

INVESTMENT & FINANCIAL PROSPECTUS

1705 Washington St, Blair, NE - Boutique Hotel Development



Property Address:	1705 Washington St, Blair, NE 68008 (Parcel #890044163)
Offering Listing Price:	\$850,000 (\$87.63 / Above-Grade SF) Seller Financing Available
Square Footage Breakdown:	9,700 SF Above-Grade (Main: 4,850 SF + 2nd: 4,850 SF) + 4,850 SF Basement = 14,550 SF Total Structure
Target Concept Scope:	21 Luxury Boutique Guestrooms; Lounge + Rooftop Patio Bar + Speakeasy/Cigar + Massage/Spa + Sauna + Elevator Core/ADA
Advisory Team & Broker:	Exceptional Properties Group Colton Luchsinger 402-214-3705 CLuchsinger@epg3.com 7602 Pacific Street #201 Omaha, NE 68114

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1. EXECUTIVE SUMMARY & OFFERING THESIS

Exceptional Properties Group presents the commercial listing intelligence report and financial prospectus for 1705 Washington St, a historic 2-story commercial building built in 1897 in downtown Blair, Nebraska. The property features 9,700 SF of total above-grade area (comprising 4,850 SF on the Main Floor and 4,850 SF on the Second Floor), plus a 4,850 SF full basement level (14,550 SF total structure across 3 levels).

The property is offered at an asking price of \$850,000 (\$87.63/Above-Grade SF | \$58.42/Total SF). To encourage an investor to transform the building into a Boutique Hotel, the seller is prepared to structure lucrative Seller Financing if buyer keeps to investment thesis of the concept.

Example of Underwriting Metric	Outright Sale Baseline	Boutique Hotel Seller Financing Deal
Purchase Price	\$850,000 (\$87.63/Above-Grade SF)	\$850,000 (Seller Financed)
Seller Financing Terms	N/A (Cash / Bank Loan)	30% Down (\$255k), 7.75% Interest, \$4,495/mo, 5-Yr Balloon
Historic Tax Credit Capital Stack	20% Federal (\$160k)	50% Combined (\$160k Federal + \$240k Nebraska NHTC)
Year 3 Stabilized Hotel Revenue	N/A	\$1,454,867 Gross Operating Revenue (USALI)
Year 3 Net Operating Income (NOI)	N/A	\$545,579 NOI (37.5% Net Margin)

