



OFFERING MEMORANDUM

HOLIDAY INN EXPRESS ALICE | TEXAS

2965 E. Main Street, Alice, Texas 78332



NITI NAIK
Licensed Broker
661-978-3289
Niti@hbofamerica.com
TX BRE #735690

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Hotel Brokers of America (HBA) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither HBA, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. HBA will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and

through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. HBA makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. HBA does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by HBA in compliance with all applicable fair housing and equal opportunity laws.



HOLIDAY INN EXPRESS & SUITES

ALICE | TX

69-ROOM, INTERIOR CORRIDORS, AMENITIZED HOTELS



LISTED BY

NITI NAIK

Licensed Broker

661-978-3289

Niti@hbofamerica.com

TX BRE #735690



HOTEL BROKERS OF AMERICA INC®

www.HBofAmerica.com.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

MARKET OVERVIEW

ACCEPTING REASONABLE OFFERS

HOLIDAY INN EXPRESS & SUITES | ALICE

2965 E. Main Street Alice, TX 78332



HOTEL BROKERS OF AMERICA INC®

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, as-sumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. For more information please contact Hotel Brokers of America.

HOLIDAY INN EXPRESS & SUITES

ALICE

EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to offer, on an exclusive basis, the opportunity to acquire this 70-room Holiday Inn Express & Suites (“Property” or “Hotel”), prominently located in Alice, TX. This hotel is just a short drive from Corpus Christi, area airports, local attractions and influential corporations, it’s truly the place to “Stay Smart” when visiting Alice, TX. Medical professionals appreciate the easy commute to Christus Spohn Hospital, and corporate guests can expect hassle-free travel to Halliburton and National Oilwell Varco. Those in town for leisure find plenty to do in Alice. The hotel’s location near Tejano ROOTS Hall of Fame & Museum and South Texas Museum ensures that visitors are well-versed in local history by the time they leave. Exciting events like the Jim Wells County Fair are also held within five minutes of the hotel, and visitors can spend sunny days on the Alice Municipal Golf Course.

ESTIMATED PIP COST:

PRICE
\$0OFFERING
SUMMARY**List Price:** \$7,350,000**Occupancy:** 63.41%**ADR:** \$125.38**Revenue:** \$2,036,852**NOI:** \$595,381**Cap Rate:** 7.27%**PRICE**
\$7,350,000**NOI**
\$595,381**CAP RATE**
7.27%

*The actual PIP requirements must be verified directly with **IHG Hotels and Resorts**, as they are determined solely at the franchisor's discretion and may vary in both scope and cost. This includes, without limitation, any franchisor requirements related to a change of ownership. The Recipient is solely responsible for independently verifying all such matters. All information is deemed reliable but not guaranteed, and Hotel Brokers of America has not inspected the property; no representations are made regarding the asset's physical condition or the accuracy of financials or documents.*

AMENITIES HIGHLIGHTS

- Free Coffee/Tea
- Premium Free WiFi
- Outdoor Hot Tub
- Free Breakfast
- Outdoor Pool
- Fitness Center
- Business Center
- 24-hour Front Desk
- Laundry Facilities
- Meeting Room



