

# NEWPORT INN BY OYO - NEWPORT, OR



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,950,000
<b>PRICE PER ROOM:</b>	\$80,612
<b>NUMBER OF ROOMS:</b>	49
<b>LOT SIZE:</b>	0.8 Acres
<b>ZONING:</b>	C-1
<b>BUILDING:</b>	2 Bldg. - 18,581 SF
<b>YEAR BUILT:</b>	1950 & 1987
<b>YEAR RENOVATED:</b>	2020 -2023

## PROPERTY DESCRIPTION

**Newport Inn & Suites by OYO** is a recently renovated 49-unit economy motel located on Hwy 101 in the popular tourist town of Newport, OR. This interior/exterior corridor property consists of 2 buildings originally built in 1950 and 1987. The main building was fully renovated in 2020 and recent renovations to the second building were completed in the last couple years. This pet-friendly hotel includes a customer lobby, business center, laundry facilities and free guest parking and each guestroom offers modern amenities such as cable flat-screen TVs and high-speed internet.

## LOCATION DESCRIPTION

This property is well located on the Central Oregon Coast with frontage along the iconic Hwy 101 in Newport, OR. Restaurants, shops, and the beach are all within a one-mile radius of the hotel. With proximity to top attractions, including the Oregon Coast Aquarium, Newport Historic Bayfront, Pacific Maritime Heritage Center, and Yaquina Head Outstanding Natural Area, this is a popular tourist destination with easy access from Oregon's major population centers including Portland, Eugene and Salem.

### BRIAN RESENDEZ, CCIM

O: 503.577.7710

brian.resendez@svn.com

OR #200406154

### JOSEPH AISTON

O: 971.282.2031

joseph.aiston@svn.com

OR #201250293

# LOCATION



**BRIAN RESENDEZ, CCIM**

O: 503.577.7710

brian.resendez@svn.com

OR #200406154

**JOSEPH AISTON**

O: 971.282.2031

joseph.aiston@svn.com

OR #201250293

# CONFIDENTIALITY AGREEMENT & REGISTRATION

THIS **CONFIDENTIALITY / REGISTRATION AGREEMENT** (“Agreement”) is made and agreed to by SVN | Bluestone (“Broker”) and \_\_\_\_\_ (“Purchaser”), regarding the property commonly known as **Newport Inn by OYO** and located in **Newport, OR** (“Property”).

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any other person or entity.

1. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
2. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
3. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
4. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers and tenants.
5. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
6. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
7. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
8. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon:

## BUYER / PRINCIPAL:

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## BUYER’S BROKER (if applicable):

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*Buyer’s Broker must provide Buyer /  
Principle name and company  
(if applicable)

**BRIAN RESENDEZ, CCIM**

O: 503.577.7710

brian.resendez@svn.com

OR #200406154

**JOSEPH AISTON**

O: 971.282.2031

joseph.aiston@svn.com

OR #201250293