

DELUXEINN_AMARILLO

620 W Amarillo Blvd
Amarillo, TX 79107



Jeff Taylor
Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com

TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Investment Analysis - 5 Year Before Tax	5	Demographic Analysis	11
Aerial & Location Report	16		



DeluxeInn_Amarillo

620 W Amarillo Blvd
Amarillo, TX 79107



DELUXEINN_AMARILLO

PROPERTY INFORMATION

Purchase Price <i>\$499,000.00</i>
Property Address <i>620 W Amarillo Blvd Amarillo, TX 79107</i>
Property Size <i>8,600 Sq. Ft.</i>
Land Size <i>11,326.00 Sq. Ft.</i>

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

Discover a premier investment opportunity with DeluxInn_Amarillo, an 8,600 SF property strategically located on bustling W Amarillo Blvd in Amarillo, TX. This well-positioned asset offers significant potential for savvy investors seeking to capitalize on the city's expanding hospitality market. The property boasts excellent visibility and convenient access to major highways, ensuring a steady flow of guests and consistent occupancy rates. With Amarillo's continued economic growth and rising tourism, Deluxe Inn Amarillo presents an ideal opportunity to secure a lucrative income stream in a thriving locale. Don't miss your chance to invest in this promising property with substantial upside potential.

DELUXEINN_AMARILLO

620 W Amarillo Blvd
Amarillo, TX 79107

PROPERTY DETAILS

Presenting an exceptional opportunity to acquire and operate a 20-room motel on Amarillo's main thoroughfare, ideally positioned to capitalize on high traffic counts and the city's improving economy. This property promises significant growth potential with an achievable 25% improvement in vacancy rate. Its prime location on a well-traveled route boosts visibility and accessibility for both local and transient guests, driving demand for convenient and affordable lodging.

With ample room for improvement, this motel is poised to see a notable increase in Revenue Per Available Room (RevPAR) by 25% or more through strategic management, modest upgrades, and targeted marketing efforts. The area's steady growth and popularity as a travel hub provide a solid foundation for profitable operations and long-term success. Take advantage of this rare opportunity to enhance a well-located asset in a growing community.

5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$499,000
+ Acquisition Costs	\$9,980
- Mortgage(s)	\$349,300
+ Loan Fees Points	\$3,493
Initial Investment	\$163,173

MORTGAGE DATA

Loan Amount	\$349,300
Interest Rate (30/360)	8.000%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	1.00%
Periodic Payment	\$2,695.95
Annual Debt Service	\$32,351

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Dec-2024	Year 2 Dec-2025	Year 3 Dec-2026	Year 4 Dec-2027	Year 5 Dec-2028
POTENTIAL RENTAL INCOME (PRI)	\$339,450	\$349,634	\$360,123	\$370,926	\$382,054
- Vacancy / Credit Loss	\$254,588	\$262,226	\$270,092	\$278,195	\$286,541
EFFECTIVE RENTAL INCOME	\$84,863	\$87,409	\$90,031	\$92,732	\$95,514
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$84,863	\$87,409	\$90,031	\$92,732	\$95,514
- Operating Expenses	\$25,459	\$26,223	\$27,009	\$27,820	\$28,654
NET OPERATING INCOME (NOI)	\$59,404	\$61,186	\$63,022	\$64,912	\$66,860
NET OPERATING INCOME (NOI)	\$59,404	\$61,186	\$63,022	\$64,912	\$66,860
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$32,351	\$32,351	\$32,351	\$32,351	\$32,351
CASH FLOW BEFORE TAXES	\$27,053	\$28,835	\$30,671	\$32,561	\$34,509
Loan Balance	\$344,727	\$339,775	\$334,412	\$328,603	\$322,313
Loan-to-Value (LTV) - 1st Lien	78.88%	75.51%	72.07%	68.75%	65.51%
Debt Service Coverage Ratio	1.84	1.89	1.95	2.01	2.07
Before Tax Cash on Cash	16.58%	17.67%	18.80%	19.95%	21.15%
Return on Equity	38.41%	32.87%	28.83%	25.95%	23.78%
Equity Multiple	0.60	0.88	1.18	1.50	1.83

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$492,000
Cost of Sale	\$24,600
Mortgage Balance 1st Lien	\$322,313
Sales Proceeds Before Tax	\$145,087

INVESTMENT PERFORMANCE

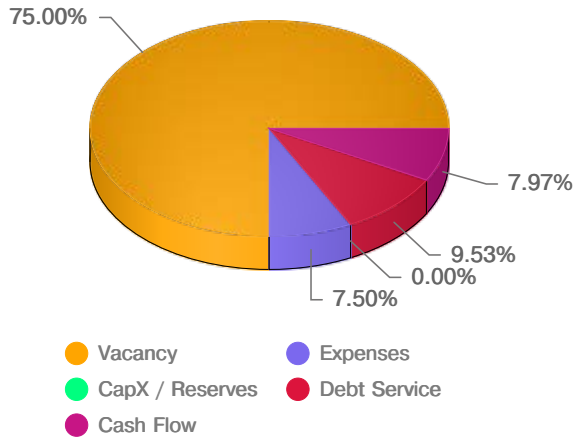
Internal Rate of Return (IRR)	16.89%
Acquisition CAP Rate	11.90%
Year 1 Cash-on-Cash	16.58%
Gross Rent Multiplier	1.47
Price Per Square Foot	\$58.02
Loan to Value	70.00%
Debt Service Coverage Ratio	1.84

