

EXECUTIVE SUMMARY

PRICE REDUCTION

HOLIDAY INN EXPRESS VICTORIA, TEXAS

BUILDING OVERVIEW

131 Guest Rooms, Plus
Two Separate Manager's Apartments
Built in 1984
4 Buildings
2 Stories, Exterior Corridor
Wood Frame Construction
Brick Façade
Pitched, Concrete Roof
with Spanish-Style Tiles
Concrete Parking Lot

PRICE REDUCED TO

\$3,900,000

PRICE PER ROOM

\$29,771

ADDRESS

7603 North Navarro Street
Victoria, Texas 77904
Victoria County



PERFORMANCE HISTORY

HISTORICAL PERFORMANCE FOR SUBJECT PROPERTY & COMPETITIVE SET

Period	Occupancy			ADR			RevPAR		
	Subject	Comp. Set	Index	Subject	Comp. Set	Index	Subject	Comp. Set	Index
YE 2022	42.7%	55.7%	76.8	\$56.71	\$60.33	94.0	\$24.22	\$33.58	72.1
YE 2023	36.3%	48.2%	75.2	\$58.43	\$58.93	99.2	\$21.20	\$28.43	74.6
YE 2024	37.1%	45.1%	82.4	\$65.46	60.66	107.9	\$24.29	\$27.33	88.9
TTM OCT 2025	34.3%	41.1%	83.3	\$70.29	\$65.06	108.0	\$24.07	\$26.74	90.0

COMPETITIVE SET

Property	Rooms	Year Built
LA QUINTA INN BY WYNDHAM VICTORIA	130	1984
Days Inn by Wyndham Victoria (Permanently Closed)	64	2013
Fairfield Inn & Suites Victoria	62	1995
Motel 6 Victoria	78	1977
SureStay by Best Western Victoria	42	1985
Total Rooms		376

FINANCIAL SUMMARY

	2023	2024	TTM OCT 2025
Room Revenue	\$1,151,395	\$1,241,006	\$1,174,188
NOI	\$134,221	\$318,112	TBD

