



RIO GROVE MOTEL

OFFERING MEMORANDUM

640 State Highway 12
Rio Vista, CA 94571

Presented by:



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GROUP

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Commercial | National
Hospitality Division

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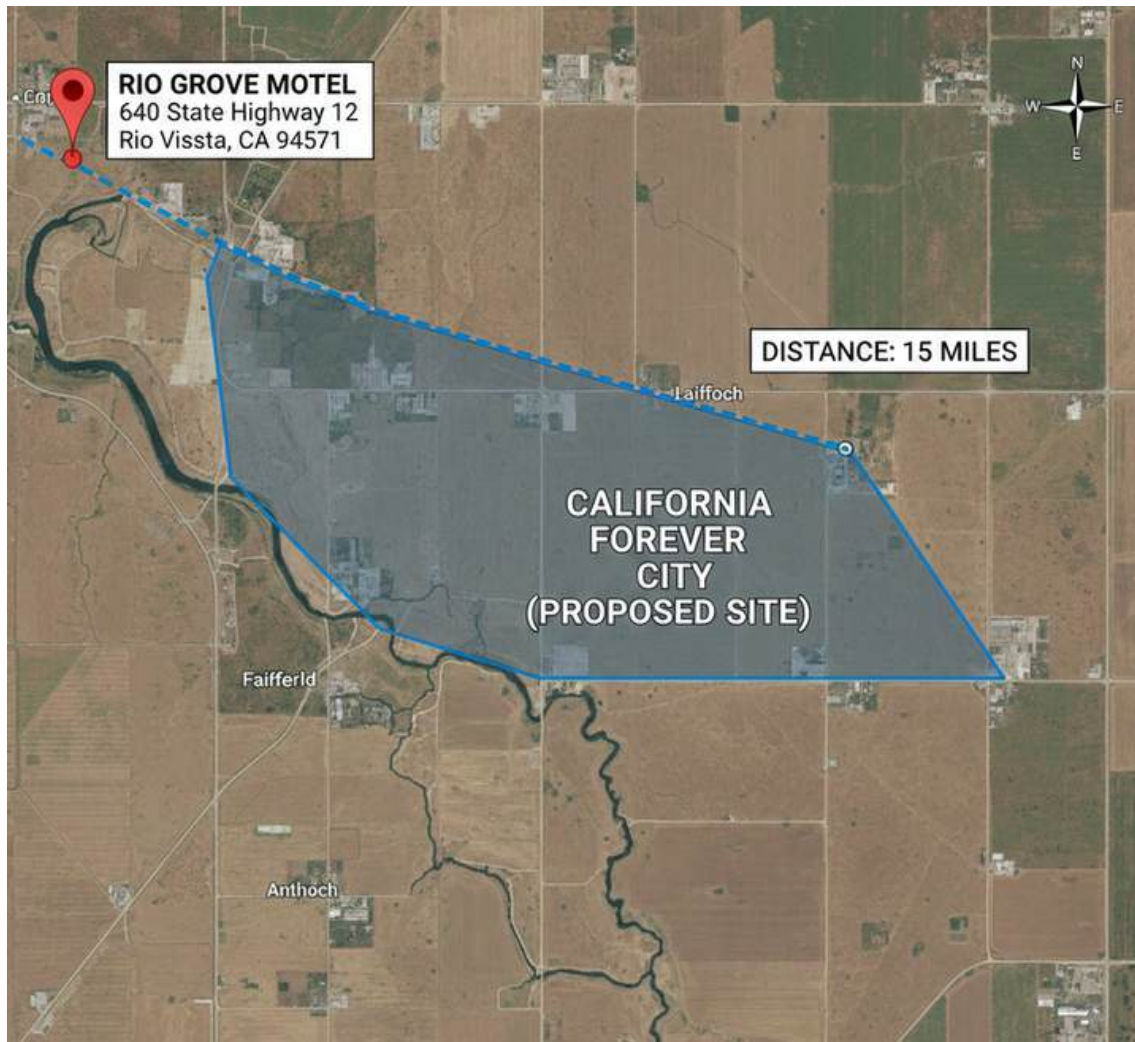
Rio Grove Motel

640 State Highway 12 Rio Vista, CA 94571

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CALIFORNIA FOREVER CITY DEVELOPMENT



The Rio Grove Motel in Rio Vista is located approximately 15–20 miles east of the proposed "California Forever" project site in eastern Solano County, primarily accessible via State Highway 12. The development is situated between Fairfield and Rio Vista, making it a very short drive west along the highway.

