



LAS VEGAS, NEVADA



MARQUEE COMMERCIAL
LODGING ADVISORS

CONFIDENTIAL OFFERING MEMORANDUM



TABLE OF CONTENTS

05	PROPERTY OVERVIEW
13	FINANCIAL ANALYSIS
19	STR REPORT
27	MARKET OVERVIEW
33	LEGAL

**RODEWAY
INN**

5

PROPERTY OVERVIEW

PROPERTY OVERVIEW

The Rodeway Inn Las Vegas is a 31-room single story exterior corridor motel, situated on a .57-acre lot. Built in 1954 and completely renovated in 2025, the building is 15,500 sq. ft., concrete construction with a flat roof. This motel offers an excellent mix of single and double rooms.

The motel is located on Fremont Street, in the heart of the thriving city of Las Vegas, Nevada. The property is well located off the interstate with excellent visibility. The hotel is an easy drive from local establishments such as Harry Reid International Airport, the Las Vegas Strip and Downtown Las Vegas.

There are several demand drivers, including the Golden Nugget Casino, the Mob Museum, and the Fremont Street Experience. The motel is in a major mixed-use development area with many single and multifamily homes being built, along with retail stores and shops.

This well-positioned asset presents a compelling opportunity for investors seeking stability, brand strength, and upside potential in a high-demand market.

Address:	2009 Fremont Street, Las Vegas, NV 89101
Guestrooms:	31
APN:	139-35-802-003
Year Opened:	1954 (Renovated 2025)
Lot Size:	.57 acres
Franchise:	Choice
Management:	Unencumbered
F&B:	Free Coffee
Amenities:	Premium Free Wi-Fi, Pet Friendly, Free Coffee Vending Machines, ATM/Cash Machine