SUMMARY OF TERMS

INTEREST OFFERED

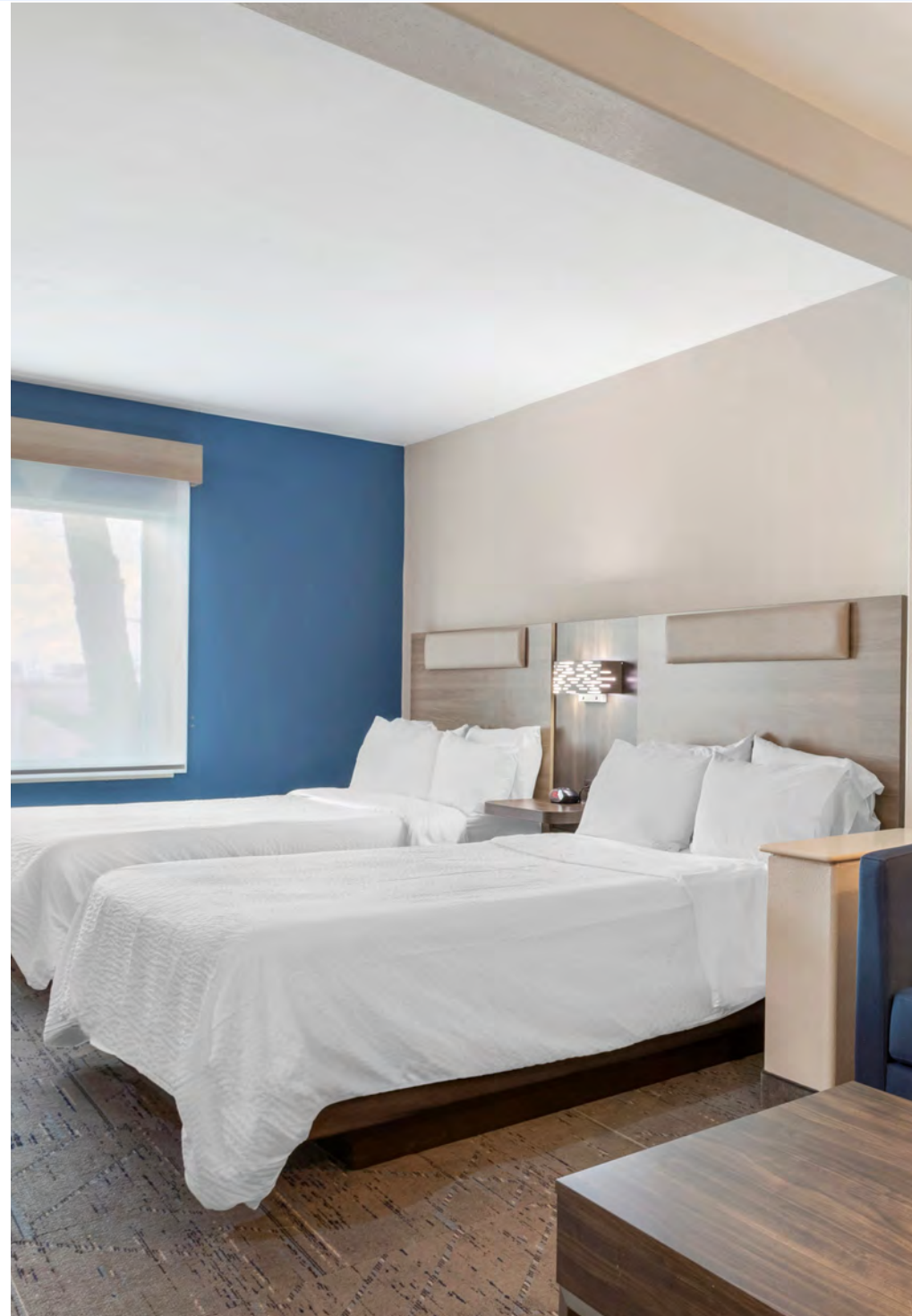
Hotel Brokers of America has been selected to exclusively market for sale this Holiday Inn Express & Suites located in Alice, TX.

TERMS OF SALE

This Holiday Inn Express & Suites located in Alice, TX is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2024. Contact broker for historical operating documentation and any other third party reports.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the Hotel Brokers of America listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