5-YEAR CASH FLOW ANALYSIS

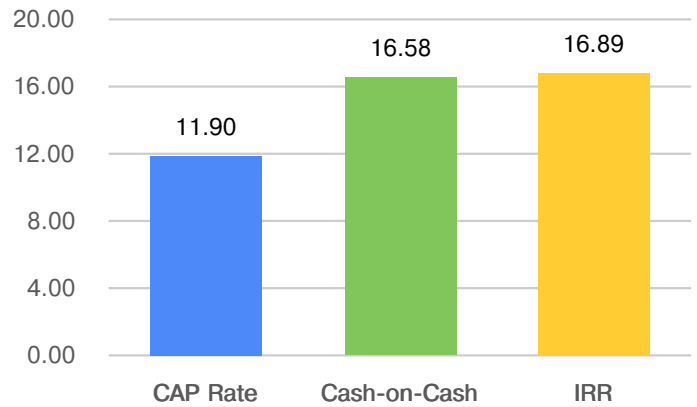
ASSUMPTION / INPUTS

Purchase Price	\$499,000
Year 1 Potential Income	\$339,450
Vacancy & Credit Loss	75.00%
Year 1 Expenses	30.00%
Acquisition CAP Rate	11.90%
Sale Price - CAP Rate	14.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		+		Financing Cash Flow		=		Equity Investment	
Cash Flow & 5-year Yield				& Effective Rate				Cash Flow & 5-year Yield	
N	\$			N	\$			N	\$
0	(\$508,980)			0	\$345,807			0	(\$163,173)
1	\$59,404			1	(\$32,351)			1	\$27,053
2	\$61,186			2	(\$32,351)			2	\$28,835
3	\$63,022			3	(\$32,351)			3	\$30,671
4	\$64,912			4	(\$32,351)			4	\$32,561
5	\$534,260			5	(\$354,664)			5	\$179,596

Property IRR/Yield = 11.01%

Effective Loan Rate = 8.20%

Equity IRR / Yield = 16.89%

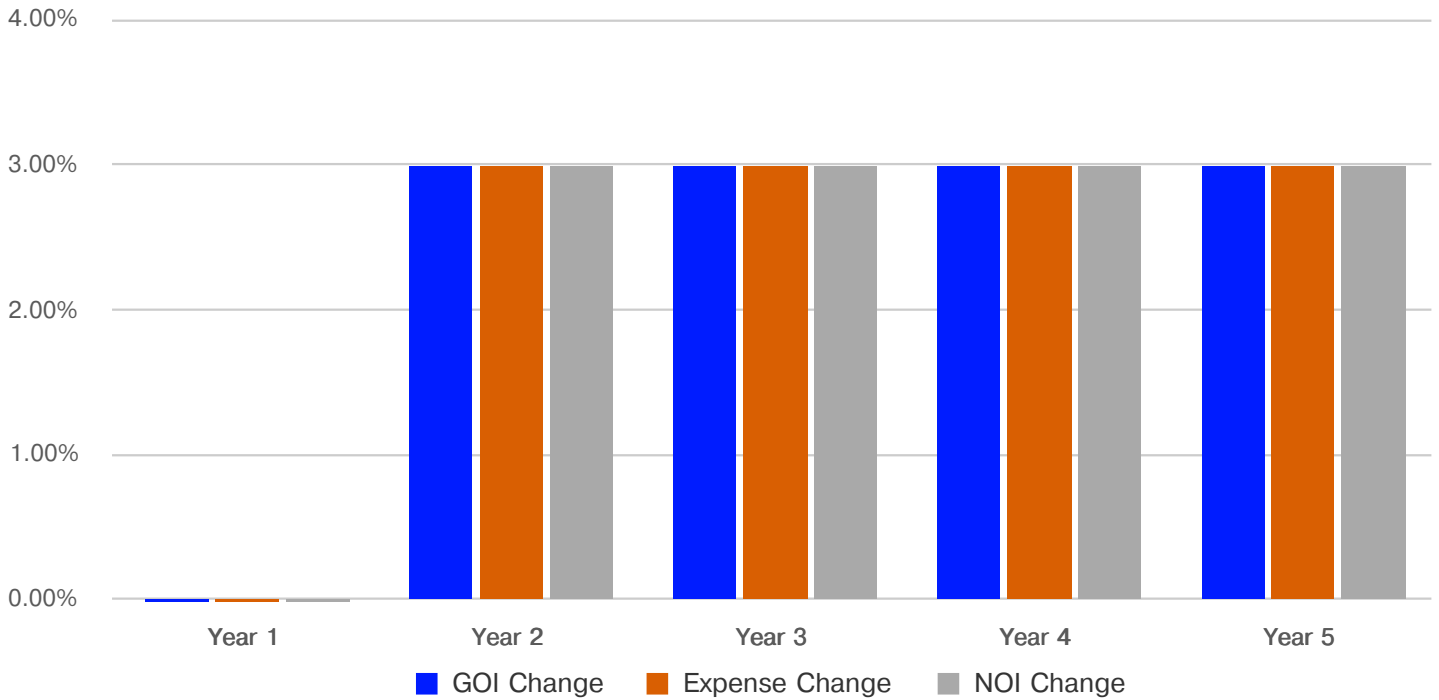
Positive Leverage! Leverage INCREASED the Yield by 5.89%