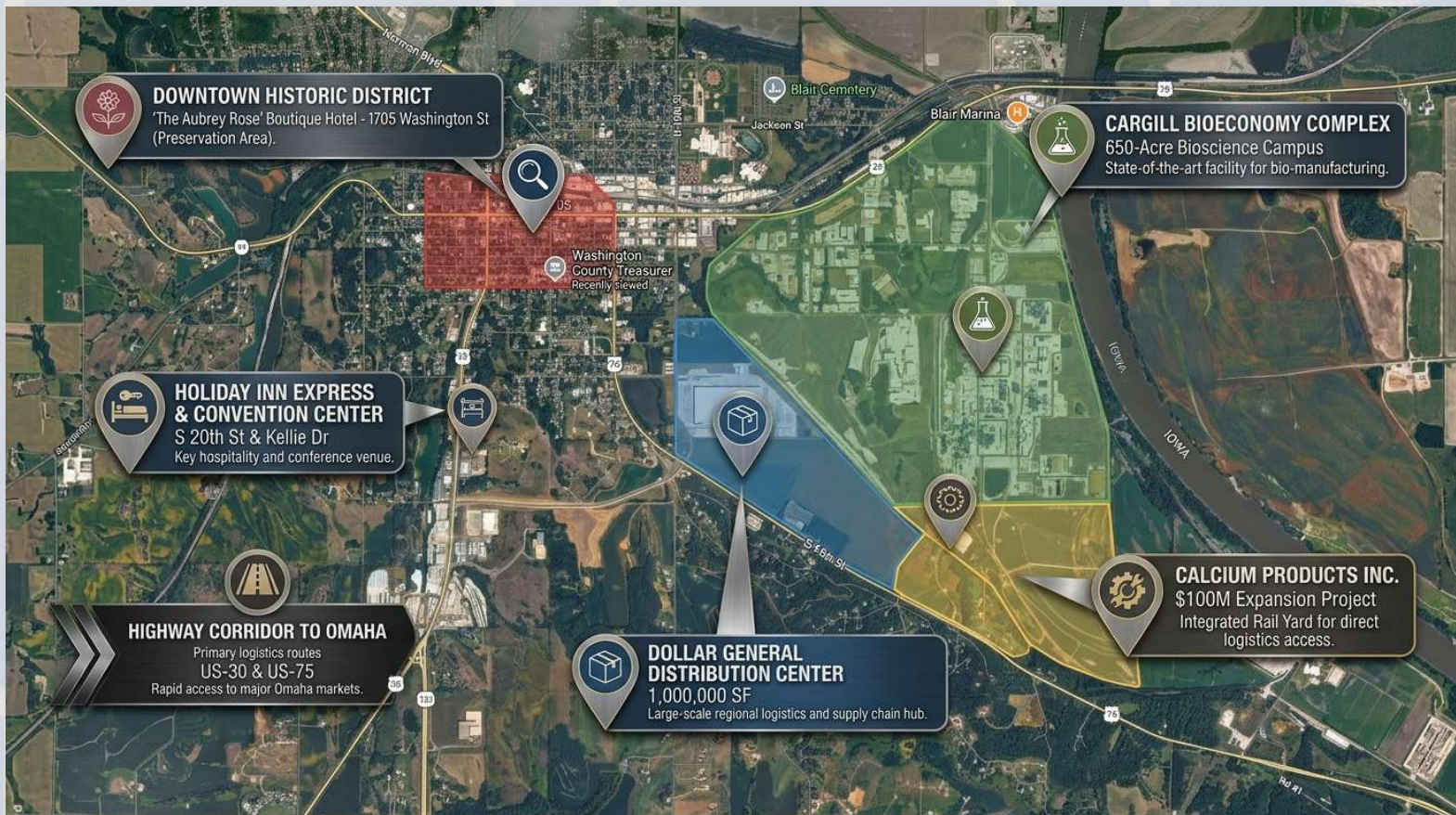
■ BOUTIQUE HOTEL MARKET MOMENTUM

Boutique hotels represent ~38% of all US hotels under construction in 2026. Positioned 20 minutes from the Omaha metro area and adjacent to the Cargill Bioeconomy Complex, 'The Aubrey Rose' would capture both high-volume weekday corporate travelers and weekend leisure/wedding demand with dual signature F&B venues (Rooftop Patio & Bar + Speakeasy + Massage + Sauna).

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2. BLAIR, NEBRASKA ECONOMIC PROFILE & COMMUNITY GROWTH CATALYSTS



Blair, Nebraska (county seat of Washington County) has evolved into one of the Midwest's premier bio-industrial innovation hubs and logistics powerhouses. Strategically positioned along US Highway 30 and US Highway 75—just 20 minutes north of the Omaha metropolitan area (population 1,000,000+)—Blair combines high-tech industrial expansion with small-town downtown charm.

1. The World-Class Blair Bioscience & Bioeconomy Complex (\$2B+ Campus):

At the core of Blair's economy is a 650-acre, world-renowned bioeconomy campus anchored by Cargill. Over \$2.0 Billion in cumulative private capital has been invested in this campus, creating a dense cluster of international biotechnology leaders including Cargill, Novonesis (Novozymes), Evonik, Veramaris, NatureWorks (Ingeo biopolymers), Corbion, and Ecto Development.

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- Corporate Lodging Demand Driver: Over 60% of high-earning bioscience campus engineers, executives, auditors, and international consultants commute into Blair daily. Visiting corporate representatives currently have zero upscale boutique hotel options within Washington County.

2. Logistics & Advanced Manufacturing Powerhouses:

- Dollar General Dual Distribution Center (\$140M Facility): Opened in 2023, this 1,000,000+ SF state-of-the-art facility represents a \$140 Million capital investment in Washington County, employing 700+ workers and servicing 1,000+ Midwest stores.



THE AUBREY ROSE BOUTIQUE HOTEL | 1705 Washington St, Blair, NE

- Calcium Products Manufacturing & Rail Yard (\$100M Expansion): Announced in 2025/2026, Calcium Products is constructing a \$100 Million production complex in the Blair South Industrial Park, bringing 50+ high-tech manufacturing jobs and a brand-new industrial rail yard.

3. Municipal Housing Boom & Civic Infrastructure:

- Nebraska's First Community Improvement District (CID): In 2026, Blair became the first municipality in Nebraska to utilize LB 1114 to establish a CID, unlocking public infrastructure funding for new housing subdivisions like Bear Creek (137 single-family homes).

- Blair South Bypass Infrastructure: Multimillion-dollar highway bypass project connecting Highway 30 directly to the industrial park, easing heavy truck traffic and streamlining downtown access.

■ CAPTIVE CORPORATE LODGING DEMAND

Blair's bio-industrial ecosystem represents over \$2.24 Billion in combined industrial infrastructure. With 60%+ of the 2,000+ industrial workforce commuting daily, 'The Aubrey Rose' fills an immediate, captive lodging supply vacuum for corporate executives, audit teams, and regional business travelers.