HOLIDAY INN EXPRESS & SUITES

ALICE

PROPERTY OVERVIEW



PROPERTY DETAILS

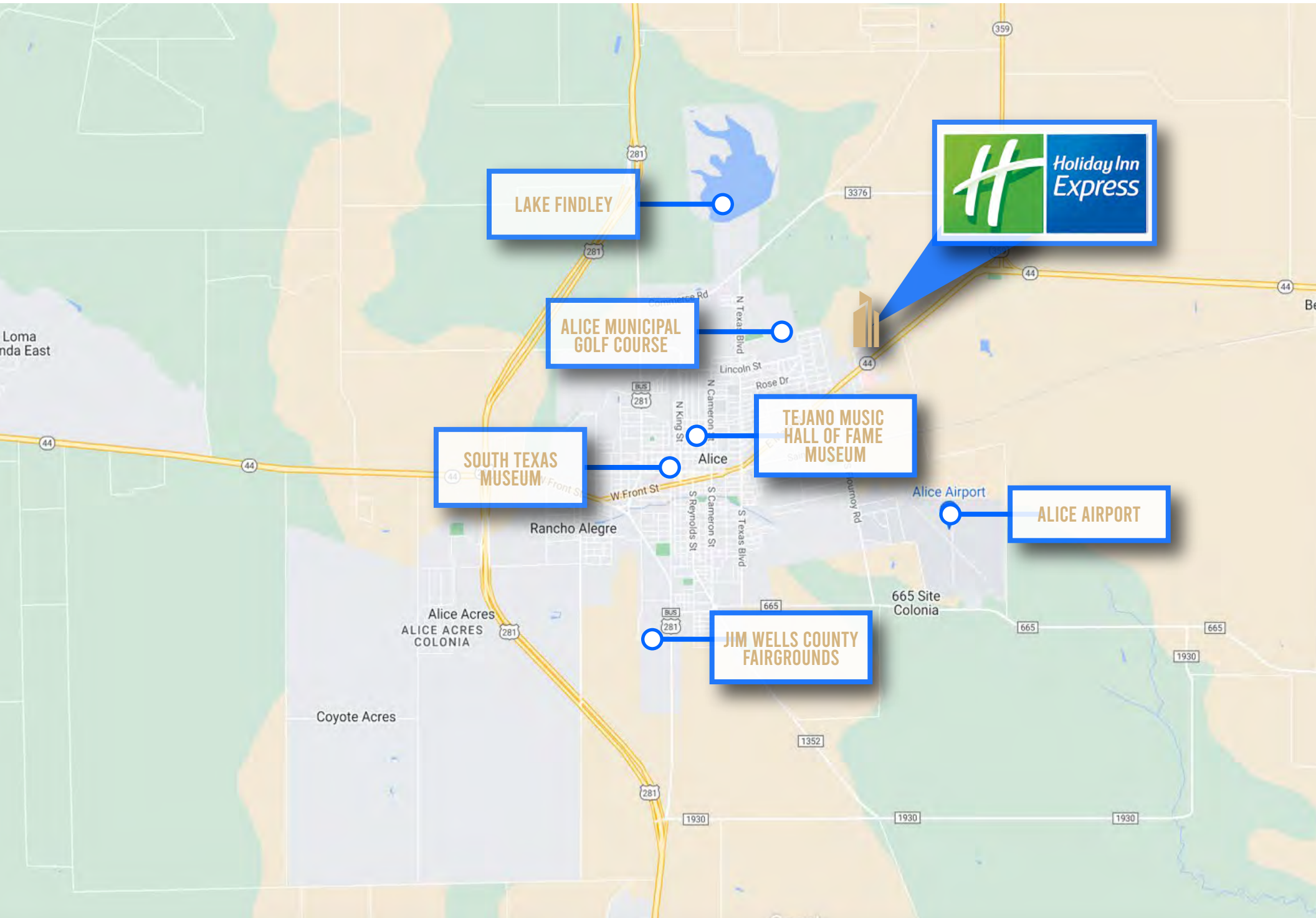
	Building SF:	46,682 SF
	Lot Size :	2.13 Acres
	Year Renovated:	2024
	Floors:	3
	Rooms:	70
	Corridors:	All Rooms Have Interior Hallways
	Room Windows:	Windows Do Not Open
	Suites:	No
	Meeting Rooms:	Yes
	Dining Facilities:	Yes Free Breakfast
	Fitness Center/Pool:	Yes/Outdoor Pool
	Star Class Rating	3-Star

This hotel features comforts of home and the necessities of the office. From free high-speed, wired and Wi-Fi access to a delicious and free hot breakfast bar, this hotel welcomes guests by providing every imaginable comfort. There are plenty of outlets for recreation, too, with an outdoor pool, whirlpool and Fitness Center.