Key Details:

- **Starting Point:** 640 State Highway 12, Rio Vista, CA 94571.
- **Destination Area:** California Forever (roughly mapped between Fairfield and Rio Vista).
- **Approximate Distance:** 15-20 miles (driving west on Hwy 12).
- **Drive Time:** Roughly 20–25 minutes.



DEVELOPMENT SUMMARY

California Forever represents the most ambitious private real estate development currently underway in the United States. Backed by over \$1 billion in capital from Silicon Valley investors, the project proposes to build a walkable city of up to 400,000 residents on approximately 70,000 acres of land in Solano County, situated between Rio Vista and Suisun City, roughly one hour northeast of San Francisco.

A January 2026 economic impact analysis by the Bay Area Council Economic Institute (BACEI) and Blue Sky Consulting Group projects \$215 billion in total private investment over a 40-year build-out, making this one of the largest private development undertakings in American history. The implications for Rio Vista, Solano County, and the broader Northern California megaregion are transformative.

INVESTMENT AT A GLANCE

| | |
|-------------------------------|---|
| Total Private Investment | \$215 billion over 40 years (~\$5B/year) |
| Land Acquired | ~70,000 acres (~110 sq. miles) for ~\$900M |
| Capital Raised to Date | Over \$1 billion (97% U.S. investors) |
| Affordable Housing Commitment | \$400M in affordable housing & down-payment assistance |
| Community Benefits Package | \$4 billion at full build-out; \$800M for existing downtown revitalization |
| Labor Agreement | 40-year deal with Napa-Solano Building Trades & NorCal Carpenters (largest in U.S. history) |

THREE PILLARS OF THE DEVELOPMENT

Solano Foundry — Advanced Manufacturing

A 2,100-acre advanced manufacturing park positioned as the largest in America, targeting aerospace, defense, energy, and robotics industries. The Foundry is designed to reshore U.S. manufacturing capacity and directly address the fact that California has produced zero net new manufacturing jobs since 2010. Entitlements and environmental review are underway through the Suisun Expansion Plan.

Solano Shipyard — Maritime Industrial Complex

A 7,500-acre shipbuilding facility on a federally maintained deep-water ship channel, proposed as the largest shipyard in the United States. The Shipyard aligns with federal priorities to restore domestic shipbuilding capacity and reduce reliance on foreign yards. The site has been zoned for maritime industrial use since the 1980s, and discussions are underway for an accelerated timeline to break ground.

Solano Living — Walkable Urban Community

Approximately 175,000 new homes across a dense, mixed-use urban core designed as the first new walkable city built in America in over a century. The residential plan includes apartments, condominiums, townhouses, rowhouses, and backyard cottages, connected by pedestrian-friendly boulevards and separated bike infrastructure. The design targets a population of up to 400,000 residents at full build-out, with an initial phase housing 150,000.



PROJECTED ECONOMIC IMPACT

The BACEI report, released January 21, 2026, provides the most comprehensive third-party analysis of the project to date. Key projections at full build-out:

| Metric | Projection |
|---------------------------------------|--|
| Total Jobs Created | 530,000+ statewide |
| Direct Jobs in New City | 225,000 |
| Indirect/Induced Jobs | 205,000+ across Solano County & California |
| Construction Jobs (Annual) | 17,000+ direct; 12,000+ indirect/induced |
| Avg. Construction Compensation | \$107,900/year (union majority) |
| Avg. Direct Job Compensation | \$119,200/year (20% above county average) |
| Annual Tax Revenue (Total) | \$16.2 billion |
| Local Government Revenue | \$3 billion/year |
| State Revenue | \$4.1 billion/year |
| Federal Revenue | \$9 billion/year |
| New Homes | ~175,000 |
| Population at Full Build-Out | Up to 400,000 residents |

These projections take on added urgency given Solano County's recent economic headwinds: the announced closures of the Anheuser-Busch facility in Fairfield (~\$10.7M annual local revenue loss) and the Valero refinery in Benicia (~\$7.7M budget cut from a \$65M general fund). The BACEI estimates that if construction begins by 2027, the project would generate \$82 million in incremental local tax revenue by 2030, more than offsetting these losses.