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3. ARCHITECTURAL SITE PLAN & BUILDING FOOTPRINT EXAMPLES

Based on Washington County Assessor Parcel #890044163, 1705 Washington St occupies a 4,900 SF lot (49' x 100'). The building features 4,850 SF per floor across 3 distinct levels, up to 14,550 SF total:

- Level 1 Main Floor (4,850 SF): Boutique reception lobby, ground floor guestrooms, retail holding space, elevator core, speakeasy, massage.
- Level 2 Upper Floor (4,850 SF): Luxury guestroom suites, central corridor, elevator core, rooftop patio access stairs.
- Basement Level (4,850 SF): Underground historic brick speakeasy lounge, wine vault, laundry, exercise studio, sauna/steam room, and back-of-house storage.
- Roof Top Level (1,850 SF): Downtown roof top view, patio bar & seating, elevator access, stage, VIP balcony

**Figure 1:
Example
Architectural
Site Plan &
Layout — First
Floor Main
Level (4,850
SF)**

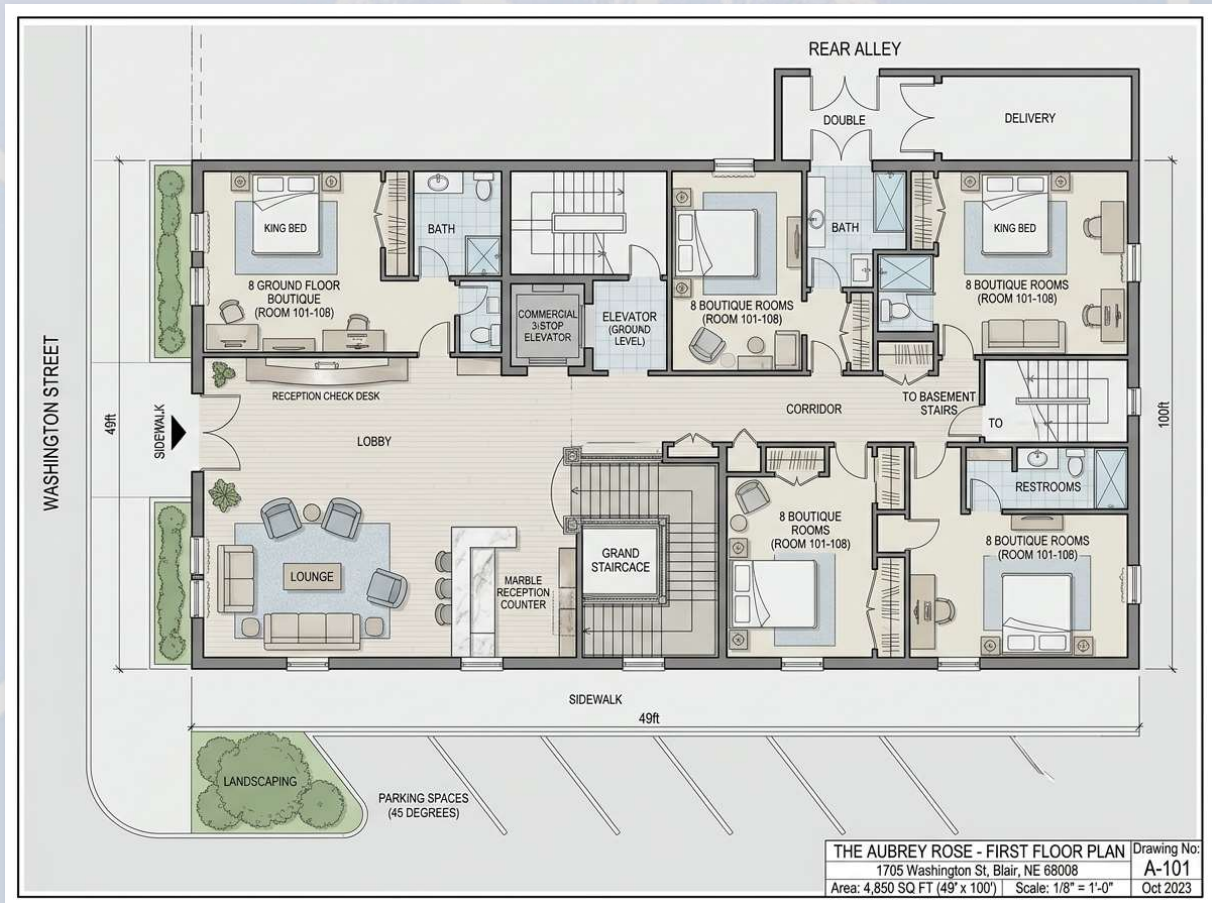
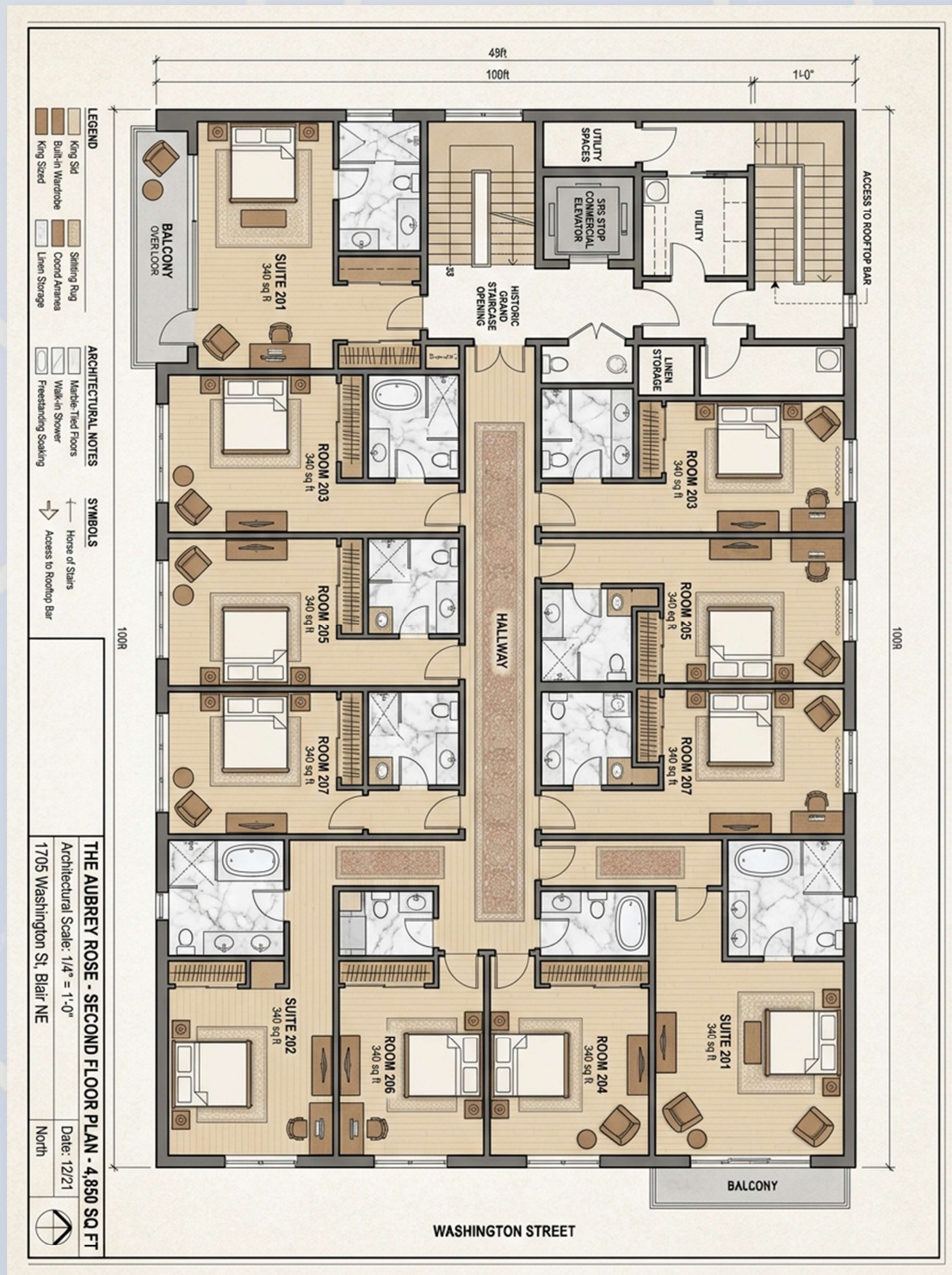