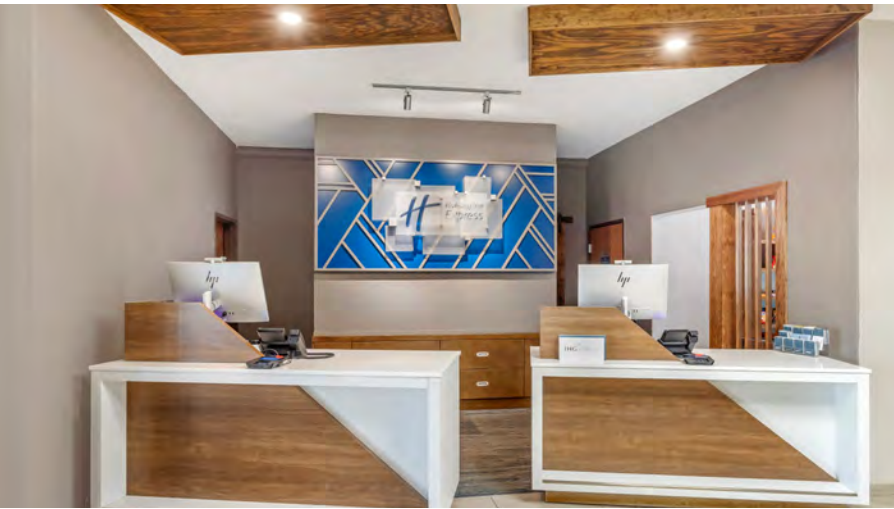


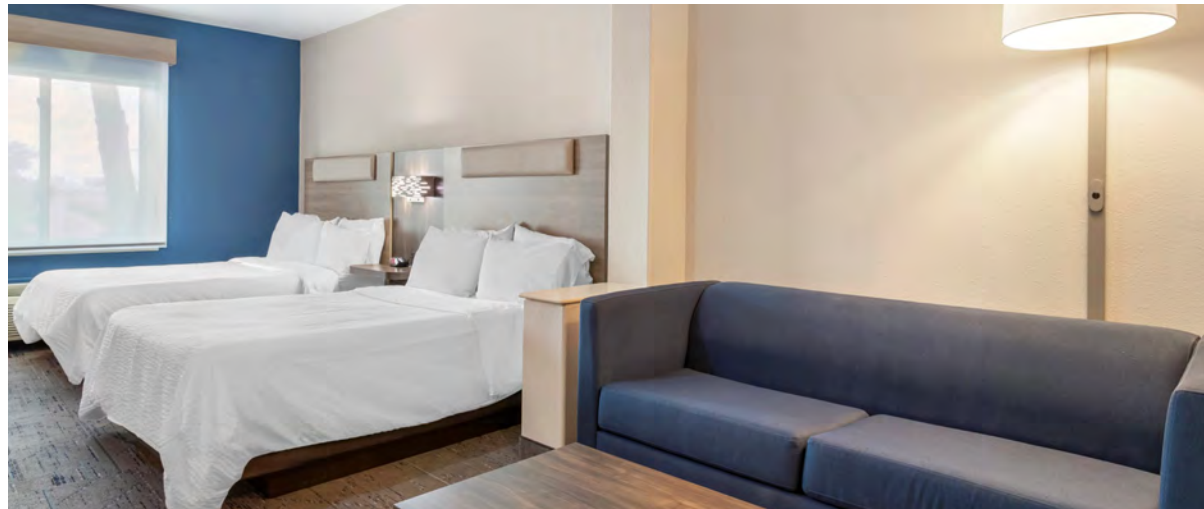












HOLIDAY INN EXPRESS & SUITES

ALICE

MARKET OVERVIEW



ALICE, TEXAS OVERVIEW

Alice, home to America's first all-Hispanic recording company, lies just over 40 miles west of the Texas Gulf Coast. In the mid-1800s, Alice was known as Bandana. But thanks to its location at the junction of two railway lines and a rising importance in the cattle shipping industry, citizens thought the town deserved a more suitable name. Thus, in honor of Alice Gertrudis King Kleberg (a mouthful isn't it!), daughter of the King Ranch patriarch Richard King, the citizenry settled on short and sensible "Alice." From the name change onward, Alice experienced a string of good fortune with just a pinch of scandal—an oil boom secured a surprising amount of wealth for the community while a local ballot box stuffing incident went viral. Perhaps Alice's best gift to Texas was Ideal Records, a landmark 1944 company that helped usher Tejano into the music scene nationwide. The Tejano ROOTS Hall of Fame and Museum, located downtown, says it all.

*Source: <https://texastimetravel.com/cities/alice/>



CORPUS CHRISTI, TEXAS OVERVIEW

With miles of pristine beaches and several attractions, Corpus Christi combines outdoor adventure with big-city culture to create something that any traveler will love.

