



# ALSI BAYSHORE RESORT

902 NW Bayshore Dr., Waldport, OR 97394



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# PROPERTY OVERVIEW

Alsi Bayshore Resort presents a rare opportunity to acquire a full-service, interior corridor hotel on the Oregon Coast at a significant discount compared to both replacement cost and recent hotel sales in the region. Currently managed by ownership with no prior hospitality experience, the asset is primed for immediate value creation under professional hotel management and a targeted Property Improvement Plan (PIP).

The resort sits on 10 lots totaling 4.62 acres, offering not only a strong hospitality investment but also the potential for future development opportunities in one of Oregon's most picturesque coastal markets. Amenities include a restaurant and bar, pool and spa, fitness room, meeting space accommodating up to 250 guests, guest laundry, and rooms with water views. Guests also enjoy direct access to the beach, a unique feature that enhances the resort's appeal.

Situated in Waldport, Oregon, the property overlooks Alsea Bay and the Alsea Bay Bridge and is conveniently located near Highway 101, providing both scenic tranquility and ease of access.

This is a motivated seller opportunity that positions an investor to unlock substantial upside performance and long-term value at the Oregon Coast's Alsi Bayshore Resort.

## SIZE



**± 39,516 SF RBA**  
**± 4.62 AC LOT**  
**90 ROOMS**

## PRICE



**\$ 3,000,000**  
**\$ 33,333/KEY**



## PROPERTY DETAILS

Address	902 NW Bayshore Drive, Waldport, OR 97394
APN	6500-010-550
List Price	\$3,000,000
Gross Leasable Area	39,516 SF
Total Units	90 (82 currently in use)
Year Built / Renovated	1969 / 2010
Zoning	C-1
Use	Hospitality



# PROPERTY PHOTOS



# INVESTMENT OVERVIEW\*

DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ROOMS	82	82	82	82	82
AVAILABLE ROOMS	29930	29930	29930	29930	29930
OCCUPANCY	49.0%	51.0%	52.0%	52.0%	52.0%
ADR	\$125.00	\$127.50	\$130.05	\$132.65	\$135.30
REVPAR	\$61.25	\$65.03	\$67.63	\$68.98	\$70.36
<b>REVENUE</b>					
ROOMS	\$1,870,625	\$2,060,681	\$2,335,438	\$2,382,147	\$2,429,790
RESTAURANT	\$350,000	\$500,000	\$650,000	\$750,000	\$800,000
OTHER	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b>TOTAL REVENUE</b>	<b>\$2,245,625</b>	<b>\$2,585,681</b>	<b>\$3,010,438</b>	<b>\$3,157,147</b>	<b>\$3,254,790</b>
<b>DEPARTMENT EXPENSES</b>					
ROOMS	\$448,950	\$494,563	\$560,505	\$571,715	\$583,150
FOOD AND BEVERAGE	\$262,500	\$375,000	\$487,500	\$562,500	\$600,000
<b>TOTAL DEP EXPENSES</b>	<b>\$711,450</b>	<b>\$869,563</b>	<b>\$1,048,005</b>	<b>\$1,134,215</b>	<b>\$1,183,150</b>
<b>UNDISTRIBUTED EXPENSES</b>					
ADMINISTRATIVE	\$149,650	\$164,854	\$186,835	\$190,572	\$194,383
MARKETING	\$35,573	\$43,478	\$52,400	\$56,711	\$59,157
UTILITIES	\$140,297	\$144,506	\$148,841	\$153,306	\$157,905
MAINTENANCE	\$168,422	\$193,926	\$225,783	\$236,786	\$244,109
TECHNOLOGY	\$20,000	\$22,000	\$24,000	\$26,000	\$28,000
<b>TOTAL UND. EXPENSES</b>	<b>\$513,941</b>	<b>\$568,764</b>	<b>\$637,859</b>	<b>\$663,375</b>	<b>\$683,555</b>
<b>HOUSE PROFIT</b>	<b>\$1,020,234</b>	<b>\$1,147,353</b>	<b>\$1,248,574</b>	<b>\$1,359,557</b>	<b>\$1,388,085</b>
BASE MGMT FEES	\$67,369	\$77,570	\$87,313	\$94,714	\$97,644
<b>NET INCOME</b>	<b>\$952,865</b>	<b>\$1,069,782</b>	<b>\$1,161,261</b>	<b>\$1,264,842</b>	<b>\$1,290,441</b>
<b>FIXED EXPENSES</b>					
PROPERTY TAXES	\$105,000	\$110,000	\$115,000	\$115,000	\$115,000
INSURANCE	\$44,913	\$51,714	\$60,209	\$63,143	\$65,096
FF&E RESERVE	\$89,825	\$103,427	\$120,418	\$126,286	\$130,192
<b>TOTAL FIXED EXPENSES</b>	<b>\$239,738</b>	<b>\$265,141</b>	<b>\$295,626</b>	<b>\$304,429</b>	<b>\$310,287</b>
<b>NOI</b>	<b>\$713,128</b>	<b>\$804,642</b>	<b>\$865,635</b>	<b>\$960,414</b>	<b>\$980,154</b>