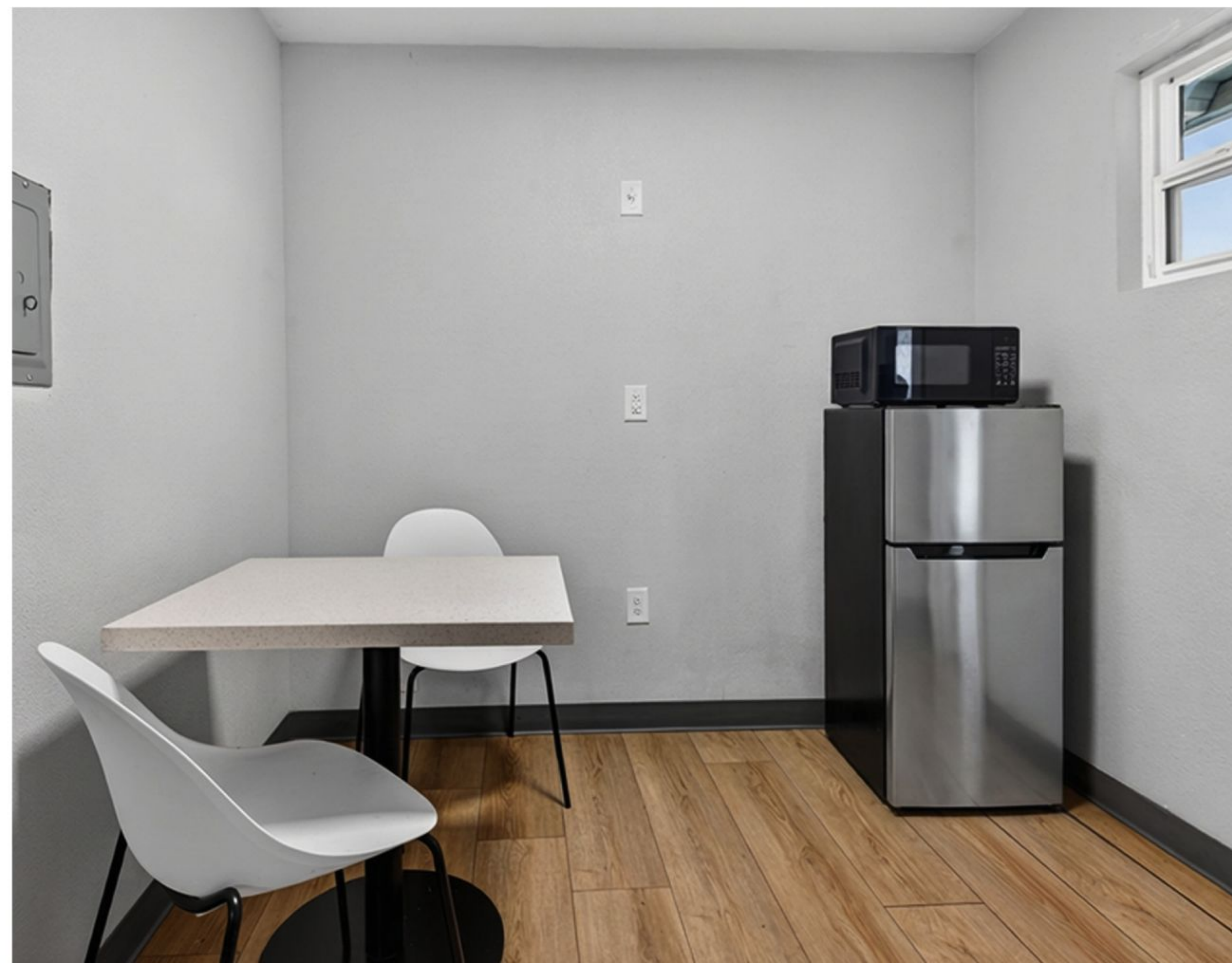
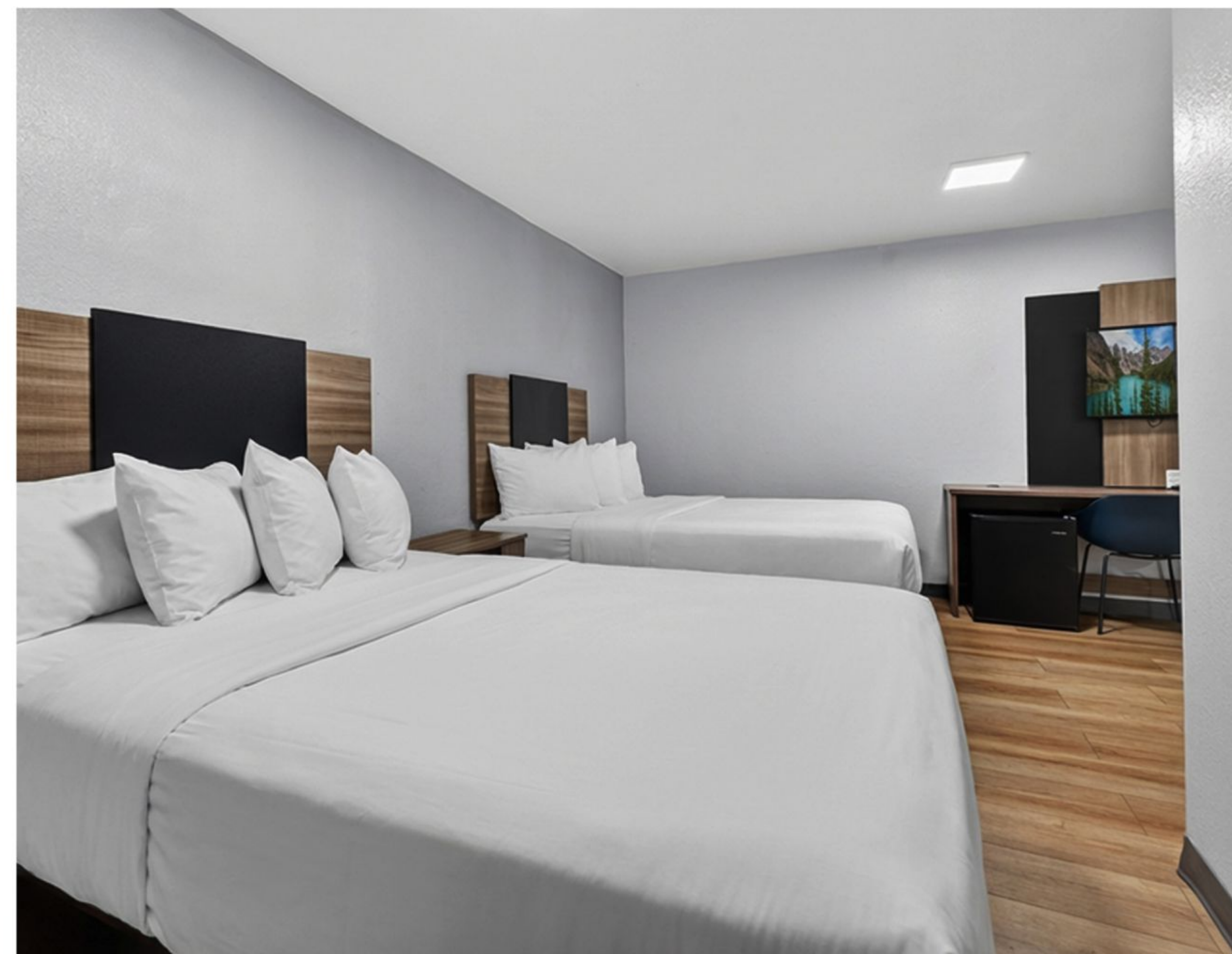
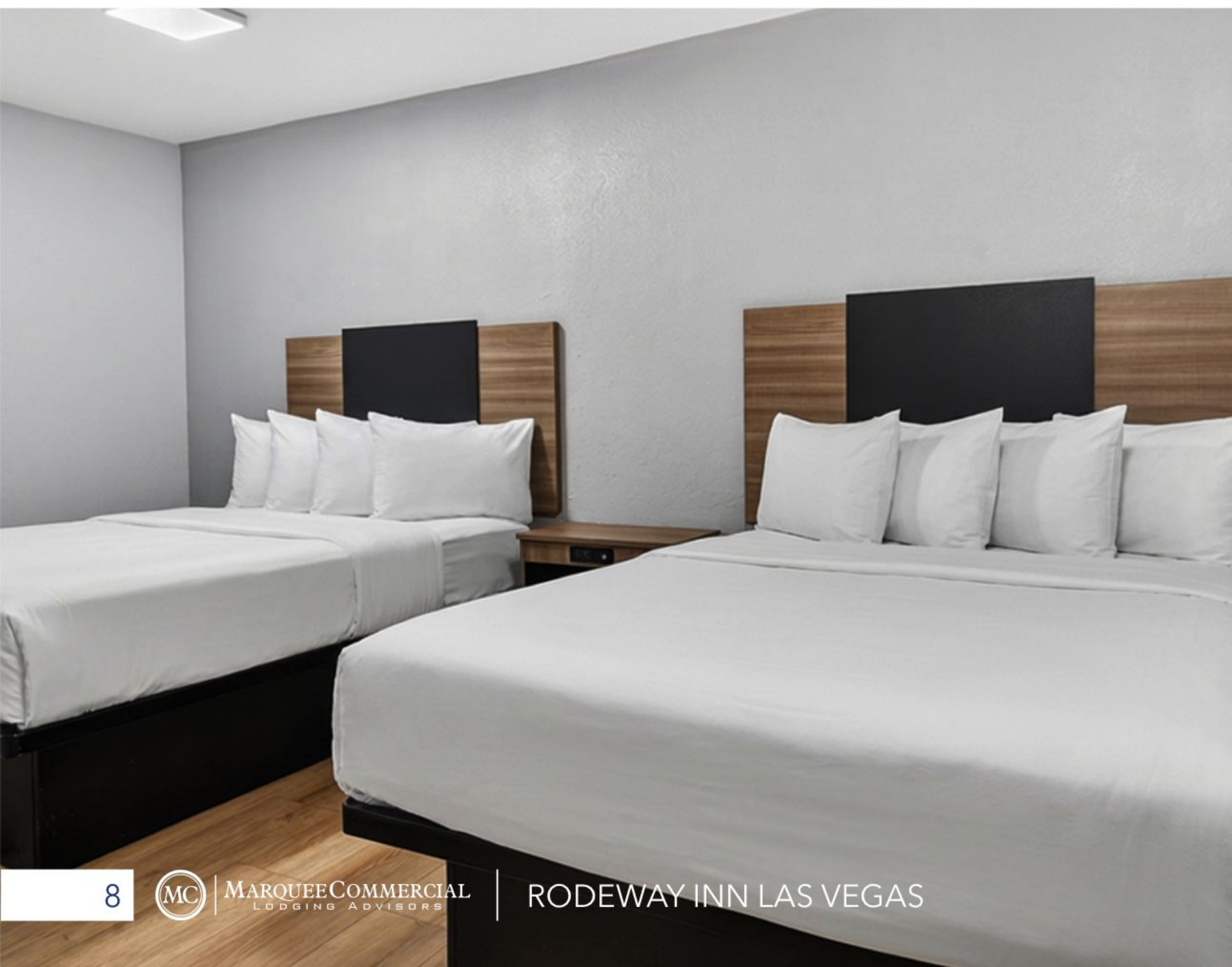
INVESETMENT OVERVIEW

