



Alex Tank Real Estate Investments
THE CREATIVE COMPANY WITH HUMAN FLAIR

Offering Memorandum

Motel 6 Cedar Rapids

616 33rd Ave SW, Cedar Rapids, IA 52404



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Executive Summary

Stabilized, cash-flowing economy hotel with clear owner-operator upside.

- ✔ Interior corridor asset
- ✔ Strong 2025 recovery (\$1.26M revenue)
- ✔ Momentum accelerating into 2026
- ✔ Significant remaining upside in operations and ADR



Property Overview

- ✓ Brand: Motel 6 (G6 Hospitality)
- ✓ Rooms: 100 | Stories: 2
- ✓ Corridor: Interior
- ✓ Building Size: 41,120 SF
- ✓ Lot: 1.69 Acres
- ✓ Year Built/Renovated: 1996 / 2017
- ✓ Zoning: S-MC (Suburban Mixed-Use)
- ✓ Location: Cedar Rapids, Iowa



Key Investment Highlights

- ✔ National brand with built-in demand (Motel 6 / G6)
- ✔ Interior corridor — premium over exterior assets
- ✔ Strong occupancy performance (66.4% in 2025; 92.4% in Jan 2026)
- ✔ Below-market ADR → immediate pricing upside
- ✔ Significant owner-operator cost savings potential
- ✔ SBA financing eligible



Location Overview

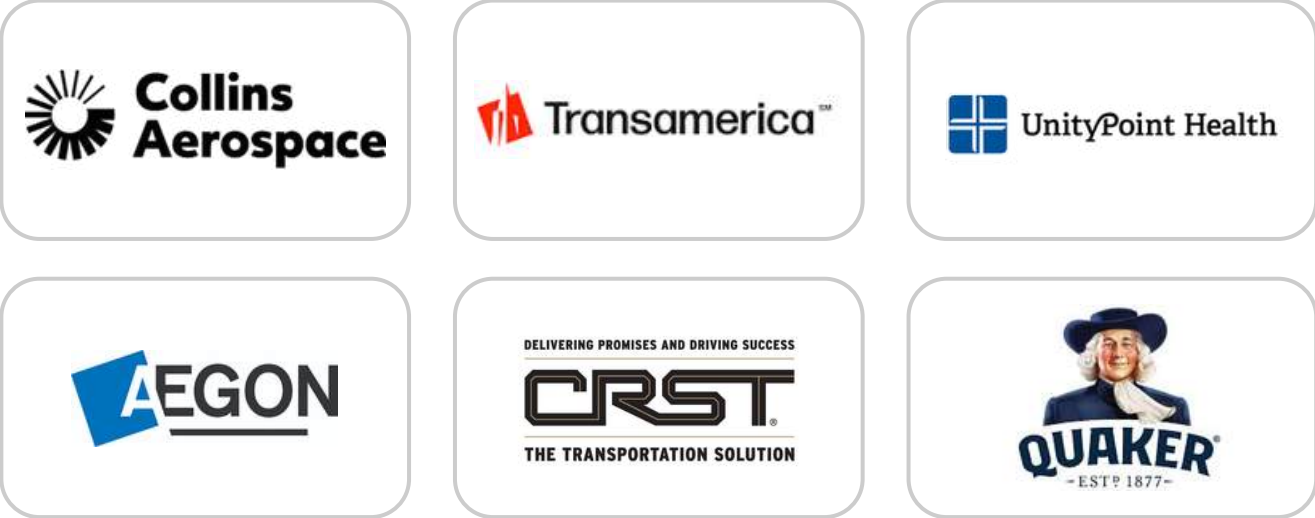
- ✓ Cedar Rapids — Major Midwest Economic Hub
- ✓ Manufacturing, Logistics, Healthcare & Insurance sector
- ✓ Consistent year-round workforce demand (non-seasonal)
- ✓ Near I-380 corridor — high visibility & accessibility



Economy Segment Overview

Anchored by Fortune 500 companies and industry leaders.

