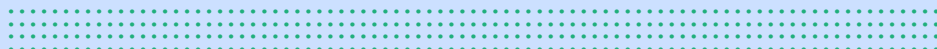




A modern game room with a pool table in the foreground, a sectional sofa with colorful cushions, and a bar area in the background. The room has large windows, a chalkboard, and a pool of billiard balls on the table. The text "Tru – Game Room" is overlaid at the bottom right.

Weston Worsham
404.304.4993
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89-Room Home2 Suites by Hilton Tupelo | 1005 Landmark Blvd., Tupelo, MS

Historical Revenues

2022	70.1% Occ	\$122.05 ADR	\$85.58 RevPAR
2023	85.9% Occ	\$128.72 ADR	\$110.52 RevPAR
2024	87.2% Occ	\$130.49 ADR	\$113.74 RevPAR

Projected Revenues

2025	90.0% Occ	\$134.70 ADR	\$120.60 RevPAR
2026	90.0% Occ	\$138.02 ADR	\$124.22 RevPAR
2027	90.0% Occ	\$142.16 ADR	\$127.94 RevPAR


Building Size 17,860± SF

Stories 4

Room Count 89

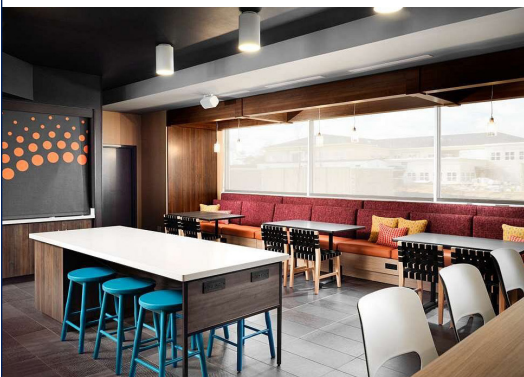
Year Built 2021

Land Size 1.1± AC

Parking 86 Spaces

HIGHLIGHTS

- 89-room, 4-story hotel on 1.1± AC
- 580± SF event space
- Amenities include indoor pool, fitness center, business center, meeting rooms, guest laundry services, fully-equipped kitchens, on-site parking

90-Room Tru by Hilton Tupelo | 1003 Landmark Blvd., Tupelo, MS

Historical Revenues

2022	64.0% Occ	\$115.09 ADR	\$73.71 RevPAR
2023	73.8% Occ	\$117.56 ADR	\$86.69 RevPAR
2024	75.3% Occ	\$117.62 ADR	\$88.53 RevPAR

Projected Revenues

2025	76.0% Occ	\$124.40 ADR	\$94.54 RevPAR
2026	78.0% Occ	\$128.20 ADR	\$100.00 RevPAR
2027	78.0% Occ	\$132.00 ADR	\$102.96 RevPAR


Building Size 36,562± SF

Stories 4

Room Count 90

Year Built 2021

Land Size 2.0± AC

Parking 56 Spaces

HIGHLIGHTS

- 90-room, 4-story hotel on 2.0± AC
- Amenities include fitness center, business center, breakfast lounge, on-site parking
- Recreation amenities including pool table



- 1 1005 Landmark Blvd. (Home2 Suites)
- 2 1003 Landmark Blvd. (Tru)

LOCAL INFORMATION

Tupelo, Mississippi, best known as the birthplace of Elvis Presley and headquarters of the Natchez Trace Parkway, offers a rich mix of cultural heritage and scenic charm. The city is also home to significant historical sites tied to the Chickasaw Nation, the Civil Rights Movement, African American history and the Civil War, creating a diverse tapestry that attracts visitors year-round.

Conveniently located at the crossroads of I-22 and U.S. Highway 45, Tupelo serves as the commercial and cultural hub of northeast Mississippi. Its central position places it within easy driving distance of Memphis, Birmingham and Nashville, making it an accessible destination for both leisure and business travelers.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

Keith Worsham

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Weston Worsham

404.304.4993

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The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

855.755.2300

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**WORKING WITH A REAL ESTATE BROKER******THIS IS NOT A LEGALLY BINDING CONTRACT******GENERAL**

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)
☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
- ☒ **Customer (The Licensee is not my Agent.)**
Use "Customer signature" space, below

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Client signature)	(Date)	<i>Paul A. Lynn</i> 9-2-2025	(Date)	(Customer signature)	(Date)
(Client signature)	(Date)	(Licensee Brokerage)	(Date)	(Customer signature)	(Date)

LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files.