


BEST WESTERN TEAL LAKE INN

CASH FLOWING. EASILY FINANCEABLE. PRIME OPPORTUNITY.

48-ROOM BEST WESTERN HOTEL
IN MEXICO, MISSOURI

 3602 SOUTH CLARK STREET
MEXICO, MO 65265

 **BEST WESTERN
AUTO-TRANSFER ELIGIBLE**

THE METRICS THAT MATTER



\$519K

IN-PLACE NOI

Hit the ground running with strong operational returns from day one.



\$242K+

CASH FLOW

Enjoy immediate, positive day-one cash flow right out of the gate.



26%+

YEAR-ONE RETURN

A stellar 26%+ Cash-on-Cash return in your very first year.



EASILY

FINANCEABLE

SBA / Conventional financing available with attractive leverage.



THE TECH NEIGHBOR EFFECT



Google

"PROJECT SPADE"

Located in close proximity to Google's massive \$15 Billion Hyperscale Campus, driving massive long-term lodging demand.

amazon

"PROJECT GREEN"

Adjacent to Amazon's newly planned 1,000-acre, \$35 Billion mega-buildout campus.



OPERATIONAL PERKS



SEAMLESS BRAND TRANSITION

Qualifies for the Best Western Auto-Transfer, allowing for a fast, friction-free ownership handoff without the usual franchise headaches.



ON-SITE MANAGER'S HOUSING

Includes a 2-bedroom apartment on-site, offering unbeatable operational flexibility for an owner-operator or your management team.



PROPERTY HIGHLIGHTS

- ✓ 48 interior corridor guest rooms
- ✓ Manager's apartment
- ✓ Strong in-place cash flow
- ✓ Well-maintained property
- ✓ Highway 54 frontage with easy I-70 access
- ✓ Turnkey operation with existing staff



EXCLUSIVELY LISTED BY
Marcus & Millichap

DAVID SAVERIN

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Proven performance.
Strong fundamentals.
Bright future.

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*Year 1 Cash-on-Cash return based on 75% loan-to-value, P&I only.