- ✓ A major economic hub in Eastern Iowa with 146,000+ employees
- ✓ The world's largest corn processing city, supporting 4,000 direct and 8,000 indirect jobs
- ✓ Home to key employers like Collins Aerospace, Aegon, and CRST

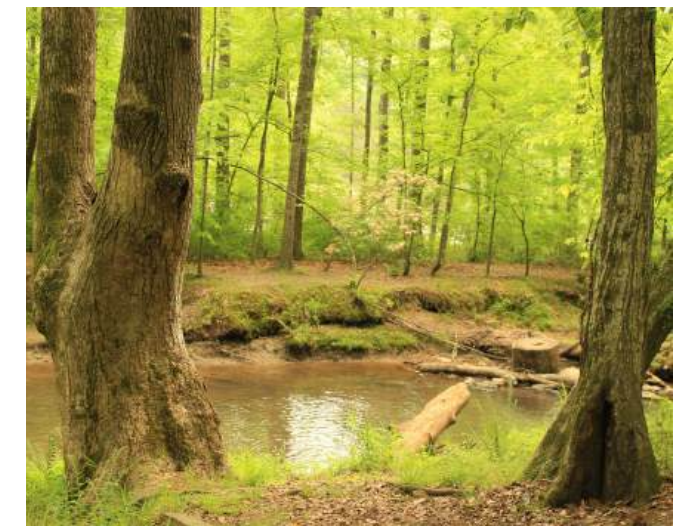


Population	Median Household Income	Income Per Capita	Unemployment
275,000+	~\$75,000	~\$40,000	~3.5%

Travel

- ✓ Cedar Rapids is the county seat of Linn County and Iowa's second largest city
- ✓ A growing tourism destination known for its arts, culture, and vibrant downtown
- ✓ Attractions include museums, riverfront trails, and year-round community events

1. National Czech & Slovak Museum ~2.0 miles
2. Brucemore Historic Site ~4.0 miles
3. Cedar Rapids Museum of Art ~3.4 miles
4. NewBo City Market ~2.2 miles
5. Indian Creek Nature Center ~3.3 miles



Education Demand

Consistent occupancy from academic institutions.

- ✔ University of Iowa (21,000+ students)
- ✔ Kirkwood Community College
- ✔ Coe College
- ✔ Mount Mercy University
- ✔ Drives seasonal and event-based stays



Property Features



Free Wi-Fi



Pets Allowed



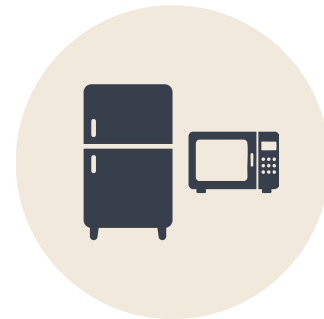
Restaurant
Nearby



Truck Parking



Coin
Laundry



Fridge &
Microwave



Accessible
Rooms



Vending
Machines

Room Mix

Room Type	Code	Count	% of Inventory
Double/Double Non-Smoking with Micro-Fridge	DDNF	40	40%
Double Non-Smoking with Micro-Fridge	DNSF	25	25%
Queen Non-Smoking with Micro-Fridge	QNSF	20	20%
Queen Accessible Non-Smoking with Micro-Fridge	QANF	5	5%
King Non-Smoking with Micro-Fridge	KNSF	4	4%
1 Double Non-Smoking (ADA/Special)	1DN	4	4%
Junior Queen Suite with Micro-Fridge	JQYF	2	2%
Total		100	100%

