



OFFERING MEMORANDUM

MOTEL 6 SAN ANTONIO | TEXAS

5522 North Pan Am Expressway, San Antonio, TX, 78218



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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.

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MOTEL 6

SAN ANTONIO | TEXAS

155-ROOM, EXTERIOR CORRIDORS, AMENITIZED HOTEL



LISTED BY

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HOTEL BROKERS OF AMERICA INC®

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ACCEPTING REASONABLE OFFERS

MOTEL 6 | SAN ANTONIO

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HOTEL BROKERS OF AMERICA INC®

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MOTEL 6 SAN ANTONIO

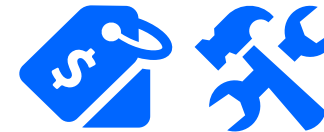
EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to offer, on an exclusive basis, the opportunity to acquire this 155-room Motel 6 Hotel (“Property” or “Hotel”), located in San Antonio, Texas. This property has 155 rooms with exterior corridors and was built in 1981, and most recently remodeled in 2016. This hotel is conveniently located off I-35. Nearby is Fort Sam Houston, Splashtown, AT&T Center, and San Antonio Botanical Gardens.

ESTIMATED PIP COST:

PRICE
\$0



OFFERING SUMMARY

	ACTUAL	PROJ. 2026
Occupancy:	47.55%	48.97%
ADR:	\$48.00	\$49.44
Revenue:	\$1,294,126	\$1,372,844
NOI	\$509,808	\$540,818
Cap Rate:	10.02%	10.63%
Price/Pad:	\$30,323	\$30,323



PRICE
\$4,700,000



NOI
\$509,808



CAP RATE
11.56%

AMENITIES HIGHLIGHTS

- Premium Free WiFi
- Ample Free Parking
- Snack Center
- Vending Machines
- Pets Welcome
- 24-Hour Front Desk
- Nearby Attractions
- Laundry Facilities
- Outdoor Pool
- Free Coffee in Lobby



SUMMARY OF TERMS

INTEREST OFFERED

Hotel Brokers of America has been selected to exclusively market for sale this Motel 6 located in San Antonio, TX.

TERMS OF SALE

This Motel 6 located in San Antonio, TX is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2025. 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.



