



BELLEVUE, NEBRASKA

CONFIDENTIAL OFFERING MEMORANDUM



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Hampton
by Hilton

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

The Hampton Inn Bellevue, Nebraska, is a 74-room, four-story select-service hotel originally constructed in 2008. The property has recently completed an exterior renovation, improving overall condition and presentation.

Operating under the Hampton Inn flag, part of Hilton Worldwide, the hotel offers standard select-service amenities consistent with brand standards, including complimentary hot breakfast, fitness center, business center, free Wi-Fi, and on-site parking. Guestrooms and public areas are designed to accommodate both short-term and extended stays.

Address:	3404 Samson Way Bellevue, NE 68123
Guestrooms:	74
Stories:	4
APN:	011590974
Year Opened:	2008
Lot Size:	1.8 Acres
Franchise:	Hilton
Management:	Unencumbered
F&B:	Free Breakfast
Amenities:	Indoor Pool, Fitness Center, Business Center, Meeting Rooms, Free Parking, Free Wi-Fi, Digital Key, Connecting Rooms, Pet-Friendly



EXECUTIVE SUMMARY

Presented by Bang Realty, this offering provides investors the chance to acquire the Hampton Inn Bellevue, Nebraska, a well-located, Hilton-branded select-service hotel supported by durable, year-round demand. The property benefits from its proximity to Offutt Air Force Base, the only active-duty military installation in Nebraska, which drives consistent room night demand from military personnel, contractors, and visiting government officials.







Additional demand is generated by regional business activity throughout Bellevue and the greater Omaha metro, providing a stable operating environment with limited reliance on seasonal or event-driven travel. The hotel's recent exterior renovation enhances market positioning and curb appeal.

Affiliation with Hilton Worldwide provides strong brand recognition, a loyal customer base, and access to one of the industry's leading reservation and rewards platforms. Overall, the asset represents a stabilized, institutional-quality investment in a defensive demand market with long-term ownership appeal.

Listing Price	\$9,250,000
Price/Room	\$125,000
Room Revenue Multiplier	4.12x
RevPAR	\$83.10
ADR	\$120.05
Price/SF	\$203.81

GUEST ROOMS

Both King and Double Queen guest rooms are available with the following amenities:

-  Free WiFi
-  Flat-Screen Television
-  Workspace
-  Coffee Maker
-  Iron & Ironing Board
-  Hair Dryer





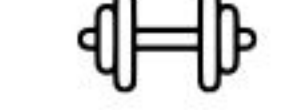




FOOD AND BEVERAGES

Complimentary breakfast served daily.



AMENITIES

-  Complimentary Breakfast
-  On-Site Parking
-  100% Smoke-Free Hotel
-  Indoor Pool
-  Fitness Center
-  Meeting Space
-  Pet-Friendly





Hampton
by Hilton

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MARKET OVERVIEW

MARKET OVERVIEW

Bellevue, Nebraska is a well-established suburban community within the Omaha metropolitan area, offering a stable economic base and consistent lodging demand. Located just south of downtown Omaha along the Missouri River, Bellevue benefits from its proximity to major employment centers, transportation infrastructure, and regional amenities while maintaining its own strong residential and commercial presence. The city's combination of accessibility, affordability, and institutional anchors supports reliable year-round hotel performance.

The Bellevue market is strongly supported by Offutt Air Force Base, one of the region's largest and most consistent demand generators. The base drives steady visitation from military personnel, government contractors, training programs, and visiting families, creating dependable weekday and extended-stay lodging demand. Additional support comes from nearby healthcare facilities, local corporate offices, and small business activity throughout Sarpy County and the greater Omaha area.

Bellevue's location provides convenient access to Interstate 80, Highway 75, and downtown Omaha, placing guests within close reach of Eppley Airfield, major corporate campuses, and entertainment districts. Leisure demand is enhanced by nearby riverfront parks, regional trails, and easy access to Omaha's cultural attractions, including sporting events, museums, and dining. Together, these fundamentals position Bellevue as a stable and attractive hospitality market for investors seeking dependable demand within the Omaha metropolitan area.