Although there are many ways to enjoy a trip to Corpus Christi, the city is primarily known for its beautiful beaches. There are a total of 9 beaches you can choose from, each of which offers its own set of experiences. Head to North Beach or McGee Beach if you want smooth sands and calm waters ideal for swimming, all just steps away from a bevy of restaurants and the city's top attractions. For some of the best fishing around, look to Padre Island Balli Park and the 1,240-foot-long Bob Hall Pier, or North Packery Beach if you're in to surfing and people watching. To see some of the birds and wildlife that live in the region, visit either Mustang Island State Park or the Padre Island National Seashore, home to more than 70 miles of undeveloped coastline.

One of Corpus Christi's most prominent attractions is the USS Lexington, a historic aircraft carrier that served in the Pacific Theater during World War II. Walk just down the street to the Texas State Aquarium for a close-up look at all the aquatic life - including dolphins and sea turtles - that can be found in the region. The Corpus Christi Museum of Science and History and the Selena Museum, founded in honor of Corpus Christi resident and top recording artist Selena Quintanilla Perez, are just a few of the other attractions in town.

Along with all the beaches to enjoy and things to see in town year-round, there are numerous annual events in the region such as The Whooping Crane Festival, the Buc Days, and Rodeo Corpus Christi. Your bucket list should include the Fiesta de la Flor Music Festival, honoring the life and legacy of Selena Quintanilla Perez in the spring or the Texas Jazz Festival, in October.

*Source: <https://www.tourtexas.com/destinations/corpus-christi>



ECONOMY

Corpus Christi is a coastal city with a strong industrial base and skilled workforce. Companies like CITGO and Valero tap into an existing talent pool that is bolstered by area colleges like Del Mar College and Texas A&M University-Corpus Christi. The nation's third largest port, a connected highway network, and rail and air service help companies move their goods, ideas and people between Corpus Christi and major markets across the United States in a convenient and cost-effective way. More than \$50 billion in new business investment has been announced between 2009 and 2019 as Corpus Christi continues to be a hub in South Texas' economy.

Major business clusters in Corpus Christi include aerospace and aviation and chemical and petroleum manufacturing. Major employers in Corpus Christi include Bay, Ltd., CITGO, First Data Corporation, Flint Hills Resources, H-E-B, Kiewit Offshore Services, Sam Kane Beef Processors and Valero Refining.

*Source: <https://businessintexas.com/texas-regions/south-texas/corpus-christi/>

MAJOR AREA EMPLOYERS

Naval Air Station-Corpus Christi	5,525 employees
Corpus Christi ISD	5,178 employees
CHRISTUS Spohn Health Systems	5,144 employees
H.E.B.	5,000 employees
Corpus Christi Army Depot	3,541 employees
City of Corpus Christi	3,171 employees
Bay, Ltd.	2,100 employees
Del Mar College	1,542 employees
Corpus Christi Medical Center	1,300 employees
First Data Corporation	1,200 employees
Nueces County	991 employees
Texas A&M University - Corpus Christi	920 employees
Flint Hills Resources	900 employees

