



HOTEL AND CONFERENCE CENTER

PEARL ON THE CONCHO

SURESTAY COLLECTION BY BEST WESTERN

333 RIO CONCHO DRIVE
SAN ANGELO, TEXAS 76903

OFFER MEMORANDUM

PEARL ON THE CONCHO SURESTAY COLLECTION BY BEST WESTERN

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PROPERTY SUMMARY

The Pearl on the Concho SureStay Collection by Best Western is a beautifully appointed hotel located in the heart of San Angelo, Texas on the Concho River. The property boasts 164 guest rooms and suites, a wonderful restaurant and saloon, and a stunning indoor pool area. The hotel is also conveniently located near all of the best shopping, dining, and entertainment that San Angelo has to offer.

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PROPERTY HIGHLIGHTS

164 NUMBER OF ROOMS
128 ROOMS SURESTAY
36 ROOM HISTORIC BUILDING

35.37% OCCUPANCY

93.17 ADR

33.31% REVPAR

5.19 AC LOT SIZE

PRICE REQUEST PRICING



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PROPERTY OVERVIEW



Nicely equipped restaurant and saloon which could be leased out.



2022 Complete roof with Galvanized metal roofing on pitched roofs for accent.



2022 Paint entire exterior of main building



2021 8 New rooftop AC units



No major PIP's remaining only minor ones like upgrading pillows.



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BUILDING EXTERIOR



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LOBBY



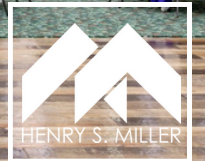
LOBBY



MEETING ROOM



BALLROOM



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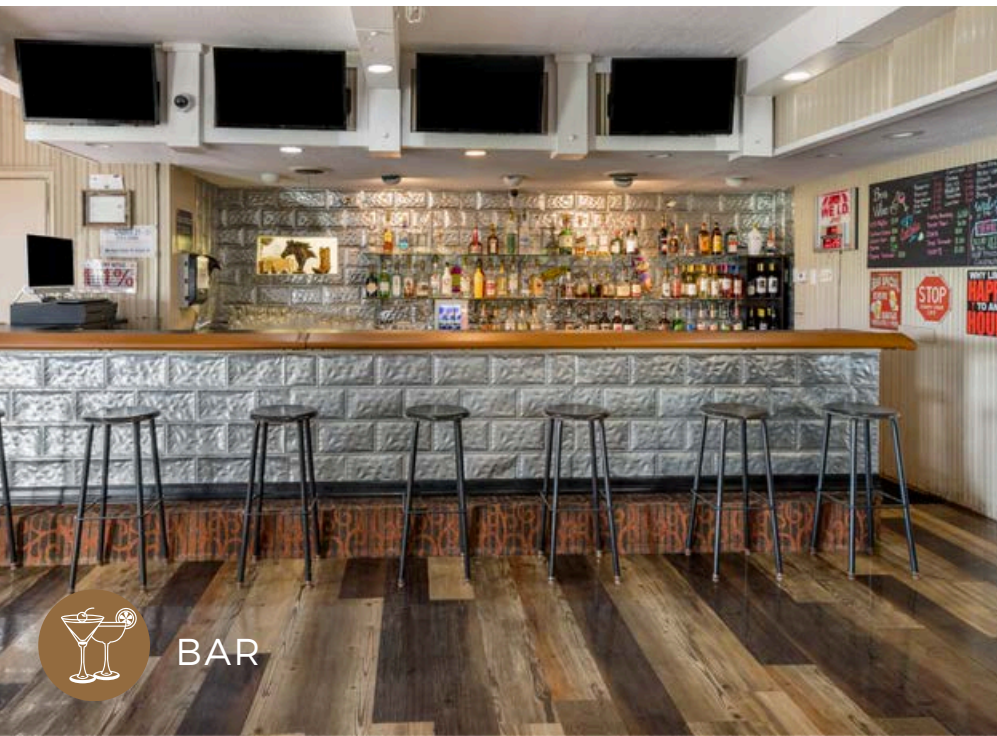
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RESTAURANT