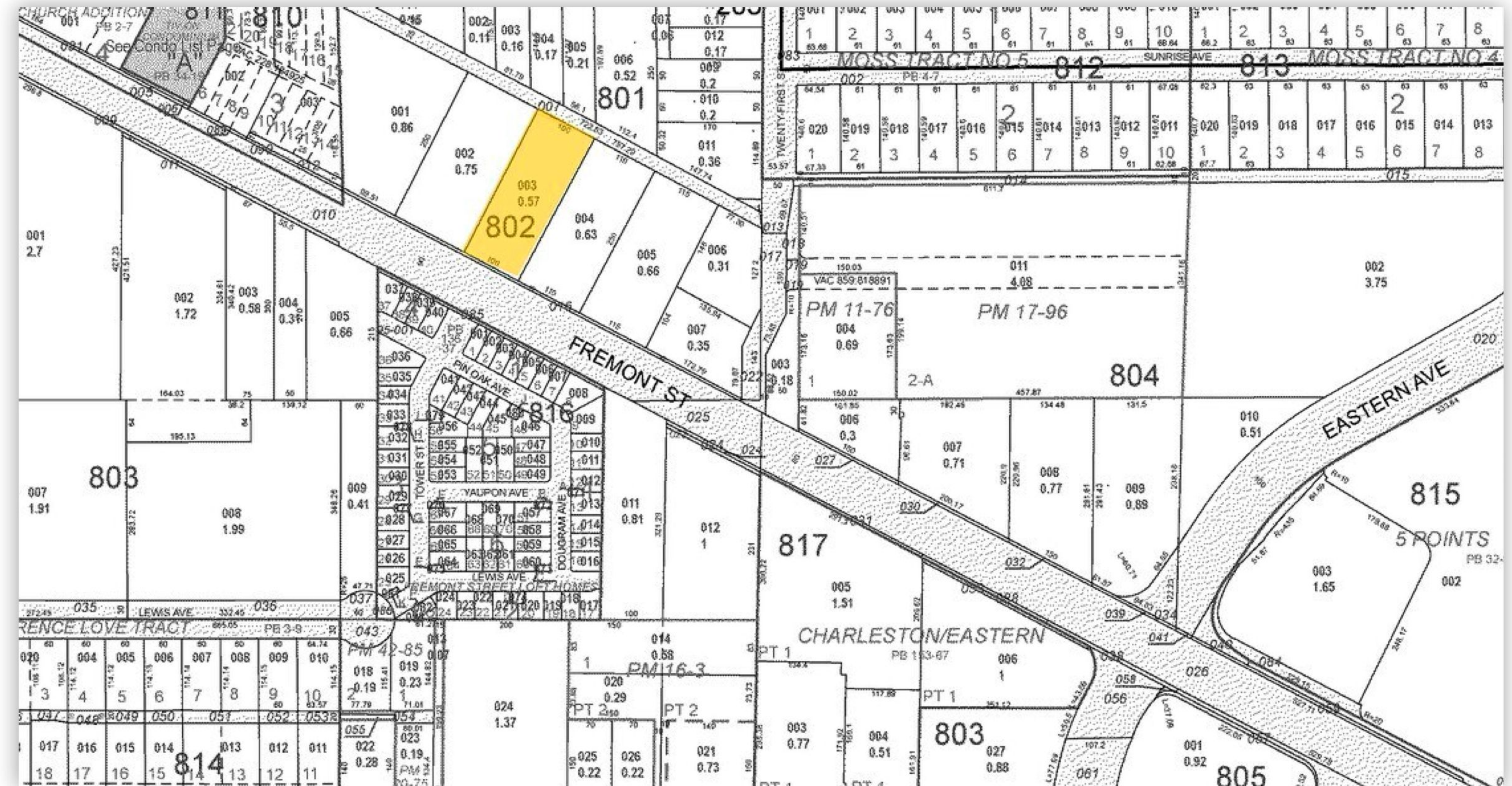
Marquee Hotel Group has been chosen to exclusively market for sale the Rodeway Inn Las Vegas, a single-story motel located in Las Vegas, Nevada. Built in 1954 and completely renovated in 2025, the property is a budget-friendly motel consisting of 31 exterior corridor guest rooms. Each guest room features a TV, work desk, microwave, and refrigerator (some rooms).