MOTEL 6 SAN ANTONIO

PROPERTY OVERVIEW



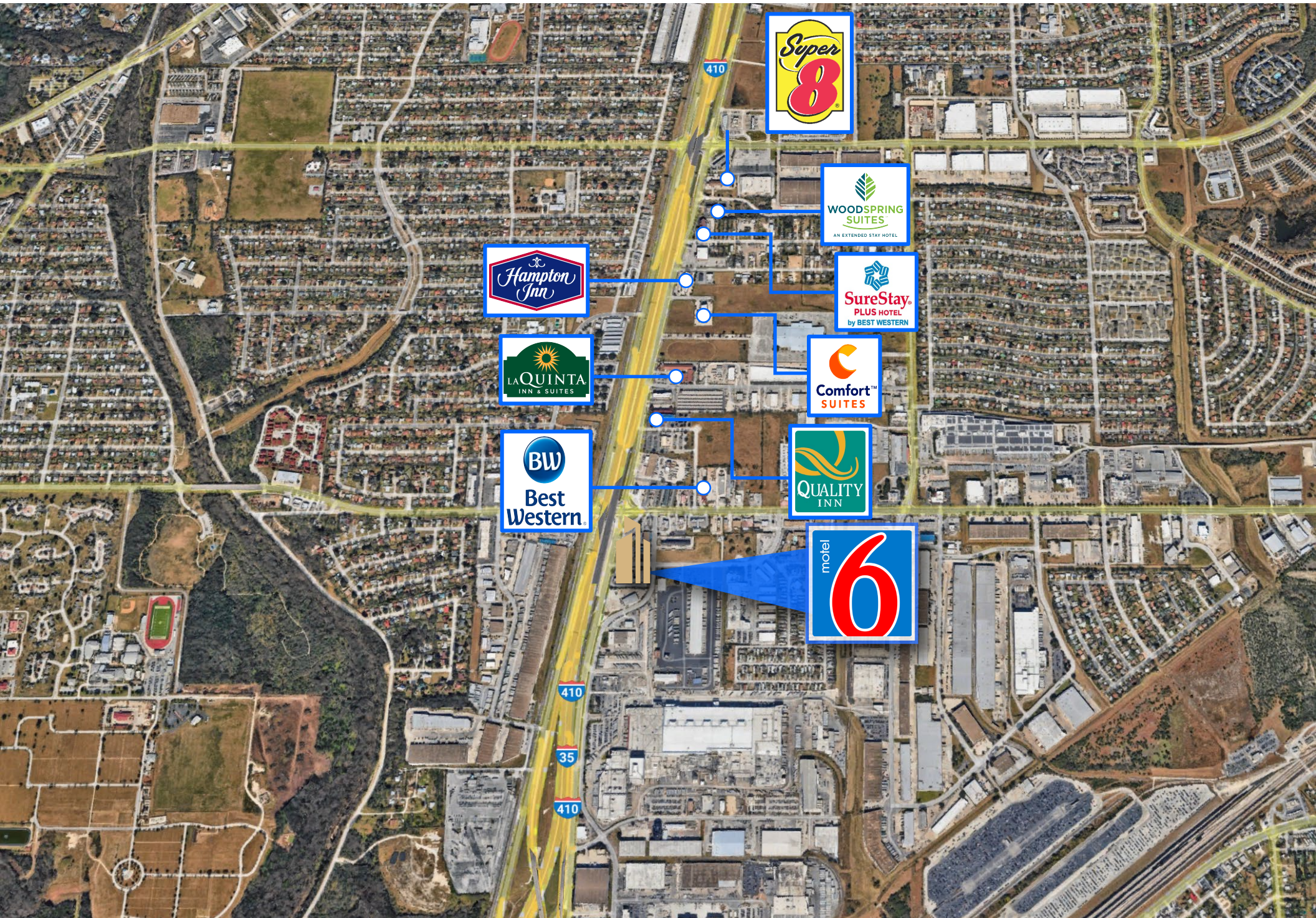
PROPERTY DETAILS

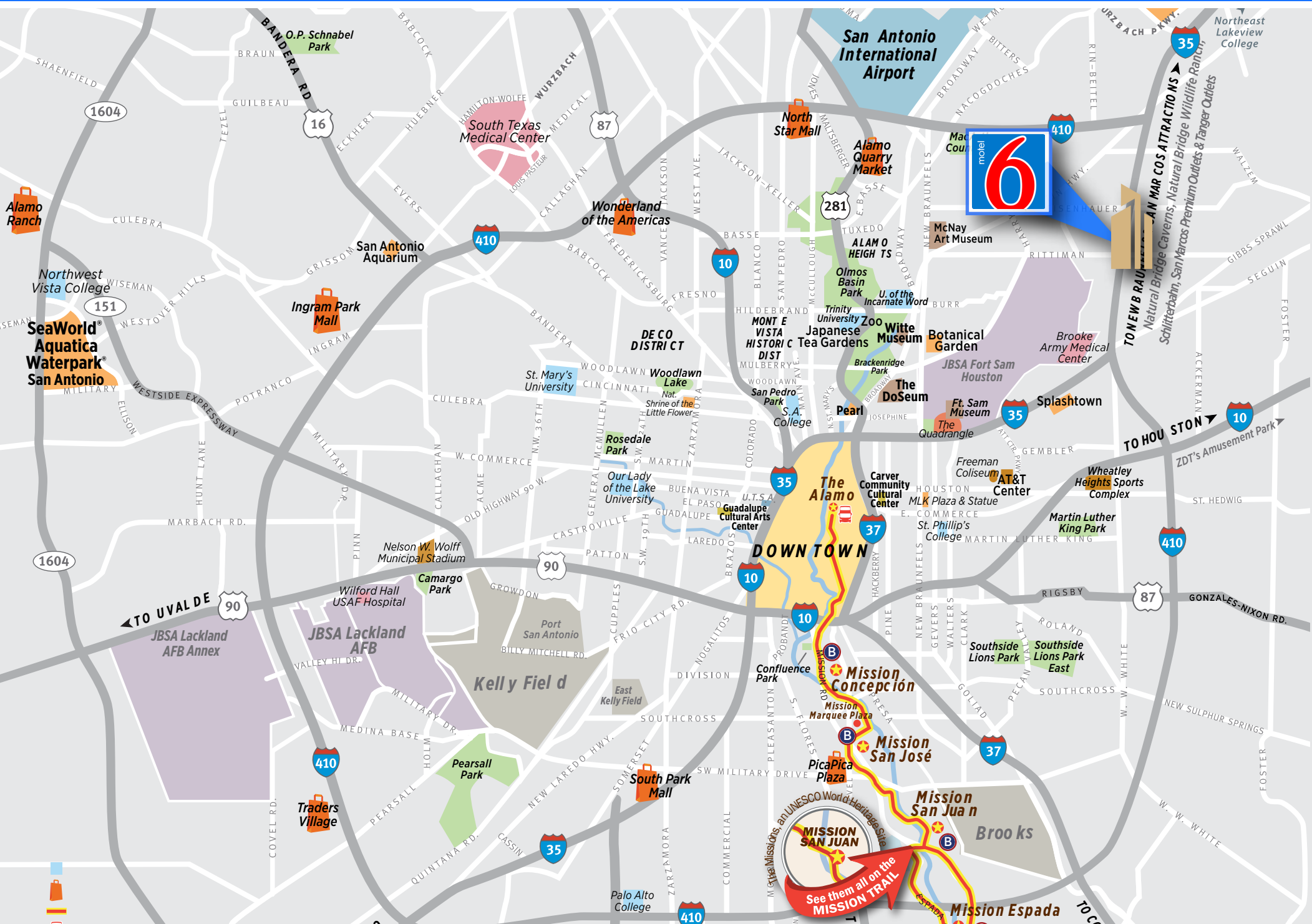
	Building SF:	40,048 SF
	Lot Size :	2.27 Acres
	Year Renovated:	2023
	Floors:	2
	Rooms:	155
	Corridors:	Exterior Hallways
	Occupancy:	47.55%
	Room Windows:	Windows Do Not Open
	Suites:	Yes- One and Two Bedrooms
	Meeting Rooms:	No
	Dining Facilities:	No
	Fitness Center/Pool:	No/Yes
