

A multi-story hotel building with a modern design. The central section has light-colored panels and a grid of windows. To the right, there's a brick section with more windows. A white pergola-like structure is on the roof. A curved white canopy covers the entrance, supported by stone pillars. The sky is overcast.

FAIRFIELD
INN & SUITES
Marriott

Clearance 13'-6"

Fairfield[®]
BY MARRIOTT

OMAHA, NEBRASKA

CONFIDENTIAL OFFERING MEMORANDUM



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Fairfield[®]
BY MARRIOTT

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

The Fairfield Inn & Suites Omaha West is a four-story, 90-key hotel built in 2016 and situated on 1.61 acres. The property reflects the Fairfield brand’s focus on delivering reliable, business and leisure friendly accommodations with complimentary hot breakfast, free surface parking, and immediate access to shopping and dining at The Shops of Legacy and Village Pointe. Its location in West Omaha’s medical and retail corridor further enhances its accessibility and demand appeal.

On-site amenities include an indoor pool, fitness center, business center, and market, along with approximately 1,080 square feet of meeting space across two rooms, well-suited for small corporate or medical gatherings. Offered unencumbered by management, the hotel provides an incoming owner the ability to implement tailored operating strategies while benefitting from Marriott’s strong brand affiliation, Bonvoy loyalty program, and global distribution platform.

Address:	17240 Wright Street Omaha, NE 68130
Guestrooms:	90
Stories:	4
APN:	1957-1030-16
Year Opened:	2016
Lot Size:	1.61 Acres
Franchise:	Marriott International
Management:	Unencumbered
F&B:	Free Buffet and Continental Grab-n-Go Breakfast
Amenities:	Convenience Store, Indoor Pool, Digital Check-In, Meeting Space, Fitness Center, Free Wi-Fi, Mobile Key, Pet Friendly, Dry Cleaning



EXECUTIVE SUMMARY

Presented by Bang realty, this offering provides investors the chance to acquire a well-positioned Marriott-branded asset in one of Omaha’s most desirable submarkets. The Fairfield Inn & Suites Omaha West offers significant long-term upside, supported by Marriott’s powerful reservation system and Bonvoy loyalty program.

The property benefits from strong demand fundamentals generated by CHI Health Lakeside Hospital, regional corporate employers, and West Omaha’s thriving retail and dining corridor. This mix of weekday corporate/medical business and weekend leisure traffic has produced consistent operating performance, further supported by favorable demographics and economic growth in the Omaha metro.

