



THOMASVILLE INN

THOMASVILLE, NC

Offering Memorandum

2 Story | Hotel Hospitality and Commercial Retail |

Fee Simple



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ARC
REAL ESTATE LLC

on EXECUTIVE SUMMARY PROPERTY DETAILS FINANCIALS ABOUT ARC REAL ESTATE LLC. DISCLAIMER ©2024 ARC Real Estate LLC. All rights reserved. The information contained in this document is proprietary to ARC Real Estate LLC. and shall be used solely for the purpose of evaluating this proposal. All such documentation and information remains in the property of ARC Real Estate LLC. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of ARC Real Estate LLC. All information contained herein is from sources deemed reliable; however, no representative or warranty is made as to the accuracy thereof. The Property is being offered free of management and debt encumbrances. The terms of the sale are all cash to the Seller at closing. The Property is offered in an “as is, where is” condition on fee simple land.





CONFIDENTIALITY INFO & DISCLAIMER

ARC Real Estate LLC. has been engaged by Ownership as the exclusive agent for the sale of the King's Haven Worship Center in Fort Worth, TX. The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with ARC Real Estate LLC. as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

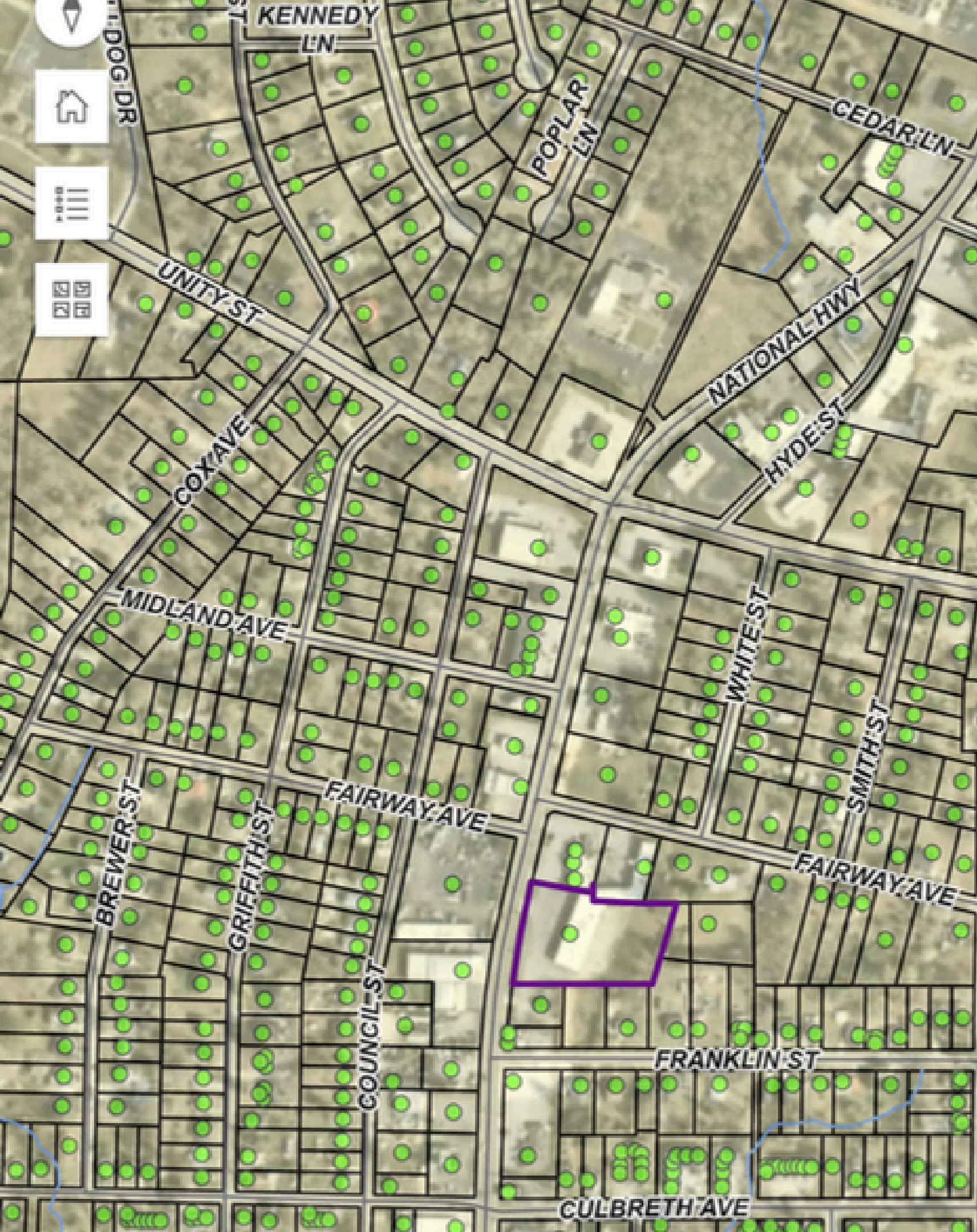
By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient (s) to ARC Real Estate LLC. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