DIRECT IMPACT ON RIO VISTA

Rio Vista sits as the nearest existing municipality to the proposed development, placing it at the epicenter of this transformation. The city council has been actively exploring annexation of California Forever-owned land since March 2025, weighing two primary options: engage and negotiate a development agreement, or maintain distance and let Suisun City take the lead.

Several factors make engagement strategically significant for Rio Vista. The development would bring massive construction employment to the immediate area, generate substantial property and sales tax revenue flowing to the annexing municipality, create demand for local services and retail that would benefit existing Rio Vista.

DEVELOPMENT TIMELINE

| Period | Milestone |
|------------------|---|
| 2017 | Company founded by Jan Sramek |
| 2018–2023 | Acquired ~70,000 acres for ~\$900M; raised \$1B+ in capital |
| 2024 | East Solano Plan introduced; ballot initiative pulled; EIR & development agreement process initiated |
| 2025 | Suisun City & Rio Vista begin annexation discussions; formal application submitted to Suisun City (Oct.); detailed planning & engineering delivered |
| Jan. 2026 | Largest construction labor agreement in U.S. history signed; BACEI economic impact report released |
| 2026–2028 | Complete entitlements, environmental review, and break ground (targeted) |
| 2027–2067 | Phased 40-year build-out; ~\$5B/year in private investment |



BOTTOM LINE

California Forever is not a speculative concept—it is a funded, permitted-in-progress, labor-backed megaproject with over \$1 billion already deployed and \$215 billion in projected total investment. For Rio Vista and Solano County, the question is no longer whether this development will reshape the region, but how, how fast, and who will be positioned to benefit. The scale of job creation, tax revenue, and housing production projected by the BACEI analysis—if even partially realized—would fundamentally alter the economic trajectory of eastern Solano County for generations.



OPPORTUNITY OVERVIEW

The Rio Grove Motel is a 15-unit hospitality property located in Rio Vista, CA. The property has completed a full renovation, featuring upgraded studio units, a honeymoon suite, and an ADA-compliant room. All units are equipped with new porcelain tile, quartz countertops, and modern Amana HVAC systems. The inclusion of kitchenettes in all rooms allows the property to accommodate both short-term travelers and extended-stay contractors, diversifying the income streams.

Situated directly on State Highway 12, the motel benefits from high visibility and easy access for passing traffic. It is one of only two lodging facilities within a 25-mile radius, reducing direct competition in the immediate area. The location is positioned to serve demand from nearby industrial projects, recreational activities on the Sacramento River, and future regional developments in the Rio Vista area. This asset offers immediate occupancy and operational capability for an investor.





INVESTMENT HIGHLIGHTS

- Hotel Purchase Price **\$2,450,000**
- Down Payment (30%) **\$490,000**
- Cash On Cash Return **29.04%** (proforma)
- CAP Rate **11.80** (proforma)
- Price Per Room **\$163,333**
- ADR **\$120.00** (proforma)
- Occupancy **66.00%** (proforma)
- RevPar **\$79.20** (proforma)

PROPERTY DETAILS

640 State Highway 12 Rio Vista, CA 94571

- **Number of buildings:** 3
- **Number of rooms:** 15
- **Year Built:** 1954/2025
- **Lot Size:** 0.44 Acres
- **GBA:** 5,214 SF

MARKETING DESCRIPTION

The Rio Grove Motel is a 15-unit hospitality property located on State Highway 12 in Rio Vista, California. The asset has completed a full renovation, featuring 13 studio units, a honeymoon suite, and an ADA-compliant room. All units are furnished with modern amenities, including porcelain tile flooring, quartz countertops, and updated HVAC systems. Every room includes a kitchenette, allowing for both short-term rentals and long-term accommodation for regional contractors, which increases potential occupancy rates.

Situated on a 0.44-acre lot, the property benefits from high visibility and traffic counts of approximately 20,000 to 25,000 vehicles daily. This location is one of only two motels within a 25-mile radius, providing a competitive advantage in the local lodging market. The site is positioned to serve demand from tourists visiting the Sacramento River Delta and personnel working on industrial projects in the region. This is a turnkey business opportunity with immediate operational capability.