The Rodeway Inn Las Vegas is ideally situated along Fremont Street in the heart of Downtown Las Vegas. The property is a short walk to the Fremont Street Experience. The motel is also a short drive to the Las Vegas Strip. Further, the hotel is six miles from Harry Reid International Airport and three miles from the world-famous Las Vegas Strip.

The Rodeway Inn Las Vegas, presents the opportunity to acquire a franchised motel in a stable market near several demand drivers. The property is dual licensed with the city of Las Vegas to rent rooms on a daily and/or monthly basis. Our Pro Forma analysis assumes continued modest growth supported by the increasing population and increasing demand in this strategic location.

Listing Price	\$3,875,000
NOI	\$289,626
Cap Rate	7.47%
Price/Room	\$125,000
Room Revenue Multiplier	5.16x
ADR	\$78.19
RevPAR	\$66.28
Price/SF	\$250/SF





**RODEWAY
INN**

13

FINANCIAL ANALYSIS

FINANCIAL

Listing Price	\$3,875,000
Down Payment	100% / \$3,875,000
NOI	\$289,626
Cap Rate	7.47%
Total Return	7.47%
Room Revenue Multiplier	5.16x
Price/Room	\$125,000
ADR	\$78.19
RevPAR	\$66.28
Price/SF	\$250/SF

OPERATIONAL

Number of Rooms	31
Lot Size	.57 acres
Occupancy	85.3%
Year Built/Renovated	1954/2025

2025 Proforma		
Rooms	31	
Available Rooms	11,315	
Rooms Sold	9,595	
Occupancy	84.8%	
ADR	\$78.19	
RevPAR	\$66.31	
Revenue/Room	\$24,233	
Income		
Room Revenue	\$749,938	99.8%
Other Revenue	\$1,281	0.2%
Total Revenue	\$751,218	100.0%
2025 Proforma		
Departmental Expenses		
Rooms	\$247,902	33.0%
Food & Beverage	\$0	0.0%
Other Operated Depts & Rentals	\$0	0.0%
Total Departmental Expenses	\$247,902	33.0%
Gross Operating Income	\$503,316	67.0%
Undistributed Operating Expenses		
Administration & General	\$37,561	5.0%
Marketing	\$30,049	4.0%
Franchise Fees	\$29,298	3.9%
Utility Costs	\$39,766	5.3%
Property Operations & Maintenance	\$45,018	6.0%
Total Undistributed Operating Expenses	\$181,692	24.2%
Gross Operating Profit	\$321,624	42.8%
Fixed Expenses		
Property Taxes	\$5,738	0.8%
Insurance	\$26,260	3.5%
Total Fixed Charges	\$31,998	4.3%
Total Expenses	\$461,592	61.4%
Amount Available for Debt Service & Other Fixed Charges	\$289,626	38.6%
Capital Replacement Reserve	\$0	0.0%
Management Fee	\$0	0.0%
Net Operating Income (EBITDA)	\$289,626	38.6%

FIVE-YEAR PROFORMA

Pro Forma	2025 Proforma		Year 1		Year 2		Year 3		Year 4		Year 5	
Rooms	31		31		31		31		31		31	
Available Rooms	11,315		11,315		11,315		11,315		11,315		11,315	
Rooms Sold	9,595		9,787		9,983		10,182		10,386		10,594	
Occupancy	84.8%		86.5%		88.2%		90.0%		91.8%		93.6%	
ADR	\$78.19		\$82.10		\$86.20		\$90.51		\$95.04		\$99.79	
RevPAR	\$66.31		\$71.01		\$76.05		\$81.45		\$87.24		\$93.43	
Revenue/Room	\$24,233		\$25,962		\$27,802		\$29,773		\$31,884		\$34,145	

Income												
Room Revenue	\$749,938	99.8%	\$803,510	99.8%	\$860,559	99.8%	\$921,659	99.9%	\$987,096	99.9%	\$1,057,180	99.9%
Other Revenue	\$1,281	0.2%	\$1,308	0.2%	\$1,308	0.2%	\$1,308	0.1%	\$1,308	0.1%	\$1,308	0.1%
Total Revenue	\$751,218	100.0%	\$804,818	100.0%	\$861,867	100.0%	\$922,967	100.0%	\$988,404	100.0%	\$1,058,488	100.0%

