T&S HOTEL ADVISORS
TEWARI | STAMPWALA HOSPITALITY

EXCLUSIVE LISTING:

Holiday Inn Express & Suites

AN IHG® HOTEL

1175 Technology Drive, O'Fallon, MO 63368

In Association with ParaSell, Inc.
A Licensed Missouri Broker #2019035835

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INVESTMENT PROFILE

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Property Name	Holiday Inn Express & Suites St. Louis West-O'Fallon
Address	1175 Technology Drive, O'Fallon, MO 63368
County	St. Charles
Building GBA	65,872 SF
Typical Floor Plate	16,468
Land Area	3.10 AC
Building FAR	0.49
Zoning	C-2
Primary Corridor	Interior
Stories	4
Number of Rooms	122
Brand / Franchisor	Holiday Inn Express
Year Built	2004
Year Renovated	2026
Asking Price	$13,250,000

INVESTMENT SUMMARY

T&S Hotel Advisors has been retained as exclusive advisor for the sale of the 122-room Holiday Inn Express & Suites St. Louis West–O'Fallon (the "Property"), located at 1175 Technology Drive in O'Fallon, Missouri. The Property is offered at $13,250,000, or approximately $108,600 per key, representing an 8.9% capitalization rate on trailing twelve-month adjusted net operating income of $1,181,590.

The offering warrants particular attention because of the period in which that income was earned. The trailing twelve months ending June 2026 encompass the Property's renovation, during which approximately 2,650 room nights were taken out of service. The buyer acquires a completed, brand-approved renovation at a basis below replacement cost, priced on results produced at the Property's operational low point and before recovery of the market share the renovation was undertaken to restore.


HONDA
Jim TRENARY
USED CARS SALES CENTER
SANSONE
group
Avenue64 Building 2
Jim TRENARY
AUTOMOTIVE GROUP
Holiday Inn
AN IHG HOTEL
1175 Technology Dr,
O'Fallon, MO
Las Margaritas
mexican restaurant
STAYBRIDGE
SUITES

Jim TRENARY AUTOMOTIVE GROUP
HONDA
Jim TRENARY USED CARS SALES CENTER
INTERSTATE 64
40
61
Technology Dr
Holiday Inn AN IHG HOTEL 1175 Technology Dr, O'Fallon, MO
Las Margaritas mexican restaurant
STAYBRIDGE SUITES


Preserve at Research Park
Laboure Shopping Center
Hustler
CONVEYOR COMPANY
Avenue64 Apartments
Avenue64 Building 3
Sleep
STAYBRIDGE
SUITES
Avenue64 Building 2
Holiday Inn
AN IHG HOTEL
1175 Technology Dr,
O'Fallon, MO
Las Margaritas
mexican restaurant

INVESTMENT HIGHLIGHTS

Financial Performance

Total revenue for the twelve months ending June 2026 was $3.24 million, the strongest twelve-month period in the Property's recent operating history. Net operating income advanced from $281,000 in calendar year 2024 to $847,000 in calendar year 2025 and $1.17 million in the trailing twelve months, with each period affected by renovation activity. Recent months indicate continued improvement. March 2026 occupancy of 70.6% produced a 97.8 occupancy index against the competitive set, the Property's strongest share month since 2023, and May 2026 paced at 78.6% occupancy on a $124.50 average daily rate.

Adjusted net operating income reflects a conservative underwriting standard. Add-backs are limited to verifiable non-recurring items. Adjustments proposed by ownership that recur across reporting periods have been excluded from underwritten NOI and are disclosed individually in the financial package. Property taxes are underwritten at actual assessed amounts. Approximately $75,000 of annualized savings from an outsourced housekeeping contract terminated in January 2026 has not been credited. The capitalization rate presented is therefore a conservative measure of in-place performance.

Renovation

Ownership invested in excess of $1.0 million between 2024 and 2026 in a property-wide renovation program. Property management records show approximately 2,650 out-of-service room-nights during the first four months of 2026, indicating that current operating results were achieved with a meaningful portion of the room inventory unavailable for sale. The Property now offers the most recently renovated interior product among the established hotels at the interchange.

The resulting upside is measurable. The Property achieved a RevPAR index of 96 against its competitive set prior to renovation. The index currently stands at 84, with the decline attributable primarily to renovation displacement, and the competitive set continues to maintain an average daily rate approximately $8 above that of the Property. Recovery of historical market share alone represents an estimated 15% RevPAR opportunity, independent of market growth, on a renovation that is now complete. March 2026 results indicate that recovery is under way.

INVESTMENT HIGHLIGHTS

Location

The Property is located on Technology Drive at the WingHaven interchange of Interstate 64, the primary east-west corridor connecting St. Charles County to the St. Louis metropolitan area. The site offers direct interstate access and highway visibility within an established lodging node that also includes the Hilton Garden Inn, Residence Inn and Sleep Inn. Downtown St. Louis and Lambert International Airport are each within approximately 30 minutes. Retail, dining and entertainment concentrations along Highway K and in nearby Chesterfield Valley serve both corporate and leisure guests. Developable parcels at the interchange have largely been absorbed, and comparable infill positions in this corridor are limited.

INVESTMENT OPPORTUNITY

Market Overview

The adjacent 1,200-acre WingHaven master-planned development is anchored by Mastercard's St. Louis Technology Hub, the company's largest technology campus in North America and the site of its largest U.S. data center. Citigroup's O'Fallon campus, among the city's largest employers, operates in the same corridor, together with True Manufacturing and a broad base of technology, healthcare and advanced-manufacturing employers extending to the Missouri Research Park. The corridor produces consistent weekday corporate demand, complemented by interstate leisure traffic and weekend activity generated by regional retail and youth sports.

St. Charles County is the fastest-growing county in Missouri, with a current population of approximately 430,000 and county projections exceeding 470,000 by 2030. The county accounted for approximately 44% of new job creation in Greater St. Louis between 2012 and 2022 and maintains the lowest unemployment rate in the metropolitan area. O'Fallon has grown to approximately 95,000 residents, an increase of 4.4% since 2020. Competitive set RevPAR increased approximately 21% between 2023 and 2025, a period during which the subject Property was constrained by renovation. In May 2026, the St. Charles County Convention and Sports Facilities Authority issued a request for proposals for an approximately $150 million youth sports tourism complex intended to establish the county as a regional tournament destination, which would generate additional weekend demand for hotels in the corridor.