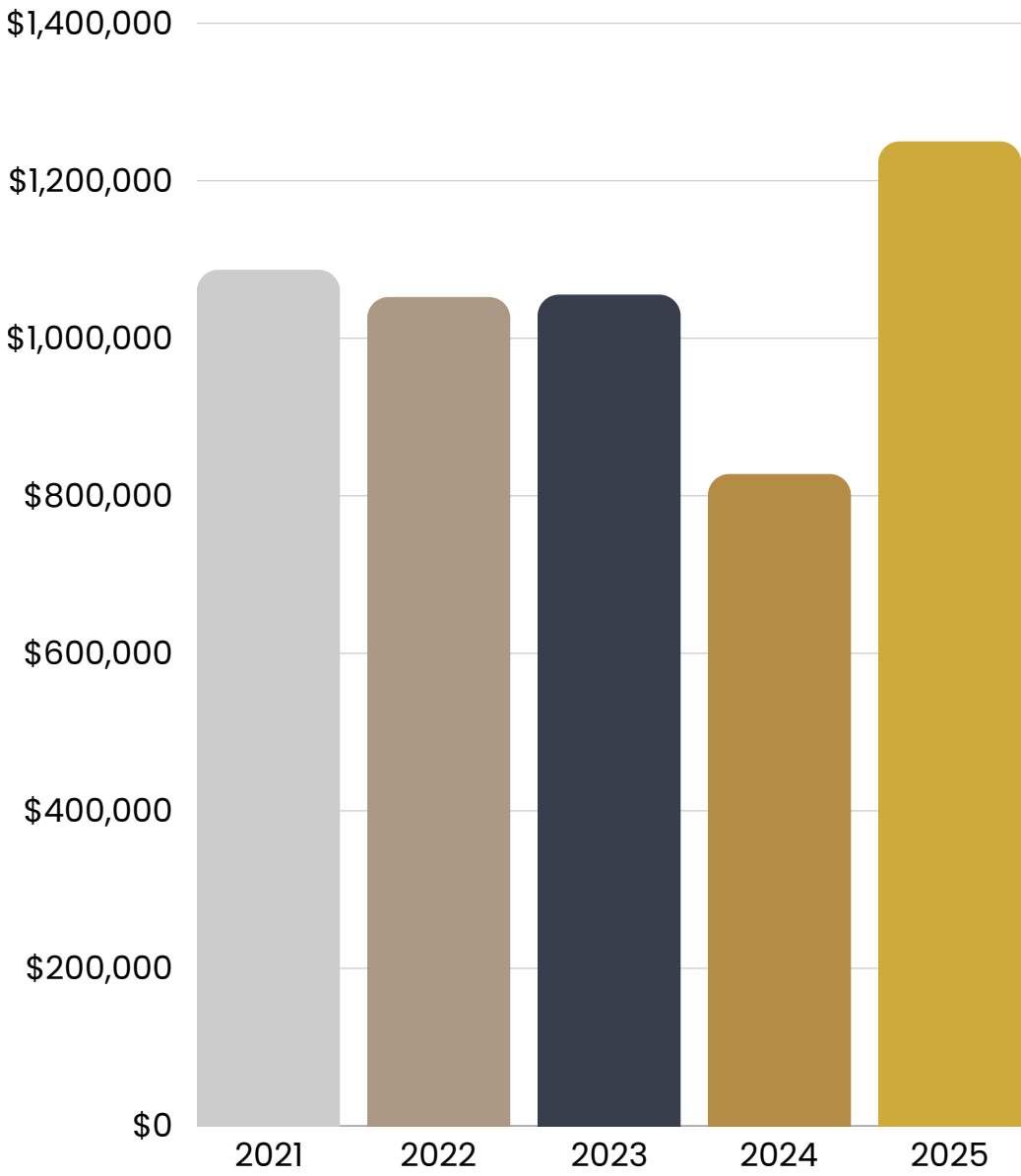


2025 Performance Snapshot

Metric	Value
Revenue	\$1,261,826
Net Income	\$112,263
Occupancy	66.40%
ADR	\$51.36
RevPAR	\$34.11