Departmental Expenses	2025 Proforma		Year 1		Year 2		Year 3		Year 4		Year 5	
Rooms	\$247,902	33.0%	\$244,676	30.4%	\$249,569	29.0%	\$254,560	27.6%	\$259,652	26.3%	\$264,845	25.0%
Food & Beverage	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Other Operated Depts & Rentals	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Total Departmental Expenses	\$247,902	33.0%	\$244,676	30.4%	\$249,569	29.0%	\$254,560	27.6%	\$259,652	26.3%	\$264,845	25.0%
Gross Operating Income	\$503,316	67.0%	\$560,142	69.6%	\$612,298	71.0%	\$668,406	72.4%	\$728,753	73.7%	\$793,643	75.0%

Undistributed Operating Expenses												
Administration & General	\$37,561	5.0%	\$37,560	4.7%	\$37,560	4.4%	\$37,560	4.1%	\$37,560	3.8%	\$37,560	3.5%
Marketing	\$30,049	4.0%	\$30,120	3.7%	\$30,300	3.5%	\$30,900	3.3%	\$30,960	3.1%	\$31,200	2.9%
Franchise Fees	\$29,298	3.9%	\$31,417	3.9%	\$33,648	3.9%	\$36,037	3.9%	\$38,595	3.9%	\$41,336	3.9%
Utility Costs	\$39,766	5.3%	\$44,042	5.5%	\$47,418	5.5%	\$50,912	5.5%	\$54,527	5.5%	\$56,147	5.3%
Property Operations & Maintenance	\$45,018	6.0%	\$48,935	6.1%	\$52,410	6.1%	\$56,512	6.1%	\$60,758	6.1%	\$63,563	6.0%
	\$181,692	24.2%	\$192,074	23.9%	\$201,335	23.4%	\$211,921	23.0%	\$222,401	22.5%	\$229,806	21.7%
Total Undistributed Operating Expenses												
Gross Operating Profit	\$321,624	42.8%	\$368,068	45.7%	\$410,962	47.7%	\$456,485	49.5%	\$506,352	51.2%	\$563,838	53.3%

Fixed Expenses												
Property Taxes	\$5,738	0.8%	\$5,736	0.7%	\$5,736	0.7%	\$5,736	0.6%	\$5,736	0.6%	\$5,736	0.5%
Insurance	\$26,260	3.5%	\$26,256	3.3%	\$26,256	3.0%	\$26,256	2.8%	\$26,256	2.7%	\$26,256	2.5%
Total Fixed Charges	\$31,998	4.3%	\$31,992	4.0%	\$31,992	3.7%	\$31,992	3.5%	\$31,992	3.2%	\$31,992	3.0%
Total Expenses	\$461,592	61.4%	\$468,741	58.2%	\$482,897	56.0%	\$498,474	54.0%	\$514,044	52.0%	\$526,642	49.8%
Amount Available for Debt Service & Other Fixed Charges	\$289,626	38.6%	\$336,076	41.8%	\$378,970	44.0%	\$424,493	46.0%	\$474,360	48.0%	\$531,846	50.2%
Capital Replacement Reserve	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Management Fee	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Net Operating Income (EBITDA)	\$289,626	38.6%	\$336,076	41.8%	\$378,970	44.0%	\$424,493	46.0%	\$474,360	48.0%	\$531,846	50.2%

5-YEAR RETURNS

Investment Analysis

Name of Property	Rodeway Inn Las Vegas
Location	2009 Fremont St. Las Vegas NV 89101
No. of Rooms	31

Development/Acquisition Costs - Sources/Uses

	Amount	Per Key	% of Total	Cap Rate	RRM
Base Price	\$3,875,000	\$125,000	100.0%	7.47%	5.17
Initial PIP Estimate	\$0	\$0	0.0%		
Initial Franchise Fee Estimate	\$0	\$0	0.0%		
Estimated Closing Cost	\$0	\$0	0.0%		
Contingency	\$0	\$0	0.0%		
Total	\$3,875,000	\$125,000		7.47%	5.17

Operating Cash Flow Summary

	Year Ending	Year Ending	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031
		Current	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income		\$289,626	\$336,076	\$378,970	\$424,493	\$474,360	\$531,846
Debt							
Primary Loan		\$0	(\$216,556)	(\$216,556)	(\$216,556)	(\$216,556)	(\$216,556)
Refinancing		\$0	\$0	\$0	\$0	\$0	\$0
Other Financing Costs		\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow After Debt Financing		\$289,626	\$119,520	\$162,414	\$207,937	\$257,804	\$315,290
Debt Service Coverage Ratio		1.34	1.55	1.75	1.96	2.19	2.46
Terminal Cap Rate		7.0%					
Disposition Cost		2.0%					

Overall Project Return Summary

	Year Ending	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031
		Current	Year 1	Year 2	Year 3	Year 4	Year 5
Initial Equity		(\$1,162,500)					
Cash Flow Before Debt Service			\$336,076	\$378,970	\$424,493	\$474,360	\$531,846
Cash Flow After Debt Service			\$119,520	\$162,414	\$207,937	\$257,804	\$315,290
Gross Selling Price							\$8,518,549
Less: Primary Loan (Balloon)							(\$2,589,747)
Less: Refinanced Loan (Balloon)							\$0
Less: Disposition Cost							(\$170,371)
Unlevered Return		(\$3,875,000)	\$336,076	\$378,970	\$424,493	\$474,360	\$8,880,024
Levered Return		(\$1,162,500)	\$119,520	\$162,414	\$207,937	\$257,804	\$6,073,721
Unlevered Annual Cash-on-Cash Return			8.67%	9.78%	10.95%	12.24%	13.73%
Levered Annual Cash-on-Cash Return			10.28%	13.97%	17.89%	22.18%	27.12%