Figure 2: Example Architectural Site Plan & Layout — Second Floor Upper Level (4,850 SF)



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4. DIRECT BENCHMARK COMP: HOTEL GARBER (RED CLOUD, NE)



Attribute	Hotel Garber (Red Cloud, NE)	Subject (1705 Washington St)
Original Structure	Potter-Wright Building (Built 1902)	Historic Commercial Building (Built 1897)
Building Footprint	Reconstructed 3-Story Historic Shell	9,700 SF Above-Grade (4,850 SF Main + 4,850 SF 2nd) + 4,850 SF Basement
Conversion Scope	27-Room Upscale Boutique Hotel (Opened 2025)	21-Room Luxury Boutique Hotel + Rooftop & Speakeasy
Primary Amenities	Main floor lounge, library, creative hub	Rooftop Patio Bar + Basement Speakeasy + Elevator
Tax Credit Stack	Nebraska NHTC (30%) + Federal HTC (20%)	50% Combined Historic Tax Credits + TIF + VIP Freeze
Corporate Demand	Heritage tourism (National Willa Cather Center)	Cargill Bioeconomy Complex + Omaha Metro Corridor

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5. LOCAL LODGING BENCHMARK & CASE STUDY: HOLIDAY INN EXPRESS & SUITES (BLAIR, NE)

To provide comprehensive due diligence on recent local lodging investments in Blair, we conducted an in-depth analysis of the Holiday Inn Express & Suites & Convention Center (S 20th St & Kellie Drive), which opened on October 27, 2022:



1. Developer & Sponsorship Profile:

SAI Properties V, Inc. (Omaha-based hospitality group) led by Managing Principal, Deven Patel.