INVESTMENT OPPORTUNITY

New Supply

A new Hampton Inn is under construction in the corridor. Three considerations are relevant to underwriting its impact on the Property.

First, the Property has completed a comprehensive brand renovation and competes on current condition rather than on an aging product, which is the position typically exposed to new supply.

Second, new upper-midscale construction at current development costs must underwrite to average daily rates materially above the Property's present ADR, which stands approximately $8 below its own competitive set average. Additional supply at a higher rate position generally raises the rate ceiling in a submarket and supports rate growth at renovated assets positioned beneath it.

Third, and most relevant to the underwriting presented herein, the Property's projected performance is not dependent on market growth. It requires recovery of market share the Property previously held, a RevPAR index of 96 against this same competitive set as recently as 2023, with a materially improved product. The current index of 84 reflects renovation displacement rather than a deterioration in demand. Corridor demand drivers, including the WingHaven corporate base, sustained county population and employment growth, and the proposed county sports tourism complex, continue to expand the demand pool available to all hotels at the interchange.

Financing

Financing is available to qualified purchasers at 70% loan-to-value, a 6.50% fixed interest rate and 25-year amortization. At the offering price, underwritten trailing twelve-month net operating income provides 1.57x debt service coverage at closing and approximately $430,000 of cash flow after debt service, a 10.8% cash-on-cash return on the 30% equity requirement, before any credit for contract savings, market share recovery or a first full year of unencumbered post-renovation operations. Coverage remains at 1.36x under a full property tax reassessment at the offering price, a scenario disclosed in the financial package.

Portfolio Opportunity

Ownership is concurrently offering the 97-suite Staybridge Suites O'Fallon/Chesterfield, located immediately adjacent to the Property at 1155 Technology Drive. Acquired together, the two hotels comprise a 219-key, two-brand IHG campus under common site control. Combined operation supports a single executive team, shared housekeeping, maintenance and sales staffing, and consolidated procurement and insurance programs. The brands are complementary rather than competitive. The Holiday Inn Express serves transient and corporate demand, while the Staybridge Suites accommodates extended-stay and project-related business, allowing the pair to capture the full range of demand at the interchange. Additional information regarding the Staybridge Suites is available upon request.

Additional detail, including complete financial schedules, STR performance data and renovation history, is provided in the sections that follow.

OFFERING SUMMARY

SALE PRICE:	$13,250,000
BUILDING SIZE:	65,872 SF
LOT SIZE:	3.10 AC
YEAR BUILT/ RENOVATED:	2004/2026
STORIES:	4
NUMBER OF ROOMS:	122

AMENITIES

- Breakfast Bar & Dining Area
- On-Site Restaurant
- Indoor Pool
- Fitness Center
- Courtyard
- Outdoor Patio
- On-Site Parking

ROOM AMENITIES

- Desk with Chair
- TV
- Microwave
- Coffee maker
- Family Rooms
- Air Conditioning

FINANCIAL ANALYSIS

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ANALYSIS

List Price	**$13,250,000**
Price Per Key (122 rooms)	**$108,607**
T-12 Revenue Multiple	**4.08x**
Cap Rate - T-12 Adjusted NOI	**8.9%**
Proposed Financing	
Purchase Price	$13,250,000
Down Payment (30%)	$3,975,000
Loan Amount (70% LTV)	$9,275,000
Interest Rate	6.50%
Amortization (years)	25
Monthly Payment (P&I)	$62,625
Annual Debt Service	$751,506
DSCR - T-12 Adjusted NOI	1.57x
Cash Flow After Debt Service (Adjusted NOI)	$430,084
Cash-on-Cash Return (on 30% down)	10.8%

FINANCIAL PERFORMANCE SUMMARY	2024		2025		T-12 Jun-26	
Total Revenue	$2,826,759	100.0%	$3,061,573	100.0%	$3,243,855	100.0%
Expenses	$2,391,926	84.6%	$2,214,615	72.3%	$2,078,426	64.1%
NOI (As Reported)	$434,833	15.4%	$846,958	27.7%	$1,165,429	35.9%
Total Add-Backs	$436,238	15.4%	$21,393	0.7%	$16,161	0.5%
Adjusted NOI	**$871,072**	30.8%	**$868,351**	28.4%	**$1,181,590**	36.4%

OPERATING METRICS (STR / STAR Reports)	2024	2025	T-12 Jun-26*
Rooms Available	44,652	44,530	44,530
Rooms Sold	25,144	26,589	27,819
Occupancy	56.3%	59.7%	62.5%
ADR	$111.58	$114.31	$113.41
RevPAR	$62.83	$68.25	$70.85
RevPAR Index (RGI) vs Comp Set	83.9%	83.0%	84.3%

**T-12 occupancy/ADR estimated: Jul-25 - Mar-26 per STR; Apr - Jun-26 derived from P&L room revenue and PMS reports. RGI shown is Run-12 Mar-26.*

2021-2025 PROFIT & LOSS STATEMENT

	2024	2025	T-12 JUN-26	% REV (T-12)
REVENUE				
Rooms Revenue	$2,798,361	$3,017,434	$3,192,205	98.4%
Other Revenue (pet fees, suite shop, misc.)	$28,398	$44,139	$51,650	1.6%
TOTAL REVENUE	$2,826,759	$3,061,573	$3,243,855	100.0%
DEPARTMENTAL EXPENSES				
Rooms Department (payroll + operating)	$810,846	$925,008	$929,182	28.6%
Other Operated Departments	$12,392	$8,703	$7,598	0.2%
Total Departmental Expenses	$823,239	$933,711	$936,779	28.9%
UNDISTRIBUTED OPERATING EXPENSES				
Administrative & General	$230,801	$309,233	$274,452	8.5%
Sales & Marketing	$35,384	$30,349	$26,541	0.8%
Repairs & Maintenance	$581,870	$201,446	$127,497	3.9%
Information & Technology	$46,981	$52,651	$46,139	1.4%
Utilities	$112,981	$126,698	$127,922	3.9%
Franchise Fees (IHG)	$234,859	$280,933	$254,535	7.8%
Total Undistributed Expenses	$1,242,875	$1,001,309	$857,086	26.4%
GROSS OPERATING PROFIT	**$760,645**	**$1,126,553**	**$1,449,990**	**44.7%**
FIXED & NON-OPERATING EXPENSES				
Insurance (property, EPLI, umbrella, auto)	$91,467	$114,073	$120,391	3.7%
Property Taxes (actual, as assessed)	$138,878	$138,878	$138,878	4.3%
Management Fee	$91,892	$25,902	$25,269	0.8%
Other (lease, PCORI, non-op)	$3,575	$741	$24	0.0%
Total Fixed & Non-Operating	$325,812	$279,594	$284,561	8.8%
NET OPERATING INCOME (AS REPORTED)	**$434,833**	**$846,958**	**$1,165,429**	**35.9%**