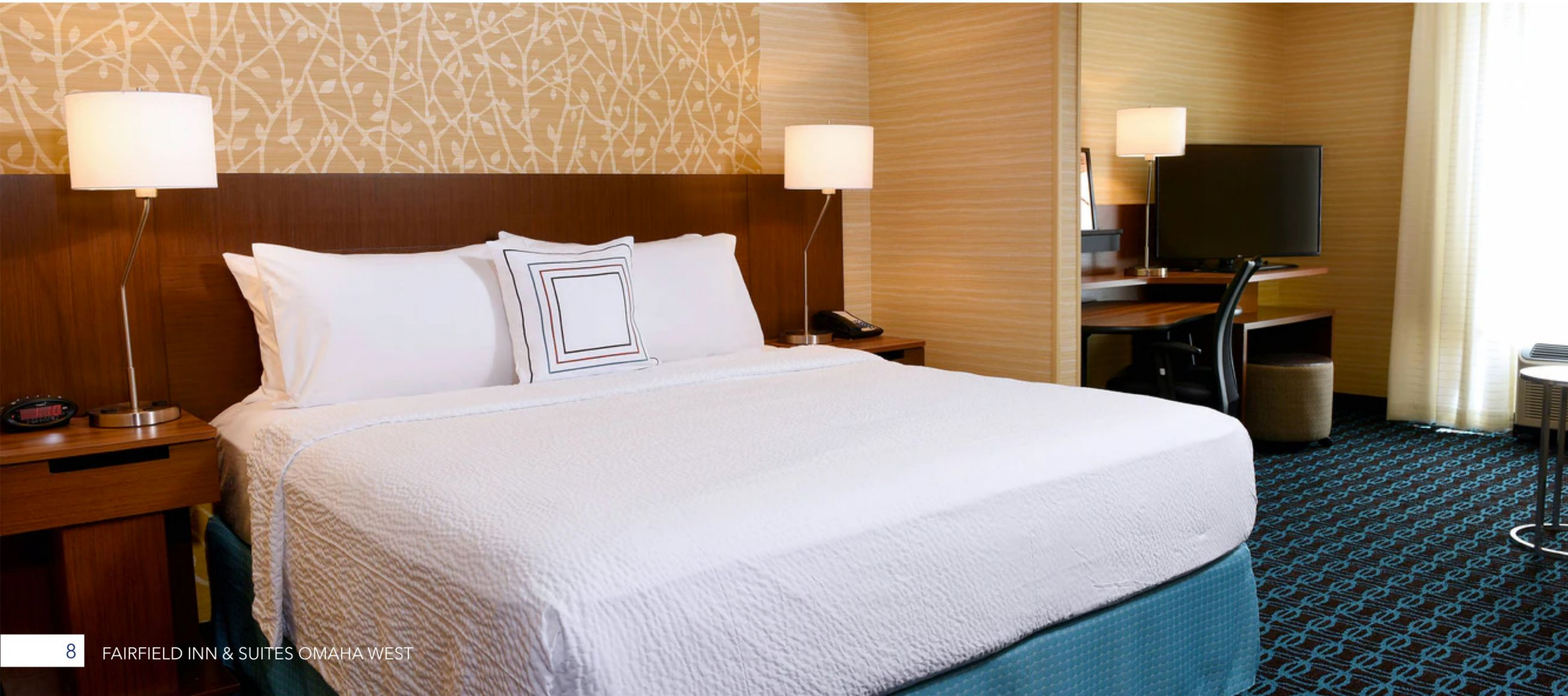
For investors, the asset offers a compelling balance of near-term income stability and future appreciation. Unencumbered by management, it provides flexibility to implement tailored operating strategies while capitalizing on Marriott’s global distribution platform.

Listing Price	\$9,250,000
Price/Room	\$102,777.78
Room Revenue Multiplier	3.98x
RevPAR	\$70.70
ADR	\$112.37
Price/SF	\$179.43

GUEST ROOMS

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

-  Free WiFi
-  Refrigerator
-  Microwave
-  Keurig Coffee Maker
-  Flat-Screen Television
-  Work Space









FOOD AND BEVERAGES

Complimentary breakfast served daily.



AMENITIES

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





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MARKET OVERVIEW

MARKET OVERVIEW

Omaha is the largest city in Nebraska and a thriving Midwestern hub with a diverse and stable economy. Anchored by leading industries such as healthcare, financial services, transportation, and technology, the city provides a strong foundation for both corporate and leisure travel. Major employers including Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha, and CHI Health support steady year-round lodging demand. Omaha’s reputation as a center for business innovation and its consistently low unemployment rate further enhance its long-term market fundamentals.

The city is also a cultural and entertainment destination, offering attractions that appeal to a broad traveler base. The world-renowned Henry Doorly Zoo & Aquarium, consistently ranked among the top zoos in the country, along with the Old Market entertainment district, bring a steady flow of visitors. Omaha hosts the NCAA Men’s College World Series each summer, attracting tens of thousands of attendees and generating significant lodging demand across the metro area.

Conveniently located along Interstate 80 and served by Eppley Airfield, Omaha benefits from excellent regional and national connectivity. Continued growth in healthcare, education, and technology, combined with strong tourism drivers, positions the city as a resilient lodging market. With its balanced mix of business and leisure demand generators, Omaha presents investors with a compelling opportunity to benefit from both immediate operating stability and long-term economic growth.



HEALTHCARE AND MEDICAL SERVICES Omaha is a leading healthcare hub for the Midwest, anchored by institutions such as CHI Health, Nebraska Medicine, and Children’s Hospital & Medical Center. These facilities not only serve the local population but also draw patients and families from across the region, generating consistent medical travel demand.