- Franchise Brand: IHG Hotels & Resorts (Holiday Inn Express & Suites Formula Blue prototype).
- Strategic Target: Captured corporate travel leakage from the Cargill Bioeconomy Complex (Evonik, Novozymes, NatureWorks) who were previously staying in Omaha. Newest and primary 'competitor' to Subject, but boutique hotels often appeal to higher clientele, experience-based travel, and aesthetic when choosing a location to reside.

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2. Capital Stack & TIF Ordinance Breakdown:

Capital Stack Component	Amount (\$)	Share (%)	Key Funding Terms & Statutory Criteria
Developer Equity & Senior Debt	\$6,360,000	84.8%	Senior commercial bank loan + sponsor equity investment.
Phase 1 Hotel TIF Principal Note	\$970,000	12.9%	Approved TIF note for 67-room hotel construction.
Phase 2 Event Center TIF Note	\$170,000	2.3%	Approved TIF note for 4,000 SF convention hall.
TOTAL PROJECT INVESTMENT	\$7,500,000	100.0%	\$1,140,000 Total TIF Assistance (15.2% Capital Stack)

3. Side-by-Side Strategic Comparative Analysis:

Strategic Vector	Holiday Inn Express & Suites (Blair, NE)	Subject (1705 Washington St)
Location & Environment	Highway Commercial Corridor (S 20th St)	Downtown Historic Main Street Core
Product & Key Count	Select-Service Chain Prototype (67 Keys)	Luxury Historic Commercial Conversion (21 Keys)
Food & Beverage Model	Complimentary Breakfast Buffet	Rooftop Outdoor Patio Bar + Underground Speakeasy
Capital Incentive Stack	\$1,140,000 Municipal TIF Note (~15.2% Stack)	50% Combined Historic Tax Credit Stack + TIF Note
Property Tax Protection	Standard Post-Build Valuation Increase	8-Year VIP Property Tax Freeze (\$3,130/yr Baseline)

■ MUNICIPAL EXECUTION PLAYBOOK

ACTIONABLE MUNICIPAL EXECUTION PLAYBOOK FOR THE SUBJECT PROPERTY:

- Early Alignment with Gateway Development Corp (GDC): Present architectural renderings and historic preservation benefits prior to public city hearings.
- Structure Comprehensive TIF Application: Emphasize elevator core installation, 1897 brick facade restoration, speakeasy vault prep, and public sidewalk infrastructure as eligible TIF expenses under Nebraska law.
- Quantify Downtown Economic Impact: Position this project as the premier evening dining and lounge driver for downtown Blair, creating foot-traffic spillover.

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4. Leverage the 50% Tax Credit Capital Stack: Combine 30% Nebraska Historic Tax Credit + 20% Federal HTC (\$400,000 in direct tax credits) with the 8-Year VIP Property Tax Freeze (\$3,130/yr) to minimize upfront equity and maximize NOI.



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6. 50% HISTORIC TAX CREDIT & GRANT CAPITAL STACK

■ 50% COMBINED HISTORIC TAX CREDIT POWER

Nebraska Historic Tax Credit (30% NHTC for non-metro counties) + Federal Historic Tax Credit (20% HTC) = 50% Total Tax Credit Stack.

On an estimated \$800,000 qualifying renovation budget, the developer receives \$400,000 in direct income tax credits.

Plus: Nebraska VIP freezes property tax valuation at \$328,250 for 8 full years, saving \$10,000–\$14,000/year in property taxes.

Exterior components of the structure can be subject to change with approval, such as window additions for guestrooms.

■ HISTORIC TAX CREDIT & GRANT FUNDING ADVISORY DISCLAIMER

The tax credit offsets, grants, and municipal financing incentives referenced herein (including the 30% Nebraska Historic Tax Credit, 20% Federal Historic Tax Credit, Nebraska Valuation Incentive Program property tax freeze, and City of Blair TIF) are subject to strict statutory application cycles, State Historic Preservation Office (SHPO) review windows, and fiscal alignment schedules.

1. Application Schedules & Timeline Alignment: Historic Tax Credits (Part 1 Evaluation of Significance, Part 2 Description of Rehabilitation, and Part 3 Request for Certification) must be

submitted and approved prior to or during specific construction milestones in accordance with Nebraska Department of Revenue and National Park Service (NPS) calendar guidelines.