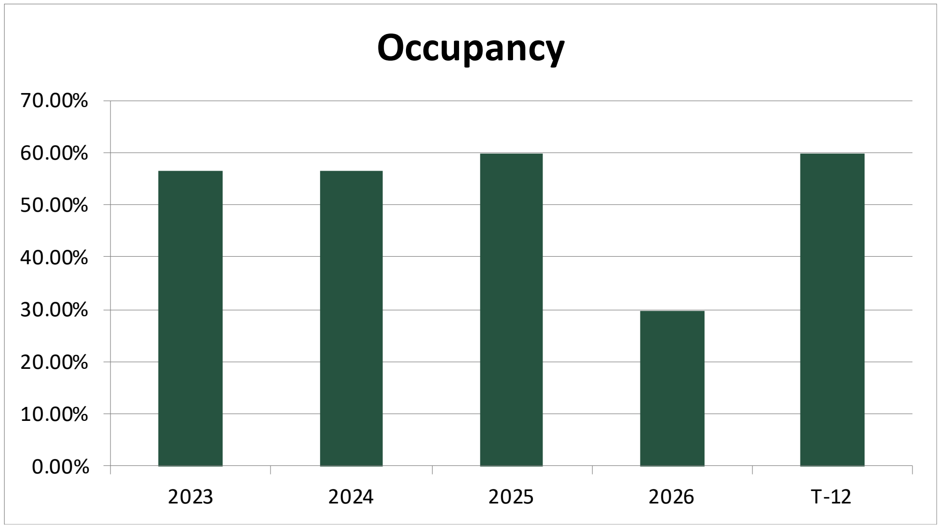
2021-2025 PROFIT & LOSS STATEMENT

	2024	2025	T-12 JUN-26	% REV (T-12)
ADD-BACKS (non-recurring / non-operating items expensed above)				
Franchise Penalties & Fines (9107)	$5,000	$6,000	$768	0.0%
One-Time Direct-Bill Writeoff (8633, Jul-25)	-	$15,393	$15,393	0.5%
Renovation-Period Capital in R&M - 24 only	$431,238	-	-	-
TOTAL ADD-BACKS	$436,238	$21,393	$16,161	0.5%
ADJUSTED NET OPERATING INCOME	**$871,072**	**$868,351**	**$1,181,590**	**36.4%**
SELLER ADD-BACKS NOT TAKEN (recurring operating expenses - reference only, EXCLUDED from Adjusted NOI)				
Contract Services MC (11111)	$33,709	$91,817	$75,347	2.3%
Cash Over/Short (8625)	($34,910)	$27,504	$18,887	0.6%
Electrical & Mechanical Equip. (8817)	$18,542	$23,982	$17,232	0.5%
Contract Maintenance (8273)	$18,950	$13,027	$2,035	0.1%
Bad Debt - routine portion (8633)	$15,784	$22,922	$3,984	0.1%
UNDERWRITTEN NOI (PROPERTY TAXES AT ACTUAL ASSESSED AMOUNTS)	**$871,072**	**$868,351**	**$1,181,590**	**36.4%**
Underwritten NOI Margin	25.4%	28.4%	36.4%	
MEMO - EXCLUDED FROM NOI (owner / financing / capital)				
Interest Expense	$442,250	$438,968	$399,129	4.3%
Renovation Costs ('ASK MY ACCOUNTANT' 9999)	$35,696	$142,494	$43,879	0.8%
REMODEL (33333)	$264,670	$219,737	$452,978	0.0%
Loan Payments / Reconciliation Discrepancies	-	$73,583	$84,093	0.0%
Total Below-the-Line	$742,616	$874,781	$980,080	8.8%

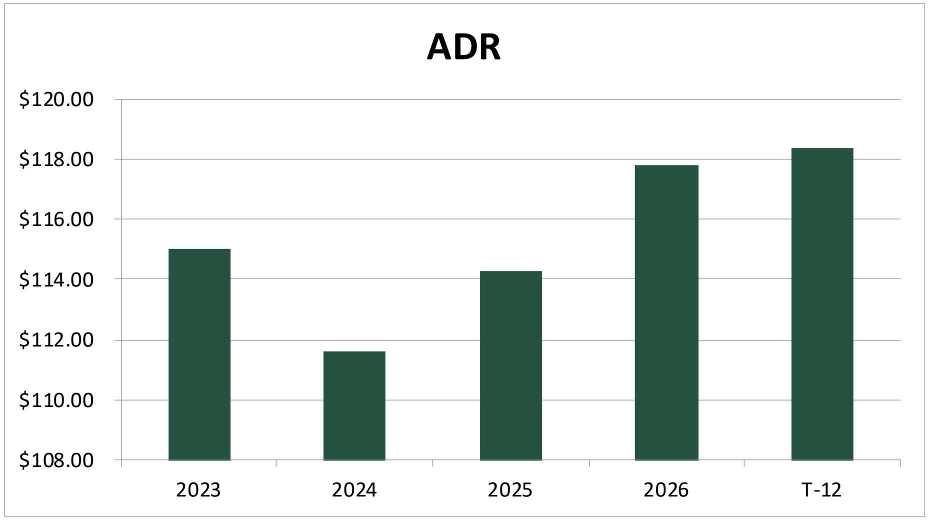
Note: seller's comparison workbook contains a formula error (add-back total summed inside 'Total for Expenses'), understating its printed NOI; figures here are computed from account detail and tie to source exports. 2025 and T-12 overlap Jul-Dec 2025.