\*THE INFORMATION PRESENTED IS A PROFORMA PROJECTION AND DOES NOT REFLECT THE PROPERTY'S HISTORIC PERFORMANCE. ASSUMPTIONS ARE BASED ON POST-PIP CONDITIONS AND COSTAR DATA REGARDING OCCUPANCY, RENTAL RATES, EXPENSES, AND MARKET TRENDS.



# LOCATION OVERVIEW

## Waldport, Oregon

Waldport is a coastal community located along Highway 101, where Alsea Bay meets the Pacific Ocean. Known for its quiet small-town atmosphere, the city offers visitors and residents peaceful surroundings, direct beach access, and striking views of the Alsea Bay Bridge.

Tourism and recreation drive the local economy, with fishing, crabbing, kayaking, and hiking attracting travelers year-round. Waldport's central position on the Oregon Coast provides convenient access to nearby destinations such as Newport, Yachats, and Florence, making it an ideal hub for exploring the region's beaches, state parks, and cultural attractions.

- 15 minutes to Yachats, OR (scenic coastal town with boutiques, dining, and hiking)
- 20 minutes to Newport, OR (Oregon Coast Aquarium, Hatfield Marine Science Center, historic bayfront)
- 40 minutes to Florence, OR (sand dunes, lakes, and coastal recreation)
- Direct access to Highway 101 (Oregon Coast's primary route)
- 2.5 hours to Portland, OR
- 1.5 hours to Eugene, OR



## DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	1,604	3,876	5,007
Daytime Population	1,436	3,453	4,465
Avg HH Income	\$70,406	\$73,043	\$73,160
Avg HH Size	2.00	2.00	2.00
Median Home Price	\$335,855	\$323,404	\$327,932

TRAFFIC COUNTS	101 FREEWAY	ARROW STREET
Cars per Day	±10,347	±8,900

# SALES COMPARABLES: HOSPITALITY

IMAGE	ID	PROPERTY NAME/LOCATION	ROOMS	SALE PRICE	PRICE PER KEY
	SUB	ALSI BAYSHORE RESORT 902 NW BAYSHORE DRIVE WALDPORT, OR 97394	90	\$3,000,000 (LIST)	\$33,333
	1	NEWPORT BAY MOTEL 754 SW COAST HIGHWAY NEWPORT, OR 97365	36	\$1,795,000	\$49,861
	2	LIGHTHOUSE COVE INN 460 US-101 BRANDON, OR 97411	22	\$2,620,000	\$119,091
	3	FIR GROVE MOTEL 2178 WINCHESTER AVENUE REEDSPORT, OR 97467	19	\$975,000	\$51,316
	4	STEAMBOAT INN 42705 N UMPQUA HIGHWAY IDLEYLD PARK, OR 97477	18	\$2,250,000	\$125,000
AVERAGE					\$86,617





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