

SHORT SALE OPPORTUNITY

Hotel & Restaurant Property for Sale

📍 815 S US Highway 281, Alice, TX



\$775,000
— ASKING PRICE —

OVER 1,100 FT OF HIGHWAY FRONTAGE • 4.36 ACRES



HOTEL BUILDING



RESTAURANT & LOBBY ENTRANCE



HIGHWAY FRONTAGE & LOCATION



PROPERTY HIGHLIGHTS



95 Rooms



Class C Building



Restaurant Included



Super Deal for Investors



4.36 Acres



Need to Close ASAP

Rare opportunity to acquire a hotel and restaurant property in Alice, Texas. Seller needs to close ASAP, giving buyers the opportunity to take advantage of a quick sale with strong upside for investors, owner-operators, or redevelopment buyers.



SELLER NEEDS TO CLOSE ASAP

Buyers can benefit from this quick-sale opportunity with strong upside.

Strong Upside • Quick Sale Opportunity • 4.36 Acres



FOR MORE INFORMATION



Jincy "Asha" Jose

📞 Call/Text: 281-323-1503

✉️ landandlux@gmail.com

HOTEL & RESTAURANT INVESTMENT OPPORTUNITY

★ Short Sale Opportunity

📍 815 S US Highway 281 • Alice, Texas



\$775,000

Asking Price



95

Hotel Rooms



4.36
Acres

Site Size



44 Miles

West of Corpus Christi

WHY ALICE, TX?



17,550 population

2025 Census estimate



\$132,186 average home value

April 2026



3 major routes intersect Alice

US-281 • SH-44 • SH-359

US-281 Traffic Through Alice (TxDOT)



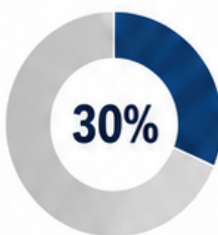
Regional highway visibility supports lodging and restaurant demand.



PROPERTY SNAPSHOT

30%

Avg Occupancy



ROOM INVENTORY

95

Total Rooms



65

Furnished

30

Vacant



Approx.

\$346K

FFE Value

65 furnished rooms x \$5,333 per room

\$250k asking price for FFE



\$80/night

Average Room Rate



Metal Roof

Installed 2012



\$55K

Annual Insurance



\$6,900

Annual Property Tax

HOTEL + RESTAURANT HIGHLIGHTS



HOTEL

- ✓ 95-room Class C hotel
- ✓ 65 rooms fully furnished
- ✓ 30 rooms ready for future occupancy growth
- ✓ Highway-front visibility on US-281



RESTAURANT

- ✓ Currently not operating
- ✓ Ready to occupy
- ✓ New roof, ceiling tile, wall panels & flooring
- ✓ Renovated in April 2026 through insurance claim



Value-Add Opportunity in a Regional Crossroads Market

Hotel + restaurant on a highly visible corridor with room to improve occupancy and activate restaurant operations.



ST. SEBASTIAN'S HOTELS LLC

PROFIT & LOSS STATEMENT

January 1, 2025 – December 31, 2025 | Accrual Basis

Jan – Dec 2025

INCOME	
Lodging Sales	277,467.45
Total Income	277,467.45
COST OF GOODS SOLD	
Cost of Goods Sold	16,887.68
Linens and Lodging Supplies	5,649.35
Merchant Account Fees	1,181.34
Occupancy Tax	500.00
Purchases – Resale Items	24,218.37
Total COGS	24,218.37
Gross Profit	253,249.08
EXPENSES	
Advertising and Promotion	35.00
Bank Service Charges	149.00
Cable & Satellite Charges	16,952.47
Computer and Internet Expenses	1,754.73
Insurance Expense	55,979.67
Interest Expense	65,896.25
Office Supplies	248.30
Outside Service	4,829.19
Payroll Expenses	10,800.30
Payroll Tax	44,999.00
Total Payroll Expenses	55,799.30
Payroll Processing Fee	1,669.13
Pest Control	503.37
Postage and Courier	25.95
Professional Fees	12,338.51
Property Tax	2,000.00
Repairs and Maintenance	26,772.66
Trash	1,350.00
Utilities	56,628.14
Workmen's Compensation Insurance	464.12
Total Expense	303,395.79
NET ORDINARY INCOME	(50,146.71)
NET INCOME	(50,146.71)

ST. SEBASTIAN'S HOTELS LLC

BALANCE SHEET

As of December 31, 2025 | Accrual Basis

Dec 31, 2025

ASSETS	
Current Assets	
Prosperity Bk Bus Checking-7499	5,861.49
Total Checking / Savings	5,861.49
Total Current Assets	5,861.49
Fixed Assets	
Accumulated Depreciation	(1,359,759.00)
Buildings and Improvements	1,744,919.00
Land	145,000.00
Total Fixed Assets	530,160.00
Other Assets	
Accumulated Amortization	(17,665.00)
Intangible Assets	42,493.00
Total Other Assets	24,828.00
TOTAL ASSETS	560,849.49
LIABILITIES & EQUITY	
Current Liabilities	
Other Current Liabilities	
Loan From Benny Thottunkal	19,977.01
Loan From Mathew Thottunkal	44,997.70
Loans From Celtic Bank	33,268.37
Loans From Pacific Enterprise	636,724.71
Loans From Partners	558,739.47
Property Tax Payable	4,488.10
Total Other Current Liabilities	1,298,195.36
Total Current Liabilities	1,298,195.36
Total Liabilities	1,298,195.36
Equity	
Partners Capital	(461,432.00)
Retained Earnings	(225,767.16)
Net Income	(50,146.71)
Total Equity	(737,345.87)
TOTAL LIABILITIES & EQUITY	560,849.49

Accrual Basis | Prepared for investor review purposes