ALL REALTY LLC

COMMERCIAL & RESIDENTIAL REAL ESTATE

OFF-MARKET OFFERING MEMORANDUM

TRAVELERS INN & SUITES

116-Room Hospitality Asset | Value-Add & Redevelopment Opportunity

820 S. MacArthur Blvd.
Oklahoma City, OK 73128

Presented by

Stephen Douglas Fennell

EVP, Commercial & Residential Real Estate

All Realty LLC

Confidentiality & Disclaimer

This Offering Memorandum ("OM") has been prepared by All Realty LLC for the exclusive use of a limited number of prospective purchasers of the property known as Travelers Inn & Suites, located at 820 S. MacArthur Blvd., Oklahoma City, OK 73128 (the "Property"). This is an off-market offering; distribution of this OM is restricted, and it may not be reproduced or forwarded to any other party without the prior written consent of All Realty LLC.

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The rent roll, revenue, and operating expense figures presented in this OM are ESTIMATED ONLY. Expense figures beyond the known documented amounts are modeled using industry-typical ratios and have not been independently verified. Upon receipt of Proof of Funds (POF), Seller will provide updated actual 2025–2026 operating financials, trailing-12-month statement, and rent roll to qualified, verified buyers for underwriting purposes.

Prospective purchasers are advised to conduct their own independent investigation and analysis of the Property, including all physical, financial, legal, and environmental matters, prior to submitting any offer. This OM does not constitute an offer to sell or a solicitation of an offer to buy any interest in the Property. All Realty LLC and its agents expressly disclaim any liability for errors, omissions, or changes in the information contained herein.

Prepared by All Realty LLC | 435 Nichols Rd, STE 200, Kansas City, MO 64112

Property Overview

Address	820 S. MacArthur Blvd., Oklahoma City, OK 73128
Asking Price	$5,000,000 ($43,103 per room)
Property Type	Full-service hotel with on-site club/bar
Room Count	116 rooms
Site Size	Approximately 5.1 acres (Oklahoma County Assessor)
Building Size	Approximately 41,027 SF motel + 6,767 SF former restaurant building
Year Built	1973
Zoning	C-4 (General Commercial), City of Oklahoma City
Submarket	South Oklahoma City
Proximity to Airport	Approximately 4 miles from Will Rogers World Airport
Current Occupancy	Approximately 35–37% (2024 YTD)
Ancillary Income	On-site club/bar generating approximately $2,500/month (per information provided)
Condition Note	One section of the property has reportedly sustained partial fire damage; a fire-related remodel permit was opened in January 2025

Investment Thesis

This asset presents an off-market opportunity for an investor pursuing a value-add repositioning, phased redevelopment, or long-term land play in an established South Oklahoma City commercial corridor near Will Rogers World Airport. Given current operating performance, deferred maintenance, and existing fire damage, the Property is best suited to a well-capitalized buyer able to execute one or more of the following strategies, subject to zoning, market conditions, and municipal approvals:

- Comprehensive value-add renovation of the existing improvements
- Phased redevelopment and repositioning of the site
- Partial demolition paired with new construction
- Complete teardown and ground-up redevelopment

Property Photos

Front elevation and monument signage, S. MacArthur Blvd.

Site overview showing building footprint and parking. Source: Google Street View, 2026.

Additional professional photography and a full interior/exterior condition survey are recommended ahead of broader marketing.

Financial Summary

The figures below combine actual historical revenue data with a MODELED expense estimate. They are provided as a directional planning tool only and are not a substitute for verified operating statements. Actual, current financials will be released to qualified buyers upon signed NDA and Proof of Funds.

Historical Operating Performance (Actual)

Metric	2023	2024
Gross Revenue	$490,123	$389,622
Occupancy	46.3%	36.8%
ADR	$38.50	$41.82
RevPAR	$17.83	$15.41
Rooms Sold	12,732	9,317

Source: Daily Summary Reports, year-to-date as of 12/31 of each respective year.