Historical Revenue Trend

Month	2021	2022	2023	2024	2025	2026
JAN	\$44,159	\$64,061	\$59,967	\$55,698	\$63,888	\$169,092
FEB	\$46,720	\$56,745	\$54,458	\$48,206	\$58,874	\$165,269
MAR	\$82,763	\$85,366	\$79,364	\$58,896	\$64,372	\$ -
APR	\$111,829	\$100,769	\$80,527	\$61,107	\$74,082	\$ -
MAY	\$108,978	\$105,018	\$110,033	\$57,591	\$90,678	\$ -
JUN	\$105,997	\$106,031	\$114,077	\$72,066	\$76,247	\$ -
JUL	\$121,149	\$114,323	\$123,364	\$85,913	\$105,342	\$ -
AUG	\$102,349	\$87,820	\$112,242	\$85,258	\$122,694	\$ -
SEP	\$106,526	\$115,229	\$100,715	\$76,819	\$139,439	\$ -
OCT	\$104,227	\$85,460	\$87,219	\$75,825	\$158,251	\$ -
NOV	\$89,779	\$62,432	\$70,377	\$72,652	\$152,571	\$ -
DEC	\$62,576	\$69,221	\$63,162	\$77,695	\$143,648	\$ -
Total	\$1,087,051	\$1,052,474	\$1,055,504	\$827,725	\$1,250,087	\$334,361