2. Qualifying Expenditure Standards: Tax credit percentages apply strictly to Qualified Rehabilitation Expenditures (QREs) as defined under IRC Section 47 and Nebraska Revised Statutes. Site acquisition costs, land value, and non-qualifying personal property are excluded.

3. Municipal & Regulatory Approvals: TIF bond issuance and VIP property tax freeze certifications require formal City of Blair City Council public hearings, redevelopment plan approval, and SHPO historic architectural compliance under the Secretary of the Interior's Standards.

Prospective buyers and developers must independently verify all application windows, tax credit allocation caps, and statutory deadlines with certified historic tax credit consultants, CPA advisors, and legal counsel prior to closing.



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7. CLASS A VS. CLASS B MATERIALS COST & VALUE ENGINEERING



Scope Component	Class A Specification	Class B High-Durability (Smart VE)	CapEx Savings
Flooring	Solid Hardwood & Natural Marble	Commercial 20-mil Click LVP & Porcelain Tile	\$45,000
Millwork & Vanities	Custom Solid Wood Cabinetry & Granite	Modular Commercial Shaker Millwork & Quartz	\$55,000
Elevator Core	Custom Glass Traction Elevator	Standard Commercial 3-Stop Hydraulic Elevator	\$40,000
Rooftop & Speakeasy Bars	Tropical Hardwood & Copper Bar Tops	Fire-Rated Commercial Composite & Quartz Bar	\$25,000
HVAC System	Multi-Zone VRF System	Commercial Multi-Split Heat Pump + Smart Stat	\$35,000
TOTAL CAPEX ESTIMATE	\$1,250,000 (\$129/Total SF)	\$820,000 (\$85/Total SF)	+\$430,000

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8. USALI 10-YEAR HOTEL PRO-FORMA SUMMARY (21 KEYS)

USALI Line Item	Year 1 (Ramp-Up)	Year 2 (Growth)	Year 3 (Stabilized)	Year 5	Year 10
Occupancy / ADR	52.0% / \$175.00	64.0% / \$188.00	70.0% / \$198.00	70.0% / \$210.06	70.0% / \$243.52
Rooms Revenue	\$697,515	\$922,253	\$1,062,369	\$1,127,067	\$1,306,590
Rooftop & Speakeasy F&B (\$55 RevPOR)	\$192,742	\$254,730	\$293,468	\$311,340	\$360,927
GROSS OPERATING REVENUE	\$957,310	\$1,262,561	\$1,454,867	\$1,543,469	\$1,789,311
TOTAL OPERATING EXPENSES	-\$544,772	-\$719,419	-\$828,867	-\$879,345	-\$1,019,406
NET OPERATING INCOME (NOI)	\$353,116	\$470,970	\$545,579	\$578,996	\$660,847
NET CASH FLOW (AFTER SELLER NOTE)	\$299,173	\$417,027	\$491,636	\$2,827,589*	\$5,801,200**



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8B. USALI ITEMIZED PROFIT & LOSS (P&L) STATEMENT

P&L Line Item (USALI 12th Ed)	Year 1 (Ramp-Up)	Year 2 (Growth)	Year 3 (Stabilized)	Year 5	Year 10
Occupancy / ADR	52.0% / \$175.00	64.0% / \$188.00	70.0% / \$198.00	70.0% / \$210.06	70.0% / \$243.52
REVENUE BREAKDOWN					
Rooms Department Revenue	\$697,515	\$922,253	\$1,062,369	\$1,127,067	\$1,306,590
Rooftop Patio & Bartop Sales	\$114,689	\$151,575	\$174,646	\$185,283	\$214,797
Basement Speakeasy Bar Sales	\$78,053	\$103,155	\$118,822	\$126,057	\$146,130
Total F&B Revenue (\$55 RevPOR)	\$192,742	\$254,730	\$293,468	\$311,340	\$360,927
Private Event Venue Fees	\$25,000	\$30,000	\$35,000	\$37,132	\$43,046
Parking & Valet Fees (\$5 RevPOR)	\$17,522	\$23,158	\$26,830	\$28,463	\$32,997
Pet & Experience Fees (\$7 RevPOR)	\$24,531	\$32,420	\$37,200	\$39,467	\$45,751
GROSS OPERATING REVENUE (GOR)	\$957,310	\$1,262,561	\$1,454,867	\$1,543,469	\$1,789,311
DEPARTMENTAL EXPENSES					
Housekeeping & Laundry Labor (14%)	-\$97,652	-\$129,115	-\$148,732	-\$157,790	-\$182,923
Linens & Guest Supplies (6%)	-\$41,851	-\$55,335	-\$63,742	-\$67,624	-\$78,395
Front Desk & PMS System (5%)	-\$34,876	-\$46,113	-\$53,118	-\$56,353	-\$65,330