Jeff Taylor

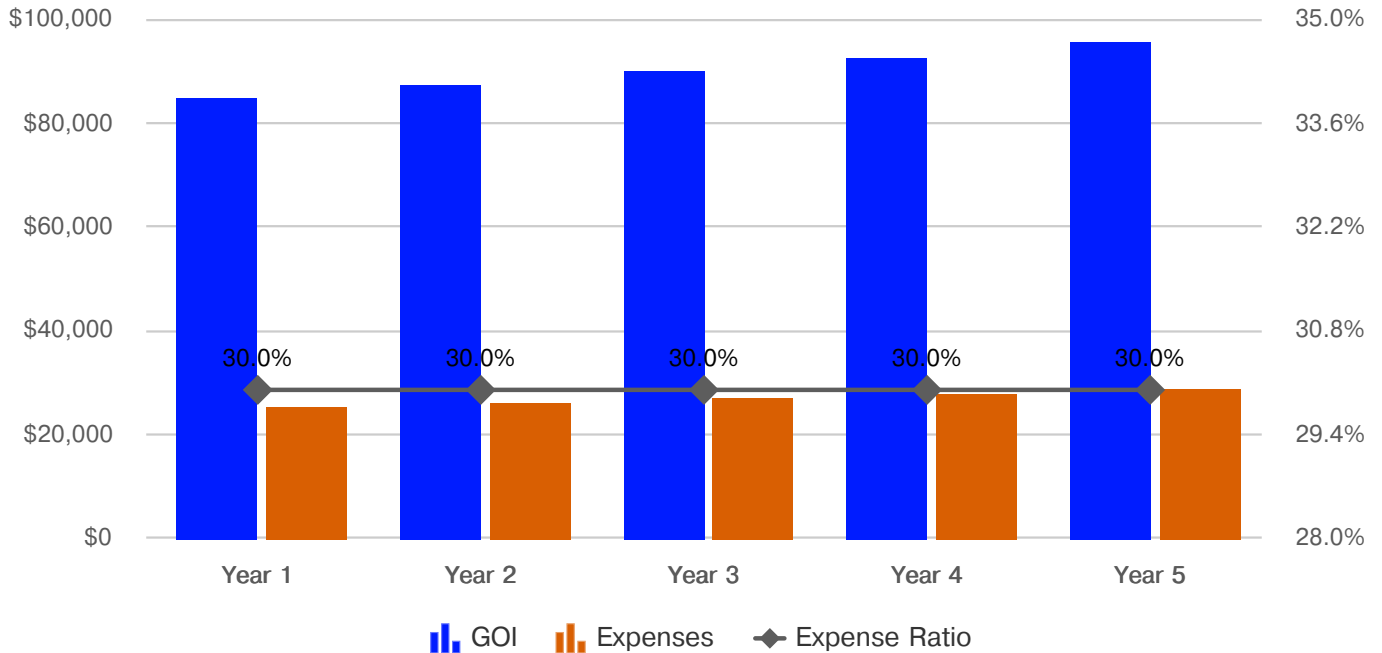
Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change