CORPORATE AND FINANCIAL SERVICES The city is home to Fortune 500 companies such as Berkshire Hathaway, Union Pacific, Mutual of Omaha, and Kiewit. This diverse business base in finance, logistics, construction, and technology drives year-round travel from executives, sales teams, and consultants.

TOURISM AND MAJOR EVENTS Tourism is anchored by the Henry Doorly Zoo & Aquarium, consistently ranked among the nation’s best. Omaha also hosts the NCAA Men’s College World Series each summer, a signature event that draws tens of thousands of fans, teams, and media for nearly two weeks of games. Additional attractions such as the Old Market district, Omaha Children’s Museum, and Lauritzen Gardens add to the city’s leisure appeal.

EDUCATION AND CONFERENCES Omaha is home to major higher education institutions including Creighton University, the University of Nebraska Omaha, and College of Saint Mary. These schools attract thousands of students, faculty, and visiting families each year, along with academic conferences, athletic events, and graduations. The universities also partner with local healthcare and business communities, reinforcing Omaha’s role as a center for research, innovation, and regional gatherings.

DINING AND CULTURE Omaha boasts a vibrant culinary scene, from the historic steakhouses that define its heritage to a growing roster of chef-driven restaurants. The city also hosts well-attended cultural events and festivals, including the Omaha Summer Arts Festival and Maha Music Festival, which bring visitors from across the region and boost weekend leisure demand.





ZORINSKY LAKE

BUSINESS, ENTERTAINMENT, LEISURE, TRAVEL

Omaha enjoys a strategic location in the center of the country, making it an important hub for commerce and travel. The city is well-served by major highways, including Interstate 80, which stretches coast to coast, and Interstate 29, which connects Omaha to key markets across the Midwest. These thoroughfares provide efficient access for both regional business travel and long-haul transportation.

Eppley Airfield, Omaha's primary airport, is located just minutes from downtown and offers nonstop flights to more than 30 destinations nationwide, including major business centers such as Chicago, Denver, Dallas, and Atlanta. For regional connectivity, the city also benefits from Amtrak service via the California Zephyr line, linking Omaha to Chicago and Denver with onward connections across the country. Together, these transportation assets support a steady flow of corporate, group, and leisure travelers.

The city's strong accessibility is complemented by its role as a business center, with proximity to other major Midwestern markets such as Des Moines, Kansas City, and Lincoln. This central positioning makes Omaha an attractive destination for corporate meetings, healthcare services, and professional events. For leisure visitors, the city offers professional sporting events, live music, and a growing culinary scene that enhances its appeal beyond traditional business travel.





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BY MARRIOTT

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COMPARABLE SALES

COMPARABLE SALES



HOTEL
**FAIRFIELD INN & SUITES
FORT COLLINS SOUTH**
ADDRESS 3520 Timberwood Drive
Fort Collins, CO 80528
YEAR BUILT 2018
GUESTROOMS 106
STORIES 4
PRICE PER UNIT \$117,925
SALE PRICE \$12,500,000
SOLD DATE June 2025



HOTEL
**HOLIDAY INN EXPRESS & SUITES
OMAHA SOUTH - RALSTON ARENA**
ADDRESS 7306 Q Street
Ralston, NE 68127
YEAR OPENED 2014
GUESTROOMS 83
FLOORS 4
PRICE PER UNIT \$102,410
SALE PRICE \$8,600,000
SOLD DATE November 2024



HOTEL
**HOLIDAY INN EXPRESS & SUITES
OMAHA I-80**
ADDRESS 16175 Stevens Point 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

COMPARABLE SALES



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
**FAIRFIELD INN & SUITES
NORTH PLATTE**
ADDRESS 319 W. South River Road
North Platte, NE 69101
YEAR BUILT 2010
GUESTROOMS 82
STORIES 3
PRICE PER UNIT \$92,863
SALE PRICE \$7,600,000
SOLD DATE March 2024



