

CONFIDENTIAL OFFERING MEMORANDUM

Presenting

25-UNIT HIGHWAY-COMMERCIAL MOTEL & INCOME PORTFOLIO

4930 County Road 99W, Dunnigan, California 95937



Aerial View — 4930 County Road 99W, Dunnigan, CA

OFFERING PRICE

\$2,500,000

≈ \$100,000 / Key

MOTEL UNITS

25

+ Manager's Quarters

LAND

±5.0 AC

Highway Commercial

INCOME STREAMS

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On-Site Today

Interstate 5 frontage on a 5-acre highway commercial parcel at the Dunnigan interchange — motel, manager's quarters, and two leased commercial buildings, positioned inside one of the Sacramento Valley's fastest-entitling I-5 growth nodes.



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READ BEFORE PROCEEDING

CONFIDENTIALITY & DISCLAIMER

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Exclusive Listing Notice

This listing is exclusively represented by Breeze Singh, DRE# 01981870, Applied Commercial / Team Singh. Buyer to verify all information; information is provided by Seller and has not been independently verified by the listing agent. Any agent soliciting this Seller or marketing this listing without authorization will be reported to the MLS, C.A.R., and/or DRE for violation of exclusive agency rights.

01

INVESTMENT HIGHLIGHTS

Direct Interstate 5 Highway-Commercial Frontage

5-acre parcel zoned Highway Commercial sits directly on the I-5 corridor at the Dunnigan interchange, one of the principal truck and travel stops between the Bay Area/Sacramento and points north on I-5.

Positioned Inside an Actively Entitling Growth Node

Yolo County has approved a 100-acre truck & travel center at the I-5/County Road 8 interchange and adopted the 2024 Dunnigan Community Plan, guiding roughly 1,260 acres and ~2,000 new jobs of long-range growth immediately around this asset.

I-5 / I-505 Interchange Location

Dunnigan sits at the junction of I-5 and I-505, the primary connector between the Sacramento/Bay Area and the I-5 spine — a structural, permanent traffic generator for highway-serving uses.

Three Diversified Income Streams

25-room motel plus manager's quarters, a leased restaurant building (\$2,875/mo), and a leased mechanic shop (\$2,500/mo) — \$64,500/yr of contracted, non-motel income cushions the offering regardless of room performance.

Below-Replacement Basis

\$2.5M reflects approximately \$100,000 per motel key inclusive of 5 acres of highway commercial land and two additional leased structures — a basis well under the cost to entitle and construct comparable highway-commercial product from raw ground today.

Value-Add / Owner-Operator Upside

Current ADR of \$85-\$90 leaves room-rate and revenue-management upside for a hands-on operator, particularly as nearby truck-stop and travel-center development draws incremental commercial traffic to the interchange.



Aerial Site Overview — Motel, Restaurant & Mechanic Shop on One Parcel

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PROPERTY DESCRIPTION

Rare opportunity to acquire a three-income-stream, highway-commercial asset with direct Interstate 5 frontage at the Dunnigan interchange — one of Northern California's most active I-5 growth nodes. Situated on ±5.0 acres of Highway Commercial-zoned land at the junction of I-5 and I-505, this offering includes a 25-room motel with on-site manager's quarters, a freestanding restaurant building, and a freestanding mechanic shop building — all on one parcel, all generating income today.

THREE INCOME STREAMS, ONE PARCEL

This is not a single-use motel play. The property delivers three distinct, diversified revenue sources: a 25-room motel plus manager's quarters, currently operating at an ADR of \$85–\$90 with clear room-rate and revenue-management upside for a hands-on owner-operator; a restaurant building, currently leased at \$2,875/month (\$34,500/year); and a mechanic shop building, currently leased at \$2,500/month (\$30,000/year). Together, the restaurant and mechanic shop leases alone contract \$64,500 per year in income that is independent of motel performance — a built-in income floor beneath the offering price, before a single room is ever rented.

LOCATION: THE I-5 / I-505 CROSSROADS

Dunnigan sits directly at the interchange of Interstate 5 and Interstate 505 — the primary connector between the Sacramento/Bay Area metro and the I-5 spine running north to Redding and south through the heart of the Central Valley. This is a structural, permanent traffic generator that does not depend on local population growth to perform: freight, commuter, and long-haul travel traffic passes through this exact interchange every day, with nearby I-5 traffic counts reported at over 35,000 vehicles per day. Sacramento is roughly 40 miles to the southeast, and the surrounding Yolo County economy is anchored by agriculture, warehousing and distribution, and UC Davis-linked technology and biotech industries — Dunnigan already carries an active local logistics and warehousing employment base that supports contractor and crew lodging demand for the motel.

