

TIMBERS INN & SUITES - ASHLAND, OREGON



OFFERING SUMMARY

SALE PRICE:	\$2,950,000
NUMBER OF ROOMS:	29
YEAR BUILT:	1963
LOT SIZE:	0.46 Acres
BUILDING SIZE:	11,194 SF
ZONING:	C-1
PARKING:	22 (surface)

PROPERTY DESCRIPTION

Timbers Inn & Suites is a well-maintained 29-unit motel located in Ashland, Oregon. Originally constructed in 1963, this two-story, exterior-corridor property has been recently renovated, offering a turnkey opportunity with minimal near-term capital needs. Guest amenities include a seasonal outdoor pool, inviting lobby with a snack station and complimentary coffee, and a fenced pet area. The property benefits from excellent proximity to *Southern Oregon University*, *downtown Ashland*, and the renowned *Oregon Shakespeare Festival*, supporting year-round demand from leisure, academic, and regional travelers. Positioned along a high-visibility corridor with strong local traffic counts, Timbers Inn & Suites represents an attractive hospitality asset in a stable and tourism-driven market.

*****THIS IS AN EXCLUSIVE LISTING AND WE RESPECTFULLY REQUEST THAT ALL INQUIRIES BE ADDRESSED AND TOURS SCHEDULED THROUGH BRIAN RESENDEZ, CCIM AND JOSEPH AISTON. DO NOT ENGAGE EMPLOYEES OR INTERRUPT NORMAL BUSINESS OPERATION*****

BRIAN RESENDEZ, CCIM

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JOSEPH AISTON

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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 **Timbers Inn & Suites** and located in **Ashland, 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)

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