HOTEL
**FAIRFIELD INN & SUITES
AFTON STAR VALLEY**
ADDRESS 53 E. 1st Avenue
Afton, WY 83110
YEAR BUILT 2016
GUESTROOMS 62
STORIES 3
PRICE PER UNIT \$117,742
SALE PRICE \$7,300,000
SOLD DATE December 2022



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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	49.6	49.7	99.7	93.73	102.38	91.6	46.49	50.93	91.3
Year To Date	61.4	64.8	94.7	117.32	122.22	96.0	72.02	79.20	90.9
Running 3 Month	52.7	59.3	88.9	100.89	108.43	93.0	53.16	64.29	82.7
Running 12 Month	61.4	64.8	94.7	117.32	122.22	96.0	72.02	79.20	90.9

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	1.8	5.7	-3.7	-2.1	-1.4	-0.6	-0.3	4.2	-4.3
Year To Date	-5.9	1.9	-7.6	-0.8	0.7	-1.5	-6.7	2.6	-9.0
Running 3 Month	-6.2	5.3	-10.9	-2.2	-1.8	-0.4	-8.2	3.4	-11.3
Running 12 Month	-5.9	1.9	-7.6	-0.8	0.7	-1.5	-6.7	2.6	-9.0

July 2025									
	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	65.3	65.0	100.5	100.99	111.13	90.9	65.99	72.25	91.3
Year To Date	65.8	61.6	106.8	115.77	127.13	91.1	76.16	78.34	97.2
Running 3 Month	74.5	69.4	107.3	138.64	146.52	94.6	103.33	101.74	101.6
Running 12 Month	62.9	62.7	100.4	112.37	121.33	92.6	70.70	76.03	93.0

July 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	-6.7	-9.0	2.6	-12.5	-6.4	-6.6	-18.4	-14.8	-4.1
Year To Date	4.2	-5.6	10.4	-6.8	-0.9	-5.9	-2.9	-6.5	3.9
Running 3 Month	-0.8	-9.8	9.9	-3.5	0.3	-3.8	-4.3	-9.5	5.7
Running 12 Month	1.6	-2.3	3.9	-4.2	-0.9	-3.3	-2.7	-3.1	0.5