MILITARY & DEFENSE ACTIVITY Bellevue is anchored by Offutt Air Force Base, one of the most significant military installations in the region and home to U.S. Strategic Command. The base generates consistent year-round lodging demand from active-duty personnel, training programs, government contractors, visiting officials, and military families, supporting strong weekday and extended-stay occupancy.

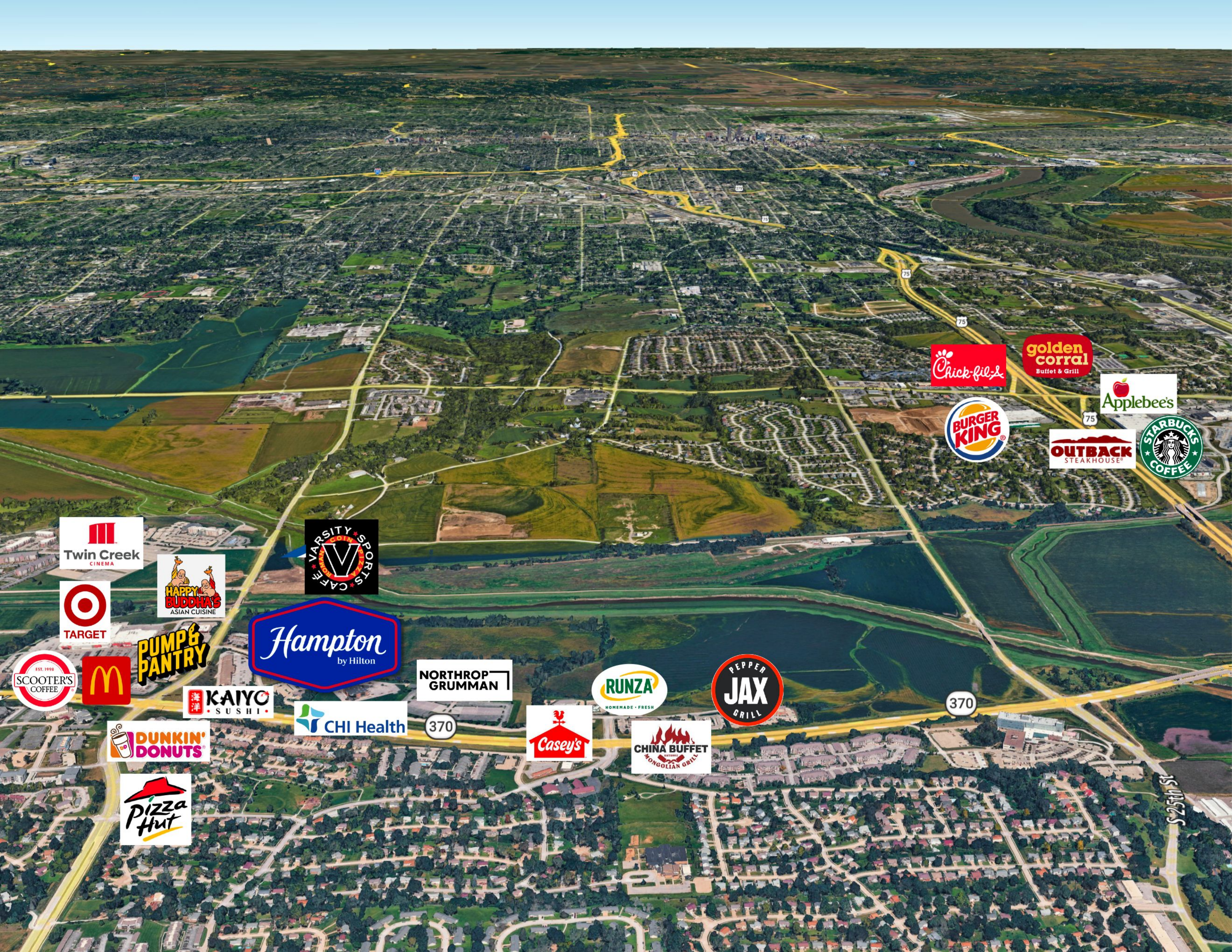
EDUCATION & TRAINING PROGRAMS Bellevue is home to Bellevue University, which attracts year-round visitation tied to academic programs, executive education, graduations, and campus events. In addition, the presence of military education, leadership training, and professional development programs associated with Offutt Air Force Base supports consistent lodging demand from students, instructors, and visiting families.