A GROWTH NODE IN MOTION

The Dunnigan I-5 interchange is in the middle of its most active entitlement cycle in over a decade, per Yolo County planning records — including a newly approved 100-acre truck & travel center, the 2024 Dunnigan Community Plan spanning roughly 1,260 acres and targeting ~2,000 jobs, the ~215-acre West Dunnigan Specific Plan, and an active \$5.5M county road improvement program. Multiple, independently entitled highway-commercial projects — totaling well over 100 acres and hundreds of new rooms, fueling positions, and retail bays — are converging on this interchange over roughly the same window. Full detail appears in the Area Growth & Development section of this Offering Memorandum.

In summary. Direct I-5 frontage, three diversified income streams, a \$64,500/year contracted income floor, and a below-replacement basis of roughly \$100,000 per motel key — positioned just ahead of the largest wave of highway-commercial investment this interchange has seen in over a decade.

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PROPERTY OVERVIEW

Address	4930 County Road 99W, Dunnigan, CA 95937
County	Yolo County
Offering Price	\$2,500,000
Lot Size	±5.0 Acres
Zoning	Highway Commercial (I-5 frontage)
Motel Units	25 Guest Rooms + Manager's Quarters
Restaurant Building	Leased — \$2,875 / month
Mechanic Shop Building	Leased — \$2,500 / month
Current ADR	\$85 – \$90
Price / Motel Key	≈ \$100,000
Price / Acre	≈ \$500,000
Access	Direct frontage & visibility from Interstate 5

SITE COMPOSITION

What's Included

- 1 25-room motel building with on-site manager's quarters
- 2 Freestanding restaurant building, currently leased at \$2,875/month
- 3 Freestanding mechanic shop building, currently leased at \$2,500/month
- 4 ±5-acre Highway Commercial parcel with I-5 frontage, on-site parking for guests, tenants, and trucks



Motel Exterior



Restaurant Building



Aerial Site Overview

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FINANCIAL OVERVIEW

CONTRACTED (IN-PLACE) NON-MOTEL INCOME

INCOME SOURCE	MONTHLY	ANNUALIZED
Restaurant Building Lease	\$2,875	\$34,500
Mechanic Shop Lease	\$2,500	\$30,000
Total Contracted Lease Income	\$5,375	\$64,500

This \$64,500/year is contracted, in-place income independent of motel performance — equivalent to a 2.6% return on the \$2.5M price from leases alone, before any motel room income.

MOTEL ROOM REVENUE — ESTIMATED (VERIFY WITH T-12)

OCCUPANCY SCENARIO	ROOM-NIGHTS SOLD	REVENUE @ \$87.50 ADR ¹
Conservative — 60%	5,475	\$479,000
Base Case — 65%	5,931	\$519,000
Upside — 70%	6,388	\$559,000

¹ Midpoint of provided \$85–\$90 ADR range across 25 rooms, 365 nights available. Occupancy not confirmed by Seller as of this draft; scenarios shown for underwriting purposes only.

ILLUSTRATIVE TOTAL NOI & CAP RATE — BASE CASE (65% OCCUPANCY)

MOTEL EXPENSE RATIO ASSUMPTION ²	EST. ROOM NOI	+ LEASE INCOME	EST. TOTAL NOI	IMPLIED CAP RATE
55% of room revenue	\$233,600	\$64,500	\$298,100	11.9%
60% of room revenue	\$207,600	\$64,500	\$272,100	10.9%
65% of room revenue	\$181,700	\$64,500	\$246,200	9.8%

² Expense ratios are industry-typical assumptions for an owner-operated economy motel (payroll, utilities, insurance, R&M, management, property tax, reserves), applied only to room revenue; lease income assumed to flow through with minimal expense. Not derived from Seller-provided operating statements.

Underwriting note. This section will be finalized with the Seller's trailing-12-month profit & loss statement, current rent roll, and STR/occupancy report. As drafted, the offering already carries a hard 2.6% floor return from lease income alone at asking price, with meaningful upside once actual motel occupancy and expenses are confirmed.

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DUNNIGAN & THE I-5 CORRIDOR

Dunnigan is an unincorporated Yolo County community sitting directly at the interchange of Interstate 5 and Interstate 505 — the primary highway link between the Sacramento/Bay Area metro and the I-5 spine running north to Redding and south through the Central Valley. That junction status makes Dunnigan a structural stopping point for freight, commuter, and long-haul travel traffic that isn't dependent on local population growth, though local growth is coming too: Sacramento sits roughly 40 miles to the southeast, and the surrounding Yolo County economy is anchored by agriculture, warehousing/distribution, and UC Davis-linked technology and biotech industries.