FIVE-YEAR PROFORMA

Pro Forma	Year 1		Year 2		Year 3		Year 4		Year 5						
Rooms	90		90		90		90		90						
Available Rooms	32,850		32,850		32,850		32,850		32,850						
Rooms Sold	21,082		21,504		21,934		22,153		22,375						
Occupancy	64.18%		65.46%		66.77%		67.44%		68.11%						
ADR	\$115.74		\$125.00		\$132.50		\$137.80		\$141.93						
RevPAR	\$74.28		\$81.83		\$88.47		\$92.93		\$96.68						
Revenue/Room	\$27,811		\$30,601		\$33,062		\$34,721		\$36,120						
Departmental Revenue	%	POR	%	POR	%	POR	%	POR	%	POR					
Room Revenue	\$2,440,098	97.5%	\$115.74	\$2,688,012	97.6%	\$125.00	\$2,906,278	97.7%	\$132.50	\$3,052,755	97.7%	\$137.80	\$3,175,781	97.7%	\$141.93
Telephone	\$552	0.0%	\$0.03	\$580	0.0%	\$0.03	\$609	0.0%	\$0.03	\$633	0.0%	\$0.03	\$658	0.0%	\$0.03
Miscellaneous Income	\$62,341	2.5%	\$2.96	\$65,458	2.4%	\$3.04	\$68,731	2.3%	\$3.13	\$71,480	2.3%	\$3.23	\$74,339	2.3%	\$3.32
Total Departmental Revenue	\$2,502,991	100.0%	\$118.72	\$2,754,049	100.0%	\$128.07	\$2,975,618	100.0%	\$135.66	\$3,124,868	100.0%	\$141.06	\$3,250,778	100.0%	\$145.29
Departmental Expenses															
Rooms	\$774,737	31.8%	\$36.75	\$690,169	25.7%	\$32.09	\$721,571	24.8%	\$32.90	\$747,007	24.5%	\$33.72	\$773,339	24.4%	\$34.56
Other Operated Depts & Rentals	\$38,059	1.5%	\$1.81	\$39,888	1.4%	\$1.85	\$41,703	1.4%	\$1.90	\$43,173	1.4%	\$1.95	\$44,695	1.4%	\$2.00
Total Departmental Expenses	\$812,796	32.5%	\$38.55	\$730,056	26.5%	\$33.95	\$763,274	25.7%	\$34.80	\$790,179	25.3%	\$35.67	\$818,033	25.2%	\$36.56
Gross Operating Income	\$1,690,195	67.5%	\$80.17	\$2,023,993	73.5%	\$94.12	\$2,212,344	74.3%	\$100.86	\$2,334,688	74.7%	\$105.39	\$2,432,745	74.8%	\$108.73
Undistributed Operating Expenses															
Administration & General	\$201,190	8.0%	\$9.54	\$206,723	7.5%	\$9.61	\$211,891	7.1%	\$9.66	\$217,188	7.0%	\$9.80	\$222,618	6.8%	\$9.95
Marketing	\$99,159	4.0%	\$4.70	\$101,886	3.7%	\$4.74	\$104,433	3.5%	\$4.76	\$107,044	3.4%	\$4.83	\$109,720	3.4%	\$4.90
Franchise Fees	\$244,010	9.7%	\$11.57	\$268,801	9.8%	\$12.50	\$290,628	9.8%	\$13.25	\$305,275	9.8%	\$13.78	\$317,578	9.8%	\$14.19
Utility Costs	\$92,617	3.7%	\$4.39	\$97,067	3.5%	\$4.51	\$101,483	3.4%	\$4.63	\$105,061	3.4%	\$4.74	\$108,764	3.3%	\$4.86
Property Operations & Maintenance	\$104,651	4.2%	\$4.96	\$109,679	4.0%	\$5.10	\$114,670	3.9%	\$5.23	\$118,712	3.8%	\$5.36	\$122,896	3.8%	\$5.49
Total Undistributed Operating Expenses	\$741,627	29.6%	\$35.18	\$784,156	28.5%	\$36.47	\$823,105	27.7%	\$37.53	\$853,280	27.3%	\$38.52	\$881,577	27.1%	\$39.40
Gross Operating Profit	\$948,568	37.9%	\$44.99	\$1,239,836	45.0%	\$57.66	\$1,389,238	46.7%	\$63.34	\$1,481,408	47.4%	\$66.87	\$1,551,168	47.7%	\$69.33
Fixed Expenses															
Property Taxes	\$53,273	2.1%	\$2.53	\$54,738	2.0%	\$2.55	\$56,106	1.9%	\$2.56	\$57,509	1.8%	\$2.60	\$58,946	1.8%	\$2.63
Insurance	\$53,912	2.2%	\$2.56	\$55,395	2.0%	\$2.58	\$56,780	1.9%	\$2.59	\$58,199	1.9%	\$2.63	\$59,654	1.8%	\$2.67
Total Fixed Expenses	\$107,185	4.3%	\$5.08	\$110,132	4.0%	\$5.12	\$112,886	3.8%	\$5.15	\$115,708	3.7%	\$5.22	\$118,601	3.6%	\$5.30
Total Expenses	\$1,661,608	66.4%	\$78.81	\$1,624,345	59.0%	\$75.54	\$1,699,265	57.1%	\$77.47	\$1,759,168	56.3%	\$79.41	\$1,818,211	55.9%	\$81.26
Amount Available for Debt Service & Other Fixed Charges	\$841,383	33.6%	\$39.91	\$1,129,704	41.0%	\$52.53	\$1,276,353	42.9%	\$58.19	\$1,365,700	43.7%	\$61.65	\$1,432,568	44.1%	\$64.03
Capital Replacement Reserve	\$100,120	4.0%	\$4.75	\$110,162	4.0%	\$5.12	\$119,025	4.0%	\$5.43	\$124,995	4.0%	\$5.64	\$130,031	4.0%	\$5.81
Management Fee	\$75,090	3.0%	\$3.56	\$82,621	3.0%	\$3.84	\$89,269	3.0%	\$4.07	\$93,746	3.0%	\$4.23	\$97,523	3.0%	\$4.36
Net Operating Income (EBITDA)	\$666,174	26.6%	\$31.60	\$936,921	34.0%	\$43.57	\$1,068,059	35.9%	\$48.69	\$1,146,959	36.7%	\$51.77	\$1,205,013	37.1%	\$53.86
Notes:															
Notes:															
Per Industry Standards, a 3% Management Fee and 4% Capital Reserves have been added.															