INVESTMENT HIGHLIGHTS

- **Fully Renovated Asset:** The property has completed a full-scale renovation, including new dual-pane windows, imported porcelain tile, quartz countertops, and energy-efficient Amana HVAC units.
- **Flexible Unit Mix:** 15 total rentable units comprising 13 studio units, one honeymoon suite, and one fully ADA-compliant unit with parking and truncated walkways.
- **Kitchenettes in All Units:** Every guest room includes a kitchenette, allowing the property to serve both short-term recreational tourists and long-term workforce stay demand.
- **High-Visibility Location:** Situated directly on State Highway 12 with an average daily traffic count of 20,000 to 25,000 vehicles.
- **Limited Local Competition:** The property is one of only two motels within a 25-mile radius, providing a high level of market capture for the immediate area.
- **Proximity to Major Developments:** Strategically located near the California Forever project and the Rio Vista Business Park, which drive regional job growth and lodging demand.
- **Operational Security:** Features touchless programmable key card entry locks and steel frame entry doors for enhanced property management and guest safety.
- **Ample Parking:** The 0.44-acre lot includes a 16-space parking lot with dual entry access for improved guest accessibility.
- **Turnkey Opportunity:** This hospitality asset is currently stabilized and prepared for immediate occupancy and operation by a new owner.

MARKET SUMMARY

The Rio Vista hospitality market is characterized by high demand and low inventory. The Rio Grove Motel is one of only two lodging facilities operating within a 25-mile radius. This limited supply directly impacts the property's capture rate from the 20,000 to 25,000 vehicles passing daily on State Highway 12. According to 2026 data, secondary California markets are experiencing stabilized occupancy rates, driven by travelers and commercial contractors seeking renovated, functional accommodation alternatives to higher-priced metropolitan areas. The property is positioned to capture demand from Sacramento River Delta tourism and regional business expansion.

Future economic growth in the Rio Vista area is supported by substantial infrastructure and residential projects, including the California Forever initiative and the Delta Conveyance Project. These industrial projects generate a consistent need for workforce housing and professional lodging for contractors and consultants. Furthermore, ongoing developments in the Rio Vista Business Park, along with new residential subdivisions like Liberty and Riverwalk, are expanding local economic activity. This combination of restricted lodging supply and increasing industrial demand provides a basis for projected RevPAR (Revenue Per Available Room) growth and long-term asset appreciation.



SPECIAL EVENTS

The Rio Grove Motel is positioned to capture recurring revenue from several annual events and recreational seasons that drive high occupancy in the Rio Vista area. Due to the limited number of lodging facilities in the region, the motel serves as a primary accommodation site for the following:

- **Rio Vista Bass Derby & Festival:** Held annually in October, this is the city's largest event, attracting tens of thousands of visitors. The three-day festival includes a professional fishing tournament, a parade, a car show, and live entertainment.
- **Sacramento River Recreational Season:** From May through September, the motel serves a consistent influx of boaters, anglers, and water sports enthusiasts visiting the nearby Brannan Island State Recreation Area and Sherman Island for windsurfing and kiteboarding.
- **Rio Vista Airport Day (Wings & Wheels):** An annual event in September featuring vintage aircraft displays and classic car shows, drawing regional hobbyists and families.
- **Holidays & Community Markets:** The property provides lodging for vendors and visitors attending the Rio Vista Christmas Market in December and the seasonal Sidewalk Saturdays held in the downtown district.
- **Regional Industrial Projects:** Beyond tourism, the motel caters to recurring professional events and lodging needs associated with the Rio Vista Business Park and large-scale infrastructure projects such as the Delta Conveyance Project.



FINANCIAL SUMMARY



RIO GROVE MOTEL

Hotel Purchase Price **\$2,450,000**
Down Payment (30%) **\$490,000**

Proposed Financing-New First

New First \$1,960,000
Interest Rate 6.00%
Amortization 27
Monthly Principal & Interest -\$12,230

Operating Summary

2027
Rooms **15**
Available Rentable Rooms 7,300
Rooms Sold 4,179
Occupancy 66.00%
ADR \$120.00
RevPar \$79.20

| | | |
|---------------------|------------|---------|
| Room Revenue | \$578,160 | 100.00% |
| Gross Revenue | \$578,160 | 100.00% |
| Operating Expenses | \$289,080 | 50.00% |
| NOI | \$289,080 | 50.00% |
| Less Debt Services | -\$146,761 | |
| Pre-Tax Cash Flow | \$142,319 | |
| Debt Coverage Ratio | -1.97 | |