Estimated NOI (Modeled)

Line Item	2023 (Est.)	2024 (Est.)
Gross Revenue	$490,123	$389,622
Known Other Deductions*	$304,819	$242,315
Est. Payroll & Benefits (~28%)	$137,234	$109,094
Est. Property Tax (~5%)	$24,506	$19,481
Est. Management Fee (~3.5%)	$17,154	$13,637
Total Estimated Expenses	$483,714	$384,527
Estimated NOI	$6,409	$5,095

**"Other Deductions" reflects the 2023 Form 1065 (Line 21) filing; 2024 figure is scaled to revenue as an estimate pending actual data. Payroll, property tax, and management fee figures are modeled using industry-typical expense ratios for economy/limited-service hotels and have not been verified against actual books and records.*

On a modeled basis, the Property has operated near or below breakeven in recent years, before debt service or capital reserve for the fire-damaged section — consistent with a redevelopment or land-value investment thesis rather than a stabilized income acquisition.

Market Pricing Support

The following third-party market data (CoStar Sale Comps Analytics, Oklahoma City hotel market, Report #150214541, pulled 8/5/2026) provides external support for the $5,000,000 asking price.

Asking Price vs. Market Sale Price Per Room

Benchmark	Price / Room
Subject Asking Price ($5,000,000 ÷ 116 rooms)	$43,103
OKC Market — Midscale & Economy Class (current)	≈ $40,000 – $42,000
OKC Market — All Classes Blended (current)	$67,000
OKC Market — All Classes, 10-Yr Typical Range	$59,500 – $88,100

The subject's asking price per room lines up closely with the Midscale & Economy class benchmark — the correct comparison set for this asset — rather than the blended market figure, which skews higher due to luxury and upper-upscale sales.

Market Conditions Supporting a Value-Add / Redevelopment Thesis

Indicator	Current	10-Yr Average
Market Cap Rate	12.77%	10.86%
Occupancy	57.15%	59.25%
ADR	$96.79	$78.01
RevPAR	$55.32	$46.26
Months to Sale (50% probability)	≈ 3 months	—

Cap rates in the OKC hotel market are currently running above the 10-year average, reflecting a pricing environment favorable to value-add and opportunistic buyers. At the same time, market-wide ADR and RevPAR are both above their 10-year averages, suggesting upside for a well-positioned, renovated asset even though the subject's own trailing performance has lagged the broader market. Reported time-to-sale for comparable transactions is short (approximately 3 months to reach a 50% probability of sale), indicating an active buyer pool for this asset class in this market.

Land Value Overview

Given the Property's redevelopment potential, the following provides directional context on underlying land value. This is a broker's estimate for planning purposes only and does not constitute an appraisal.

Data Point	Value	$/Acre
Oklahoma County Assessor — Land Value	$828,728	$162,496
Comp: 1001 N MacArthur Blvd (4.5 AC, vacant commercial)	$1,250,000	$277,778
Comp: 8015 S Santa Fe Ave (1.49 AC, South OKC)	$155,000	$104,027
Oklahoma County Avg. Asking (104 commercial listings)	—	$170,398

Estimated Land Value Range

Based on assessed value and comparable South Oklahoma City commercial land, estimated land-only value for the 5.1-acre site ranges from approximately $700,000 to $900,000 as-is. For a teardown/redevelopment scenario, estimated demolition costs of $190,000–$380,000 (approximately $4–$8/SF across the 47,794 SF of existing improvements) would apply against this figure.

This estimate is provided for directional planning only. A formal appraisal or broker's opinion of value with closed (not asking) land comparables is recommended before finalizing pricing strategy.

Due Diligence — Available Upon Signed NDA & Proof of Funds

The following items will be made available to qualified, verified buyers following execution of a Non-Disclosure Agreement and submission of Proof of Funds:

- Current asking price
- Updated 2025–2026 Net Operating Income (NOI)
- Trailing-12-month financial statement
- Current rent roll / operating statement
- Property Condition Assessment (if available)
- Fire damage reports and repair estimates
- Environmental reports (if available)
- Survey
- Title commitment
- Existing debt information (if applicable)
- Zoning confirmation letter
- Recent appraisal (if available)

Contact

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