REVPAR SUMMARY

OCCUPANCY	2023	2024	2025	2026	T-12
JAN	58.2%	39.4%	30.4%	38.3%	30.4%
FEB	56.4%	43.6%	36.3%	49%	36.3%
MAR	61.7%	62.1%	65.4%	70.6%	70.6%
APR	62.2%	63.4%	66.7%	66.6%	66.6%
MAY	61.2%	62.0%	65.6%	69.8%	69.8%
JUN	67.0%	63.9%	76.5%	83.5%	83.5%
JUL	58.7%	61.0%	70.8%		70.8%
AUG	55.3%	58.2%	64.9%		64.9%
SEP	64.8%	64.6%	65.9%		65.9%
OCT	55.9%	67.4%	62.8%		62.8%
NOV	46.3%	46.2%	63.4%		63.4%
DEC	31.7%	43.6%	46.7%		46.7%
TOTAL	**56.58%**	**56.4%**	**59.7%**	**29.6%**	**59.7%**

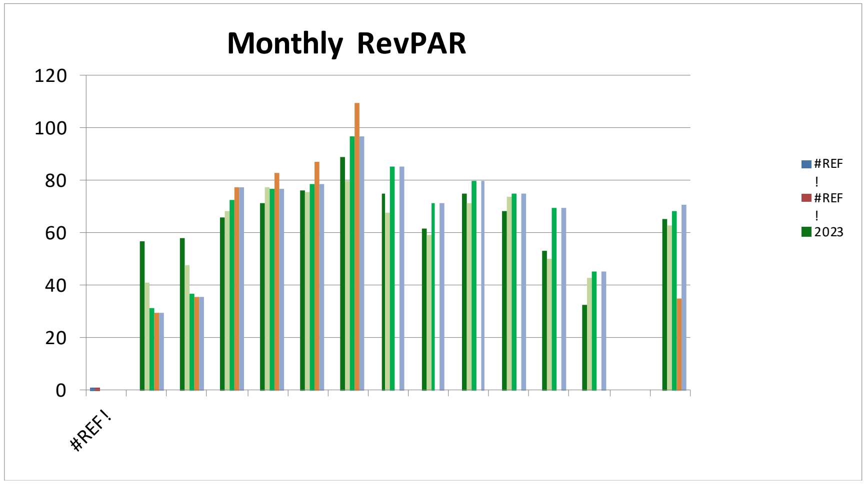


ADR	2023	2024	2025	2026	T-12
JAN	96.96	103.79	103.32	97.5	97.50
FEB	102.76	109.71	100.56	97.24	97.24
MAR	106.43	109.48	110.44	109.39	109.39
APR	114.45	122.09	114.65	124.22	124.22
MAY	124.01	121.71	119.76	124.21	124.21
JUN	132.66	124.88	126.05	130.78	130.78
JUL	127.46	110.58	120.48		120.48
AUG	110.75	101.58	110.11		110.11
SEP	115.61	110.19	120.55		120.55
OCT	122.34	109.68	119.31		119.31
NOV	114.75	108.77	109.89		109.89
DEC	102.94	97.97	96.78		96.78
TOTAL	**$115.02**	**$111.59**	**$114.28**	**$117.80**	**$118.35**

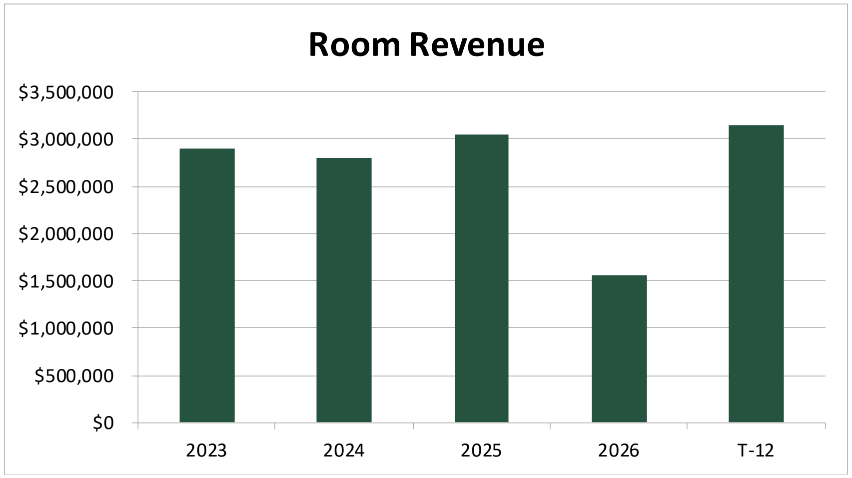


REVPAR SUMMARY

REVPAR	2023	2024	2025	2026	T-12
JAN	56.43	40.89	31.41	38.3	29.64
FEB	57.96	47.83	36.50	47.68	35.30
MAR	65.67	67.99	72.23	77.23	77.23
APR	71.19	77.41	76.47	82.73	76.47
MAY	75.89	75.46	78.56	86.70	78.56
JUN	88.88	79.80	96.43	109.20	96.43
JUL	74.82	67.45	85.30	-	85.30
AUG	61.24	59.12	71.46	-	71.46
SEP	74.92	71.18	79.44	-	79.44
OCT	68.39	73.92	74.93	-	74.93
NOV	53.13	50.25	69.67	-	69.67
DEC	32.63	42.71	45.20	-	45.20
TOTAL	**$65.08**	**$62.88**	**$68.17**	**$34.92**	**$70.60**



ROOM REVENUE	2023	2024	2025	2026	T-12
JAN	213,421	154,658	118,790	139,820	112,098
FEB	197,980	163,399	129,149	161,617	124,885
MAR	248,354	257,127	273,165	292,081	292,081
APR	260,548	283,303	279,886	302,794	302,794
MAY	287,032	285,390	297,124	327,894	327,894
JUN	325,309	292,062	352,927	399,677	399,677
JUL	282,966	255,110	322,604	-	322,604
AUG	231,628	223,590	270,267	-	270,267
SEP	274,190	260,529	290,759	-	290,759
OCT	258,644	279,582	283,373	-	283,373
NOV	194,453	183,921	254,993	-	254,993
DEC	123,414	161,548	170,932	-	170,932
TOTAL	**$2,897,937**	**$2,800,220**	**$3,043,969**	**$1,559,429**	**$3,152,358**



STR / STAR REPORT SUMMARY - LAST 3 YEARS

ANNUAL PERFORMANCE vs COMPETITIVE SET	OCC % (PROP)	OCC % (COMP)	MPI	ADR (PROP)	ADR (COMP)	ARI	REVPAR (PROP)	REVPAR (COMP)	RGI
2023	56.6%	59.3%	95.5	$115.02	$114.51	100.4	$65.09	$67.88	95.9
2024	56.3%	62.7%	89.9	$111.58	$119.49	93.4	$62.83	$74.87	83.9
2025	59.7%	67.3%	88.8	$114.31	$122.25	93.5	$68.25	$82.22	83.0
26-Mar	61.8%	67.9%	91.0	$113.33	$122.29	92.7	$70.04	$83.05	84.3

MPI = occupancy index, ARI = rate index, RGI = RevPAR index vs comp set (100 = fair share). Comp set data excludes subject.

