

COMFORT INN & SUITES

707 INTERSTATE 30 | LITTLE ROCK, AR 72202

MATTHEWS™

OFFERING MEMORANDUM



STRONG ONLINE REPUTATION ACROSS LEADING PLATFORMS



4.3/5



4.5/5



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COMFORT INN & SUITES



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MREIS AR Real Estate

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PROPERTY OVERVIEW



INVESTMENT SUMMARY

COMFORT INN & SUITES

Comfort Inn & Suites Little Rock

707 Interstate 30 | Little Rock, AR 72202

150

Total Keys

1971/2024

Year Built/Remodeled

+3.20%

2026 YTD Room Rev

+3.50%

2026 YTD Total Rev

Choice Hotels

Brand

Urban/CBD

Location



INVESTMENT HIGHLIGHTS

- Priced on 2025 numbers. 2026 YTD is running ahead and is not built into the ask.
- 2024 Rise & Shine. Choice Comfort prototype in place; term through October 2043.
- Reinforced concrete construction material
- Commercial Business District location
- I-30 frontage at ±110K VPD, plus I-40 / I-430 / I-530 feeding capital-city business and leisure traffic.
- Walkability to River Market, Simmons Bank Arena (18,000 Seats), and Statehouse Convention Center
- 2025 Visitor Economy: \$2.19B Pulaski County visitor spending, 12,213 direct jobs, 194,881 convention/event attendees, 229 future meetings already booked.

STRONG ONLINE REPUTATION ACROSS LEADING PLATFORMS



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AMENITIES

Premium Free WiFi

Free Hot Breakfast

Fitness Center

Full Service Bar

Outdoor Pool

FEMA Approved

Room Service

Valet Laundry

Pet Friendly

Sustainable Practices

Free Parking

Event Space (4,500 SF)

Business Center

Smoke Free



**UNIVERSITY OF ARKANSAS
PULASKI TECH**
Pulaski Technical College
±4,478 Students | ±193 Employees

**ARKANSAS
BAPTIST COLLEGE**
Arkansas Baptist College
±342 Students | ±100 Employees

McCain Mall
Dillard's JCPenney
OLD NAVY Bath & Body Works
FIVE GUYS BURGERS and FRIES
BARNES & NOBLE
Olive Garden TARGET

McCain Plaza
Walmart Supercenter LOWE'S
THE HOME DEPOT ALDI DICK'S SPORTING GOODS
Chick-fil-A TJ-maxx petco

Arkansas Children's
HOSPITALS · RESEARCH · FOUNDATION
±336 Beds and
±4,400 Employees

Simmons Bank Arena
±18,000 Seats | ±137 Annual Events

RIVER MARKET
±98,834 Annual Visitors

STATEHOUSE
CONVENTION CENTER
±6,600 Seats | ±362 Annual Events Held

**WILLIAM J. CLINTON
PRESIDENTIAL LIBRARY
AND MUSEUM**
LITTLE ROCK, ARKANSAS
±510,000 Annual Visitors

ASO ARKANSAS SYMPHONY ORCHESTRA
±165,000 Annual Visitors

Baptist Health
±827 Beds and
±12,000 Employees

UAMS
University of Arkansas for Medical Sciences
University of Arkansas for Medical Sciences
±3,553 Students | ±2,200 Employees

**ARKANSAS
STATE CAPITOL**
±52M Annual Visitors

**Downtown
Little Rock**

**Comfort
INN & SUITES**
Subject Property

MFA Arkansas Museum of Fine Arts
±165,000 Annual Visitors

entergy
Headquarters
±2,700 Employees



Google Earth

**Bill and Hillary Clinton
National Airport**
±2.2M Annual Passengers



± 97,333 VPD



± 110,000 VPD



± 97,311 VPD



± 17,586 VPD

FINANCIAL OVERVIEW



FINANCIALS

COMFORT INN & SUITES

PROPERTY OVERVIEW

Property Name	Comfort Inn & Suites Presidential
Address	707 Interstate 30
City, ST & Zip Code	Little Rock, AR 72202
Building Size	±100,005 SF
Lot Size	±1.34 AC
Construction Material	Reinforced Concrete
I-30 x E 9th St x I-30 Frontage Rd.	±110,000 VPD
5-Mile Population	107,039
5-Mile Household Income	\$75,733

