

COUSINS COUNTRY INN - EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,500,000
NUMBER OF ROOMS:	97
PRICE PER ROOM:	\$128,866
YEAR BUILT / RENOVATED:	1975 / 2009 / Ongoing
BUILDING SIZE:	4 Buildings - 43,897 SF
LOT SIZE:	2.55 Acres
ZONING:	CG
OPPORTUNITY ZONE:	Yes
RESTAURANT:	Cousins' Restaurant

PROPERTY DESCRIPTION

Cousins Country Inn and Cousins' Restaurant is a prime hotel investment opportunity in The Dalles, Oregon - *the eastern gate of the Columbia River Gorge Scenic Area*. The hotel was originally constructed in 1975 and renovated in 1990 and 2009. Ongoing improvements since that time have preserved this property's excellent condition and modern appeal to guests. With 97 well-appointed guestrooms and a popular restaurant seating up to 240 guests this offering presents a lucrative prospect for investors. The property is situated on 2.55 acres of land zoned General Commercial within a designated *Opportunity Zone*. Other property amenities include a seasonal heated outdoor pool and jacuzzi, guest laundry facilities, and a Tesla charging station in the parking lot.

LOCATION DESCRIPTION

The Dalles offers a charming blend of history and modern amenities. Visitors to the area can explore the Columbia River Gorge, take a scenic drive through the rolling hills, and sample local wines at nearby vineyards. For history enthusiasts, the Columbia Gorge Discovery Center and the Fort Dalles Museum provide fascinating insights into the region's past. Whether guests seek outdoor adventures or cultural exploration, The Dalles offers an inviting and diverse array of attractions. **The Dalles is also home to Google's first Oregon Data Center and since opening in 2006, the company has invested \$1.8 billion in The Dalles and established a long-term commitment to the region and state.**

BRIAN RESENDEZ, CCIM

O: 503.577.7710

brian.resendez@svn.com

OR #200406154

JOSEPH AISTON

O: 971.282.2031

joseph.aiston@svn.com

OR #201250293

CONFIDENTIALITY AGREEMENT

THIS **CONFIDENTIALITY / REGISTRATION AGREEMENT** (“Agreement”) is made and agreed to by SVN | Bluestone (“Broker”) and _____ (“Purchaser”), regarding the property commonly known as **Cousins Country Inn** and located in **The Dalles, OR** (“Property”).

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any other person or entity.

1. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
2. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
3. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
4. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers and tenants.
5. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
6. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
7. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
8. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon

BUYER / PRINCIPAL:

Name: _____
Company: _____
Address: _____
City: _____ State: _____
Telephone: _____
Email: _____
Signature: _____
Date: _____

BUYER’S BROKER (if applicable):

Name: _____
Email: _____
Phone #: _____

Signature: _____
Date: _____

*Buyer’s Broker must provide Buyer /
Principle name and company
(if applicable)

BRIAN RESENDEZ, CCIM

O: 503.577.7710

brian.resendez@svn.com

OR #200406154

JOSEPH AISTON

O: 971.282.2031

joseph.aiston@svn.com

OR #201250293