ROOMS SOLD / AVAILABLE (Subject Property)	CY 2023	CY 2024	CY 2025	T-12 JUN-26*
Rooms Available	44,530	44,652	44,530	44,530
Rooms Sold	25,200	25,144	26,589	27,819
Occupancy	56.6%	56.3%	59.7%	62.5%
26-Mar	61.8%	67.9%	91.0	$113.33

MONTHLY TREND (Jul 2024 - Mar 2026)

MONTH	OCCUPANCY	ADR	REVPAR	RGI (REVPAR INDEX)
Jul-24	61.0%	$110.58	$67.45	80.8
Aug-24	58.3%	$101.58	$59.17	79.7
Sep-24	64.6%	$110.19	$71.20	90.6
Oct-24	67.4%	$109.68	$73.95	91.5
Nov-24	46.2%	$108.77	$50.22	71.7
Dec-24	43.6%	$97.97	$42.69	71.3
Jan-25	30.4%	$103.32	$31.42	57.9
Feb-25	36.3%	$100.56	$36.50	61.1
Mar-25	65.4%	$110.44	$72.24	82.5
Apr-25	66.7%	$114.65	$76.46	87.2
May-25	65.6%	$119.76	$78.59	85.7

PROPERTY PHOTOS

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Holiday Inn
Express
& Suites


Holiday Inn
Express
& Suites
Las Margaritas
mexican restaurant


Pool Lift


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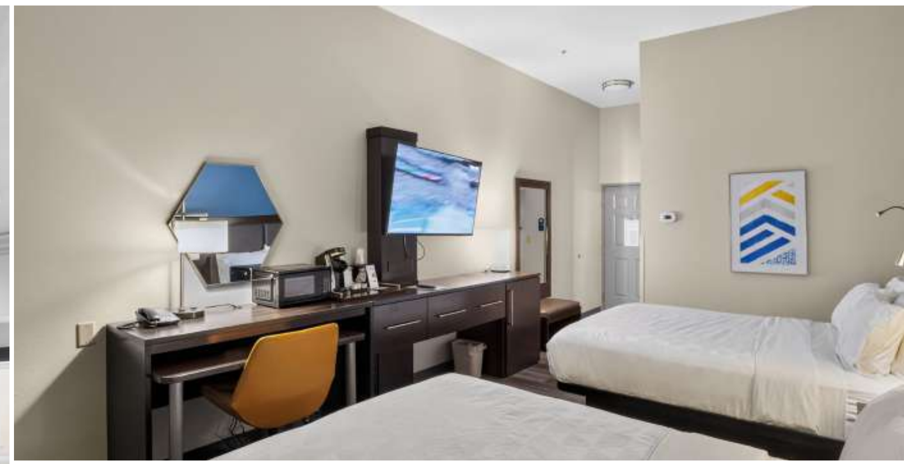
LON




GOOD
MORNING
EXPRESS
START
BREAKFAST
CEREAL
HOT FOOD
MILK


Fitness Center
MATRIX


FAL
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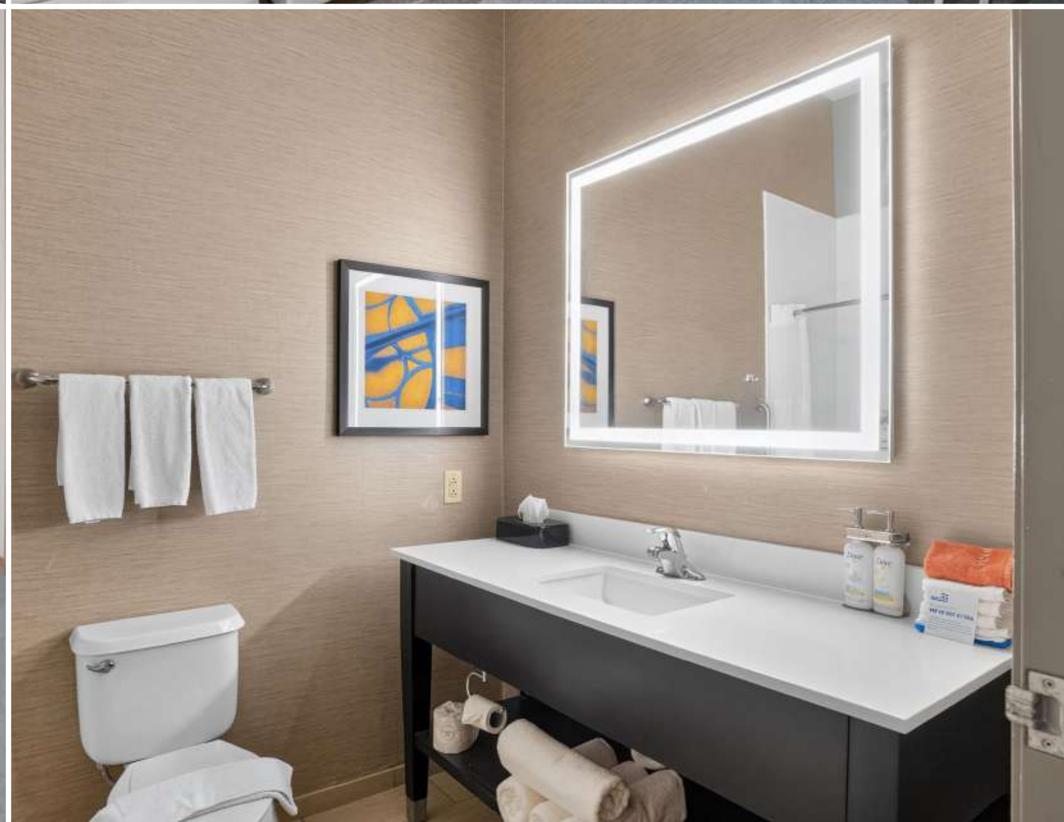