Investment Summary

Cash On Cash Return **29.04%**
CAP Rate **11.80%**
Room Revenue Multiplier **4.24**
Price Per Room **\$163,333**

STR Trend Report 2026

ADR: \$127

OCC: 63.1

RevPar: \$80.00



A photograph of an empty office room. The walls are a light sage green color. The floor is covered in a patterned carpet with shades of brown, tan, and grey. On the right wall, there is a window with a white frame and a white radiator below it. A dark green door is visible in the background. The ceiling has recessed lighting. A white box with a black border containing the text 'COMPETITIVE PROPERTIES' is overlaid on the left side of the image.

COMPETITIVE PROPERTIES

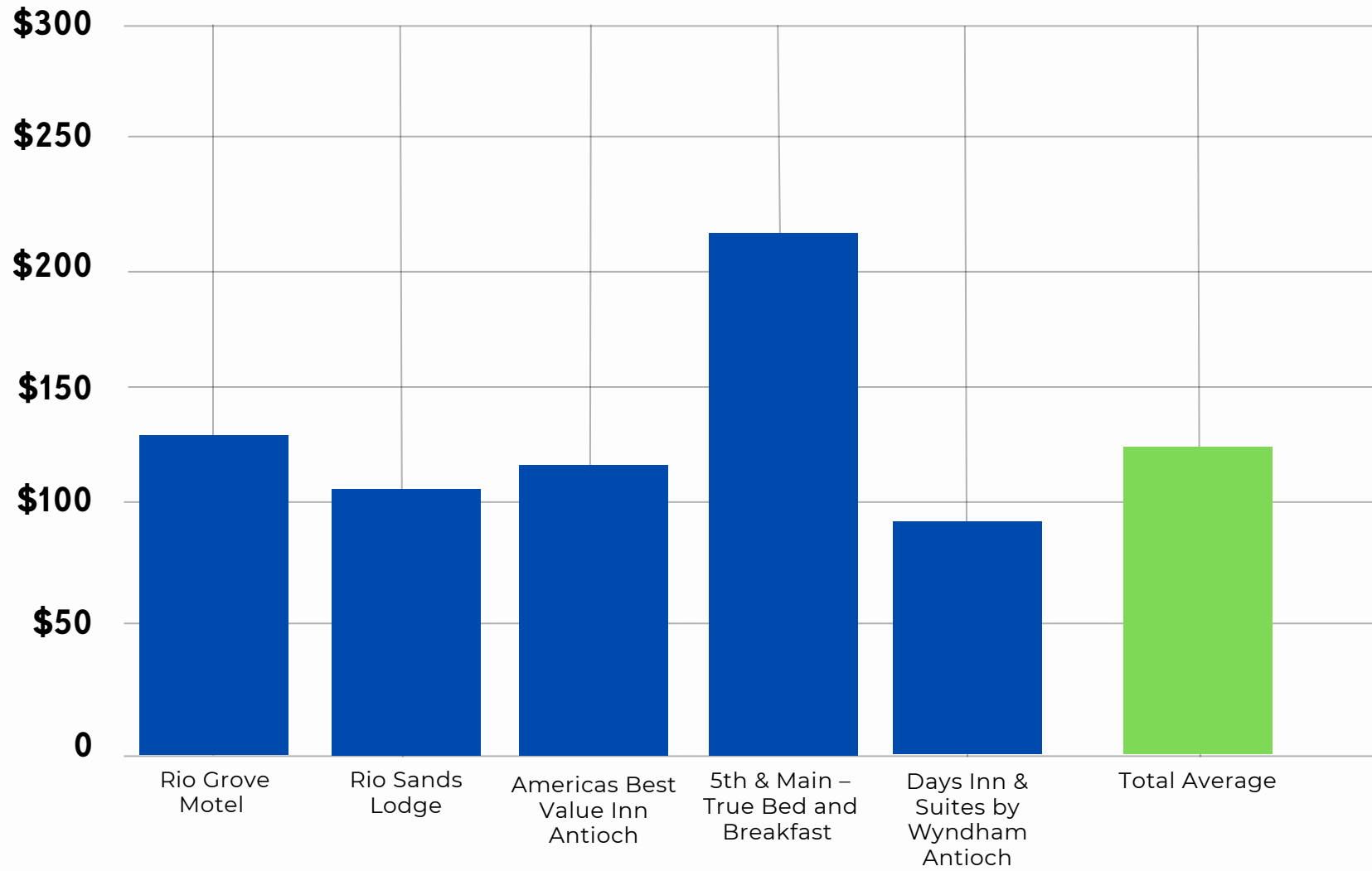
RANKING OF PROPERTIES IN RIO VISTA

| Hotel Name | Rack Rate Min | Rack Rate Max | Hotel Name | Rack Rate Avg |
|--------------------------------------|---------------|---------------|--------------------------------------|---------------|
| Rio Grove Motel | \$120 | \$145 | Rio Grove Motel | \$133 |
| Rio Sands Lodge | \$80 | \$125 | Rio Sands Lodge | \$103 |
| Americas Best Value Inn Antioch | \$89 | \$127 | Americas Best Value Inn Antioch | \$108 |
| 5th & Main – True Bed and Breakfast | \$180 | \$250 | Delta Daze Inn | \$215 |
| Days Inn & Suites by Wyndham Antioch | \$77 | \$119 | Days Inn & Suites by Wyndham Antioch | \$98 |

Total Average

\$131

RACK RATE



COMPETITIVE PROPERTIES



Rio Grove Motel



Rio Sands Lodge
Trip Advisor rated #1 of 1



Americas Best Value Inn Antioch
Trip Advisor rated #2 of 5



5th & Main – True Bed and Breakfast



Days Inn & Suites by Wyndham Antioch

An aerial photograph showing a large, multi-story commercial building with a flat roof and a large, paved parking lot. The building is surrounded by other residential-style buildings and greenery. In the background, there are open fields and a clear blue sky. The text 'PROPERTY OVERVIEW' is overlaid on the left side of the image in a white box with a black border.

