



OFFERING SUMMARY

SALE PRICE	\$2,200,000
PRICE / ROOM	\$59,459
INTEREST	Fee Simple
YEAR BUILT	1947
NO. OF ROOMS	37
LOT SIZE	0.76 ± Acres (33,106 SF)
ZONING	C-1 · Economy Scale

PROPERTY DESCRIPTION

Newport Bay Motel is a 37-unit limited-service lodging property on US Highway 101 in the heart of Newport, on Oregon's central coast. The L-shaped, wood-frame building offers roughly 300 feet of highway frontage and a diversified unit mix — standard motel rooms alongside apartment-style units with full kitchens suited to weekly, monthly, and extended-stay occupancy. Amenities include a guest lobby, on-site guest and commercial laundry, and a manager's unit. Recently acquired out of bank-owned distress, the property is offered as a value-add opportunity. Detailed operating financials are not available; buyers should underwrite on the strength of the real estate, location, and unit mix.

LOCATION DESCRIPTION

Set on the Highway 101 corridor through Newport — Oregon's central-coast hub — one block from Samaritan Pacific Communities Hospital and minutes from Nye Beach, the Historic Bayfront, and the Oregon Coast Aquarium. Tourism anchors Lincoln County year-round, while OSU's Hatfield Marine Science Center, NOAA's Marine Operations Center-Pacific, and the Port of Newport sustain non-seasonal demand. A built-out Hwy 101 corridor limits new supply.

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NEWPORT BAY MOTEL
OREGON COAST HOSPITALITY



PROPERTY PHOTOS



THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by SVN | Bluestone ("Broker") and _____ ("Purchaser"), regarding the property known as Newport Bay Motel 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:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

REGISTRATION

PURCHASER Name: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

BY: _____ Date: _____

BROKER Name: _____ Date: _____

NWRE Brokerage LLC Team Disclosure: <https://drive.google.com/file/d/1J1U2Hm5r7yAWn2SDV7OTaK1rHzW54MBR/view>

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