	Average Daily Rate:	\$48.00
	Star Class Rating	2-Star

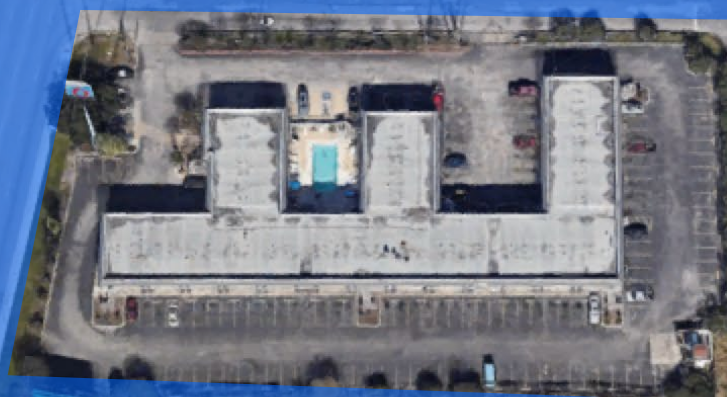
This Motel 6 is a budget friendly that features guest rooms with a flat screen TV and air conditioning, and free wifi. Guests can also take advantage of some of the amenities offered by the motel, including a 24 hour front desk. In addition, guests can enjoy a pool during their visit. As an added convenience, there is free parking available.