HOTEL OVERVIEW

License Term Expiration	October 24, 2043
Hotel Location Type	CBD
Market Name	Little Rock
Submarket Name	Little Rock
Class	Upper Midscale
Stories	9

HOTEL REVENUE

	2024	2025 (Pricing Year)	2026 YTD
Occupancy	71.0%	62.3%	
ADR	\$99.53	\$96.06	
RevPAR	\$70.63	\$59.83	
Room Revenue	\$3,889,238.00	\$3,275,768.00	+3.2% vs '25 YTD
Total Revenue	\$4,255,353.00	\$3,629,252.00	+3.5% vs '25 YTD
Owner/User NOI	\$1,382,830.00	\$945,854.00	
Cap at \$11.75M	11.8%	8.05%	

2024 OPERATING OVERVIEW

Number of Rooms	150
Available Rooms	54,750
Occupancy	71.00%
ADR	\$99.53
RevPAR	\$70.63
Room Revenue	\$3,889,238
Total Revenue	\$4,255,353
Owner/User SBA NOI	\$1,382,830
Management Fee	\$116,677
FF&E Reserves	\$155,569
Net Operating Income (CMBS NOI)	\$1,110,583

2025 OPERATING OVERVIEW

Number of Rooms	150
Available Rooms	54,750
Occupancy	62.30%
ADR	\$96.06
RevPAR	\$59.83
Room Revenue	\$3,275,768
Total Revenue	\$3,629,252
Owner/User SBA NOI	\$945,854
Management Fee	\$98,273
FF&E Reserves	\$131,030
Net Operating Income (CMBS NOI)	\$716,550

\$11,750,000

LIST PRICE

\$78,333

PRICE PER KEY

3.59

2025 RRM

Priced on 2025, the first year out of the PIP. 2026 YTD is not used in the cap rate or room revenue multiple.

