HOSPITALITY | OFFERING MEMORANDUM

UNDERWOOD MOTEL
& EXTENDED STAY OFF I-80

26553 MAGNOLIA ROAD | UNDERWOOD | IOWA 51576

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind.

Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

TALIA SWANSON

Vice President

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UNDERWOOD MOTEL

AND EXTENDED STAY OFF I-80

EXECUTIVE SUMMARY

THE PROPERTY

CBRE is pleased to present the opportunity to acquire the **Underwood Motel & Extended Stay off I-80**, a 34-unit motel in Underwood, Iowa. The property consists of a two-story building adjacent to Interstate 80.

INVESTMENT HIGHLIGHTS

34-room motel

Excellent owner/operator opportunity

Convenient location off I-80, within 10 miles to Council Bluffs and the Omaha, Nebraska metropolitan area

Demand generators include I-80 traffic, casinos, golf courses, Jack Links plant, convention centers, concert venues and Henry Doorly Zoo

Only one of two hotel or motels within 13 miles

Well below replacement cost

Recent capital improvements and renovations

See agent for financials and other information

$1,200,000
offering price

34
total number of rooms

ONE
number of buildings

12,770 SF / 1.37 AC
total building area / total land area

PROPERTY DESCRIPTION

Location Highlights

- Adjacent to Exit 17 off I-80
- Next to Underwood I-80 Truck Stop
- Only one of two motels or hotel within 13 miles
- Within walking distance to a 500K SF Jack Links distribution center and the town of Underwood

Amenities

- Refrigerators and microwaves in all rooms
- Complimentary wi-fi and cable TV in all rooms
- Manager's office and lobby
- Large self-service laundry facility for guests
- Recent renovations and extensive capital improvements

Room Types

- 34 rooms and suites total
- 9 extended stay suites with separate bedroom and full kitchen
- 25 rooms with one queen bed, one bathroom, refrigerators and microwaves

Pricing

- Total offering price: $1,200,000

UNDERWOOD HOTEL & EXTENDED STAY OFF I-80

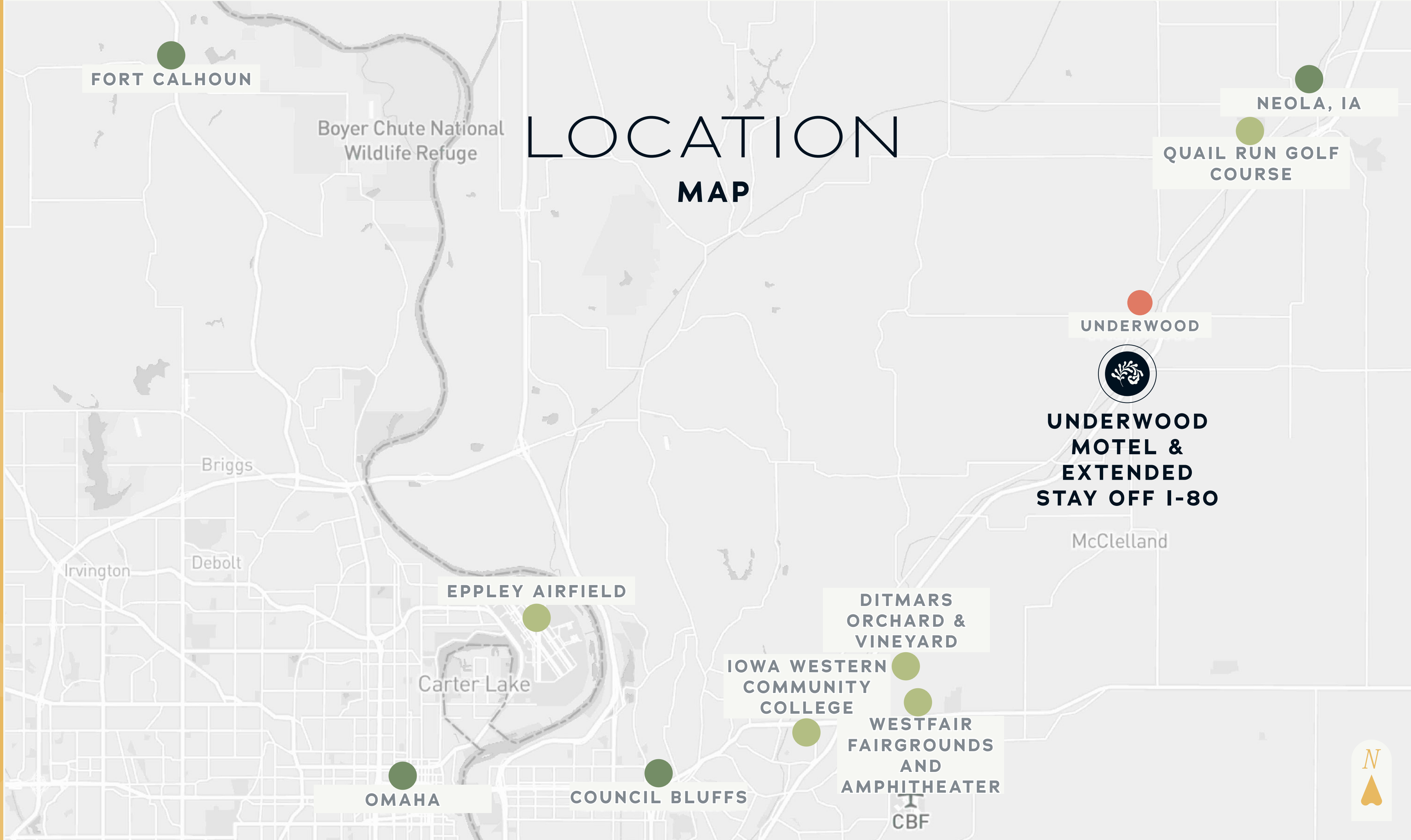
26553 MAGNOLIA ROAD

SALE PRICE	$1,200,000
JURISDICTION	Underwood, Iowa 51576
LOCATION	West and adjacent to I-80 NW NE
BUILDING SIZE	12,770 SF
LAND AREA	1.37 AC
ASSESSOR PARCEL #	764221200001
ZONING	Commercial
YEAR BUILT / RENOV	1973, 1991 / 2024
BUILDING CONFIGURATION	Two-story L-shaped motel with office, 11 extended stay suites, and guest laundry
NUMBER OF ROOMS	34
OWNERSHIP INTEREST	Fee-simple
MANAGEMENT	Unencumbered

PROPERTY
PHOTOS

PROPERTY
PHOTOS

LOCATION
MAP



16 minutes to Omaha, Nebraska	*10* minutes to Council Bluffs, Iowa	*I-80* visibility and quick-access	*13* miles to next hotel

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