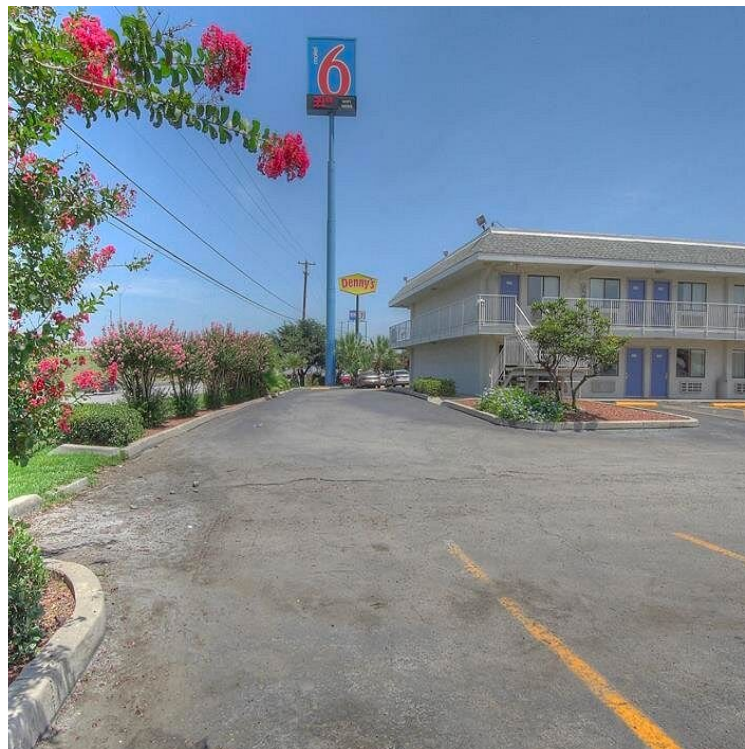














MOTEL 6 SAN ANTONIO

MARKET OVERVIEW



SAN ANTONIO, TEXAS AREA OVERVIEW

Once a frontier settlement in the Wild West, San Antonio has become a city full of modern amenities. As one of the top shopping destinations in the nation, San Antonio offers upscale boutiques, multiple shopping malls and the largest Mexican market in the USA. The city is also famous for its scenic River Walk, which makes getting around downtown a breeze. Stretching more than 24 kilometers from start to finish, the River Walk's shaded pathways connect hundreds of shops, restaurants, hotels, historic landmarks, museums and attractions. It's also the setting for many of the city's annual festivals and events featuring food, wine, live music and more.

With a unique culture stemming from its Spanish, German and American roots, San Antonio offers an abundance of history, arts and exciting cuisine. Take the River Walk to the north and you'll find museums filled with everything from Picassos to Western memorabilia and the Pearl, an exciting culinary and shopping destination. To the south, the River Walk leads to four Spanish missions that once provided shelter for frontier settlers and still provide some of the best bird watching spots around. Perhaps most notable of all San Antonio's missions is the Alamo in the heart of downtown. The Missions and the Alamo have been named a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization (UNESCO).

Just a short way outside of downtown, you'll find five theme parks, more than 50 golf courses, one of the largest zoos in the USA, the largest caverns in Texas and hiking and biking trails stretching into the Texas Hill Country, a region quickly gaining recognition for its wineries. All in all, San Antonio is one unforgettable city where you'll never run out of things to do. If you ever need a suggestion, just ask one of the friendly locals.



ECONOMY

San Antonio is the ideal environment for businesses of all sizes. Whether you're beginning your story, growing your footprint or continuing a thriving enterprise, San Antonio can help cultivate an atmosphere of progress and growth. Not only does the city boast a pro-business environment, decreasing costs through incentives and industrial policies, but San Antonio also offers a low-cost utility portfolio including renewable energy options. It maintains a skilled workforce bursting with vitality, built of professionals younger than the U.S. national average age. These key factors and so many more have provided uniquely beneficial circumstances for companies to include Petco, Oracle, Microsoft, Medtronic, H-E-B, Whataburger, Toyota Motor Manufacturing Texas and more.

