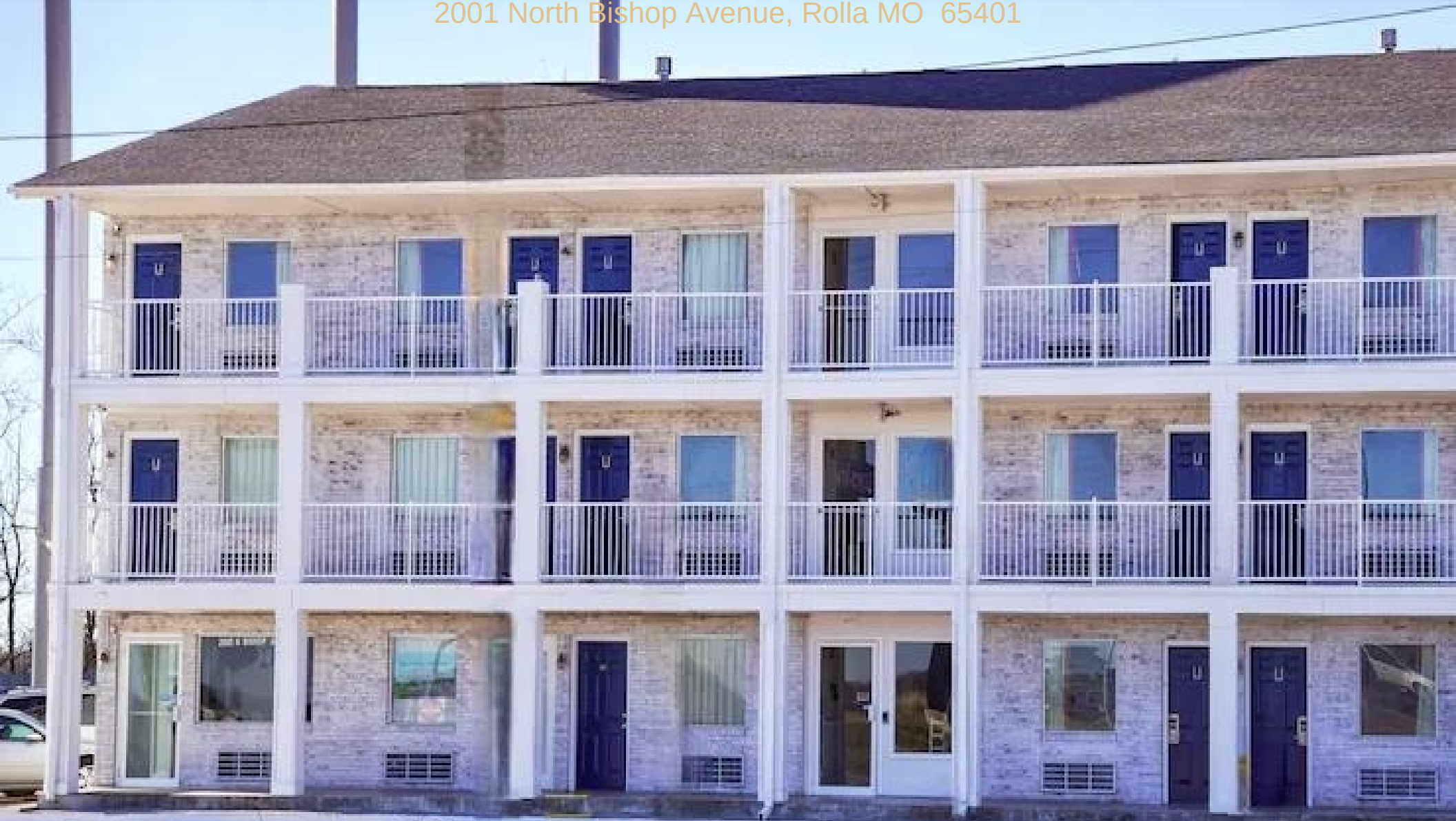


Motel 6 Rolla

2001 North Bishop Avenue, Rolla MO 65401



OFFERING MEMORANDUM

Motel 6 Rolla

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Inquire today:

Silvestre Madrigal

Century 21 Commercial Cornerstone Group

(562) 843-3495

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CalDRE #01363650



01

Executive Summary

Investment Summary

MOTEL 6 ROLLA

OFFERING SUMMARY

ADDRESS	2001 North Bishop Avenue Rolla MO 65401
BUILDING SF	12,480 SF
LAND ACRES	0.90 AC
TOTAL ROOMS	32
LAND SF	39,204 SF
YEAR BUILT	1982
YEAR RENOVATED	2014

FINANCIAL SUMMARY

PRICE	\$1,399,999
PRICE PER KEY	\$43,750
PRICE PSF	\$112.18

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,963	21,969	27,558
2026 Median HH Income	\$28,417	\$49,812	\$54,673
2026 Average HH Income	\$42,050	\$67,883	\$73,704



MOTEL 6 ROLLA

02

Property Description

Property Features

Property Images

PROPERTY FEATURES

TOTAL ROOMS	32
BUILDING SF	12,480
LAND SF	39,204
LAND ACRES	0.90 AC
YEAR BUILT	1982
YEAR RENOVATED	2014
ZONING TYPE	VSC
NUMBER OF STORIES	3
PARKING RATIO	Surface - 27















Motel 6 Rolla

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

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The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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