**ARC Real Estate LLC. Andre Robert Cobbs | Principal 4800 Express Dr #19769 Charlotte, NC 28208
ph 336-210-6291
arcrestatebrokerage@gmail.com**

The information contained herein was obtained from sources believed to be reliable; however, ARC Real Estate LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



EXECUTIVE SUMMARY



Hotel and Retail Commercial Building | Zoned C2
407, 409, 411 National Highway Thomasville, NC

50 Unit Hotel 100 Parking Spaces

Stand-Alone Building in Desirable Area
Rent is \$4100 Monthly but Investor could Scale-Up after
remodel.





Hotel and Commercial Building in Thomasville, NC

ARC Real Estate LLC., as exclusive agent for the Seller, is pleased to present for your consideration the Thomasville NC. The property is being sold fully unencumbered of management and debt and presents investors with the opportunity to acquire an economy hotels with existing in-place cash flow. The property is in the Thomasville, NC Area. Please contact broker for more details on this opportunity.

INDEPENDENT ECONOMY PROPERTY

The Property is an independently branded Hotel and Commercial Building and Mixed-Use Stand-Alone building in Thomasville, NC

UNENCUMBERED OF DEBT & MANAGEMENT

The property is being offered fully unencumbered of existing management or debt, allowing for a new owner to come in with fresh capital and an opportunity to retool the property-level operations.

DISCOUNT TO REPLACEMENT COST

Over the last several years as the economy has continued to grow, both labor and materials have reached all-time peaks leading to soaring construction costs for new build projects.. Conversely, this property is being offered at a substantial discount compared to the price to replicate the same assets today, offering a new investor immediate value from day one.