MAJOR AREA EMPLOYERS

H-E-B	20,000 Employees
USAA	17,000 Employees
UT San Antonio	5,597 Employees
Cullen / Frost Bankers	3,982 Employees
Bill Miller Bar-B-Q	3,540 Employees
Rackspace	3,300 Employees
CPS Energy	3,022 Employees
Toyota Motor Manufacturing	2,900 Employees
Clear Channel Communications, Inc.	2,800 Employees
Southwest Research Institute	2,715 Employees
Valero Energy	1,653 Employees
Harland Clarke	1,500 Employees
KCI	1,400 Employees

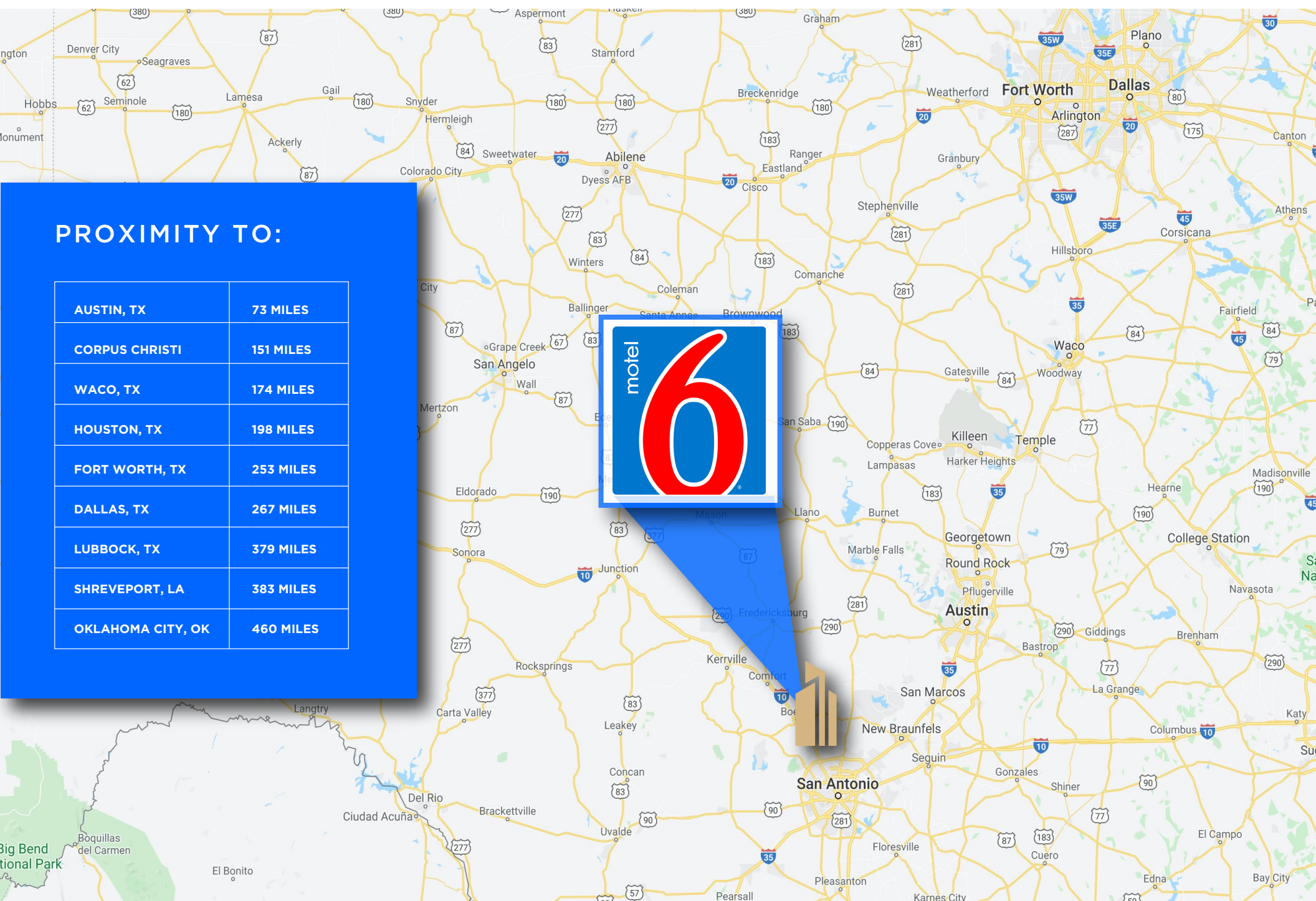


MARKET OVERVIEW

AMERICA'S HOTEL BROKERS' BROKER

PROXIMITY TO:

