

# EXECUTIVE SUMMARY - OCEAN SUITES MOTEL



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,295,000
<b>INTEREST:</b>	Fee Simple
<b>NUMBER OF ROOMS:</b>	24
<b>LOT SIZE:</b>	0.72 Acres
<b>BUILDING SIZE:</b>	12,236 SF
<b>YEAR BUILT:</b>	1997 and 2007
<b>LOT SIZE:</b>	0.72 Acres
<b>ZONING:</b>	C1

## PROPERTY DESCRIPTION

The **Ocean Suites Motel** presents a high-quality coastal investment opportunity in Brookings, Oregon. Situated on C1-zoned land within walking distance of the beach, the 12,236-square-foot property consists of 24 guest units across two well-maintained, two-story buildings. Each guestroom is designed as a full-sized suite with a complete kitchen—a major competitive advantage for capturing extended-stay and family travelers—and is supported by an expansive first-floor manager's suite, on-site guest laundry, and ample parking. Built between 1997 and 2007, this asset is ideally positioned to capitalize on consistent, year-round leisure demand along the South Coast.

## LOCATION DESCRIPTION

Just minutes from the Port of Brookings Harbor, this property is well-positioned to benefit from its setting in the "Banana Belt," an area of the Oregon coast known for its uniquely mild year-round climate. The location captures steady visitor traffic drawn to the natural scenery of Harris Beach, Chetco Point, and Azalea Park, as well as local boating and fishing charters. Supported by a mix of outdoor recreation and a quiet collection of local dining and shops, the property is ideally situated for travelers seeking a relaxed, accessible experience along the scenic Oregon Coast.

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## ADDITIONAL PHOTOS



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# CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (“Agreement”) is made and agreed to by **SVN | Bluestone** (“Broker”) and \_\_\_\_\_ (“Purchaser”), regarding the property known as **Ocean Suites Motel** located in **Brookings, OR** (“Property”).

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder (“Information”) to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon.

**PURCHASER:** Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

BY: \_\_\_\_\_ Date: \_\_\_\_\_

**BROKER:** Name: \_\_\_\_\_ Date: \_\_\_\_\_

## NWRE Brokerage LLC Team Disclosure:

<https://drive.google.com/file/d/1J1U2Hm5r7yAWn2SDV7OTaK1rHzW54MBR/view?usp=sharing>

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