Levered IRR	46.99%
-------------	--------

**RODEWAY
INN**

19
STR REPORT

STR REPORT

December 2025									
	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	82.8	61.5	134.7	73.33	92.34	79.4	60.74	56.77	107.0
Year To Date	85.3			77.66			66.28		
Running 3 Month	83.9	67.2	124.8	75.21	96.38	78.0	63.08	64.76	97.4
Running 12 Month	85.3			77.66			66.28		
December 2025 vs. 2024 Percent Change (%)									
	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	15.4			-9.6			4.3		
Year To Date	18.9			-4.3			13.8		
Running 3 Month	16.9	-6.4	24.8	-7.3	-16.8	11.4	8.3	-22.1	39.0
Running 12 Month	18.9			-4.3			13.8		

COMPETITIVE SET REPORT

Occupancy (%)	2024						2025						Year to Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023	2024	2025
My Property						71.8	75.4	89.2	91.5	82.6	83.8	92.3	89.5	80.6	88.3	87.4	81.3	82.8		71.8	85.3
Competitive Set	74.8	67.7	72.7	72.1	71.4									74.0	71.8	72.9	81.3	61.5	59.4	70.2	
Index (MPI)														108.9	122.9	119.9		134.7		102.2	
Rank														2 of 5	2 of 5	2 of 5				3 of 5	
% Chg																					
My Property																		15.4		18.9	
Competitive Set	24.0	18.4	15.9	1.9	22.0									9.4	-1.1	1.2			7.4	18.2	
Index (MPI)																					
Rank																					
ADR	2024						2025						Year to Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023	2024	2025
My Property						81.14	76.23	75.70	79.22	80.71	83.51	77.76	80.02	77.14	75.54	76.97	75.22	73.33		81.14	77.66
Competitive Set	98.93	98.17	101.83	120.31	111.18									88.60	94.93	99.79		92.34	111.67	107.07	
Index (ARI)														87.1	79.6	77.1		79.4			
Rank														4 of 5	4 of 5	4 of 5					
% Chg																					
My Property																		-9.6		-4.3	
Competitive Set	-2.0	17.2	-6.0	-8.2	-1.9									-9.8	-6.8	-17.1			1.5	-4.1	
Index (ARI)																					
Rank																					
RevPAR	2024						2025						Year to Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023	2024	2025
My Property						58.24	57.51	67.51	72.46	66.65	69.95	71.74	71.61	62.21	66.68	67.28	61.15	60.74		58.24	66.28
Competitive Set	73.96	66.44	73.99	86.72	79.43									65.58	68.20	72.76		56.77	66.37	75.19	
Index (RGI)														94.9	97.8	92.5		107.0			
Rank														3 of 5	4 of 5	4 of 5					
% Chg																					
My Property																		4.3		13.8	
Competitive Set	21.5	38.7	8.9	-6.4	19.6									-1.3	-7.8	-16.1			9.1	13.3	
Index (RGI)																					
Rank																					

RESPONSE REPORT

Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
12201	Rodeway Inn Las Vegas	Las Vegas,NV	89101	7024633240	31	195406
18942	OYO Hotel Las Vegas Oasis	Las Vegas,NV	891041301	7027356494	27	196506
18922	Motel 6 Las Vegas, NV – Downtown Fremont St.	Las Vegas,NV	89104	7023845874	44	196306
18995	Studio 6 North Las Vegas	North Las Vegas,NV	89030	7026310363	53	197506
67484	My Place Hotel North Las Vegas, NV	North Las Vegas,NV	890303378	7027509929	63	201804
					218	

Segmentation Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
12201	Rodeway Inn Las Vegas	Las Vegas,NV	89101	7024633240	31	195406
18942	OYO Hotel Las Vegas Oasis	Las Vegas,NV	891041301	7027356494	27	196506
18922	Motel 6 Las Vegas, NV – Downtown Fremont St.	Las Vegas,NV	89104	7023845874	44	196306
18995	Studio 6 North Las Vegas	North Las Vegas,NV	89030	7026310363	53	197506
67484	My Place Hotel North Las Vegas, NV	North Las Vegas,NV	890303378	7027509929	63	201804
					218	

2024												2025											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
											○	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	○								●	●	●		●	
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received: ○ = Monthly Only ● = Monthly & Daily

2024												2025											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
r																							
s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s

Data received: s = Segmentation (Transient, Group, Contract) Only
r = Additional Revenue Only
B = Both Segmentation & Additional Revenue