HISTORICAL

	2022			2023			2024			TTM July 2025		
Rooms	90			90			90			90		
Available Rooms	32,850			32,850			32,850			32,850		
Rooms Sold	21,143			21,428			20,166			20,669		
Occupancy	64.36%			65.23%			61.39%			62.92%		
ADR	\$113.36			\$118.30			\$117.32			\$112.37		
RevPAR	\$72.96			\$77.17			\$72.02			\$70.70		
Revenue/Room	\$27,330			\$28,751			\$26,913			\$26,326		
Departmental Revenue		%	POR		%	POR		%	POR		%	POR
Room Revenue	\$2,397,159	97.5%	\$113.38	\$2,520,138	97.4%	\$117.61	\$2,362,145	97.5%	\$117.14	\$2,309,372	97.5%	\$111.73
Telephone	\$117	0.0%	\$0.01	\$546	0.0%	\$0.03	\$252	0.0%	\$0.01	\$0	0.0%	\$0.00
Miscellaneous Income	\$62,432	2.5%	\$2.95	\$66,926	2.6%	\$3.12	\$59,799	2.5%	\$2.97	\$59,943	2.5%	\$2.90
Total Departmental Revenue	\$2,459,708	100.0%	\$116.34	\$2,587,610	100.0%	\$120.76	\$2,422,196	100.0%	\$120.11	\$2,369,315	100.0%	\$114.63
Departmental Expenses												
Rooms	\$610,274	25.5%	\$28.86	\$619,844	24.6%	\$28.93	\$754,090	31.9%	\$37.39	\$776,235	33.6%	\$37.56
Other Operated Depts & Rentals	\$21,306	0.9%	\$1.01	\$28,332	1.1%	\$1.32	\$31,420	1.3%	\$1.56	\$36,226	1.5%	\$1.75
Total Departmental Expenses	\$631,580	25.7%	\$29.87	\$648,176	25.0%	\$30.25	\$785,510	32.4%	\$38.95	\$812,461	34.3%	\$39.31
Gross Operating Income	\$1,828,128	74.3%	\$86.46	\$1,939,434	75.0%	\$90.51	\$1,636,686	67.6%	\$81.16	\$1,556,854	65.7%	\$75.32
Undistributed Operating Expenses												
Administration & General	\$181,802	7.4%	\$8.60	\$182,799	7.1%	\$8.53	\$166,600	6.9%	\$8.26	\$205,611	8.7%	\$9.95
Marketing	\$61,761	2.5%	\$2.92	\$61,896	2.4%	\$2.89	\$83,093	3.4%	\$4.12	\$96,271	4.1%	\$4.66
Franchise Fees	\$264,272	10.7%	\$12.50	\$322,248	12.5%	\$15.04	\$298,014	12.3%	\$14.78	\$282,804	11.9%	\$13.68
Utility Costs	\$90,322	3.7%	\$4.27	\$88,697	3.4%	\$4.14	\$89,390	3.7%	\$4.43	\$97,951	4.1%	\$4.74
Property Operations & Maintenance	\$89,708	3.6%	\$4.24	\$106,208	4.1%	\$4.96	\$137,813	5.7%	\$6.83	\$153,247	6.5%	\$7.41
Total Undistributed Operating Expenses	\$687,865	28.0%	\$32.53	\$761,848	29.4%	\$35.55	\$774,910	32.0%	\$38.43	\$835,884	35.3%	\$40.44
Gross Operating Profit	\$1,140,263	46.4%	\$53.93	\$1,177,586	45.5%	\$54.96	\$861,776	35.6%	\$42.73	\$720,970	30.4%	\$34.88
Fixed Expenses												
Property Taxes	\$136,945	5.6%	\$6.48	\$75,187	2.9%	\$3.51	\$64,638	2.7%	\$3.21	\$51,721	2.2%	\$2.50
Insurance	\$39,657	1.6%	\$1.88	\$49,102	1.9%	\$2.29	\$59,738	2.5%	\$2.96	\$52,342	2.2%	\$2.53
Total Fixed Expenses	\$176,602	7.2%	\$8.35	\$124,289	4.8%	\$5.80	\$124,376	5.1%	\$6.17	\$104,063	4.4%	\$5.03
Total Expenses	\$1,496,047	60.8%	\$70.76	\$1,534,313	59.3%	\$71.60	\$1,684,796	69.6%	\$83.55	\$1,752,408	74.0%	\$84.78
Amount Available for Debt Service & Other Fixed Charges	\$963,661	39.2%	\$45.58	\$1,053,297	40.7%	\$49.16	\$737,400	30.4%	\$36.57	\$616,907	26.0%	\$29.85
Capital Replacement Reserve	\$98,388	4.0%	\$4.65	\$103,504	4.0%	\$4.83	\$96,888	4.0%	\$4.80	\$94,773	4.0%	\$4.59
Management Fee	\$73,791	3.0%	\$3.49	\$77,628	3.0%	\$3.62	\$72,666	3.0%	\$3.60	\$71,079	3.0%	\$3.44
Net Operating Income (EBITDA)	\$791,482	32.2%	\$37.43	\$872,165	33.7%	\$40.70	\$567,846	23.4%	\$28.16	\$451,055	19.0%	\$21.82
Notes:												
The financial statements presented herein are based on information provided by the seller.												