Highway Crossroads

Direct interchange of I-5 and I-505; a nearby land listing along the same interchange cites traffic exposure of over 35,000 vehicles per day.

Infrastructure Reinvestment

Yolo County is mid-construction on a \$5.5M county-wide 2026 Pavement Preservation Project focused on roads in and around Dunnigan, running June–September 2026.

Existing Logistics Employment Base

Dunnigan already carries an active warehousing/distribution employment base (well over 100 concurrent warehouse and fulfillment openings locally), a built-in source of contractor and crew lodging demand for the motel.

Regional Anchor

Yolo County is bordered by Sacramento to the east and anchored by UC Davis, Woodland, Davis, and West Sacramento — a diversified, growing Northern California economy.

REGIONAL CONTEXT

Corridor Position



Schematic corridor diagram — not to scale. To be replaced with an aerial/GIS location map.

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AREA GROWTH & DEVELOPMENT

Per Yolo County CEQAnet planning records and public filings, the Dunnigan I-5 interchange is in the middle of its most active entitlement cycle in over a decade. The items below sit within the immediate Dunnigan interchange submarket.

APPROVED

Dunnigan Truck & Travel Center 100 ACRES

2024

Yolo County issued a Notice of Determination for a 100-acre truck & travel center at the I-5 / County Road 8 interchange (APN 052-060-011). Entitled uses include vehicle fueling and EV charging, a convenience store, restaurants, a truck dealership, truck repair and servicing, travel-related retail, and a 60-room motel — a direct signal of institutional confidence in highway-commercial demand at this exact interchange.

ADOPTED

2024 Dunnigan Community Plan 1,260 ACRES · ~2,000 JOBS

2024

Yolo County adopted an updated Community Plan (a General Plan Amendment) as the long-range development guide for Dunnigan, addressing land use and zoning across roughly 1,260 acres centered on the I-5 / I-505 interchange, with a stated jobs target of approximately 2,000 — the county's clearest long-term commitment to growing this node.

ENTITLED

West Dunnigan Specific Plan ~215 ACRES

Pipeline

A planned growth area of roughly 215 acres split between approximately 135 acres of residential use and 20 acres of local commercial closest to I-5 — new rooftops that will feed local commercial and service demand, including lodging and dining, over the next several years.

ONGOING

Yolo County 2026 Pavement Preservation Project \$5.5M

2026

A county-wide road improvement program (June–September 2026) is actively upgrading roads in and around Dunnigan, continued evidence of public infrastructure investment keeping pace with private development.

ENTITLED

Additional Travel-Center Entitlements Near I-5 / CR 8

Track

A separate 20-acre travel center entitlement in the same interchange area (fueling, convenience market, tire barn, restaurants, and a planned 80-room hotel in its second phase) further underscores the volume of highway-commercial capital targeting this exact stretch of I-5.

Takeaway for buyers. Multiple, independently entitled highway-commercial projects — totaling well over 100 acres and hundreds of new rooms, fueling positions, and retail bays — are converging on the Dunnigan interchange over roughly the same window. The subject property is an existing, cash-flowing, three-income-stream asset already in place ahead of that wave.

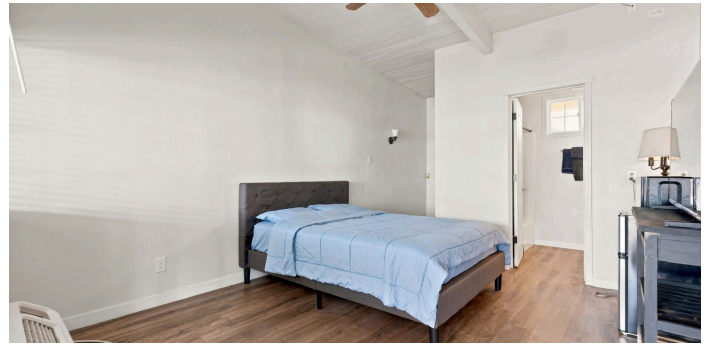
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PHOTOS & SITE PLAN

A dedicated mechanic shop building photo and a formal parcel/site plan map will be added once provided.



Motel Exterior & Grounds



Motel — Guest Room Interior



Motel — Guest Bathroom



Restaurant Building



Overhead Aerial — Parcel Footprint, Buildings & Parking

Contact

LET'S TALK THROUGH THE OPPORTUNITY

Contact the listing agent to request the confidential financial package, rent roll, and a private tour of 4930 County Road 99W.



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