RESTAURANT



BAR



BAR SEATING

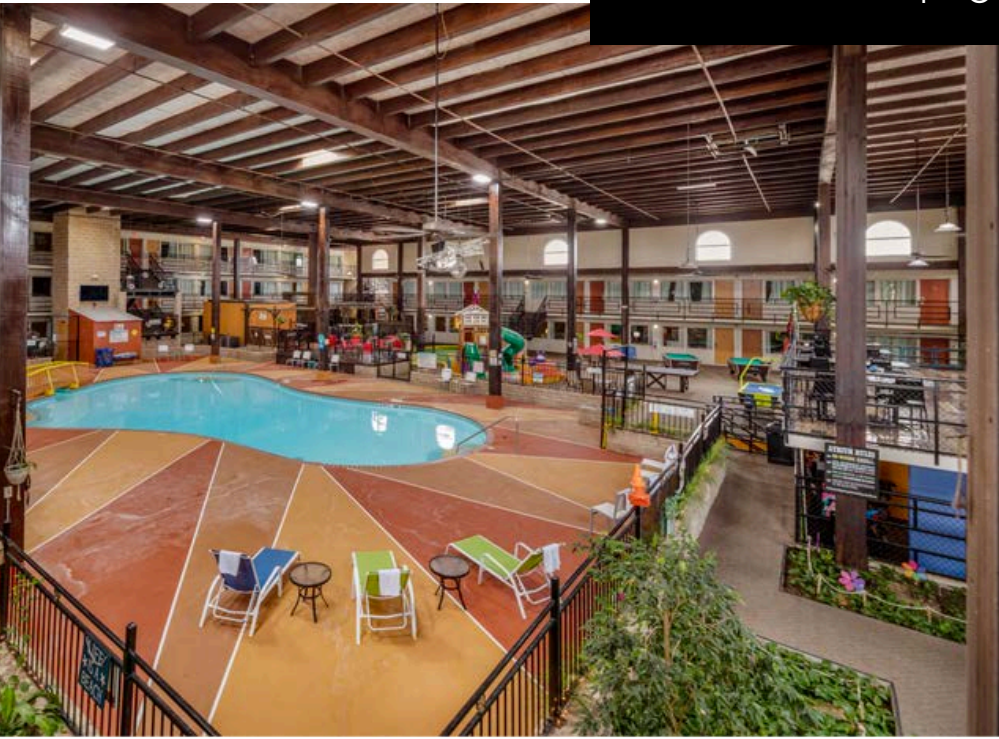


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I N D O O R
P O O L



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GAME ROOM



INDOOR PLAYGROUND



INDOOR PLAYGROUND



INDOOR PLAYGROUND



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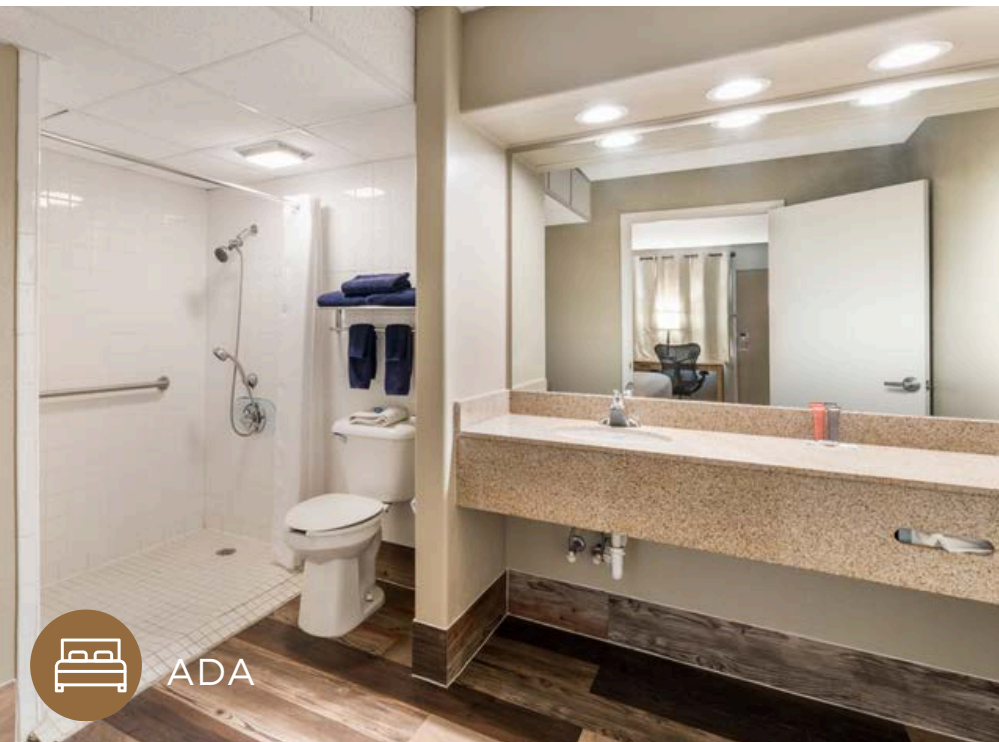
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ADA ROLL IN 1