FIVE-YEAR RETURNS

Investment Analysis						
Name of Property		Fairfield Inn & Suites Omaha West				
Location		17240 Wright St, Omaha, NE 68130				
No. of Rooms		90				
Development/Acquisition Costs - Sources/Uses						
	Amount	Per Key	% of Total	Cap Rate	RRM	
Base Price	\$9,250,000	\$102,778	80.4%	4.88%	4.01	
Initial PIP Estimate	\$2,250,000	\$25,000	19.6%			
Total	\$11,500,000	\$127,778		3.92%	4.98	
Operating Cash Flow Summary						
	Year Ending	Aug-2026	Aug-2027	Aug-2028	Aug-2029	Aug-2030
		Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income		\$666,174	\$936,921	\$1,068,059	\$1,146,959	\$1,205,013
Terminal Cap Rate	10.0%					
Disposition Cost	3.0%					
Overall Project Return Summary						
	Year Ending	Aug-2025	Aug-2026	Aug-2027	Aug-2028	Aug-2029
		Year 0	Year 1	Year 2	Year 3	Year 4
Initial Equity		-\$11,500,000				
Cash Flow Before Debt Service			\$666,174	\$936,921	\$1,068,059	\$1,146,959
Gross Selling Price						\$12,660,054
Less: Disposition Cost						-\$379,802
Unlevered Return		-\$11,500,000	\$666,174	\$936,921	\$1,068,059	\$1,146,959
Unlevered Annual Cash-on-Cash Return			7.20%	10.13%	11.55%	12.40%
Unlevered IRR		9.65%				



CONFIDENTIALITY & CONDITIONS

THIS IS A CONFIDENTIAL OFFERING MEMORANDUM intended for sole limited use in considering whether to pursue negotiations to acquire the Fairfield Inn & Suites Omaha West (the "Property"), located at 17240 Wright St Omaha, NE 68130 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 confidential, 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 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.



OMAHA, NEBRASKA

BRIAN BROCKMAN - BROKER

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