GREATER OMAHA CONNECTIVITY Bellevue benefits from its proximity to downtown Omaha and major employment centers across the metro area. During periods of compression tied to conventions, sporting events, concerts, and corporate travel, Bellevue captures overflow demand as a convenient and value-oriented lodging alternative.

CORPORATE & BUSINESS TRAVEL The surrounding Sarpy County and Omaha metro support a diverse mix of corporate offices, healthcare providers, logistics firms, and professional services. Business travelers, consultants, and project teams regularly utilize Bellevue hotels due to their accessibility and proximity to major commercial corridors.

RECREATION & LOCAL TOURISM Bellevue attracts visitors for local parks, riverfront recreation, and community events, as well as travel tied to nearby colleges and educational programs. Leisure demand is expected to expand further with the planned opening of Bellevue Bay Waterpark in 2026, a large indoor waterpark development designed to draw regional family travel year-round. Existing attractions such as Fontenelle Forest and seasonal agritourism destinations also support weekend and short-stay visitation beyond core business demand.



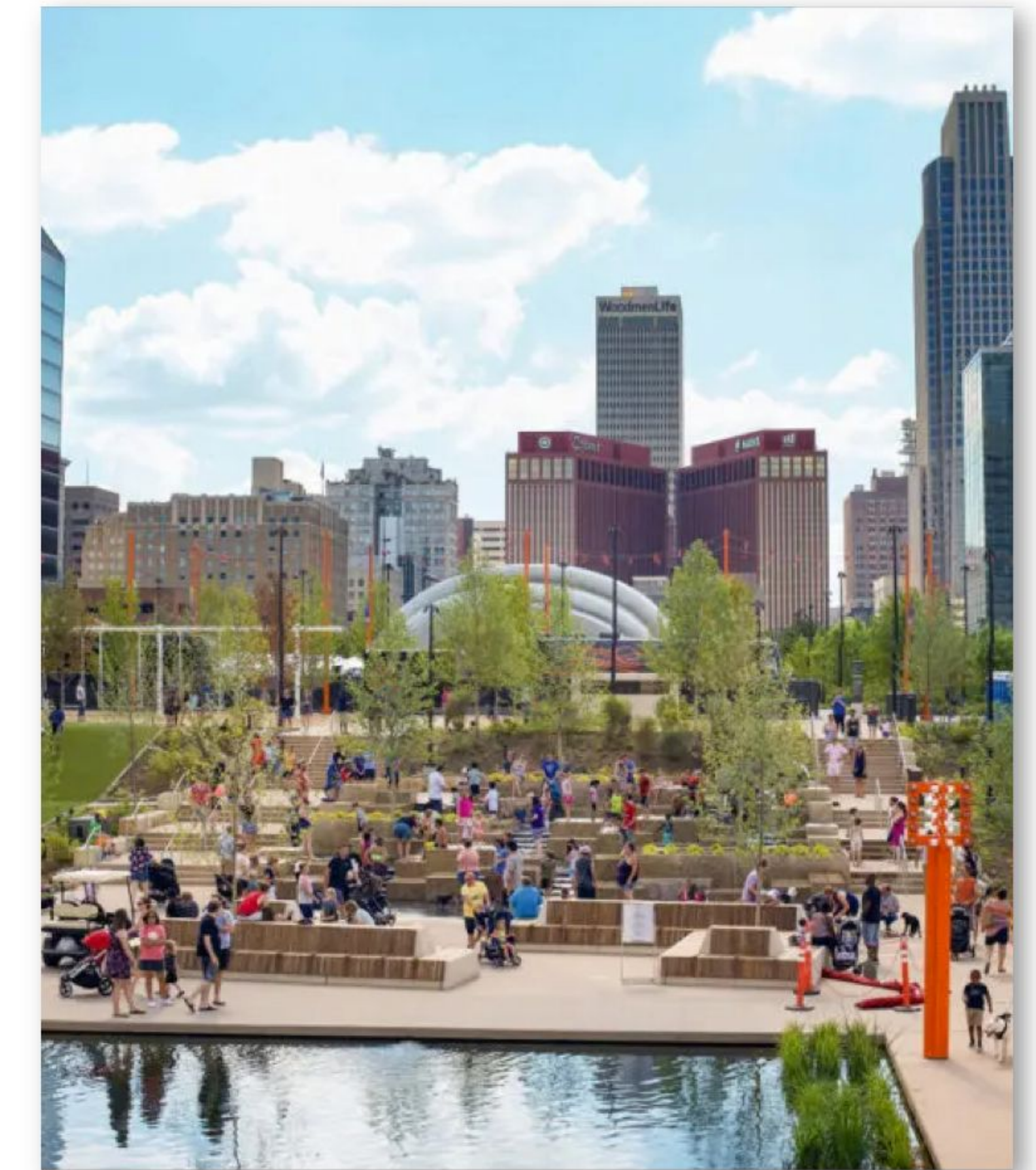


BUSINESS, ENTERTAINMENT, LEISURE, TRAVEL

Bellevue is well positioned within the southern Omaha metro, offering convenient access to a broad range of business activity across Sarpy and Douglas Counties. Its location places it near major employers in government, defense contracting, healthcare, logistics, and professional services, while also allowing businesses to operate efficiently across the wider Omaha-Council Bluffs region. This positioning supports steady corporate, training-related, and project-based travel throughout the year.