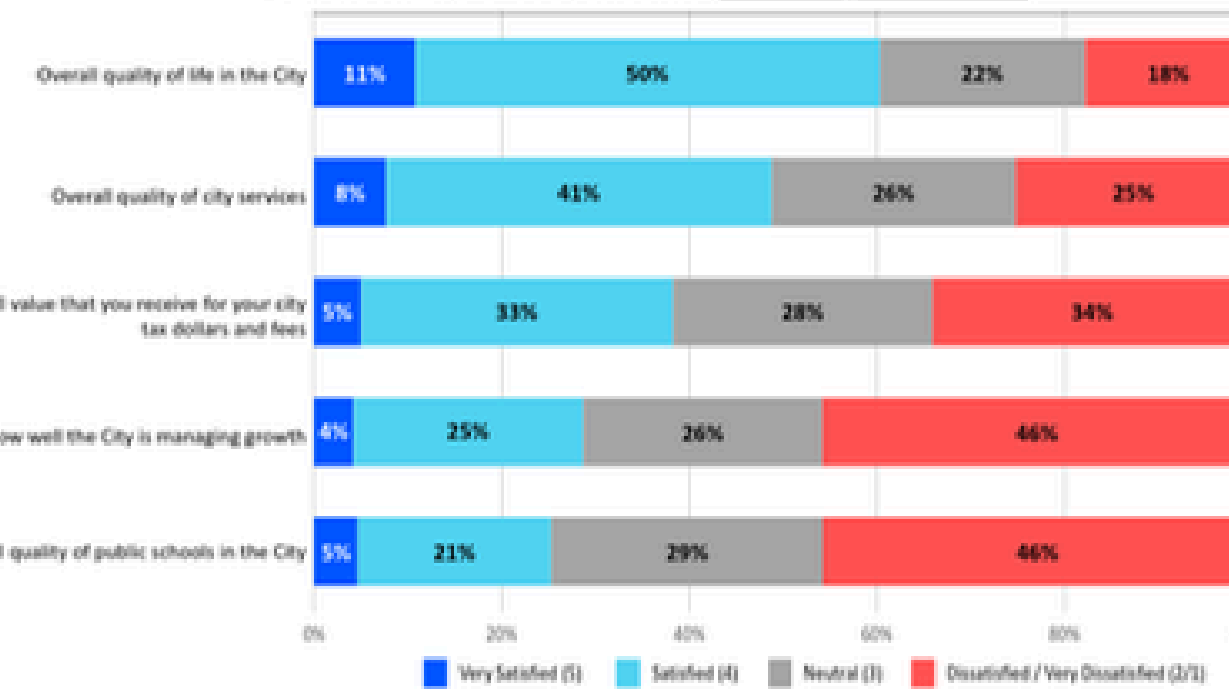
SIGNIFICANT IN-PLACE CASH FLOW

The property is currently providing strong existing cash flow. This property is in a desired location with room to grow with .25 acres of land to expand. owner will have the opportunity to further drive revenue through a variety of strategies