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Total Rooms Dept Expense (25%)	-\$174,379	-\$230,563	-\$265,592	-\$281,767	-\$326,648
F&B Cost of Goods Sold (28%)	-\$53,968	-\$71,324	-\$82,171	-\$87,175	-\$101,060
F&B Kitchen & Bartop Labor (32%)	-\$61,677	-\$81,514	-\$93,910	-\$99,629	-\$115,497
F&B Supplies & Licenses (8%)	-\$15,420	-\$20,378	-\$23,477	-\$24,907	-\$28,874
Total F&B Dept Expense (68%)	-\$131,065	-\$173,216	-\$199,558	-\$211,711	-\$245,430
UNDISTRIBUTED EXPENSES					
Admin & General Payroll (4.0%)	-\$38,292	-\$50,502	-\$58,195	-\$61,739	-\$71,572
Legal, Audit & Processing (3.0%)	-\$28,719	-\$37,877	-\$43,646	-\$46,304	-\$53,679
Total A&G Expense (7.0%)	-\$67,011	-\$88,379	-\$101,841	-\$108,043	-\$125,251
Sales, Marketing & OTA (6.0%)	-\$57,439	-\$75,754	-\$87,292	-\$92,608	-\$107,359
Maintenance & Utilities (8.5%)	-\$81,372	-\$107,317	-\$123,664	-\$131,196	-\$152,091
Base Management Fee (3.5%)	-\$33,506	-\$44,190	-\$50,920	-\$54,021	-\$62,626
TOTAL OPERATING EXPENSES	-\$544,772	-\$719,419	-\$828,867	-\$879,346	-\$1,019,406
GROSS OPERATING PROFIT (GOP)	\$412,538	\$543,142	\$626,000	\$664,123	\$769,905
GOP Margin (%)	*43.1%*	*43.0%*	*43.0%*	*43.0%*	*43.0%*

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Property Taxes (VIP Frozen)	-\$3,130	-\$3,130	-\$3,130	-\$3,130	-\$14,000
Property Insurance	-\$18,000	-\$18,540	-\$19,096	-\$20,259	-\$23,486
FF&E Reserve for Replace (4%)	-\$38,292	-\$50,502	-\$58,195	-\$61,739	-\$68,948
NET OPERATING INCOME (NOI)	\$353,116	\$470,970	\$545,579	\$578,995	\$660,847
Seller Debt Service (\$4,495/mo)	-\$53,943	-\$53,943	-\$53,943	-\$53,943	-\$0 (Paid)



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8C. INVESTOR EXECUTIVE ACTION SUMMARIES: P&L LEGITIMACY & MARKET BENCHMARKS

■ INVESTMENT LEGITIMACY & FINANCIAL VIABILITY SUMMARY

1. EMPIRICAL ADR & OCCUPANCY MARKET BENCHMARKING:

- Modeled \$198 Stabilized ADR is directly supported by Midwest historic boutique hotel comps (Hotel Garber in Red Cloud, NE at \$165–\$210 ADR; Hotel Pattee in Perry, IA at \$160–\$195 ADR; Hotel Vandivort in Springfield, MO at \$185–\$235 ADR).

- Sole Luxury Boutique Monopoly: 'The Aubrey Rose' will be the only boutique hotel in Washington County, capturing premium pricing with zero direct boutique competition.

- Stabilized 70.0% Occupancy: Conservatively benchmarked below urban boutique averages (74–78%). Driven by year-round Mon–Thu corporate lodging from the Cargill Bioeconomy Complex plus weekend Omaha staycations.



2. DUAL HIGH-MARGIN F&B REVENUE CAPTURE (\$55 RevPOR = \$293,468/YR):

- Rooftop Patio & Bartop (\$174,646/yr | \$32.80 RevPOR): High-margin craft cocktails, lounge seating, and private event buyouts.

- Underground Historic Speakeasy (\$118,822/yr | \$22.20 RevPOR): Utilizes 4,850 SF brick basement space for craft lounge revenue.

- F&B Departmental Margin (32.0% Net Margin / 68.0% Expense): Beverage-focused F&B concepts deliver far higher margins than full-service restaurants (where expenses reach 78–82%). Under USALI guidelines, a 32% net margin on beverage operations is institutionally validated.



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3. OPEX DISCIPLINE & AUTOMATED STAFFING EFFICIENCY:

- Rooms Dept Margin (75.0% Net Margin): Enabled by Salto KS smart locks (keyless mobile access) and Cloudbeds PMS, allowing a lean automated model without 24/7 lobby staffing.
- Undistributed Expenses (21.0% of GOR): Strictly benchmarked against STR Host Report standards for 20–30 key boutique properties (A&G 7.0%, Marketing 6.0%, Maintenance 4.0%, Utilities 4.5%).