LOCATION INFORMATION

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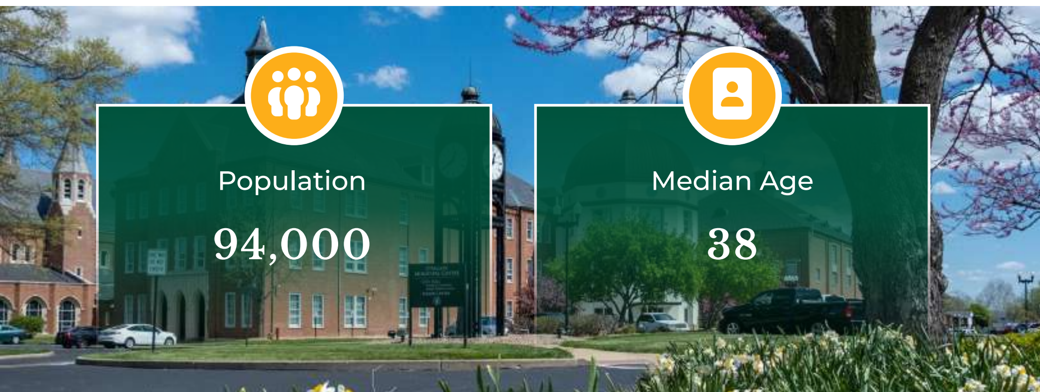
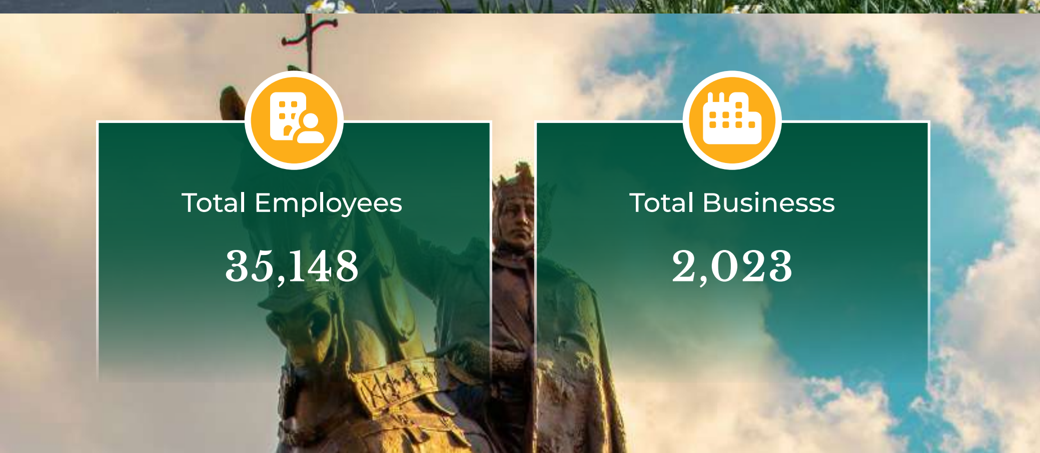
O'FALLON, MISSOURI

Located in St. Charles County approximately 25–30 minutes west of downtown St. Louis, O'Fallon, Missouri has grown from a small farming community into one of the state's largest and fastest-growing cities, with a population of more than 90,000 residents. Once known primarily as a bedroom community, O'Fallon has transformed over the past three decades into a significant corporate and technology hub, anchored by the 1,100-acre WingHaven master-planned development along the Highway 40/I-64 corridor. The city is home to major corporate campuses for Mastercard and CitiMortgage, alongside a growing base of retail, healthcare, and residential development that continues to expand the local economy and its lodging demand base.