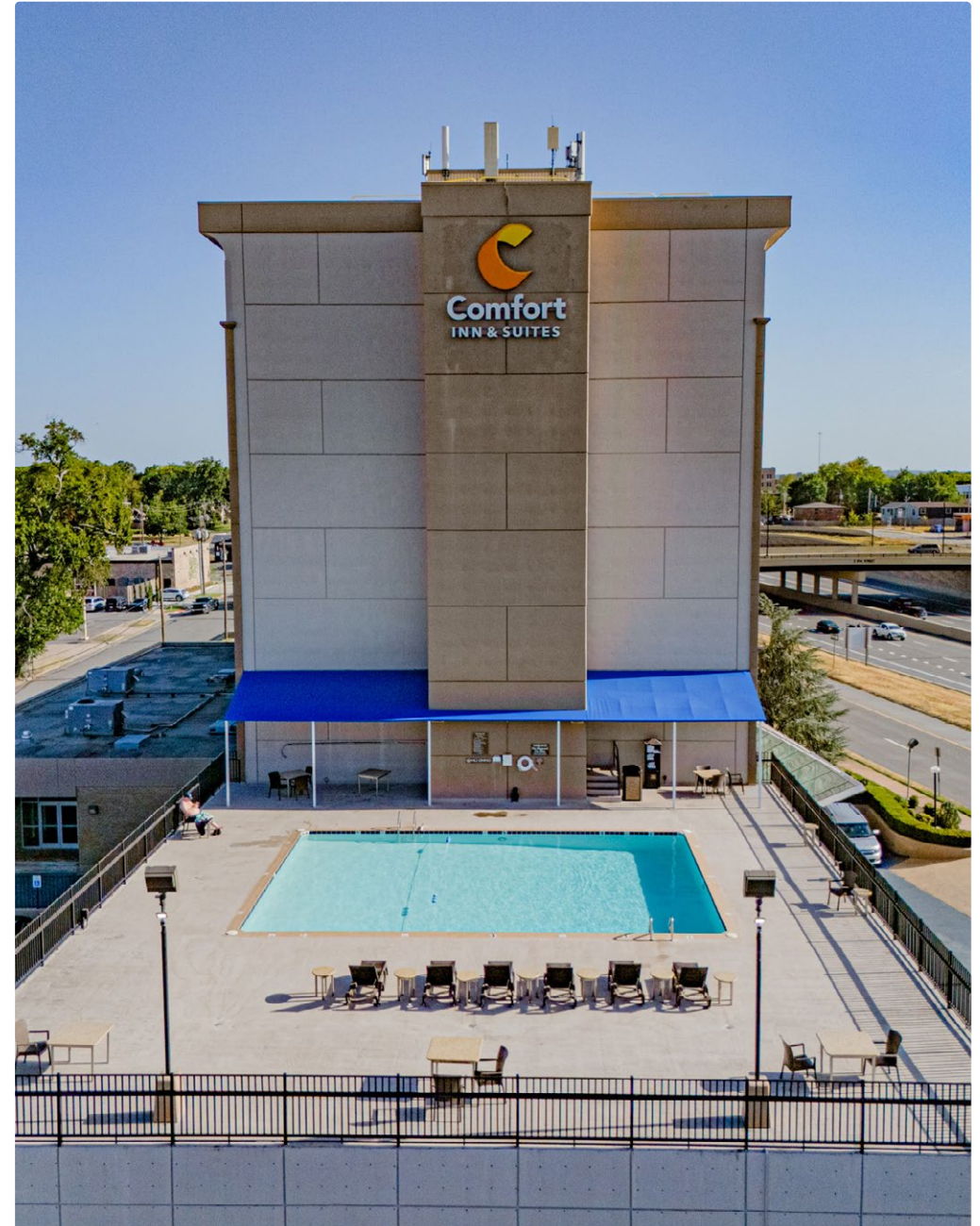


FINANCIALS

COMFORT INN & SUITES

SBA LOAN

Offering Name	Comfort Inn & Suites Presidential
Guidance	\$11,750,000
Cap Rate	8.05%
Down Payment	\$3,000,000
New SBA 504 Loan	\$8,750,000
Interest Rate	7.25%
Amortization	25 Years
Term	25 Years
Loan to Value	74%
Debt Service Coverage Ratio	1.25
2025 Owner/User NOI	\$945,854
Loan Payments	\$758,947
Buyer's Year 1 Net Cash Flow	\$186,907
Buyer's Year 1 Principal Reduction	\$128,796
Buyer's Year 1 Total Return	\$315,703
Buyer's Annual Cash-on-Cash Return	6.23%
Principal Reduction	4.29%
Buyer's Total Annual Return	10.52%



MARKET OVERVIEW



MARKET OVERVIEW

LITTLE ROCK, AR

Little Rock, Arkansas is the state's capital and largest city in Central Arkansas, positioned within the broader Little Rock—North Little Rock—Conway metropolitan area. The city is characterized by a diverse economic base, established urban development, and a highly accessible location along major transportation corridors including Interstate 30 and Interstate 40. Its central location provides convenient connectivity to both Downtown Little Rock and surrounding regional destinations. The area features a balanced mix of housing, retail centers, and community amenities, creating consistent daily activity and a stable population base. Little Rock also benefits from its position as the seat of Pulaski County, one of the most populous and economically active counties in Arkansas, supporting steady inflows of visitors, commuters, and regional traffic throughout the year.