2026 Performance Surge

Jan 2026

\$169K

Feb 2026

\$165K

First 60 Days

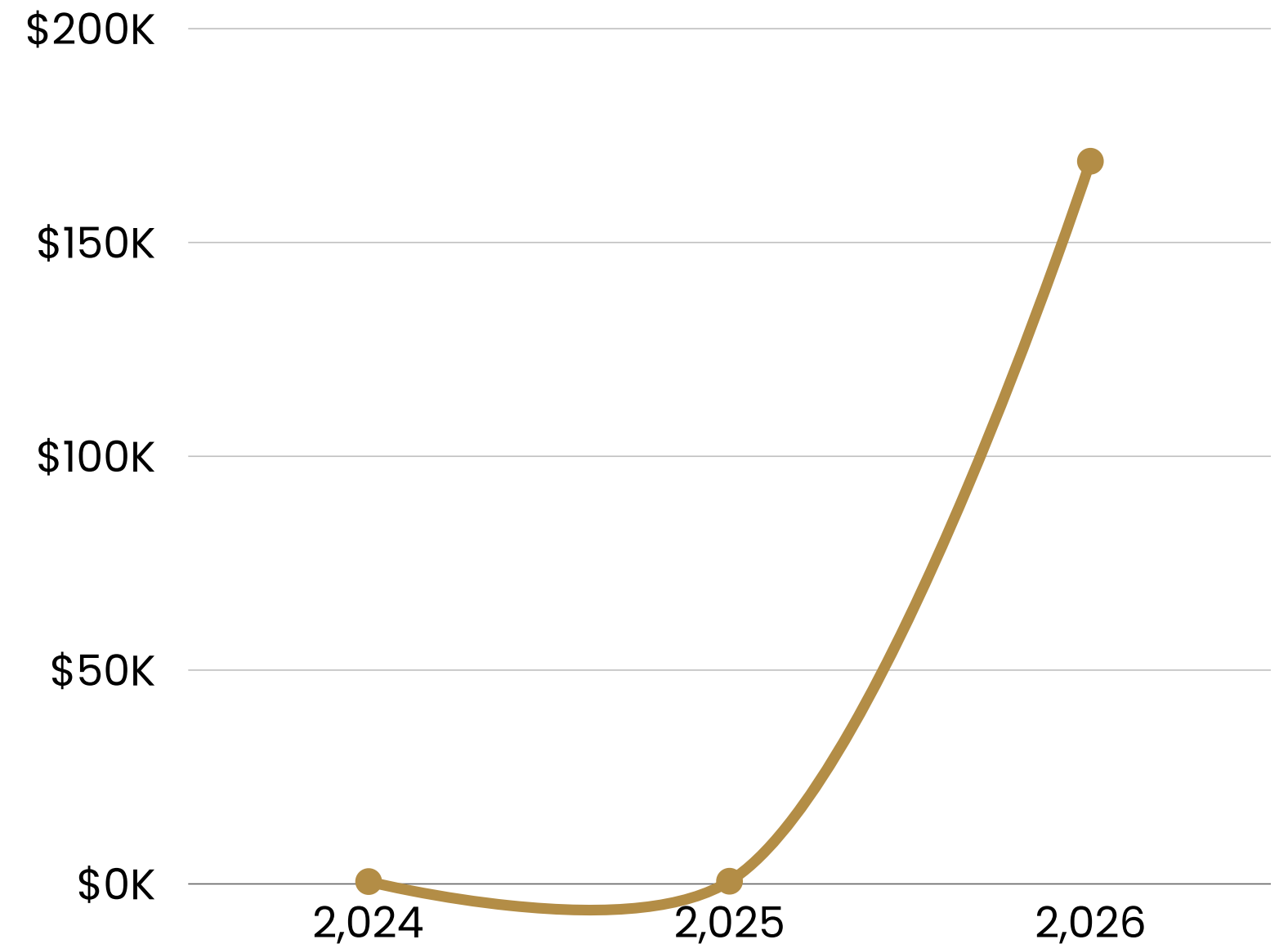
\$334K

First 60 Days

26.7%

of 2025 Revenue

Projected \$2M+ year



STR Competitive Positioning

Index	Score	Market Position
MPI (Occupancy)	112.9%	Outperforming market
ARI (Rate)	81.2	Underpricing – upside available
RGI (RevPAR)	91.7	Closes with ADR increase

Upside lever: Increase ADR, not occupancy

Operating Metrics (OM) – Running 12 Months

Metric	2024	2025	2026
Occupancy (%)	59.4	50.3	69.6
ADR (\$)	48.2	45.0	53.1
RevPAR (\$)	28.6	22.6	37.0

2025 Expense Profile

Expense	Revenue
Payroll	\$390,941
Franchise Fees	\$103,620
Utilities	\$113,038
Repairs & Maintenance	\$85,140

Expense structure presents clear optimization potential under owner-operator management.

2025 Adjusted NOI Analysis

Add-Back Item	Category	2025 Total	Add-Back	Rationale
Dues & Subscriptions	Admin & General	\$9,706	\$6,500	Non-recurring subscriptions
Professional Fees	Admin & General	\$8,524	\$7,500	Owner-specific legal/acctg
Travel Expense	Admin & General	\$13,584	\$12,000	Owner travel discretionary
Travel Meals	Admin & General	\$2,032	\$1,500	Owner meals discretionary
Bad Debt Expense	Admin & General	\$6,266	\$6,265	One-time write-offs
Consulting Fee	Admin & General	\$39,278	\$39,278	Owner consulting (non-standard)
Depreciation Expense	Depreciation	\$46,045	\$46,045	Non-cash charge
Management Fee – Base	Management Fees	\$50,246	\$50,246	Replaced by buyer's mgmt
Management Gross Wages	Payroll	\$82,264	\$36,000	Above-market mgmt salary
Total Add-Backs	–	–	\$205,334	–

Reported Net Income + Add-Backs = Adjusted NOI = \$317,597

\$1,261,826

Gross Revenue

\$112,263

Reported Net Income

\$205,334

Total Add-Backs

\$317,597

Adjusted NOI

3-Year Financial Summary

Metric	2023	2024	2025
Gross Revenue	\$1,070,000	\$837,640	\$1,261,826
Reported Net Income	\$40,611	(\$160,254)	\$112,263
Total Add-Backs	\$194,087	\$210,909	\$205,334
Adjusted NOI	\$234,698	\$50,655	\$317,597