PROPERTY OVERVIEW

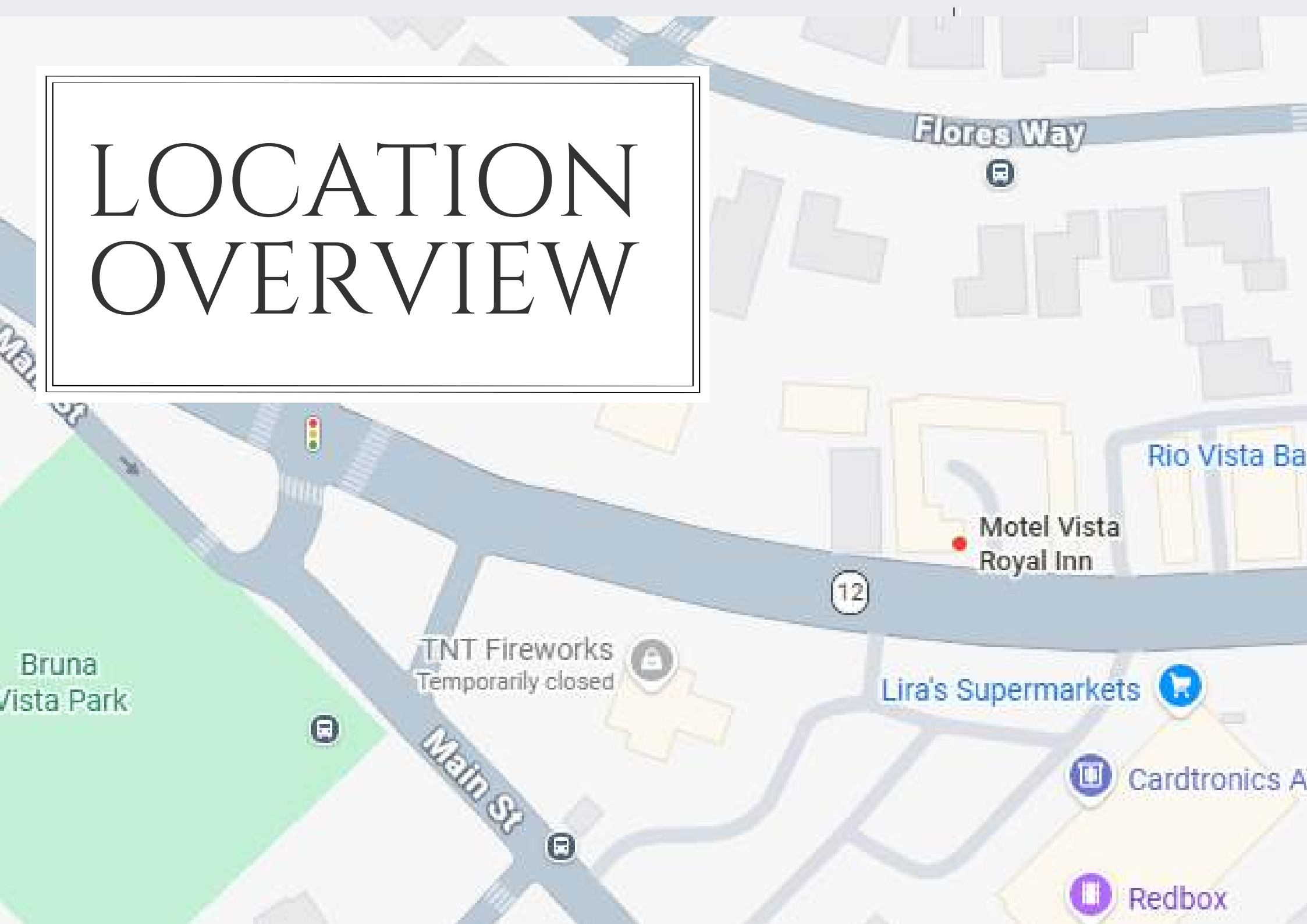
ROOMS

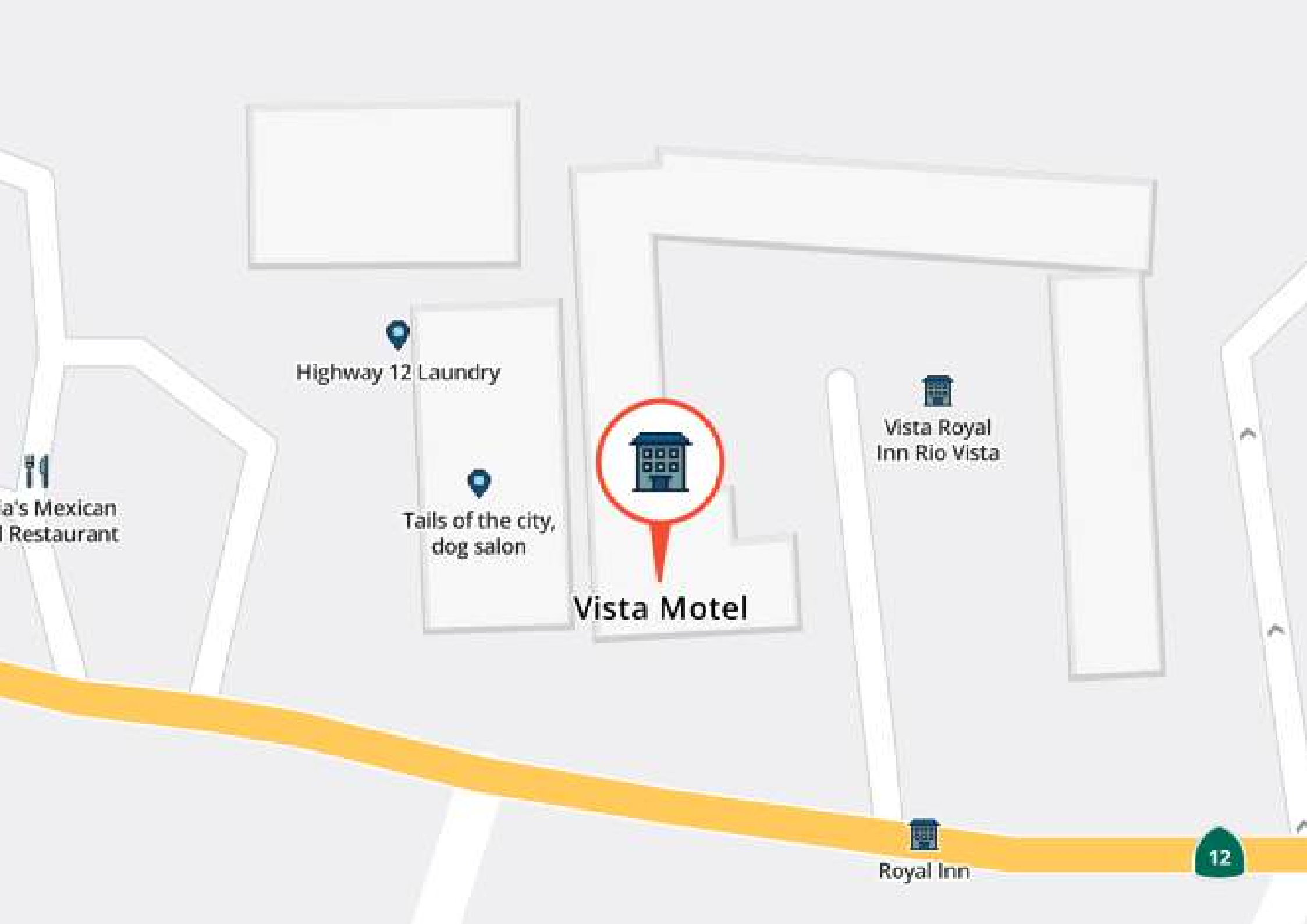


ROOMS



LOCATION OVERVIEW





ia's Mexican
Restaurant

Highway 12 Laundry

Tails of the city,
dog salon

Vista Motel

Vista Royal
Inn Rio Vista

Royal Inn

12







RIO VISTA

Rio Vista is located in the Sacramento River Delta region, which contains over 1,000 miles of waterways that support consistent recreational tourism. The city acts as a hub for boating, fishing, and wind sports, bringing visitors to the area annually. Economically, Rio Vista is positioned at the intersection of major transportation routes, approximately 15 miles from Interstate 5 and 25 miles from Interstate 80. This connectivity provides direct access to regional traffic and logistical advantages for commercial activity.

The local economy is experiencing expansion due to industrial and residential projects. The Rio Vista Business Park attracts new industrial tenants, and planned developments such as the California Forever initiative are projected to increase regional demand for housing and services. The city maintains a competitive advantage in the hospitality sector with a limited supply of lodging options, resulting in high occupancy rates during peak recreational seasons and high demand from regional contractors.