Connectivity is a key strength of the market. Bellevue sits just minutes from downtown Omaha and is easily accessed via Highway 75, Interstate 80, and Interstate 480, providing direct links to regional employment centers and commercial corridors. The area is also within close proximity to Eppley Airfield, Omaha's primary commercial airport, offering convenient air access for domestic business and leisure travelers. Freight rail and interstate infrastructure further reinforce the area's role within the regional transportation network.

In addition to its business fundamentals, Bellevue offers guests access to a growing mix of leisure and entertainment options. Riverfront parks, trail systems, and natural attractions such as Fontenelle Forest provide outdoor recreation, while nearby Omaha expands the entertainment offering with professional sports, concerts, dining, and cultural venues. This balance of accessibility, regional connectivity, and lifestyle amenities makes Bellevue an attractive and functional lodging location within the greater Omaha market.





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COMPARABLE SALES

COMPARABLE SALES



HOTEL HOLIDAY INN EXPRESS & SUITES YORK
ADDRESS 4020 S. Grand Avenue
 York, NE 68467
YEAR BUILT 2014
GUESTROOMS 83
STORIES 4
PRICE PER UNIT \$124,096
SALE PRICE \$10,300,000
SOLD DATE January 2026



HOTEL STAYBRIDGE SUITES OMAHA 80TH AND DODGE
ADDRESS 7825 Davenport Street
 Omaha, NE 68114
YEAR OPENED 2011 (Renovated 2024)
GUESTROOMS 102
FLOORS 4
PRICE PER UNIT \$117,647
SALE PRICE \$12,000,000
SOLD DATE December 2025



HOTEL HAMPTON INN & SUITES OMAHA SOUTHWEST-LA-VISTA
ADDRESS 12331 Southport Parkway
 La Vista, NE 68128
YEAR BUILT 2007 (Renovated 2015)
GUESTROOMS 120
STORIES 4
PRICE PER UNIT \$120,833
SALE PRICE \$14,500,000
SOLD DATE April 2025