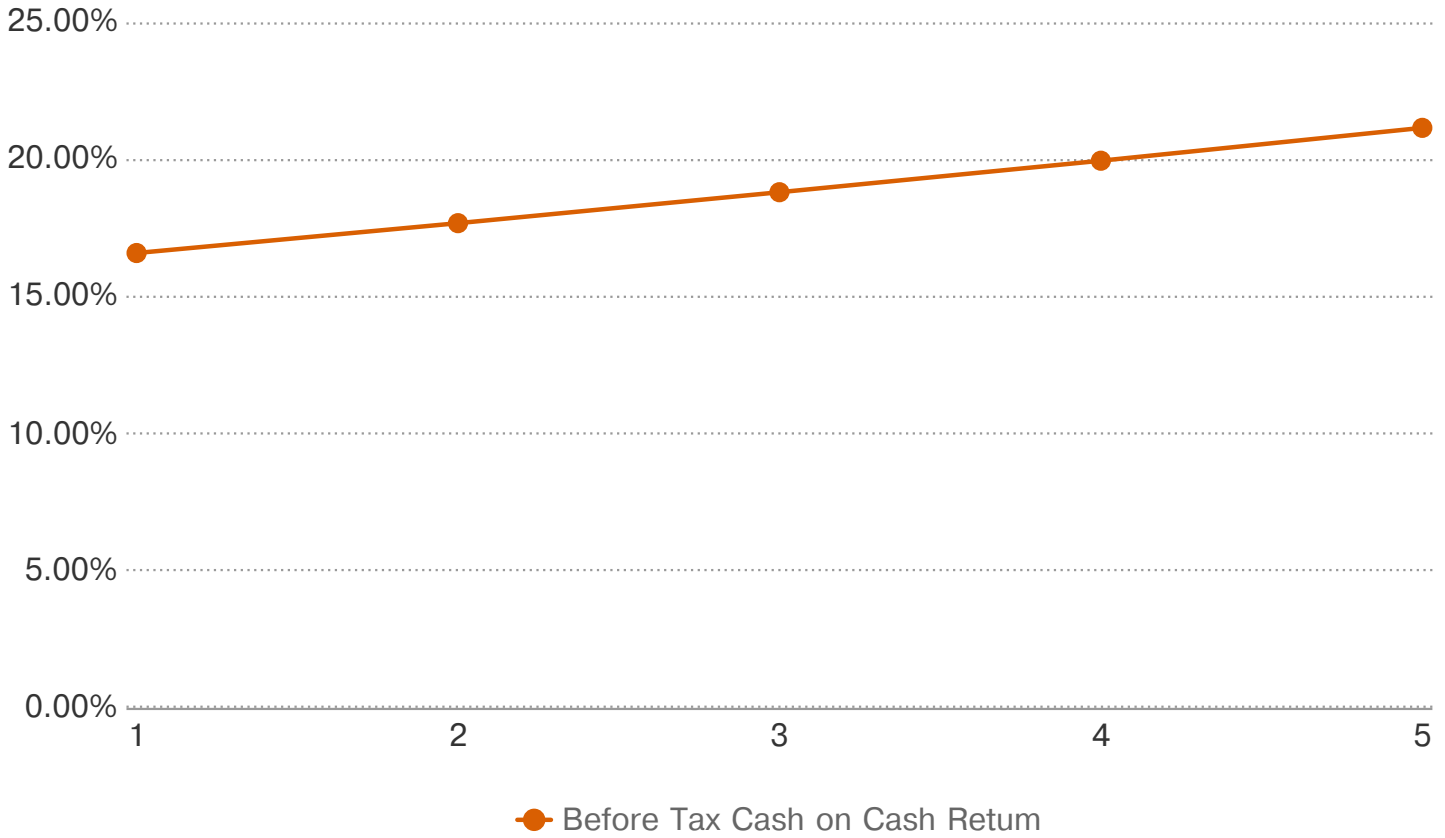


Expense Ratio % of GOI



CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return

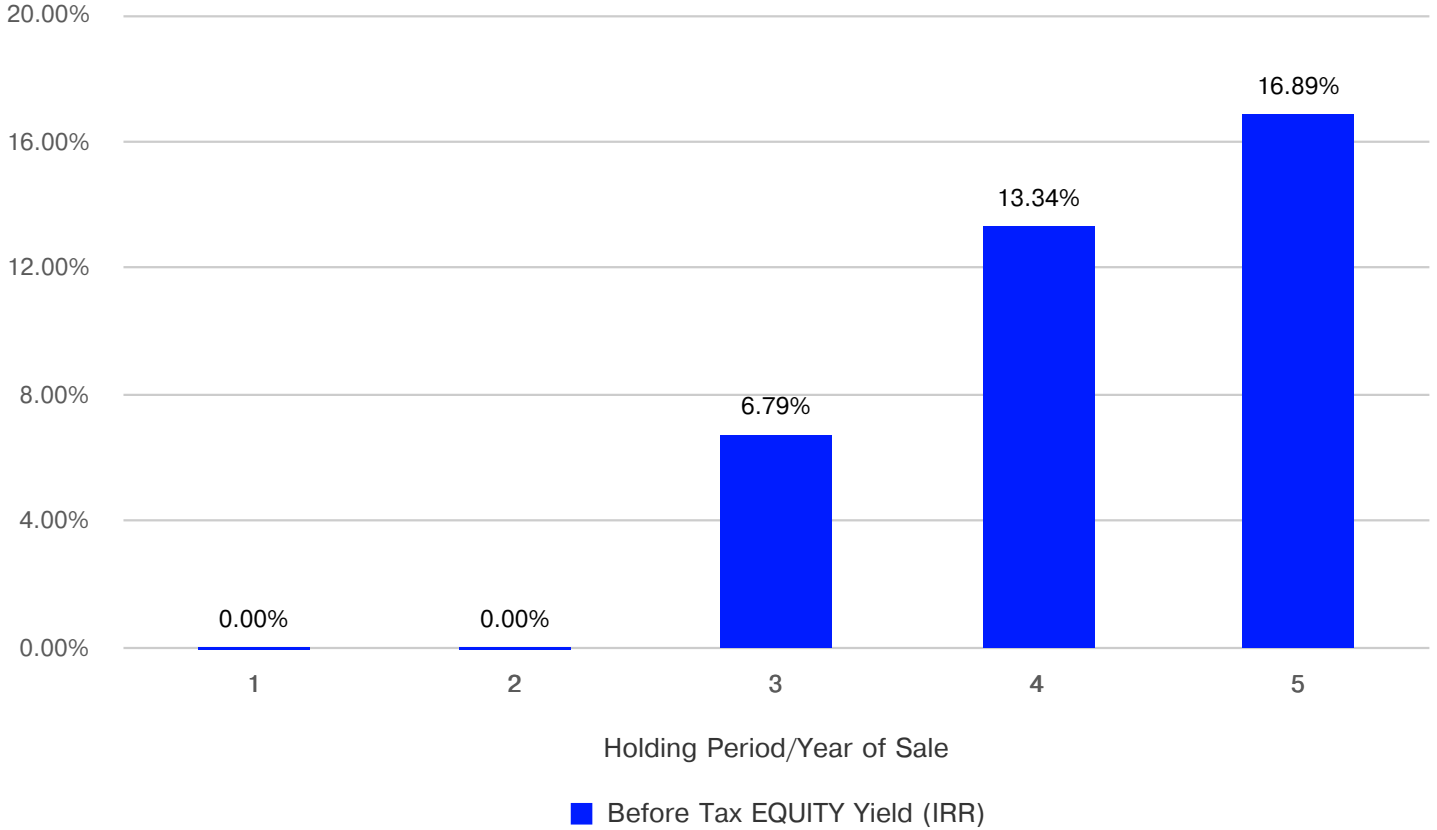


Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	