CALIFORNIA

California possesses the largest state economy in the United States, producing a gross state product exceeding \$4 trillion as of 2026. The economic foundation is driven by diverse sectors, including technology in the Silicon Valley, aerospace, and agricultural production in the Central Valley. The state maintains a high concentration of venture capital investment, fueling continuous innovation and business growth. Despite regional economic variations, California remains a primary driver of national GDP and global trade, offering substantial opportunities for commercial investment.

The California real estate market is defined by high demand and a constrained supply of both residential and commercial inventory. As of 2026, legislative efforts are increasing to streamline permit approvals and facilitate the conversion of underutilized commercial properties to residential use to address housing shortages. While interest rates remain elevated, the state's high-income household demographic continues to support property value stability. Investors seeking assets with high income potential in competitive markets find long-term value in California's infrastructure and economic density.





RIO VISTA MUSEUM



RIO VISTA FISHING PIER



RIOVISION GALLERY



BRANNAN ISLAND STATE RECREATION AREA



SANDY BEACH COUNTY PARK



THE GOLF CLUB AT RIO VISTA

POPULAR SITES IN RIO VISTA

TO CONCLUDE

The Rio Grove Motel is a stabilized hospitality asset with immediate cash-flow potential. The extensive 2020-2025 renovations have eliminated the need for near-term capital expenditures, allowing an investor to focus on operational management and revenue optimization. With its flexible unit configuration and full kitchenette installations, the property serves demand from both seasonal tourism in the Sacramento River Delta and year-round requirements of regional industrial contractors.

The investment is supported by significant economic activity in Solano County, including the expansion of the Rio Vista Business Park and the nearby California Forever development projects. As one of only two lodging providers within a 25-mile radius, the Rio Grove Motel maintains market insulation and consistent visibility on a major state highway. For an investor seeking a turnkey property in a growth-oriented California corridor, this asset provides operational stability and long-term appreciation.



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