees	2 Total (1 salaried, 1 hourly)
Business Classification	NAICS 721100 — Motel
PMS / Booking	Cloudbeds + Dahlsmotel.com (functional, paused for long-term tenancy)
Guest Rating	4.3 Stars · 100+ Reviews — #1 in Oroville
Additional Structures	On-site laundry facility + separate storage building
Lot Size	2.28 Acres — building occupies ~30%; ~1.6 acres surplus land



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ROOM TYPE & MONTHLY RATE SCHEDULE

ROOM TYPE	QTY	RATE — 1 PERSON	RATE — 2 PERSONS	MONTHLY REVENUE
Kitchenette Units	10	$1,125/mo	$1,425/mo	$11,250–$14,250
2-Bedroom Suite (Full Kitchen)	1	$1,725/mo	—	$1,725
Single Rooms (No Kitchen)	5	$925/mo	—	$4,625
Room 3 — Currently Being Remodeled	1	*Remodel in progress*		+$1,125–$1,725 upon completion

GROSS MONTHLY REVENUE — 15 UNITS AT 100% OCCUPANCY

$17,600/mo

GROSS ANNUAL REVENUE — ~90% OCCUPANCY (STABILIZED AVERAGE)

~$176,659/yr

Tax Return Correlation: Seller's 2025 Schedule C reports $162,643 in gross receipts — consistent with 90% occupancy at blended single-occupancy rates across 15 operational units. All revenue verifiable through CPA-prepared tax filings.

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3-YEAR FINANCIAL SUMMARY & SDE RECAST

All figures sourced from IRS Schedule C filings (2023–2025), CPA-prepared. The recast normalizes reported losses by adding back non-cash depreciation, seller compensation, and the discretionary cleaning contract.

LINE ITEM	2023	2024	2025	3-YR AVG
REVENUE				
Gross Receipts (IRS Verified)	$200,583	$166,750	$162,643	$176,659
Other Income	$9,896	$333	$14	$3,414
Total Gross Income	$210,479	$167,083	$162,657	$180,073
KEY EXPENSES				
Wages	$79,193	$80,064	$73,320	$77,526
Utilities	$24,224	$21,931	$26,458	$24,204
Insurance	$13,702	$14,712	$15,322	$14,579
Repairs & Maintenance	$14,094	$9,381	$3,983	$9,153
Depreciation (Non-Cash)	$8,368	$11,203	$14,089	$11,220
Other Expenses (incl. cleaning $33,800/yr, TOT, WC)	$84,604	$81,582	$69,218	$78,468
Total Expenses	$241,343	$228,158	$221,403	$230,301
Net Profit / (Loss) — As Filed	($30,864)	($61,075)	($58,746)	($50,228)
SDE ADD-BACKS				
+ Depreciation (Non-Cash)	$8,368	$11,203	$14,089	$11,220
+ Seller Salary / Owner Compensation	$36,000	$36,000	$36,000	$36,000
+ Cleaning Contract (Owner-Eliminable)	$33,800	$33,800	$33,800	$33,800
Adjusted Owner-Operator SDE	$47,304	$19,928	$25,143	$30,792

Valuation Context: This property is best evaluated as a real estate + business hybrid. The per-key and gross revenue multiples are the primary pricing drivers. The SDE recast demonstrates cash flow improvement potential for a hands-on owner-operator. The property transfers free and clear — no assumption of any debt.

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COMPARABLE SALES — COSTAR VERIFIED

Five confirmed NorCal economy motel transactions (2023–2026) sourced from CoStar, all price-confirmed with recorded deeds. The subject at $61,875/key sits at the midpoint of the verified comp range of $38,710–$72,222/key.

PROPERTY	LOCATION	ROOMS	SALE PRICE	$/KEY	DATE	VS. SUBJECT
★ Dahl's Motel	Oroville, CA	16 (15 ops)	$990,000	$61,875	2026	Free & clear · #1 rated 4.3★ · $200K+ CapEx
Heritage Inn Express	Chico, CA	39	$2,500,000	$64,103	Jan 2026	Deferred maintenance & high vacancy
Colfax Motor Lodge	Colfax, CA	18	$1,300,000	$72,222	Apr 2025	Similar size, higher $/key, subject debt-free
Lake Davis Resort	Portola, CA	15	$949,000	$63,267	May 2025	Comparable size; business value included
California Inn Yuba City	Yuba City, CA	23	$1,400,000	$60,870	Jun 2024	Subject aligns directly at $61,875/key
Matador Motel	Chico, CA	31	$1,200,000	$38,710	Jun 2023	Older/distressed, 10% cap; subject at premium

5-Comp Average: ~$59,834/key. Excluding the distressed Matador outlier, the 4-comp average is $65,141/key — placing $990,000 below market average. The subject's free-and-clear title, top review rating, and recently renovated physical plant support pricing at the upper end of the comp set.

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VALUATION FRAMEWORK

ASKING PRICE	GRM	3-YR AVG REVENUE	NORM. OWNER SDE	COMP $/KEY AVG
$990,000	5.60x	$176,659	$30,792	$59,834

PRIMARY METHOD
Per-Key (Comp Sales)

$800K – $1.04M

$50K–$65K/key × 16 keys. Subject at $61,875 sits firmly in range — supported by 5 verified CoStar comps.

SECONDARY METHOD
Gross Revenue Multiple

$706K – $1.06M

4.0x–6.0x on $176,659 avg gross. At $990K the GRM is 5.60x — appropriate for a free-and-clear, top-rated asset.

SUPPORTING METHOD
SDE Multiple

$154K – $246K

$30,792 normalized SDE × 5x–8x. Supporting context only — per-key and GRM are primary pricing drivers for this hybrid asset.

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CAPITAL IMPROVEMENTS & PROPERTY CONDITION

- ✓ Full interior remodel — all units except Room 3 (2019–2020, ~$200K)
- ✓ All-new gas lines — entire building (April 2026)
- ✓ New sewer & septic tanks — licensed contractor (2025)
- ✓ Hardy plank concrete siding — back half (2024–2025)
- ✓ Hardy plank siding — storage shed (2023–2024)
- ✓ Lifetime membrane roof — back half (~2017)
- ✓ Comp roofing — front half & office
- ✓ Dual-pane windows — all rooms (2016)
- ✓ Luxury vinyl plank clip flooring — all rooms
- ✓ On-site laundry facility (owner/operational use)
- ✓ Separate storage building on premises
- ✓ Hand railing painting (in progress)

Room 3 Remodel: Currently undergoing remodel; will add one additional revenue unit upon completion at $1,125–$1,725/month.

Land Opportunity — 2.28 Acre Lot: The motel building occupies approximately the front 30% of the parcel, leaving an estimated ~1.6 acres unused — a significant opportunity for self-storage, additional commercial structures, or other income-producing uses, subject to Butte County zoning approval.

Permit Disclosure: Seller discloses the 2019–2020 remodel and 2025 sewer/septic work were performed without permits. Buyers should conduct independent due diligence regarding Butte County permit records.

YOUR LISTING TEAM — COMMERCIAL & HOSPITALITY SPECIALISTS · NORTHERN CALIFORNIA

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