



# Western Motel

Comprehensive overview of a value-add opportunity.

**6 Wood Street  
Salinas, CA 93905**

**Offered at \$3,100,000**

**PARTIAL SELLER FINANCING TERMS AVAILABLE.**

Listing Agent:

**Eddie Guajardo  
Cell: 831-206-2335**



# Executive Summary

Key Property Details and Improvements.

The Western Motel features a **well-appointed** 25-unit layout, ideal for maximizing occupancy and enhancing guest experiences. The property includes a comfortable owner's quarters for convenient on-site management.

Recent capital improvements, including a new **security system** and upgraded utilities, ensure a modern stay for guests while providing significant value-add potential for investors looking to optimize operations.



# 2024 Actual vs Pro Forma

## ACTUAL PERFORMANCE

**\$270,224**

Gross Income

**\$70,758**

Operating Expenses

**\$199,466**

Net Operating Income

## PRO FORMA INSIGHTS

**\$435,912**

Projected NOI

**14.06%**

Pro Forma Cap Rate



# Investment Highlights

Value-add Opportunity with Strong Upside Potential.



This investment opportunity presents a **value-add prospect** with current occupancy around 40%, creating a favorable environment for growth. The motel has undergone significant infrastructure upgrades, which bolster its appeal and potential profitability for future investors looking to optimize revenue streams.

Major improvements have been made, including updated plumbing and electrical systems, enhancing operational efficiency.

With **PARTIAL SELLER FINANCING TERMS** available, this is an excellent chance for investors to capitalize on significant returns through strategic management and marketing efforts.



## Need more info?

Listing Agent: Eddie Guajardo

Cell: 831-206-2335

Email: [eddiegrealestate@gmail.com](mailto:eddiegrealestate@gmail.com)

eXp Realty of California, Inc.

CA DRE 02056453

Shown by appointment only.