204,800

City Population

87,900

Households

\$2.19B

Annual Visitor Spending

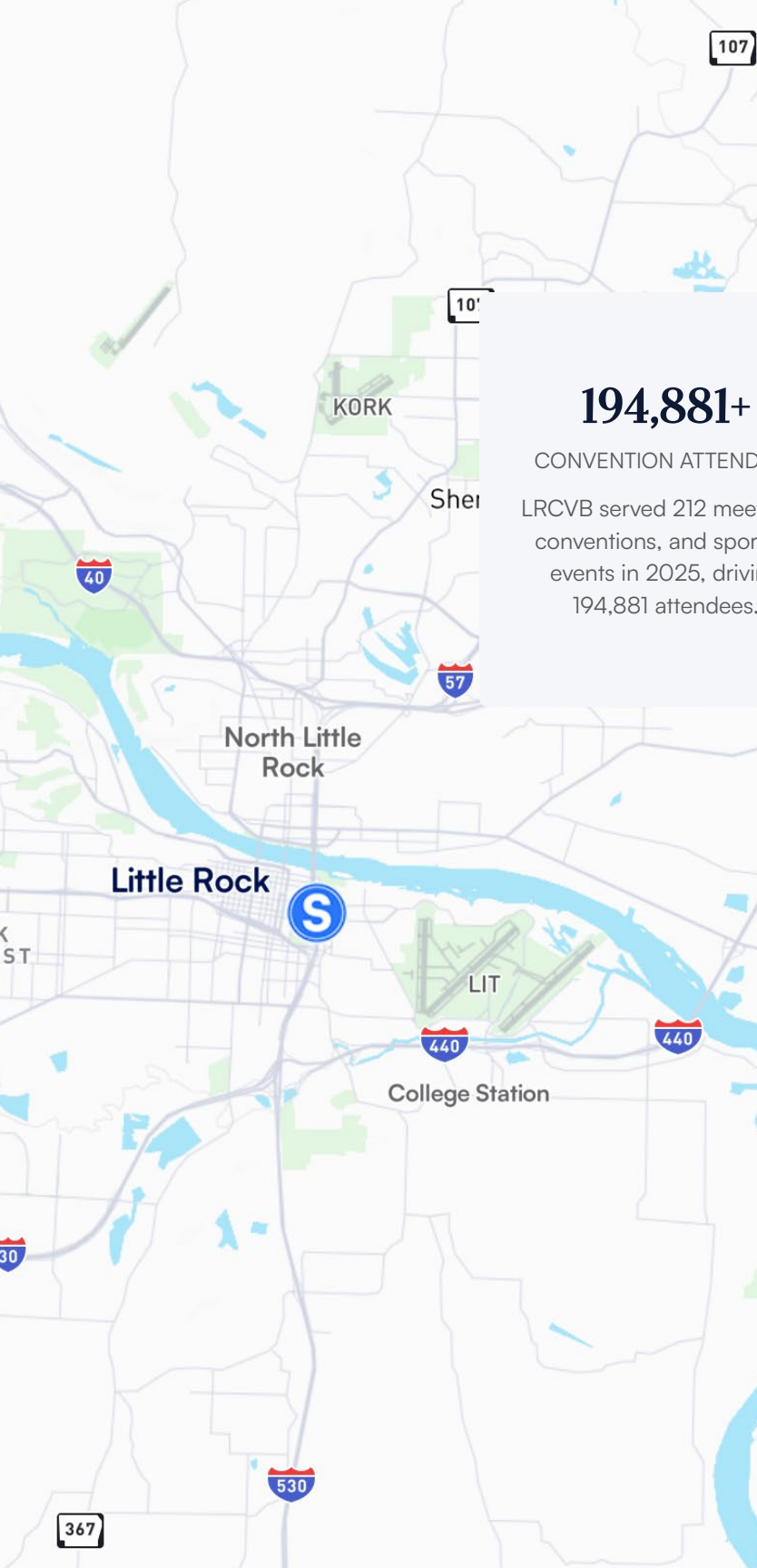
2.2M+

Annual Airport Passengers

STRONG ECONOMIC FUNDAMENTALS

Little Rock's economy is supported by a diverse mix of government, healthcare, education, and professional services, all of which contribute to sustained economic activity across the metropolitan area. Its location at the intersection of major interstate highways facilitates strong commuter movement and access to employment hubs throughout Central Arkansas and the surrounding region. The city is anchored by established commercial corridors and institutional employers that generate consistent daily activity, complemented by nearby industrial and logistics operations that support daytime population and business travel. Additionally, continued population stability and a diversified employment base reinforce spending power and economic resilience, positioning the area as a reliable contributor to regional commerce and ongoing development activity.