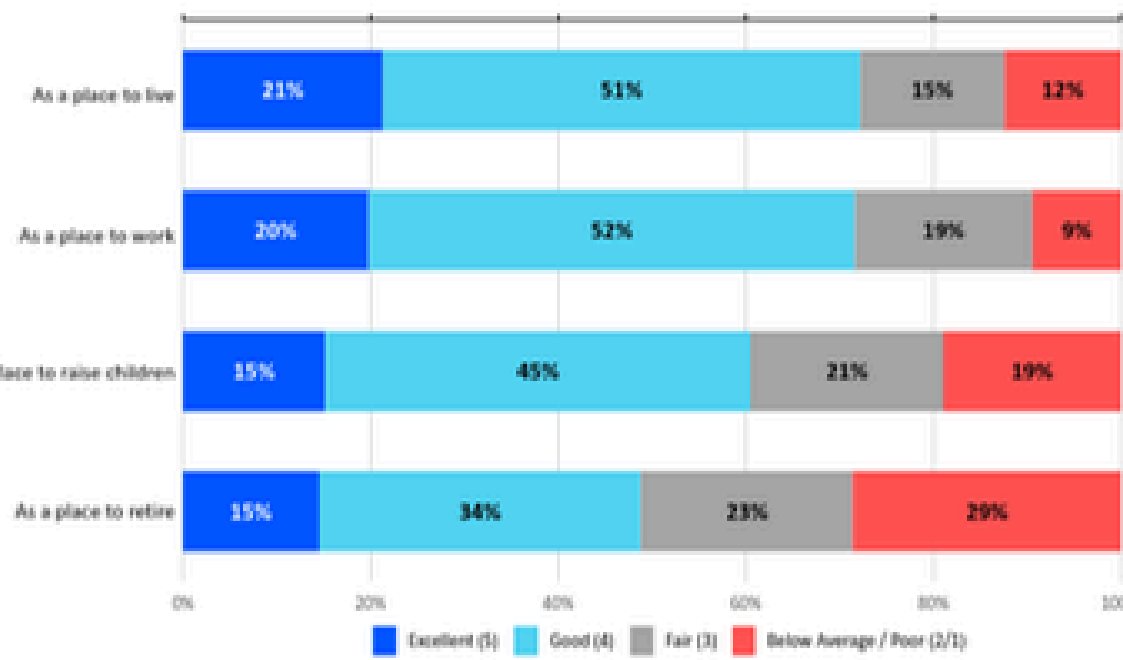


PROPERTY DETAILS

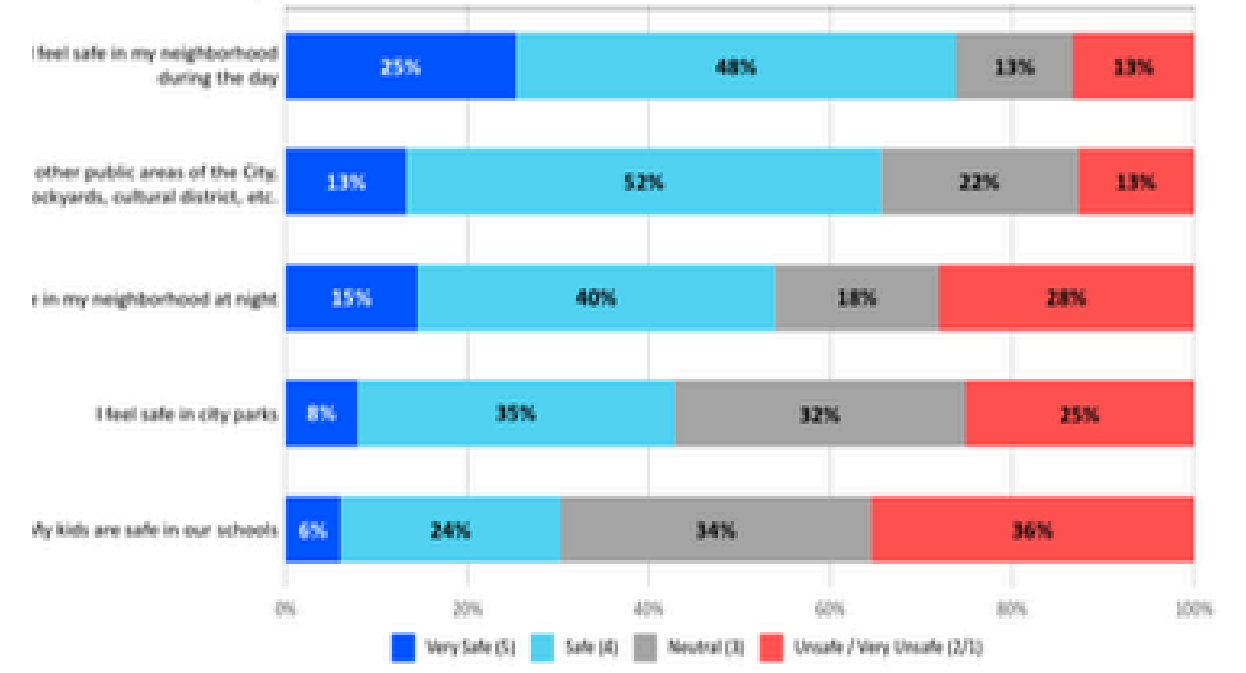
Q1. Perceptions of the City
by percentage of respondents (excluding don't know)