AUSTIN, TX	73 MILES
CORPUS CHRISTI	151 MILES
WACO, TX	174 MILES
HOUSTON, TX	198 MILES
FORT WORTH, TX	253 MILES
DALLAS, TX	267 MILES
LUBBOCK, TX	379 MILES
SHREVEPORT, LA	383 MILES
OKLAHOMA CITY, OK	460 MILES



AREA DEMOGRAPHICS OVERVIEW

KEY FACTS

1,463,625

Population



2.7

Average Household Size

34.5

Median Age

\$52,361

Median Household Income

BUSINESS



47,745

Total Businesses



696,498

Total Employees

INCOME



\$52,361

Median Household Income



\$25,932

Per Capita Income



\$62,524

Median Net Worth

EDUCATION

17%

No High School Diploma



27%

High School Graduate



30%

Some College



27%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



65%

White Collar



22%

Blue Collar



14%

Services

7.1%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (4.0%)

Indicator	Value	Diff	
<\$15,000	12.2%	+1.8%	
\$15,000 - \$24,999	10.2%	+1.2%	
\$25,000 - \$34,999	10.4%	+0.9%	
\$35,000 - \$49,999	14.3%	+1.1%	
\$50,000 - \$74,999	20.2%	+0.2%	
\$75,000 - \$99,999	11.8%	-1.0%	
\$100,000 - \$149,999	12.0%	-1.9%	
\$150,000 - \$199,999	4.8%	-1.1%	
\$200,000+	4.0%	-1.3%	