RECENT DEVELOPMENTS

DOWNTOWN LITTLE ROCK INVESTMENT & REVITALIZATION

194,881+

CONVENTION ATTENDEES
LRCVB served 212 meetings, conventions, and sporting events in 2025, driving 194,881 attendees.

\$25M

RIVER MARKET HALL RENOVATION
\$25 million renovation of River Market Hall as part of broader downtown progress.

\$31M

CALS MAIN LIBRARY RENOVATION
The Central Arkansas Library System's Main Library reopened after a \$31 million renovation.

31,000 SF

NORTH LITTLE ROCK EVENT CENTER
Expected to host up to 1,000 for dinner and 1,500 for an event/show.

KEY DEVELOPMENTS DRIVING DEMAND

Clinton Presidential Center Expansion / Modernization
Major expansion and modernization designed to support exhibitions, educational programs, global convenings, and the Hillary Rodham Clinton Institute.

Statehouse Convention Center / LRCVB Capital Improvements
Ongoing modernization of the Statehouse Convention Center and Robinson Center, with improvements advancing at River Market Ottenheimer Hall.

B. Finley Vinson Plaza Renovation
Reopened in May 2026 in front of the DoubleTree downtown with green space, seating, flexible event areas, and a connection to Riverfront Park.

ADDITIONAL DOWNTOWN INVESTMENT

Historic West Ninth Street Revitalization
Collaborative demonstration project focused on public art, walkability, safety, accessibility, culture, and economic opportunity.

Regional Interstates Network
Four interstates feeding business & leisure travel.

Walkability to Key Amenities
River Market, Simmons Bank Arena, and Statehouse Convention Center.

District Courts Building
New District Courts building supporting continued downtown growth.

REGIONAL ACCESS, LOCAL DEMAND

Regional Access

At the crossroads of I-30 & I-40 with a regional network of four interstates feeding business & leisure travel across Central Arkansas and the Mid-South.

I-30

I-40

I-430

I-530

Local Interstate Connectivity

Tourism, Retail & Entertainment

Walkable to the River Market, Simmons Bank Arena & the Statehouse Convention Center, with corridors of national retail, dining & medical campuses driving day-to-night activity.

River Market

Bank Arena

Statehouse Convention Center

State Capital & Regional Demand

Arkansas' capital city anchors government, healthcare, corporate, convention & event-driven lodging demand drawn from across the state and neighboring region.

Government

Healthcare

Local Conventions

Events

TOP EMPLOYERS

Access to a diverse employment base across Central Arkansas and the Little Rock metropolitan area.

UAMS
University of Arkansas for Medical Sciences

Baptist Health

Arkansas Children's

HOSPITALS • RESEARCH • FOUNDATION

entergy

TOURISM & REGIONAL VISITOR ACTIVITY

Central Arkansas benefits from a strong tourism economy driven by outdoor recreation, cultural attractions, convention activity, and statewide government functions. Little Rock's strategic location along Interstate 30 and Interstate 40 allows the market to capture consistent leisure, weekend, business, and event-driven travel demand throughout the year.



30M+ ANNUAL VISITORS TRAVEL TO ARKANSAS EACH YEAR
(ARKANSAS DEPARTMENT OF PARKS, HERITAGE & TOURISM / 2025)

#1 CONVENTION & EVENT DESTINATION IN CENTRAL ARKANSAS
(STATEHOUSE CONVENTION CENTER / 2025)

HOME TO ARKANSAS' LARGEST CONVENTION & GOVERNMENT MARKET
(STATE OF ARKANSAS / LITTLE ROCK CVB / 2025)

2.2M+ ANNUAL AIR PASSENGERS THROUGH CLINTON NATIONAL AIRPORT
(BILL & HILLARY CLINTON NATIONAL AIRPORT / 2025)

| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Comfort Inn & Suites Presidential 707 Interstate 30 Little Rock, AR 72202** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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