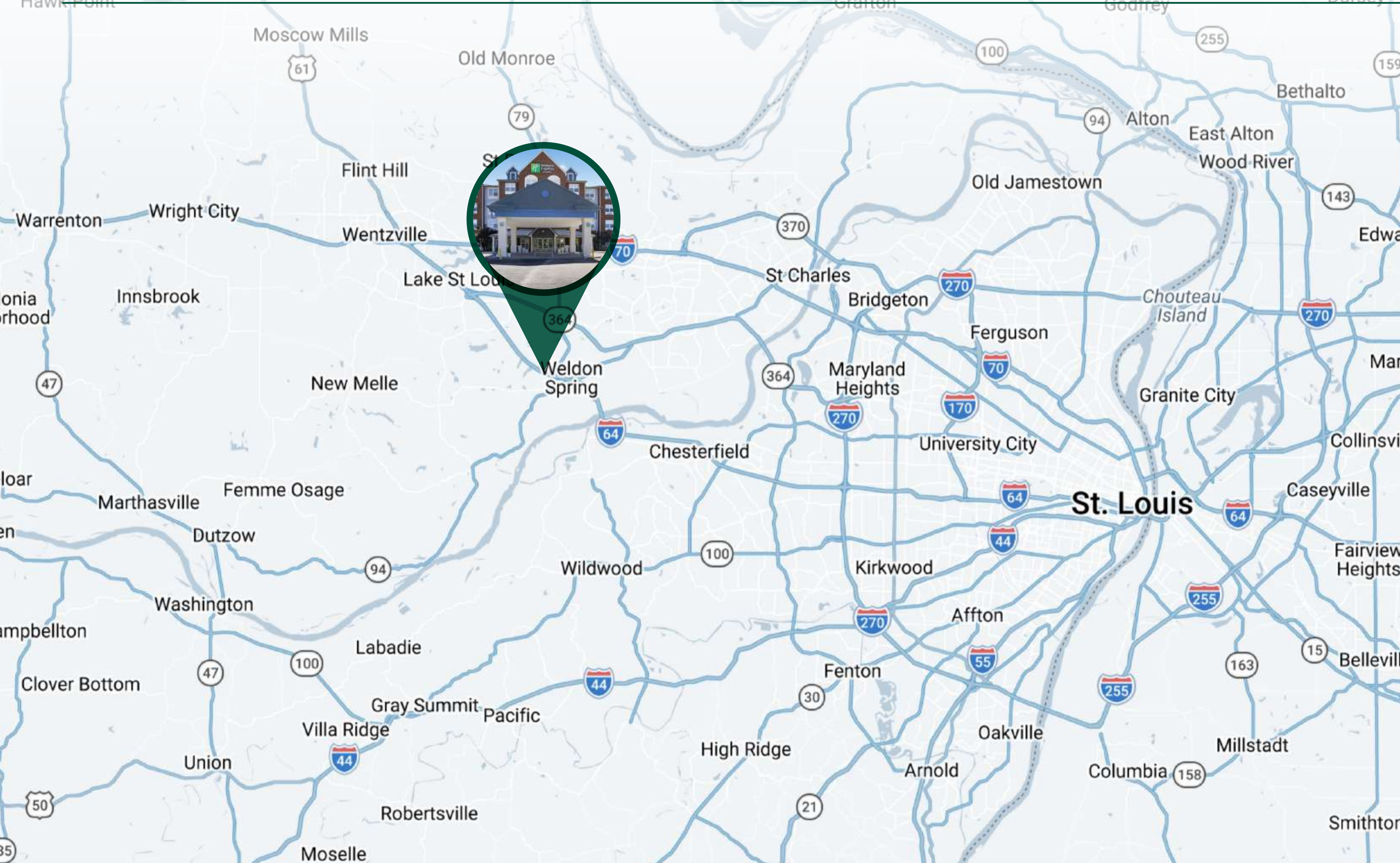
LOCATION SUMMARY

Holiday Inn Express & Suites St, O'Fallon is ideally positioned on Technology Drive within O'Fallon's premier corporate and technology corridor, immediately adjacent to CitiMortgage's regional financial center and within minutes of Mastercard's St. Louis Technology Hub and the WingHaven business community. The hotel benefits from convenient access to Highway K and I-64/US-40, placing it within a short drive of downtown St. Louis, historic St. Charles, and the greater St. Louis metropolitan area's retail, dining, and entertainment destinations.

ACCESS & CONNECTIVITY

Highway	Directly off Technology Dr near Hwy K & I-64/US-40
CitiMortgage	0.5 miles
Downtown St. Louis	25–30 minutes
Parking	Complimentary on-site surface parking
Airport	24 miles to St. Louis Lambert Int'l (STL)
Mastercard Tech Hub	3.5 miles
Downtown St. Charles	15 minutes
WingHaven	2 miles

LOCATION MAP



RETAILER MAP

DEMAND GENERATORS

CORPORATE / TECHNOLOGY

MASTERCARD — ST. LOUIS TECHNOLOGY HUB

3.5 miles (5555 WingHaven Blvd) — one of Mastercard's largest global innovation centers; operations, cybersecurity, and payments technology

CITIMORTGAGE REGIONAL FINANCIAL CENTER

0.5 miles (1000 Technology Dr) — one of O'Fallon's largest employers

WINGHAVEN BUSINESS COMMUNITY

2 miles — 1,100-acre master-planned corporate/ technology district

MISSOURI RESEARCH PARK

3–4 miles — adjacent technology corridor extending into St. Charles County

DEMAND GENERATORS

RETAIL / SHOPPING

LAKESIDE SHOPPES AT WINGHAVEN

2 miles — dining and retail

SHOPS AT LAURA HILL (TARGET, KOHL'S, PETSMART)

4 miles

MID RIVERS MALL (ST. PETERS)

6 miles

ST. LOUIS PREMIUM OUTLETS (CHESTERFIELD)

12 miles

DEMAND GENERATORS

DINING

TIMBER CREEK GRILL

Adjacent, on Technology Drive
★ 4.3

OSTERIA FORTO

4 miles — upscale Italian
★4.7

MIZU HIBACHI SUSHI & RAMEN

4 miles — ★4.8

ZAYTOONA MEDITERRANEAN

5 miles — ★ 4.9

DEMAND GENERATORS

HEALTHCARE

PROGRESS WEST HOSPITAL (BJC HEALTHCARE)

0.5 miles — acute care hospital directly along Technology Dr

DEMAND GENERATORS

LEISURE & TOURISM

WINGHAVEN BOARDWALK & PARK

2 miles
walking trails and community green space

AMERISTAR CASINO RESORT SPA ST. CHARLES

18 miles

GATEWAY ARCH / DOWNTOWN ST. LOUIS / BUSCH STADIUM

28–30 miles

HISTORIC DOWNTOWN ST. CHARLES / MISSOURI WINE COUNTRY

MOBILE MARKET CONTEXT

O'Fallon, Missouri anchors one of the fastest-growing submarkets in the greater St. Louis metropolitan area. Over the past three decades, the city has transformed from a farming community and rail stop into a nationally recognized corporate and technology hub, led by the success of the WingHaven master-planned development. The market's corporate base is highly diversified, ranging from Mastercard's global payments technology operations to CitiMortgage's regional financial services center, and continues to draw new investment, residential growth, and commercial development to St. Charles County.

KEY MARKET DRIVERS

Technology & Finance: Mastercard's St. Louis Technology Hub — one of seven global innovation centers, supporting payments operations across 220+ countries

Corporate: CitiMortgage's regional financial center — one of O'Fallon's largest employers

Population Growth: O'Fallon's population has grown from 28,000 in 1995 to more than 90,000 today, among the fastest-growing cities in Missouri