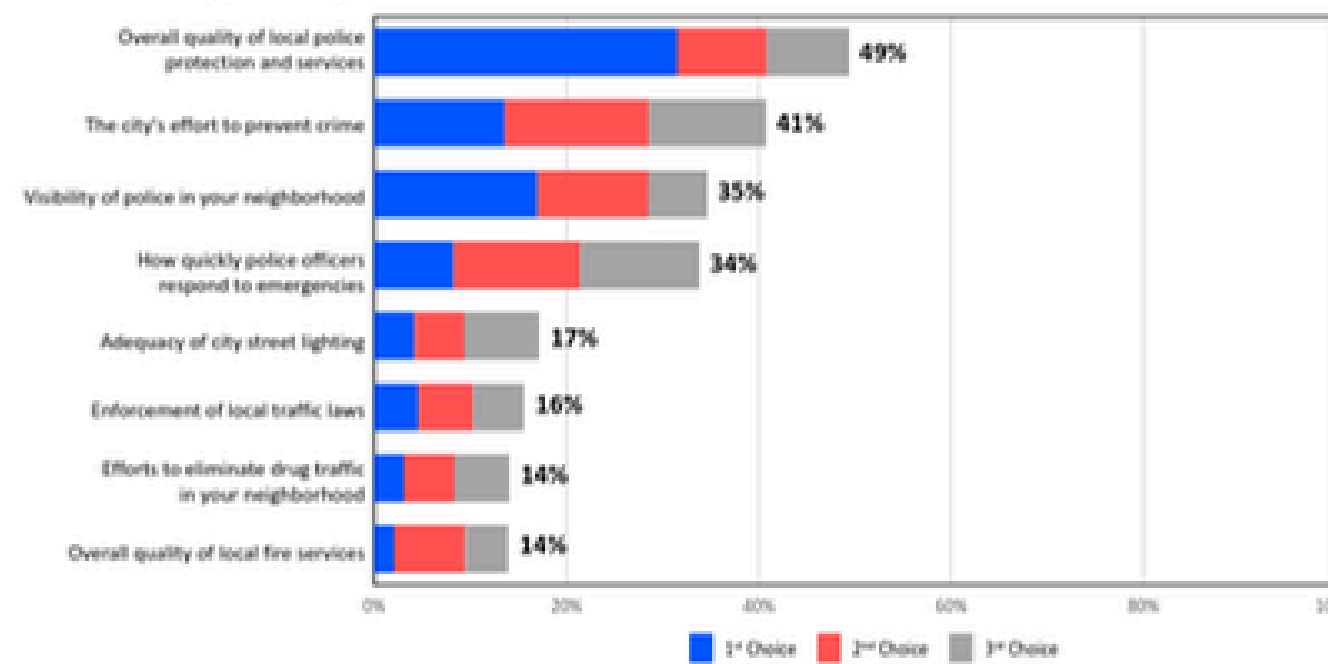
Q2. Quality of Life in Fort Worth
by percentage of respondents (excluding don't know)