16.58%	17.67%	18.80%	19.95%	21.15%

OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	16.89%

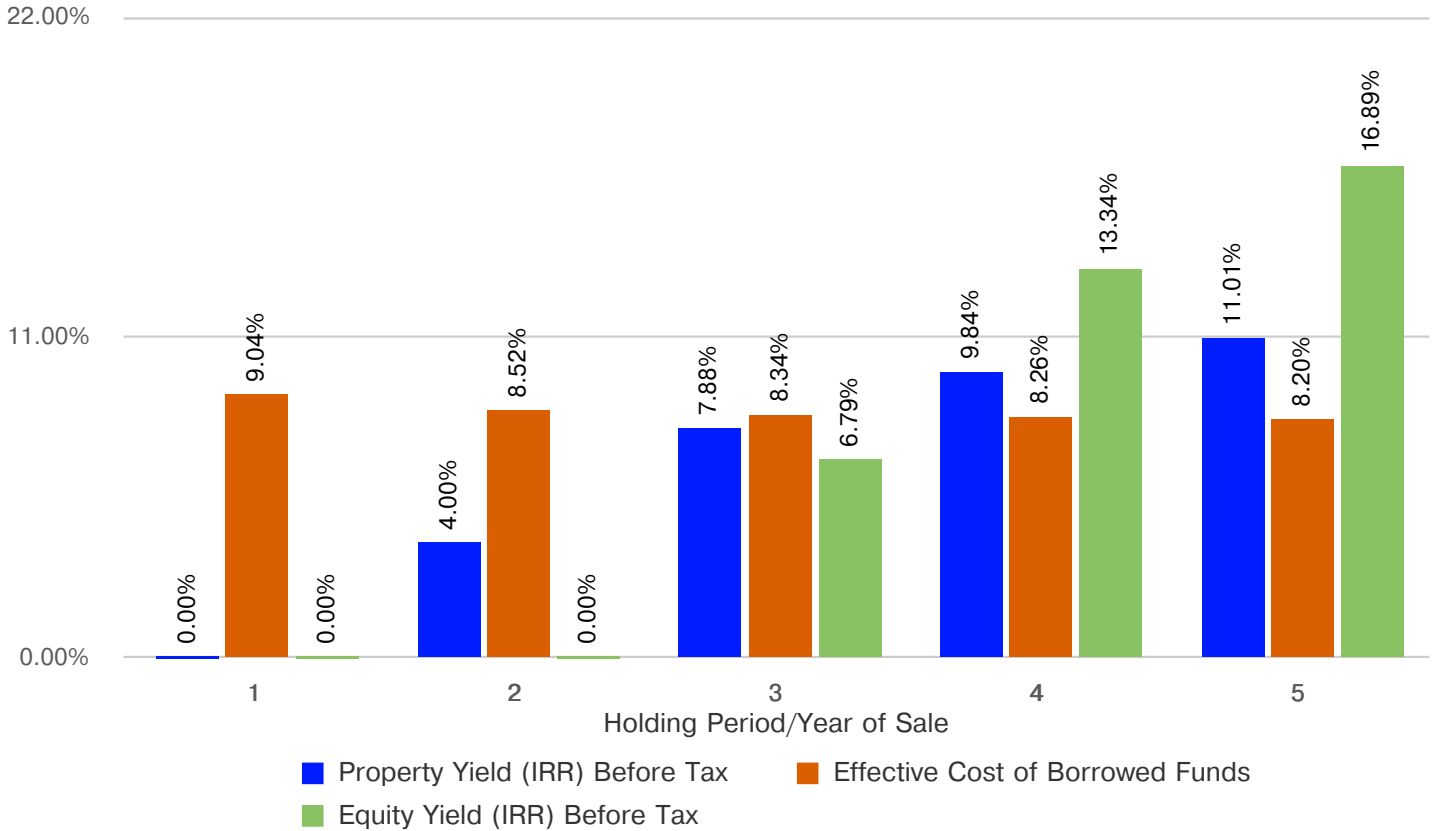
Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	6.79%	13.34%	16.89%