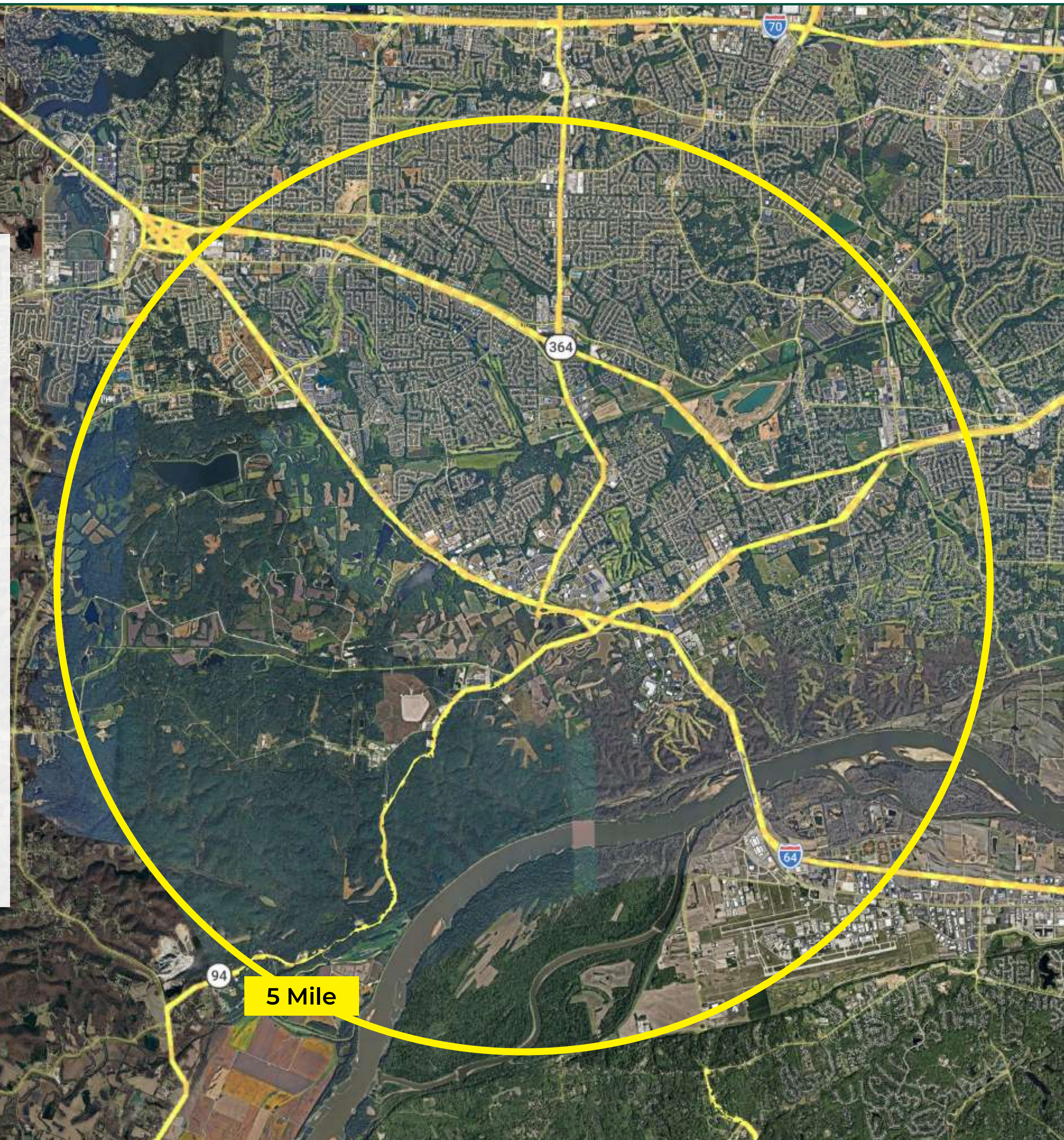
Healthcare: Progress West Hospital (BJC HealthCare) anchors a growing medical corridor along Technology Drive

Retail & Mixed-Use: Continued expansion of WingHaven, Lakeside Shoppes, and surrounding commercial development

Connectivity: Direct access to I-64/US-40 and Highway K provide convenient connectivity to downtown St. Louis (25–30 minutes)

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,100	61,500	144,800
Households	2,750	23,200	54,600
Median Age	37.2	38.1	38.6
Median HH Income	$112,400	$116,900	$109,700
Daytime Employees	13,500	36,200	74,900
Population Growth '25 - '30	0.55%	0.62%	0.48%
Household Growth '25 - '30	0.71%	0.78%	0.63%



ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Vijay Hira is a dynamic broker associate with extensive experience as a franchise hotel owner-operator. Driven by a passion for connecting people and tackling complex challenges, he transitioned to commercial real estate to leverage his skills in a fresh and meaningful way.

His background in the hospitality industry gives him a unique perspective on commercial transactions. Vijay understands the intricacies of day-to-day operations, having successfully managed hotel properties through various economic challenges, including the Great Recession. He implemented strategic initiatives like targeted marketing and building relationships with local businesses while optimizing operational costs and ensuring guest satisfaction. With his focus on hospitality and a keen eye for detail, Vijay is dedicated to providing insightful guidance and tailored strategies for his clients in the real estate market.

In his free time, Vijay loves spending quality moments with his family, engaging in community initiatives, and attending industry events. He believes that networking and a deep understanding of market dynamics are crucial for achieving real estate success, and he is eager to guide clients on their journeys in commercial real estate.

EDUCATION

University of California, Riverside

LICENSE

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PROFESSIONAL BACKGROUND

Sudhir's foundation is as a hotelier, working in many positions, from front desk to general manager to ownership. He is very hardworking, honest, and knowledgeable, which are traits that are necessary in this field. His experience, knowledge, and connections in the hospitality industry combined with the support and branding of T&S Hotel Advisors, is a winning combination. On a more general level, he brings a broad array of skills that you can have confidence in with a candidate that will represent you and your interest. Sudhir is well spoken, energetic, confident, and personable, the type of person whom you will rely on and trust. Sudhir also has a wide breadth of experience, the type that gives him the versatility to be placed in a number of contexts with your confidence that the level of excellence you expect will be met. Focusing on business imperatives is a core value of Sudhir's, one that he will bring to every project on which he works.

Sudhir "Sid" Tewari alongside Sheil Stampwala have recently formed T&S Hotel Advisors which will concentrate on streamlining the brokerage process for his clients to maximize results. As the Principal Broker and the Executive Director for the newly opened office T&S Hotel Advisors are confident, we can go above and beyond our clients' expectations to deliver results with our always grind mentality and over 35 years of combined Hotel and Apartment real estate experience.

Starting his career during the Great Recession in 2008, you can say that nothing was given, and everything was earned. Being the worst recession in the history of the hotel industry, this became the perfect opportunity for learning the ins and outs of the business and how to complete almost every unique type of transaction which has become a huge asset to his clients. Sudhir has advised and facilitated a number of transactions ranging from Hospitality, Resort, Lodging, Note Sales, Short Sales, and REO's sales. He brings a wide variety of knowledge and experience to every transaction he is involved in.

MEMBERSHIPS

AAHOA (Asian American Hotel Association)

DISCLAIMER

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from T&S Hotel Advisors and ParaSell, Inc., and it should not be made available to any other person or entity without the written consent of T&S Hotel Advisors and ParaSell, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to T&S Hotel Advisors and ParaSell, Inc., This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, T&S Hotel Advisors and ParaSell, Inc., and will not verify, any of the information contained herein, nor has T&S Hotel Advisors and ParaSell, Inc., conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

HOLIDAY INN EXPRESS & SUITES ST. LOUIS WEST–O'FALLON

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