Comparable Sales

Property	Segment	Rooms	Sale Date	Sale Price	Notes
Super 8 by Wyndham Cedar Rapids	Economy	59	7/12/2023	\$1,850,000	Closest comp; interior corridor
Radisson Hotel Cedar Rapids	Upscale / Full Service	220	7/13/2023	\$8,180,000	Market activity comp only
Hampton Inn Cedar Rapids	Upper Midscale	105	11/7/2023	\$7,100,000	Upper benchmark, not direct comp
Motel 6 Cedar Rapids (Subject)	Economy	100	Asking	\$5,900,000	Owner-operator upside story

Asking Price \$5,900,000

Financing Overview

- ✔ LTV: 75%
- ✔ Rate: ~6.5%
- ✔ Estimated NOI: \$350K–\$400K
- ✔ DSCR: ~1.3–1.5x

This opportunity qualifies for SBA hotel financing.



Financial Statements

Segment	Current Month	% Chg	YTD	% Chg	Running 3 Mo	% Chg	Running 12 Mo	% Chg
Subject Property	46.3	85.5	34.1	52.4	49.4	102.7	34.1	52.4
Market	37.1	7.1	53.7	0.1	50.1	4.5	53.7	0.1
Market Class	21.6	4.7	31.0	-1.2	28.6	5.2	31.0	-1.2
Submarket	47.2	26.9	61.4	4.6	66.0	21.5	61.4	4.6
Collapsed Scale	29.2	33.6	33.4	9.7	37.0	33.8	33.4	9.7
Competitive Set	41.1	0.0	37.2	39.8	51.0	104.1	37.2	39.8



Online Reviews

What Our Customers Have to Say

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Happy Customers



The front desk person who checked me in that evening was absolutely awesome—so professional and so welcoming and friendly. I really wish I'd asked her for her name



I liked the friendliness of the front office staff during the evening shift. When the rooms are cleaned they should make sure the toilet flushes properly.

Happy Customers



Everything was amazing. Front desk people sure know how to make people want to stay longer. Always making sure everyone is happy.



Good Day Motel 6 Airport location in Cedar Rapids, IA. The service was praised for a great welcoming. The front desk gentleman by the name of Willard was a great help in setting me up for the stay in the motel.