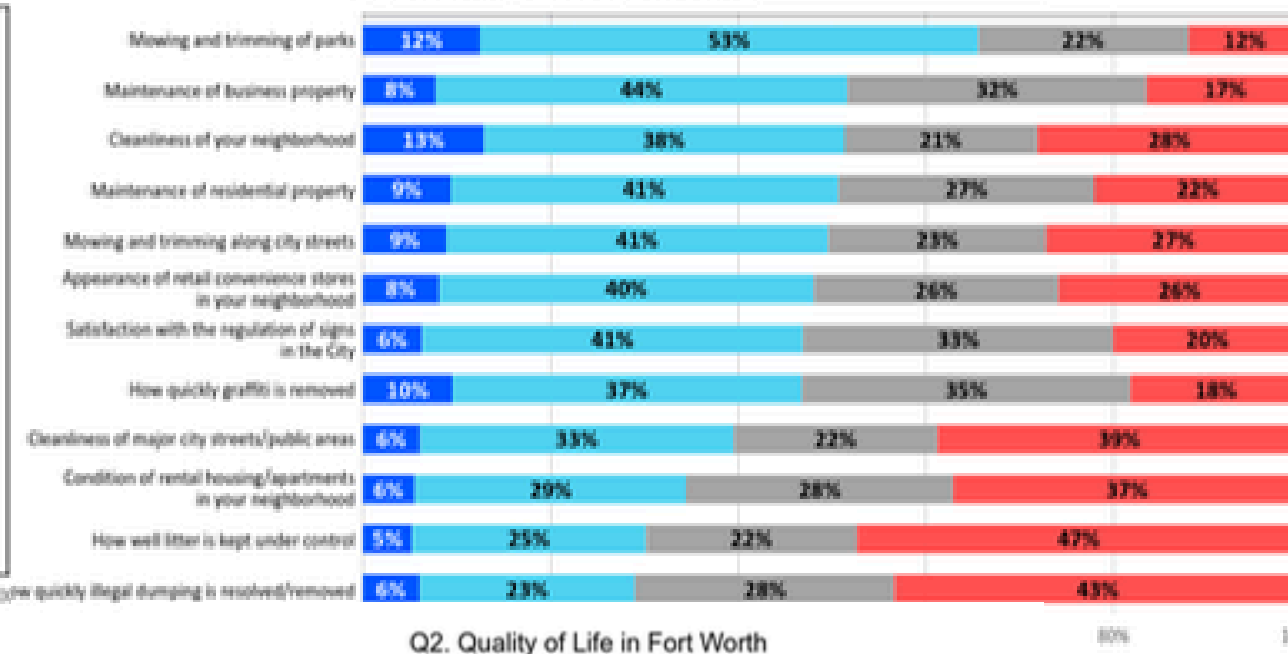
Q3. Feelings of Safety
by percentage of respondents (excluding don't know)



Q7. Public Safety Services that are Most Important for the City to Provide: Top 8
by percentage of respondents who selected the item as one of their top three choices



Q11. Satisfaction with Maintenance and Appearance of the City
by percentage of respondents (excluding don't know)



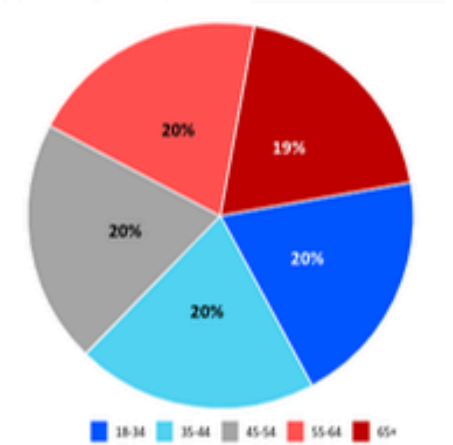
POPULATION

\$28K

AVERAGE HOUSEHOLD INCOME

\$45K

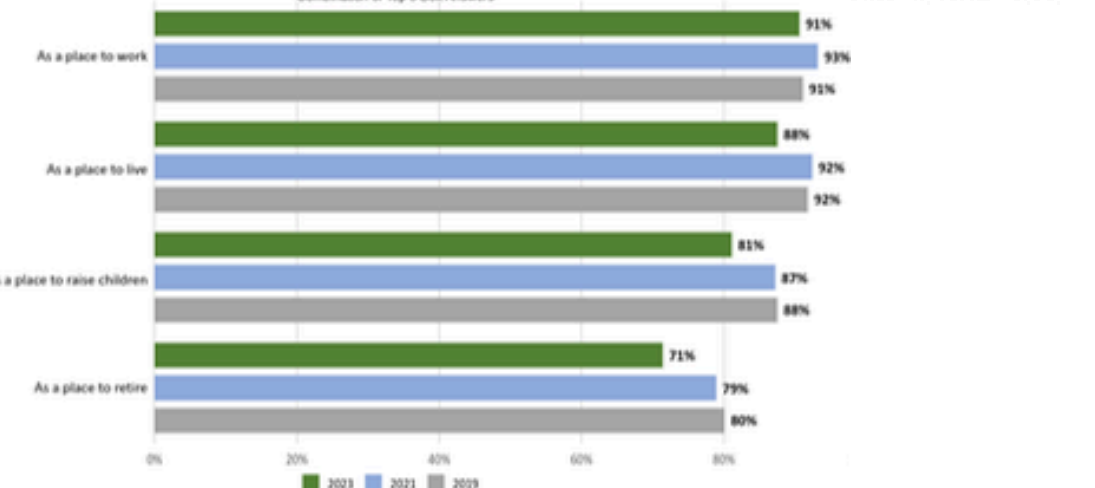
Q32. What is your Age?
by percentage of respondents (excluding not provided)