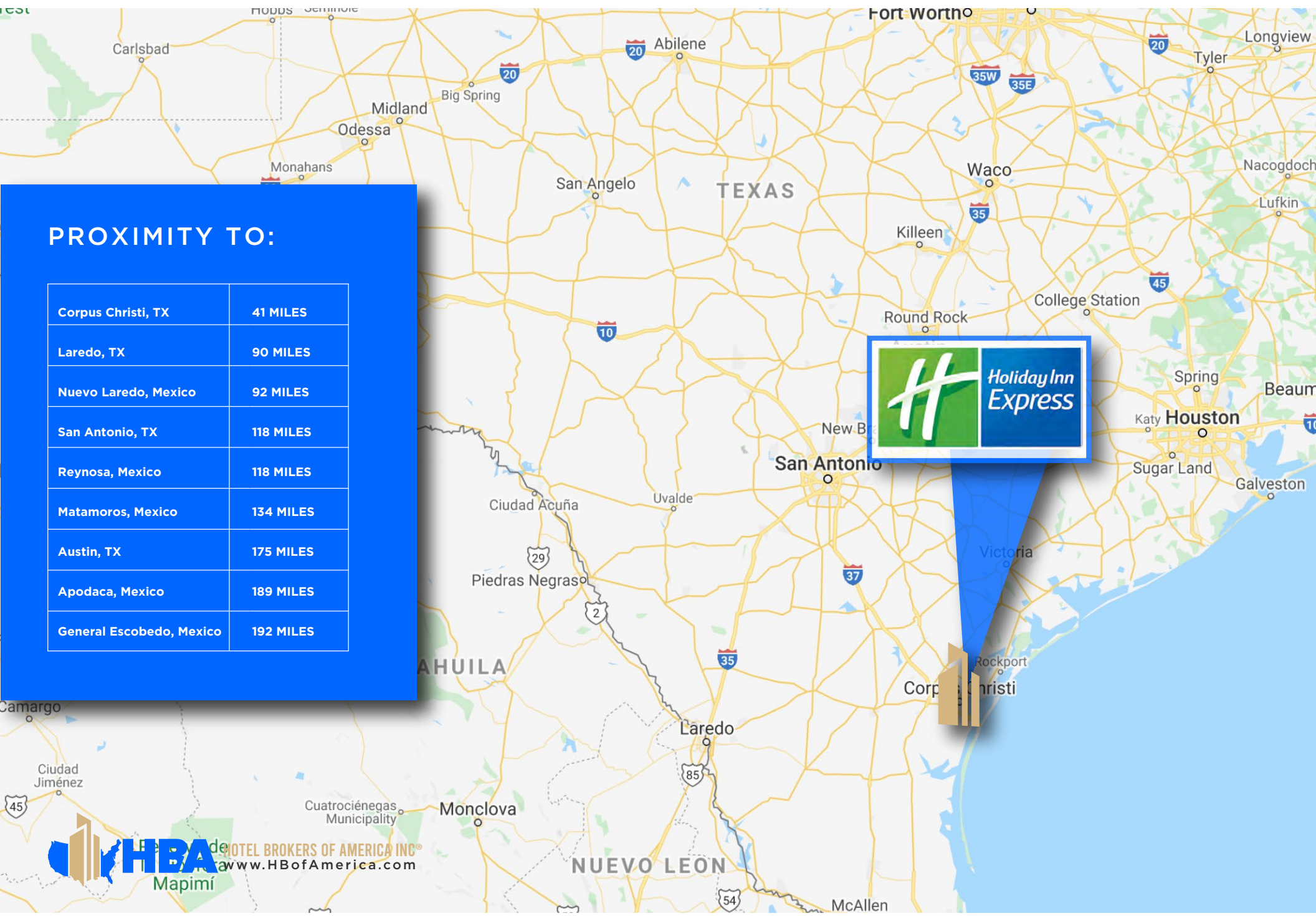


PROXIMITY TO:

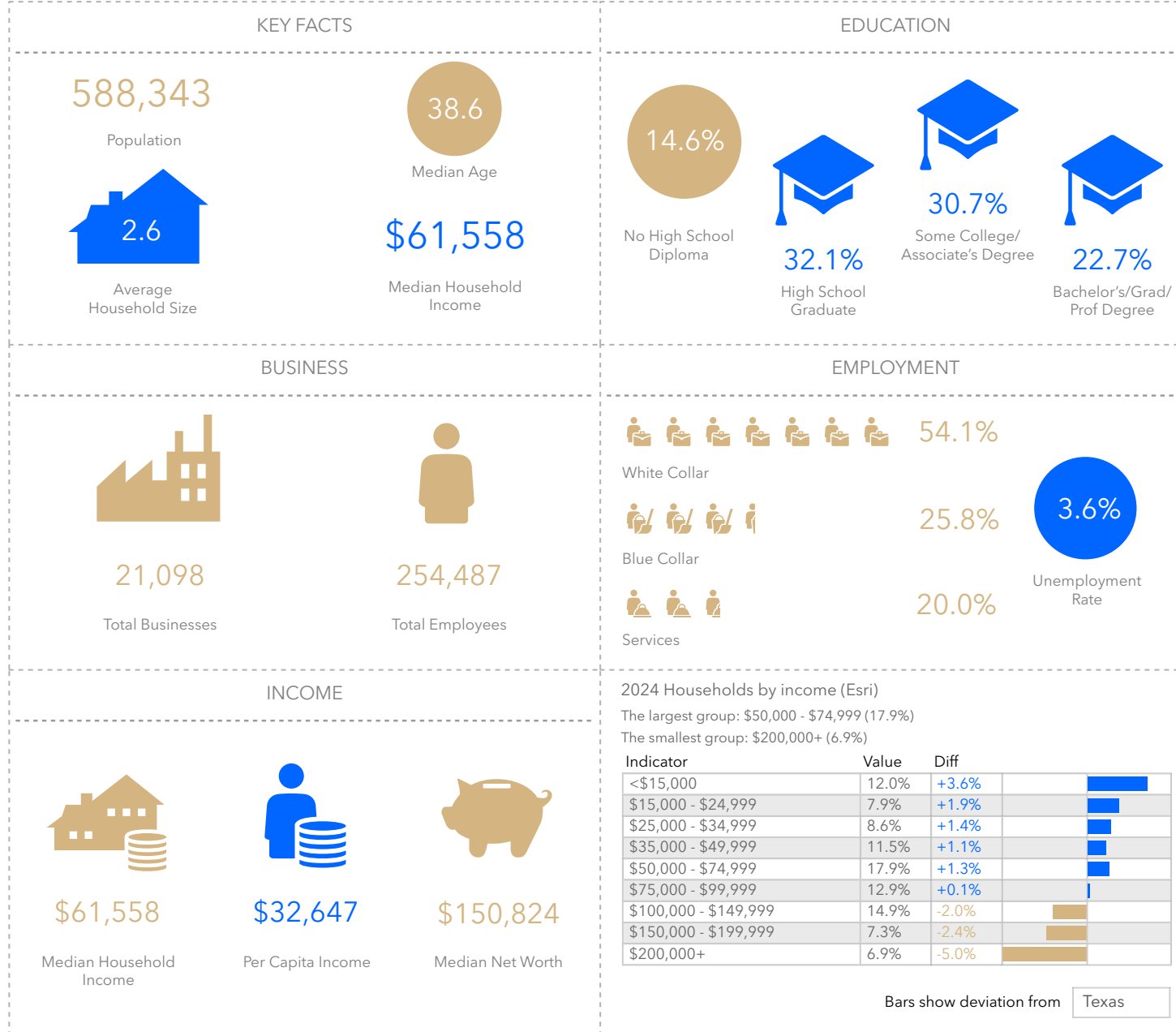
Corpus Christi, TX	41 MILES
Laredo, TX	90 MILES
Nuevo Laredo, Mexico	92 MILES
San Antonio, TX	118 MILES
Reynosa, Mexico	118 MILES
Matamoros, Mexico	134 MILES
Austin, TX	175 MILES
Apodaca, Mexico	189 MILES
General Escobedo, Mexico	192 MILES