Happy Customers

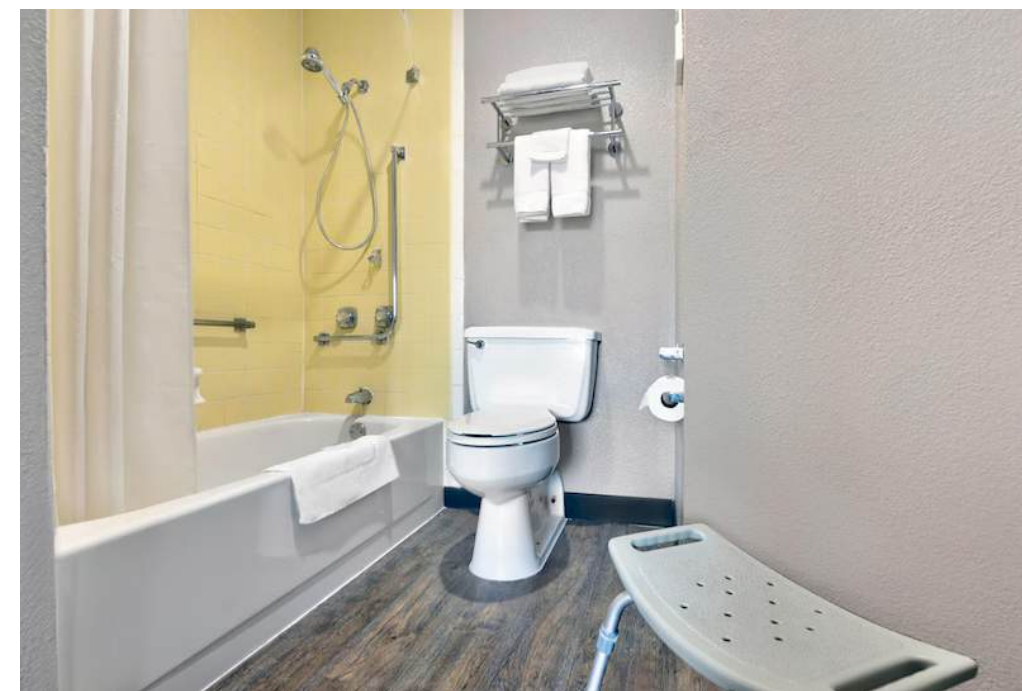
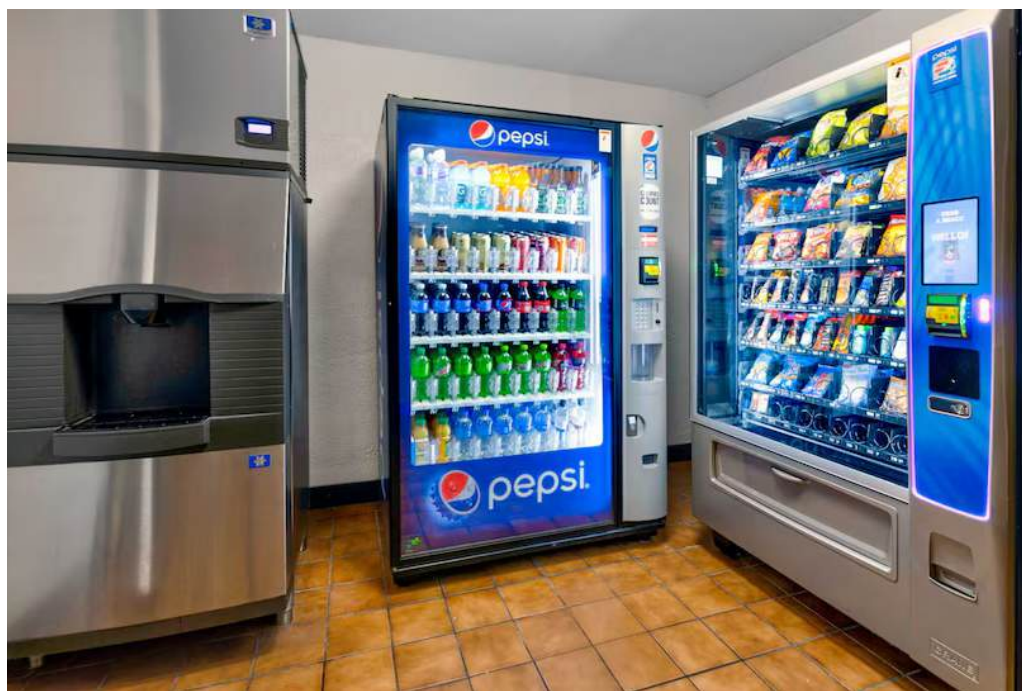


Natasha and the rest of staff always go above and beyond to make your stay better. The staff is the only reason why I give them 5 stars. They've made me and my dog feel very welcome.



Willard was an amazing help! He answered all of my questions over the phone and gave me great service when I entered the hotel! Couldn't ask for better service!





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Agency

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- Brokers and their agents may be employed to represent any party to a real estate transaction.
- Customarily, unless a purchaser has an agreement with a broker that the broker and the broker's agent will represent the buyer's interests, the broker and broker's agents will represent the listing broker and the seller.
- The person the broker and the broker's agent represent is usually referred to as the "client", and the other party is usually referred to as the "customer".
- The broker and the broker's agents owe the client duties of disclosure, loyalty and faithfulness. At the same time, brokers and their agents are required to treat all parties to a transaction fairly.
- If a broker represents the seller, the broker and the broker's agents may still provide buyers, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase a particular property.
- Brokers and their agents have a duty to respond accurately to customer's questions, to disclose to customers material information about a particular property of which they have knowledge, and to submit all written offers to purchase, sell, option or lease a property promptly to both customers and clients without discrimination.

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