HOTEL	OYO HOTEL LAS VEGAS OASIS
LOCATION	Las Vegas, NV 89104
YEAR OPENED	1965
GUESTROOMS	27
FLOORS	2
SCALE	Economy



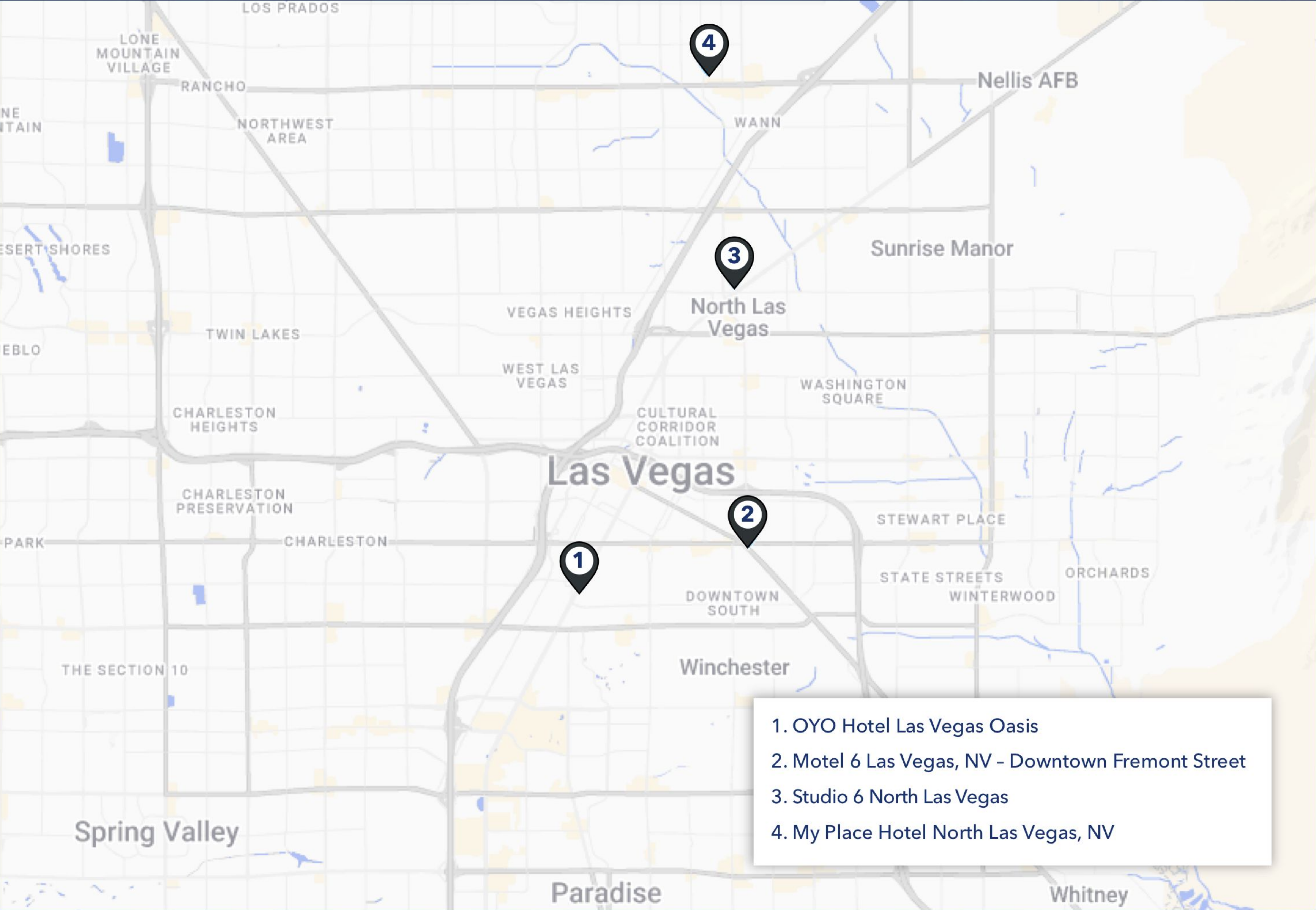
HOTEL	MOTEL 6 LAS VEGAS, NV - DOWNTOWN FREMONT STREET
LOCATION	Las Vegas, NV 89104
YEAR OPENED	1963
GUESTROOMS	44
FLOORS	2
SCALE	Economy



HOTEL	STUDIO 6 NORTH LAS VEGAS
LOCATION	North Las Vegas, NV 89030
YEAR OPENED	1963
GUESTROOMS	53
FLOORS	2
SCALE	Economy



HOTEL	MY PLACE HOTEL NORTH LAS VEGAS, NV
LOCATION	North Las Vegas, NV 89030
YEAR OPENED	2018
GUESTROOMS	63
FLOORS	4
SCALE	Midscale





**RODEWAY
INN**

27

MARKET OVERVIEW

MARKET OVERVIEW

Las Vegas is one of the most recognized hospitality markets in the world, anchored by a dynamic blend of tourism, convention activity, entertainment, and business travel. The city’s global brand identity, year-round visitation, and diversified demand base have established it as a premier destination for both leisure and corporate travelers. With a mature infrastructure built around hospitality, Las Vegas continues to attract millions of visitors annually across multiple segments.

The market is driven by the iconic Las Vegas Strip, home to world-class resorts, gaming, dining, retail, and entertainment venues that draw domestic and international travelers alike. Beyond leisure tourism, Las Vegas is a leading convention and trade show destination, supported by the Las Vegas Convention Center and extensive meeting space throughout the resort corridor. Major industry events, corporate gatherings, and large-scale conferences create substantial compression periods and consistent group demand throughout the calendar year.

Accessibility further enhances the city’s strength. Harry Reid International Airport provides extensive nonstop service to major U.S. and international markets, while Interstate 15 supports strong drive-in traffic from Southern California and the broader Southwest. Combined with continued investment in new attractions, sports franchises, and entertainment experiences, Las Vegas remains a resilient, globally recognized destination with sustained visitation and long-term lodging demand fundamentals.