HOTEL BROKERS OF AMERICA INC®
www.HBofAmerica.com



AREA DEMOGRAPHICS OVERVIEW



HOTEL BROKERS OF AMERICA RECENT SALES

Hotel	MSA	Rooms	Status
Wingate Ridgeland, MS	Jackson	111	Sold
Days Inn San Angelo, TX	San Angelo	55	Sold
Quality Inn Goodland, KS	Goodland	49	Sold
Candlewood Suites Conway, AR	Conway	65	Sold
Fairfield Inn Hays, KS	Hays	61	Sold
Country Inn & Suites Shreveport, Airport, LA	Shreveport	86	Sold
Days Inn Scranton, PA	Scranton	85	Sold
Comfort Suites DFW North Grapevine, TX	Dallas	96	Sold
Hampton Inn Wichita-East, KS	Wichita	80	Sold
Fairfield Inn & Suites Youngstown, Poland, OH	Youngstown	62	Sold
Residence Inn Youngstown Boardman/Poland, OH	Youngstown	78	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Mobile	87	Sold
La Quinta Inn and Suites Helena, MT	Helena	74	Sold
Holiday Inn Express Brownsville TX	Brownsville	76	Sold
Comfort Inn & Suites Donna, TX	Donna	53	Sold
Holiday Inn Express Dallas East Fairpark, TX	Dallas	113	Sold
TownePlace Suites Dallas DeSoto, TX	Dallas	99	Sold
Holiday Inn Express Dumas, TX	Amarillo	90	Sold
Rodeway Inn San Angelo, TX	San Angelo	90	Sold
Staybridge Suites Lake Charles, LA	Lake Charles	106	Sold
Hampton Inn & Suites Victoria, Texas	Victoria	68	Sold
Comfort Inn and Suites Zachary, Baton Rouge, LA	Baton Rouge	70	Sold
Best Western New Roads, LA	Baton Rouge	62	Sold
Hilton Garden Inn Bentonville, AR	Fayetteville	133	Sold
Comfort Suites Gulfport, MS	Biloxi	87	Sold
Motel 6 Albuquerque, NM	Albuquerque	128	Sold
Hampton Inn Farmington, MO	St. Louis	64	Sold
Holiday Inn Express & Suites Beeville, TX	Alice	79	Sold
Holiday Inn Express & Suites New Iberia, Avery Island, LA	Lafayette	98	Sold
Fairfield Inn & Suites Buda, Austin, TX	Austin	92	Sold
Holiday Inn Express & Suites Tulsa Northeast Claremore, OK	Tulsa	81	Sold
Red Roof Inn San Antonio Airport , TX	San Antonio	135	Sold
Best Western Inn & Suites San Marcos, TX	Austin	50	Sold
Del Rio Executive Inn Del Rio, TX	San Antonio	58	Sold
Holiday Inn Brownsville, TX	South Padre Island	76	Sold
Candlewood Suites Conway, AR	Little Rock	65	Sold
Fairfield Inn & Suites Pensacola, West I-10, FL	Pensacola	87	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Fairhope	87	Sold
Holiday Inn Express & Suites Port Lavaca, TX	Corpus Christi	79	Sold
Holiday Inn Express & Suites Sand Springs, OK	Tulsa	71	Sold
Fairfield Inn & Suites Lake Charles Sulphur, LA	Lake Charles	78	Sold
Hampton Inn Junction City, KS	Kansas City	82	Sold
Holiday Inn Mobile, Downtown Historic District, AL	Mobile	206	Sold
La Quinta Inns & Suites Dumas, TX	Amarillo	72	Sold
Country Inn & Suites West Pensacola, FL	Pensacola	63	Sold
Comfort New Braunfels, TX	San Antonio	61	Sold
Comfort Inn & Suites Biloxi D'Iberville, MS	Biloxi	101	Sold
La Quinta Inn and Suites in Helena, MT	Helena	74	Sold
Comfort Wichita Falls, TX	Dallas	118	Sold
Comfort Inn & Suites Conway, AR	Little Rock	69	Sold
Comfort Suites Nacogdoches, TX	Nacogdoches	74	Sold
Best Western Burkburnett, TX	Wichita Falls	80	Sold
Super 8, Wichita Falls, TX	Dallas	98	Sold
Days Inn Lake Charles Sulphur, LA	Lake Charles	106	Sold
Red Roof Inn Columbia, MO	Kansas City	98	Sold
Blue Bonnet Hotel Baton Rouge, LA	Baton Rouge	120	Sold
Super 8 Great Falls, MT	Great Falls	112	Sold
Ramada New Iberia, LA	Lafayette	160	Sold
Residence Inn & Fairfield Inn & Suites Youngstown / Poland, OH	Youngstown	140	Sold
Springhill Laredo, TX	San Antonio	108	Sold
Springhill Suites Washington, Pittsburgh, PA	Pittsburgh	86	Sold

THINKING OF SELLING?

HOTELS WANTED FOR READY TO GO 1031 EXCHANGE BUYERS HIGH PRICE PER KEY SALES



MAKING DEALS HAPPEN!

MAXIMUM 90 DAY LISTINGS | COMPLIMENTARY VALUATION OF YOUR HOTEL |

OUR BROKER FEES ARE BEST IN THE BUSINESS | FULL MARKETING OR CONFIDENTIAL LISTING |

NATIONAL REPRESENTATION TO 20,000 BUYERS | PROFESSIONAL MARKETING AND

PACKAGES | **WE COOPERATE WITH ALL BROKERS FOR MAXIMUM EXPOSURE**





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Nitigna Naik	735690	niti@hbofamerica.com	661-978-3289
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Subhash Naik	01717362	deals@hbofamerica.com	661-978-3109
Designated Broker of Firm	License No.	Email	Phone
Nitigna Naik	01298101	niti@hbofamerica.com	661-978-3289
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

HOLIDAY INN EXPRESS & SUITES | ALICE

NITI NAIK

Licensed Broker

661-978-3289

Niti@hbofamerica.com

TX BRE #735690



HOTEL BROKERS OF AMERICA INC®

www.HBofAmerica.com