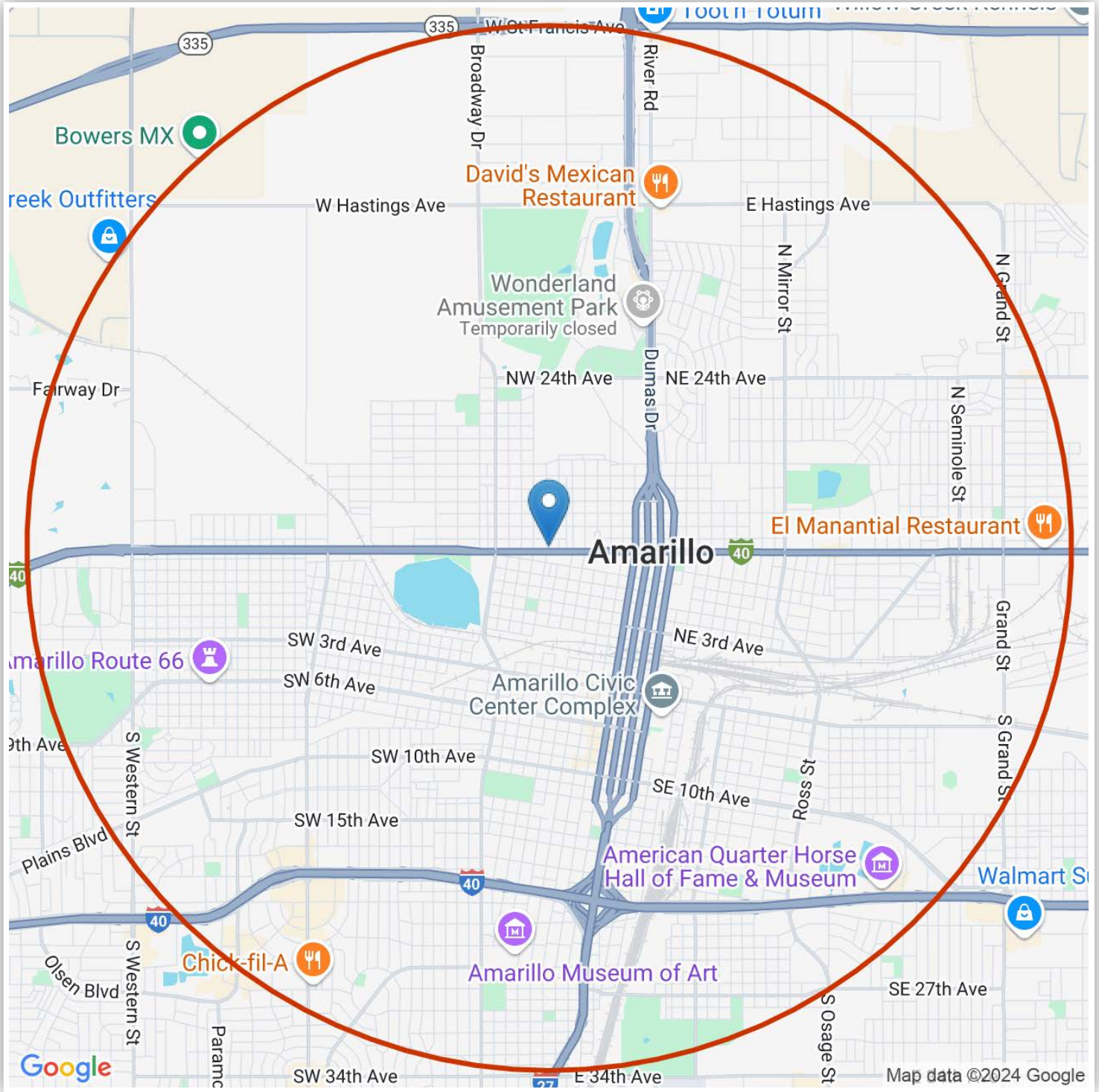
IMPACT OF LEVERAGE ANALYSIS

Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	N/A	4.00%	7.88%	9.84%	11.01%
Effective Cost of Borrowed Funds	9.04%	8.52%	8.34%	8.26%	8.20%
Equity Yield (IRR) Before Tax	N/A	N/A	6.79%	13.34%	16.89%
Impact of Leverage on Yield	N/A	↓ 4.00%	↓ 1.09%	↑ 3.50%	↑ 5.88%

LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



Jeff Taylor

Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

59,655
Population

35.5 Median Age



2.54
Average Household Size

23,545
Total Households

EDUCATION

10.45%

No High School Diploma



4.91%

High School Graduate



18.77%

Some College



12.36%

Bachelor's/ Grad

BUSINESS



3,406
Total Businesses



40,148
Total Employees

EMPLOYMENT

7,462

Retail Trade Employees

4,341

Manufacturing Employees

3,086

Eating & Drinking Employees

3,311

Finance/Ins/Real Estate Emp

3.3%

Unemployment Rate

INCOME



\$44,657
Median Household Income



\$26,441
Per Capita Income



\$60,091
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.3%)

The smallest group : \$200,000+ (3.61%)

Indicator	Value(%)	
< \$15,000	14.31	■
\$15,000 - \$24,999	10.4	■
\$25,000 - \$34,999	14.4	■
\$35,000 - \$49,999	15.24	■
\$50,000 - \$74,999	16.3	■
\$75,000 - \$99,999	10.77	■
\$100,000 - \$149,999	10.21	■
\$150,000 - \$199,999	4.75	■
\$200,000+	3.61	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

DELUXEINN_AMARILLO

620 W AMARILLO BLVD, AMARILLO, TX, 79107

Jeff Taylor

Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

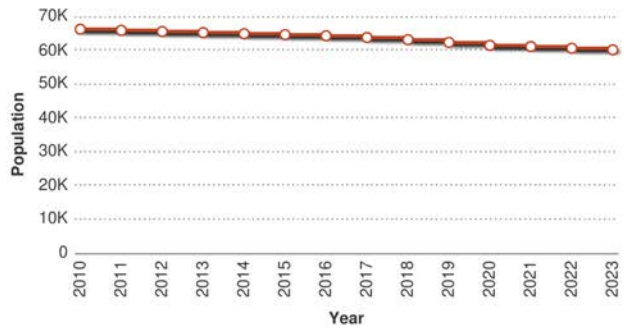
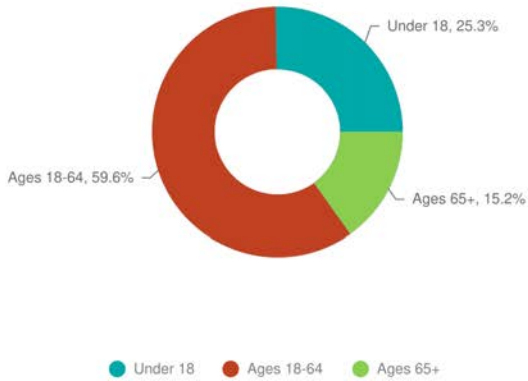
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

59,655 Population	23,320 Households	35.5 Median Age
2.54 Avg Size Household	\$44,657 Median Household Income	\$135,372 Median Home Value
50 Wealth Index	119 Housing Affordability	85.1 Diversity Index

HISTORICAL & FORECAST POPULATION



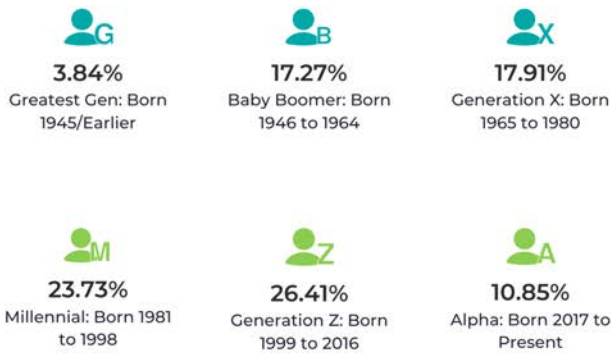
POPULATION BY AGE



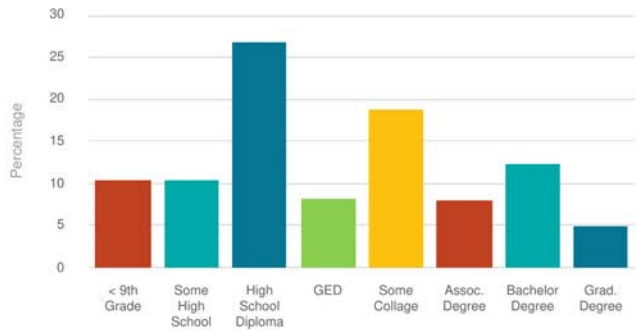
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by **DELUXEINN_AMARILLO**