ADA ROLL IN 2



ADA



SINGLE KING 1



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DOUBLE QUEEN 1



DOUBLE QUEEN 2



DOUBLE QUEEN 3



ADA ROLL IN 3



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SINGLE KING 1



SINGLE KING 2



SINGLE KING 3



SINGLE KING 3



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ADA BATH TUB 1



ADA BATH TUB 2



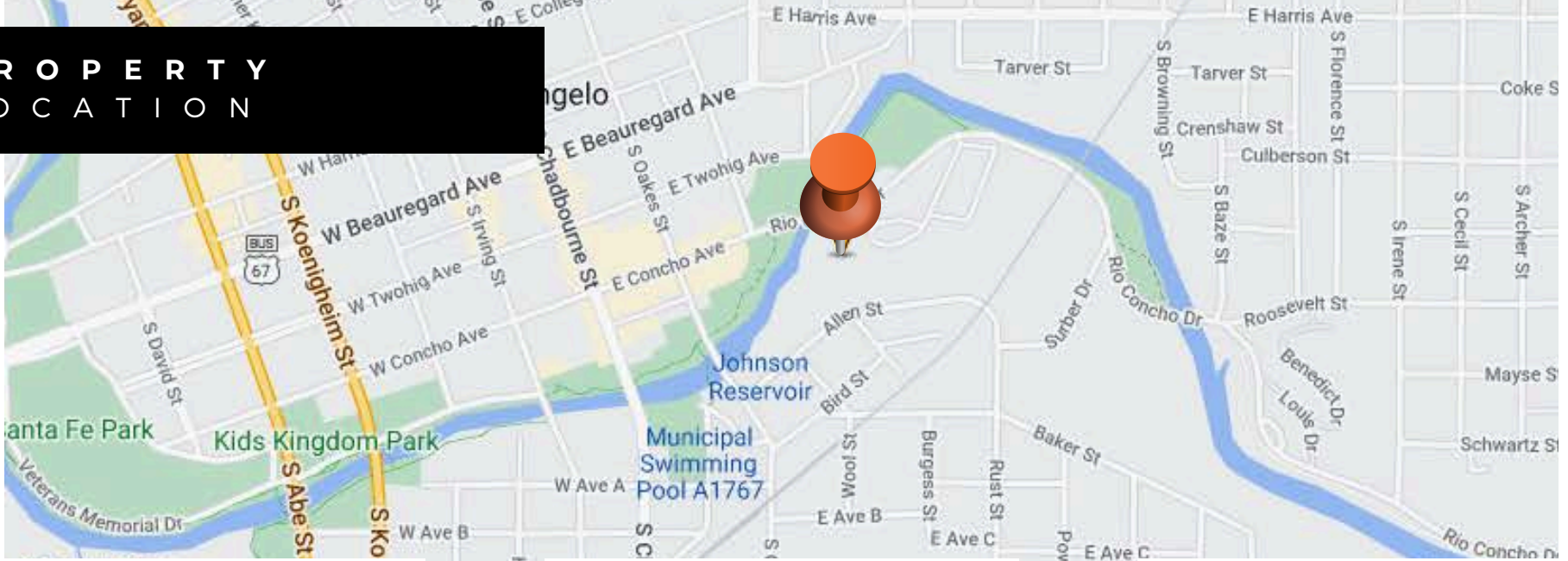
ADA BATH TUB 3



ADA BATH TUB 4



PROPERTY
LOCATION



SAN ANGELO CONCHO RIVER WALK



THE BOSQUE



HISTORIC DOWNTOWN

San Angelo is a city on the Concho River in Texas. It's known for its 1860s U.S. army post, the Fort Concho National Historic Landmark. Its restored buildings display original artifacts and weapons. The Concho River Walk is a long, green corridor with walking trails, gardens and parks, such as The Bosque and Kids' Kingdom. Downtown, Concho Avenue is lined with restored 19th- and 20th-century period buildings



C O N T A C T U S

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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o **any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.**

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____