COMPARABLE SALES



HOTEL HOLIDAY INN EXPRESS & SUITES OMAHA I-80
ADDRESS 16175 Stevens Pointe Circle
 Gretna, NE 68028
YEAR BUILT 2010
GUESTROOMS 75
STORIES 3
PRICE PER UNIT \$125,333
SALE PRICE \$9,400,000
SOLD DATE August 2024



HOTEL HAMPTON INN FORT MORGAN
ADDRESS 1152 Main Street
 Fort Morgan, CO 80701
YEAR BUILT 2013
GUESTROOMS 80
STORIES 4
PRICE PER UNIT \$112,500
SALE PRICE \$9,000,000
SOLD DATE July 2024



HOTEL HAMPTON INN NORFOLK
ADDRESS 904 S. 20th Street
 Norfolk, NE 68701
YEAR BUILT 2003 (Renovated 2023)
GUESTROOMS 75
STORIES 4
PRICE PER UNIT \$120,000
SALE PRICE \$9,000,000
SOLD DATE June 2024

A large, dark sign for the U.S. Air Force Offutt Air Force Base. The sign features a stylized eagle logo at the top, followed by the text "U.S. AIR FORCE" and "OFFUTT AIR FORCE BASE" in a light blue, sans-serif font. The background of the sign is dark, and the text is light blue. The sign is set against a backdrop of a blue sky with white clouds and a row of flagpoles with various flags in the distance.

U.S. AIR FORCE
OFFUTT AIR FORCE BASE

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FINANCIAL ANALYSIS

December 2024

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	57.2	41.6	137.7	109.14	97.15	112.3	62.47	40.38	154.7
Year To Date	70.6	59.1	119.5	126.48	110.43	114.5	89.32	65.27	136.9
Running 3 Month	68.0	51.4	132.4	117.42	101.61	115.6	79.82	52.19	153.0
Running 12 Month	70.6	59.1	119.5	126.48	110.43	114.5	89.32	65.27	136.9

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	54.0	40.7	132.7	94.59	88.98	106.3	51.05	36.19	141.1
Year To Date	69.2	57.0	121.4	120.05	105.51	113.8	83.10	60.15	138.2
Running 3 Month	60.0	49.7	120.7	104.52	94.50	110.6	62.69	46.96	133.5
Running 12 Month	69.2	57.0	121.4	120.05	105.51	113.8	83.10	60.15	138.2

December 2024 vs. 2023 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	32.5	-2.0	35.2	-2.4	8.8	-10.3	29.3	6.6	21.3
Year To Date	0.9	-5.2	6.5	1.1	4.6	-3.4	2.0	-0.9	2.9
Running 3 Month	15.4	-1.3	16.9	2.0	6.9	-4.5	17.7	5.5	11.5
Running 12 Month	0.9	-5.2	6.5	1.1	4.6	-3.4	2.0	-0.9	2.9

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	-5.7	-2.2	-3.6	-13.3	-8.4	-5.4	-18.3	-10.4	-8.8
Year To Date	-2.0	-3.5	1.6	-5.1	-4.5	-0.7	-7.0	-7.8	0.9
Running 3 Month	-11.8	-3.2	-8.8	-11.0	-7.0	-4.3	-21.5	-10.0	-12.7
Running 12 Month	-2.0	-3.5	1.6	-5.1	-4.5	-0.7	-7.0	-7.8	0.9

CONFIDENTIALITY & CONDITIONS

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended for sole limited use in considering whether to pursue negotiations to acquire the Hampton Inn Bellevue, Nebraska (the "Property"), located at 3404 Samson Way, Bellevue, NE 68123 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 Bang Realty 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 Bang Realty 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 of Seller and Bang Realty, 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 Bang Realty or destroy it in its entirety.

AGENCY

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



YOU MAKING HAPPY
MAKES US
HAPPY.



BELLEVUE, NEBRASKA

BRIAN BROCKMAN - BROKER

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