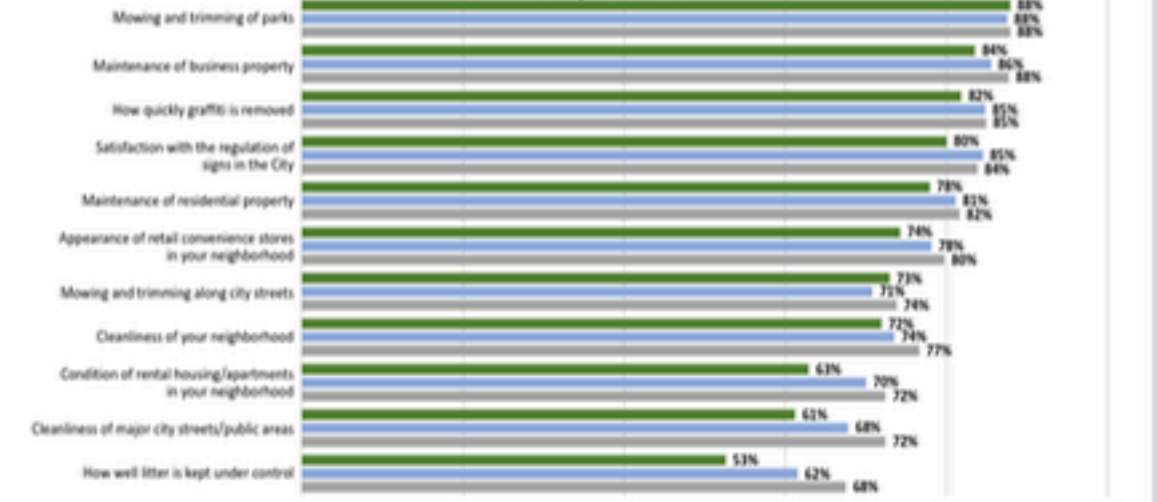
Q33. Which of the following best describes your race/ethnicity?
by percentage of respondents



Q2. Quality of Life in Fort Worth
2023 vs 2021 vs 2019
Combination of Top 3 Box Answers



Q11. Satisfaction with Maintenance and Appearance of the City
2023 vs 2021 vs 2019
Combination of Top 3 Box Answers



Enjoy the life of Thomasville, NC

ARC

Along with the nightlife there is a wide variety of family attractions. Visit the Richard Childress Race Car Museum and the High Point Lake where there are many Restaurants and retail shopping stores. All of these attractions are within walking distance from each other. Also enjoy the taste of the best barbecue in the country. Thomasville is only 30 minutes from Winston-Salem State University and High Point University





PROPERTY HIGHLIGHTS

Address

407, 409, 411 National Highway
Thomasville, NC

Net Income

\$1250, Monthly on 25 Units Plus \$4100 on
Commercial Units.. Totalling \$420,000

25 Unit Building Not in us
Pro-Forma

Investor could double income once
renovations are complete at 100%
occupancy.

Stories

2

Ownership Interest

Fee Simple

Rooms

50 units 400 sq ft per unit plus 3 additional
Commercial Units that are currently rented at
\$4100 per month with Long Term Tenants in place

PROPERTY AERIAL | 3 Acre

407, 409, and 411 National Highway Thomasville, NC



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