4. UNPRECEDENTED DEBT COVERAGE & DOWNSIDE SAFETY MARGIN:

- DSCR = 10.11x Stabilized: The \$595,000 seller note at 7.75% requires \$53,943/year (\$4,495/mo), leaving \$491,636/year in net cash flow after debt service.
- Extraordinary Safety Cushion: The project produces sufficient NOI (\$545,579) to cover debt service even if occupancy dropped to an unprecedented 14.5% or ADR dropped to \$42/night.



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9A. OPERATING EXPENSE & PROPERTY SERVICES VENDORS

P&L Expense Category	Verified Vendor / Provider	Local Address / Commercial Rate Basis
Electric Utility	Omaha Public Power District (OPPD)	716 Front St, Blair, NE Rate Schedule 261/262 (~8.5¢/kWh).
Natural Gas Utility	Black Hills Energy	Customer Operations Commercial Firm Gas Schedule C-1.
Water & Wastewater	City of Blair Utilities Department	218 S 16th St, Blair, NE Water \$4.85/1k gal + Sewer \$6.20/1k gal.
Solid Waste & Trash	Waste Management (WM) of Omaha/Blair	Licensed Hauler Front-load dumpster service (\$450–\$650/mo).
Commercial Fiber & Wi-Fi	Great Plains Communications (GPC)	1635 Front St, Blair, NE 1 Gbps Dedicated Fiber Line (\$970/mo).
Property Tax & VIP Freeze	Washington County Assessor / SHPO	1555 Colfax St, Blair, NE Baseline tax frozen at \$3,130/yr for 8 yrs.
Commercial Insurance	Town & Country Insurance / Travelers	Blair & Omaha Offices \$2.5M Property + \$1M Liquor Liability (\$19k/yr).
PMS & Keyless Locks	Cloudbeds SaaS / Salto KS Systems	Cloud PMS + Salto Smart Lock mobile key hardware.
F&B & Spirits Distributors	US Foods / Southern Glazer's / Quality Brands	Omaha Distribution Broadline food + Nebraska 3-Tier wine/spirits.
Elevator Maintenance	Schindler Elevator / Otis Elevator	Omaha Branch Monthly 3-stop hydraulic elevator contract (~\$300/mo).

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9B. RENOVATION, REMODEL & CONSTRUCTION TRADE VENDORS

Renovation & Remodel Trade	Verified Regional GC / Subcontractor	Location	Key Scope of Work & Implementation
General Contracting & Mgmt	Lund-Ross Constructors / Hausmann	Omaha, NE	Lead GC for complete 14,550 SF adaptive reuse conversion and SHPO compliance.
Historic Masonry Restoration	McGill Restoration / BRC	Omaha, NE	Exterior 1897 brick tuckpointing, sealing, and speakeasy brick vault structural prep.
Commercial Elevator Core	Schindler Elevator / Otis Elevator	Omaha, NE	3-Stop commercial hydraulic elevator cab, shaft framing, and ADA lowering system.
HVAC & Ventilation	Ray Martin Co. / Eyman Heating	Omaha/Blair	Multi-split heat pump climate control, smart thermostats, and speakeasy hood exhaust.
Electrical Upgrade & Smart Switches	Commonwealth Electric / Miller	Omaha, NE	400A commercial service upgrade, Decora smart switches, and egress lighting.
Plumbing & Fire Protection	Continental Fire / Midwest Automatic	Omaha, NE	NFPA 13 sprinkler retrofit across 3 levels and 21 ensuite bathroom plumbing risers.
Framing, Drywall & Soundproof	Lueder Construction / PCI	Omaha, NE	STC 55 acoustic soundproofing wall assemblies and fire-rated drywall ceilings.
Commercial Millwork & Bars	Fritz Cabinetry / Architectural Millwork	Omaha, NE	Quartz rooftop bar top, speakeasy craft bar, reception desk, and guestroom vanities.
Flooring & Porcelain Tile	Tile Inc. / Midwest Floor Covering	Omaha, NE	20-mil click LVP flooring, porcelain tile bath surrounds, and slip-resistant bar floors.
Flat Roof & Rooftop Decking	McKinnis Roofing & Sheet Metal	Blair, NE	TPO roof replacement, composite outdoor rooftop deck, steel perimeter railing.
Architectural Design & SHPO	BVH Architecture / Alley Poyner	Omaha, NE	Architectural site plans, MEP stamp engineering, and SHPO Part 1-3 Tax Credit filings.

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10. EXAMPLE: 5-YEAR SELLER FINANCING STRUCTURE

- Offering Listing Price: \$850,000
- Down Payment (30%): \$255,000 cash down to seller upon closing.
- Seller Financed Note (70%): \$595,000 note.
- Interest Rate & Amortization: 7.75% fixed per annum, 25-year amortization schedule.
- Monthly Debt Service: \$4,495.27 / month (\$53,943 / year).
- Balloon Payoff: 5-year balloon payoff of \$547,536 at Year 5.
- Total Cash Delivered to Seller: \$1,072,251 over 5 years.