HOTEL BROKERS OF AMERICA RECENT SALES

Hotel	MSA	Rooms	Status
Extended Stay America Lubbock - Southwest, TX	Lubbock	92	Sold
Quality Inn & Suites Hannibal, MO	Hannibal	94	Sold
La Quinta Inn & Suites Dallas, Hutchins, TX	Dallas	65	Sold
Hampton Inn, Airport, Pensacola, FL	Pensacola	103	Sold
Quality Inn Baytown, Houston East, TX	Houston	62	Sold
Country Inn & Suites West Pensacola, FL	Pensacola	63	Sold
Holiday Inn Express & Suites North Dallas, Galleria, Preston, TX	Dallas	103	Sold
SpringHill Suites Stillwater, OK	Stillwater	80	Sold
Hampton Inn Franklin, KY	Franklin	72	Sold
Comfort Inn Pensacola, NAS Corry Station, FL	Pensacola	127	Sold
Quality Inn & Suites DFW Airport South, Irving, TX	Dallas	93	Sold
Home2 Suites Houston, Stafford, TX	Houston	91	Sold
TownePlace Suites Dallas Las Colinas, TX	Dallas	135	Sold
Baymont Ridgeland, Jackson, MS	Jackson	121	Sold
Comfort Inn & Suites Mobile, Spanish Fort, AL	Mobile	96	Sold
Holiday Inn Express & Suites Snyder, TX	Snyder	73	Sold
Motel 6 Conroe, Houston, TX	Houston	115	Sold
Wingate Ridgeland, MS	Jackson	111	Sold
Days Inn San Angelo, TX	San Angelo	55	Sold
Quality Inn Goodland, KS	Goodland	49	Sold
Candlewood Suites Conway, AR	Conway	65	Sold
Fairfield Inn Hays, KS	Hays	61	Sold
Country Inn & Suites Shreveport, Airport, LA	Shreveport	86	Sold
Days Inn Scranton, PA	Scranton	85	Sold
Comfort Suites DFW North Grapevine, TX	Dallas	96	Sold
Hampton Inn Wichita-East, KS	Wichita	80	Sold
Fairfield Inn & Suites Youngstown, Poland, OH	Youngstown	62	Sold
Residence Inn Youngstown Boardman/Poland, OH	Youngstown	78	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Mobile	87	Sold
La Quinta Inn and Suites Helena, MT	Helena	74	Sold
Holiday Inn Express Brownsville TX	Brownsville	76	Sold
Comfort Inn & Suites Donna, TX	Donna	53	Sold
Holiday Inn Express Dallas East Fairpark, TX	Dallas	113	Sold
TownePlace Suites Dallas DeSoto, TX	Dallas	99	Sold
Holiday Inn Express Dumas, TX	Amarillo	90	Sold
Rodeway Inn San Angelo, TX	San Angelo	90	Sold
Staybridge Suites Lake Charles, LA	Lake Charles	106	Sold
Hampton Inn & Suites Victoria, Texas	Victoria	68	Sold
Comfort Inn and Suites Zachary, Baton Rouge, LA	Baton Rouge	70	Sold
Best Western New Roads, LA	Baton Rouge	62	Sold
Hilton Garden Inn Bentonville, AR	Fayetteville	133	Sold
Comfort Suites Gulfport, MS	Biloxi	87	Sold
Motel 6 Albuquerque, NM	Albuquerque	128	Sold
Hampton Inn Farmington, MO	St. Louis	64	Sold
Holiday Inn Express & Suites Beeville, TX	Alice	79	Sold
Holiday Inn Express & Suites New Iberia, Avery Island, LA	Lafayette	98	Sold
Fairfield Inn & Suites Buda, Austin, TX	Austin	92	Sold
Holiday Inn Express & Suites Tulsa Northeast Claremore, OK	Tulsa	81	Sold
Red Roof Inn San Antonio Airport , TX	San Antonio	135	Sold
Best Western Inn & Suites San Marcos, TX	Austin	50	Sold
Del Rio Executive Inn Del Rio, TX	San Antonio	58	Sold
Holiday Inn Brownsville, TX	South Padre Island	76	Sold
Candlewood Suites Conway, AR	Little Rock	65	Sold
Fairfield Inn & Suites Pensacola, West I-10, FL	Pensacola	87	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Fairhope	87	Sold
Holiday Inn Express & Suites Port Lavaca, TX	Corpus Christi	79	Sold
Holiday Inn Express & Suites Sand Springs, OK	Tulsa	71	Sold
Fairfield Inn & Suites Lake Charles Sulphur, LA	Lake Charles	78	Sold
Hampton Inn Junction City, KS	Kansas City	82	Sold
Holiday Inn Mobile, Downtown Historic District, AL	Mobile	206	Sold
La Quinta Inns & Suites Dumas, TX	Amarillo	72	Sold
Country Inn & Suites West Pensacola, FL	Pensacola	63	Sold
Comfort New Braunfels, TX	San Antonio	61	Sold
Comfort Inn & Suites Biloxi D'Iberville, MS	Biloxi	101	Sold
La Quinta Inn and Suites in Helena, MT	Helena	74	Sold
Comfort Wichita Falls, TX	Dallas	118	Sold
Comfort Inn & Suites Conway, AR	Little Rock	69	Sold
Comfort Suites Nacogdoches, TX	Nacogdoches	74	Sold
Best Western Burkburnett, TX	Wichita Falls	80	Sold
Super 8, Wichita Falls, TX	Dallas	98	Sold
Days Inn Lake Charles Sulphur, LA	Lake Charles	106	Sold
Red Roof Inn Columbia, MO	Kansas City	98	Sold
Blue Bonnet Hotel Baton Rouge, LA	Baton Rouge	120	Sold
Super 8 Great Falls, MT	Great Falls	112	Sold
Ramada New Iberia, LA	Lafayette	160	Sold
Residence Inn & Fairfield Inn & Suites Youngstown, Poland, OH	Youngstown	140	Sold
Springhill Laredo, TX	San Antonio	108	Sold
Springhill Suites Washington, Pittsburgh, PA	Pittsburgh	86	Sold

THINKING OF SELLING?

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