RESORT & GAMING TOURISM The Las Vegas Strip remains the primary visitation driver, anchored by globally recognized resorts, gaming, fine dining, nightlife, and retail. Major properties such as The Bellagio and Caesars Palace attract both domestic and international travelers year-round. The city’s 24-hour entertainment model supports consistent leisure demand across weekdays and weekends.

CONVENTIONS & TRADE SHOWS Las Vegas is one of North America’s largest convention markets, led by the Las Vegas Convention Center and extensive resort meeting space. Major events such as CES and MAGIC generate significant group demand and citywide compression. Corporate meetings and trade shows drive strong midweek occupancy throughout the year.

SPORTS & LIVE ENTERTAINMENT Las Vegas has rapidly evolved into a major professional sports and event destination. Venues such as Allegiant Stadium, home of the Las Vegas Raiders, and T-Mobile Arena host NFL games, NHL games, concerts, UFC events, and major touring performances. Residencies by global entertainers and championship sporting events create high-demand weekends.

OUTDOOR RECREATION Beyond the Strip, Las Vegas benefits from proximity to outdoor attractions including Red Rock Canyon National Conservation Area, Hoover Dam, and Lake Mead. These destinations attract visitors for hiking, boating, sightseeing, and adventure tourism. The natural surroundings provide an alternative draw that broadens the visitor profile. Outdoor tourism contributes incremental demand, particularly during peak weather seasons.

EDUCATION & REGIONAL BUSINESS Institutions such as the University of Nevada, Las Vegas support visitation from students’ families, academic conferences, and collegiate athletic events. Additionally, Las Vegas functions as a regional business center for Southern Nevada, supporting travel tied to healthcare, construction, and corporate operations. The combination of education-related travel and regional commerce further diversifies demand. This layered demand structure enhances overall visitation stability.



BUSINESS, ENTERTAINMENT, LEISURE, TRAVEL

Las Vegas serves as the economic and commercial center of Southern Nevada, supporting a broad base of professional services, healthcare, technology, construction, and hospitality-related industries. In addition to its tourism engine, the city attracts corporate travelers, regional executives, and project-based consultants tied to ongoing development and infrastructure investment. Its business climate benefits from Nevada's favorable tax structure and pro-growth environment, reinforcing steady professional travel throughout the year.

Strategically located in the Southwest, Las Vegas offers convenient access to major population centers including Los Angeles, Phoenix, and Salt Lake City. Interstate 15 provides strong drive-in connectivity from Southern California and Utah, while U.S. Highway 95 links the market to Arizona and Northern Nevada. Harry Reid International Airport delivers extensive nonstop service to major domestic and international destinations, supporting both corporate and leisure visitation. Rail infrastructure and freight corridors further strengthen the region's logistics capabilities.

While business and accessibility underpin the market's strength, Las Vegas maintains a globally recognized entertainment profile. World-class dining, headline residencies, professional sports, and large-scale events provide an added layer of appeal for visitors extending business trips or combining work with leisure. This blend of accessibility, commercial activity, and entertainment diversity contributes to sustained year-round visitation.





CONFIDENTIALITY & CONDITIONS

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended for sole limited use in considering whether to pursue negotiations to acquire the Rodeway Inn Las Vegas (the “Property”), located at 2009 Fremont Street, Las Vegas, NV 89101 and is NOT intended to be an offer for the sale of the Property.

This confidential offering memorandum, which contains brief, yet selective, private information as it relates to the business and professional engagements/affairs of the Property, has been prepared by Marquee Commercial, LLC (“MC”) at the direction of the Seller. This confidential offering memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser or investor may desire and request. Neither the Seller nor MC nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential offering memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

By acknowledgment of your receipt of this confidential offering memorandum, you agree that the memorandum and its contents are strictly confidential, that you will hold and treat it in the strictest of confidence, that

you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm, or entity without prior written authorization from the Seller and MC, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Photocopying or any other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you decide you do not wish to engage in negotiations and pursue a purchase of the property, or if in the future you discontinue such negotiations, you agree to return this confidential offering memorandum to MC or destroy it in its entirety.

AGENCY

MC is an agent of the Seller and shall be compensated by the Seller for services rendered upon completion of a successful closing.

SALES

NICK DIFERDINANDO - Las Vegas
Managing Principal / Co-Founder
nick@marqueehotelgroup.com
702.833.1220

DAMIAN - - Scottsdale
President / Co-Founder
damian@marqueehotelgroup.com
480.566.0077

RYAN SCARPULLA - Dallas
VP of Hotel Brokerage
ryan@marqueehotelgroup.com
737.238.1038

BERNARD VAS - San Francisco
Senior Associate
bernard@marqueehotelgroup.com
415.766.0799

MARCUS THREATS - Las Vegas
Senior Associate
marcus@marqueehotelgroup.com
702.245.6078

EMILY KING - Florida
Associate
emily@marqueehotelgroup.com
305.874.7885

SCOTT COSTA - Scottsdale
Associate
scott@marqueehotelgroup.com
669.319.2219

OPERATIONS

NITIN BHAKTA
Director of Operations / Analytics
nitin@marqueehotelgroup.com

MAX BASSMAN
Analyst
max@marqueehotelgroup.com



LAS VEGAS, NEVADA

8501 N. Scottsdale Road, Suite 127
Scottsdale, AZ 85253

3960 Howard Hughes Parkway, Suite 500
Las Vegas, NV 89169

580 California Street, Suite 1652
San Francisco, CA 94104

100 Crescent Court, 7th Floor
Dallas, TX 75201



WWW.MARQUEEHOTELGROUP.COM