620 W AMARILLO BLVD, AMARILLO, TX, 79107

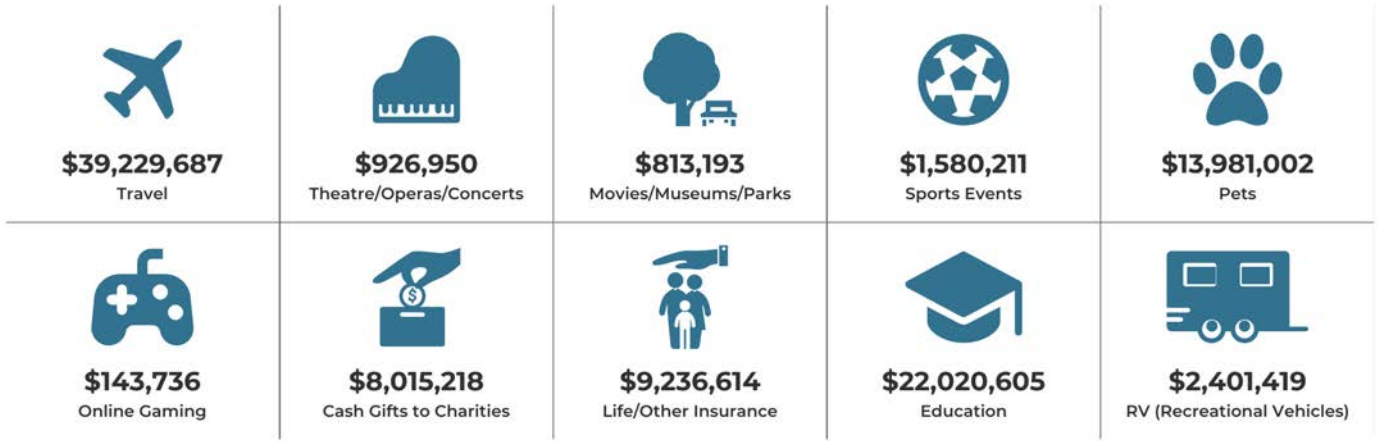
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



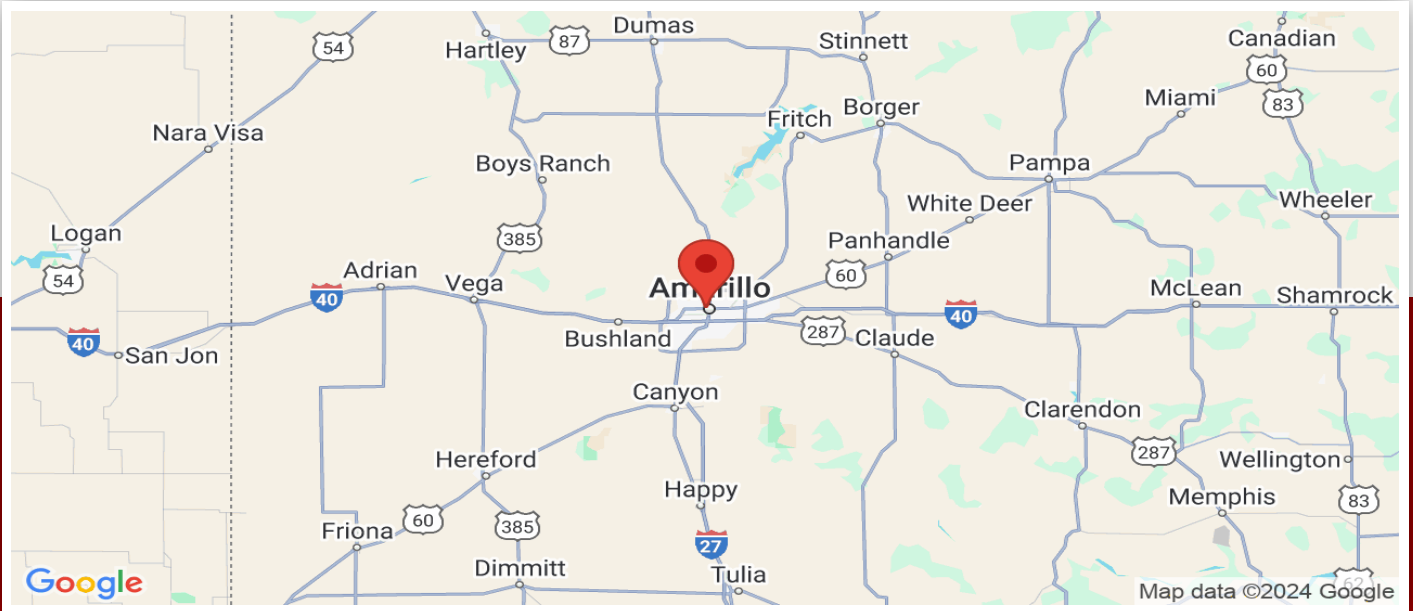
INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

AREA LOCATION MAP



DELUXEINN_AMARILLO

620 W Amarillo
Blvd
Amarillo, TX, 79107



Jeff Taylor

Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com

AERIAL ANNOTATION MAP



DELUXEINN_AMARILLO

620 W Amarillo
Blvd
Amarillo, TX, 79107

Jeff Taylor

Alliance Real Estate
214-612-6300
Jeff@AllianceTXGroup.com



Jeff Taylor

Phone: 214-612-6300

Email: jefftaylor4242@gmail.com

License: 0677175



CONTACT



214-612-6300



Jeff@AllianceTXGroup.com

