



Presents

Cyril's Hospitality Portfolio



Cyril Hospitality Portfolio

HOSPITALITY-INVESTMENT PORTFOLIO FOR SALE



OFFERING SUMMARY

Portfolio Sale Price: \$599,000.

Total Lot Size: ±0.70 Acres

Combined Building SF: ±7,303sf

Rentable Rooms: 27

Zoning: Commercial

PROPERTY OVERVIEW

Introducing Cyril's premier hospitality venues, Huckleberry Extended Stay and Budget Inn. Huckleberry Extended Stay has ±140 feet of frontage on Highway 277, and is adjacent to several retail stores. Features newly renovated manager living quarters onsite, and laundry facilities to accommodate long term guests. There are 9 rooms, all of which have been renovated, and the roof was replaced in 2018. Paint and carpet has also been recently updated. Employees have a secured check in for late night shifts. Highly visible pylon sign as well as marquee available. Plenty of parking for guests.

Budget Inn has been newly remodeled, with 18 rooms, updated carpet, paint, furniture, and window units throughout. Manager living quarters have full 34 x 21 kitchen/ living area. Laundry facility for guests with updated door locks. Both venues are located right off of Highway 277 in Cyril, Oklahoma.

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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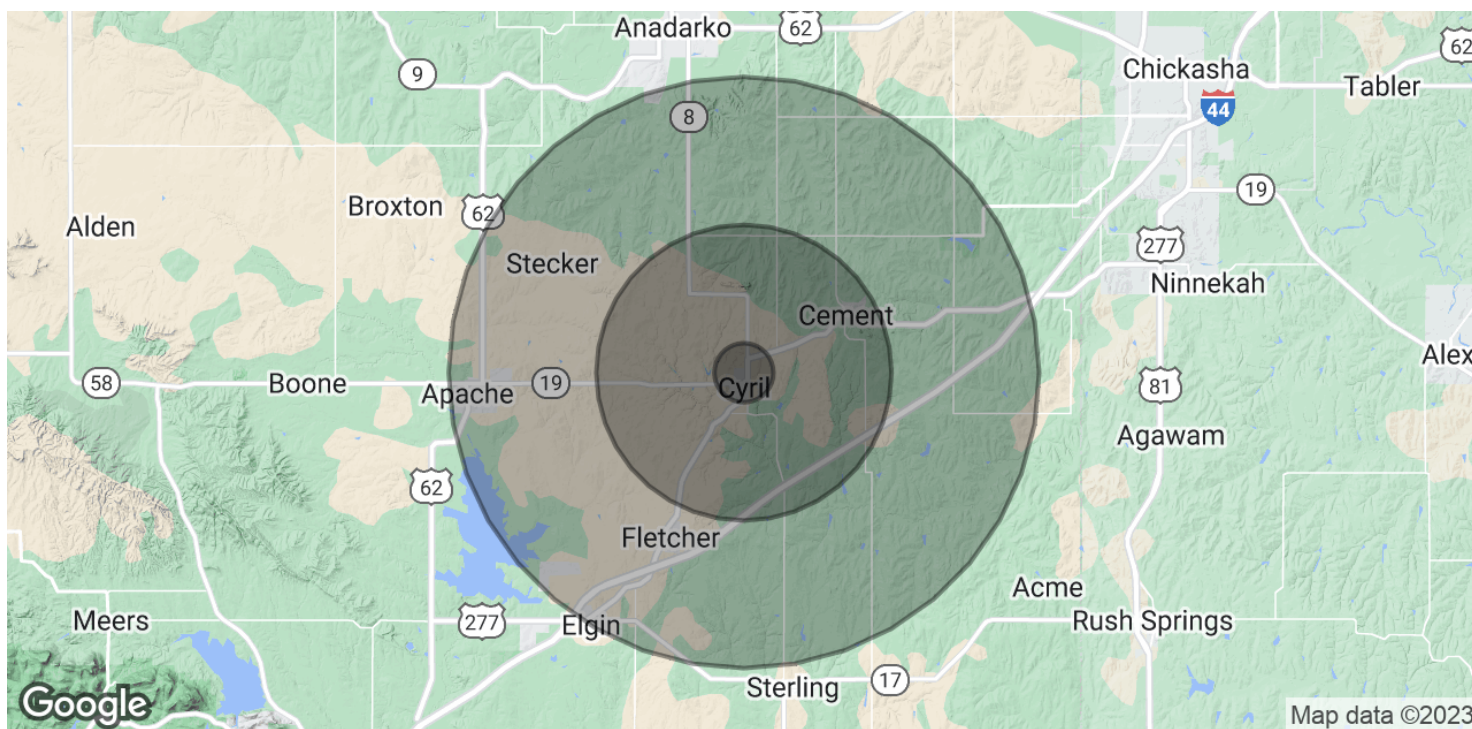
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	101	2,598	9,814
Average Age	40.3	39.6	39.2
Average Age (Male)	38.4	37.5	36.9
Average Age (Female)	44.1	43.1	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	41	1,040	3,829
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$47,071	\$48,296	\$51,414
Average House Value	\$83,979	\$88,539	\$106,615

* Demographic data derived from 2020 ACS - US Census

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