RSR, REALTORS®

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP

1064 PA-93, Drums, PA 18222

CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive, Lemoyne, PA 17043 • 717.763.1212

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from RSR, Realtors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RSR, Realtors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. RSR, Realtors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RSR, Realtors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RSR, Realtors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RSR, Realtors in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9
FINANCIAL ANALYSIS	10
FINANCIAL SUMMARY	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13
ADVISOR BIOS	14
ADVISOR BIO 2	15

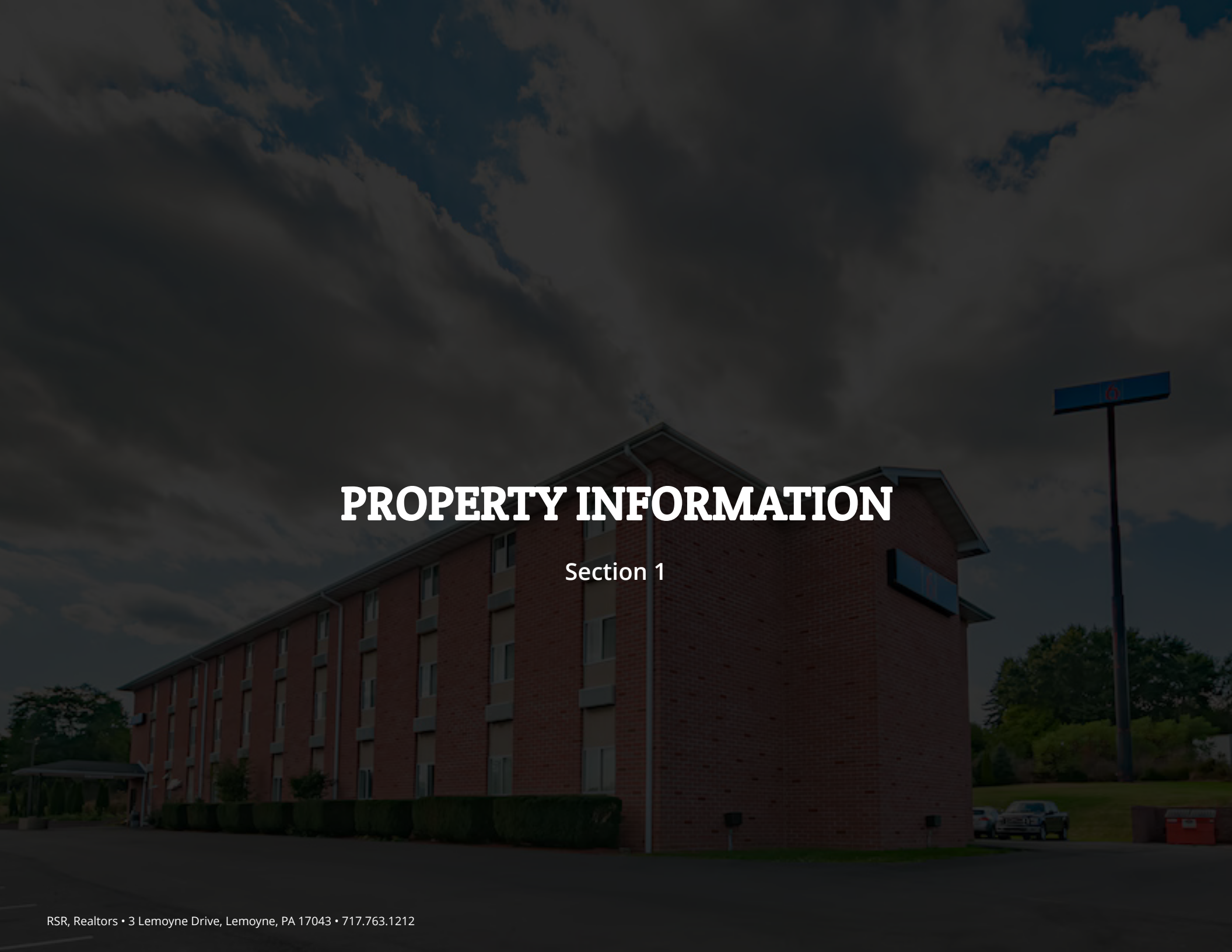
CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated



PROPERTY INFORMATION

Section 1

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222

PROPERTY DESCRIPTION

Recently renovated and strategically located just off I-80 and SR 93, Motel 6 Drums, PA presents a strong investment opportunity in a high-visibility, high-access corridor. The property offers 59 fully updated guest rooms designed for comfort and efficiency, featuring modern finishes, flat-screen TVs, and complimentary Wi-Fi. Select rooms include additional sitting areas, while microwaves and mini-fridges are available upon request to accommodate extended-stay and value-oriented travelers.

The motel caters to a broad customer base, including highway travelers, commercial drivers, and outdoor enthusiasts, with convenient proximity to regional demand drivers such as Nescopeck State Park (14 miles) and Council Cup Scenic Overlook (9 miles). On-site amenities include a welcoming lobby with complimentary morning coffee, a guest TV lounge, and ample parking suitable for cars, buses, and trucks, an attractive feature for transit and workforce lodging.

With its recent comprehensive renovation, strong brand recognition, and accessible location, this asset is well-positioned for continued operational stability and revenue growth. Ideal for both experienced hospitality investors and owner-operators seeking a turnkey opportunity in a steadily trafficked market.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY	
Sale Price:	$3,600,000
Number of Rooms:	59
Lot Size:	2.5 Acres
Building Size:	24,781 SF
NOI:	$450,000.00
Cap Rate:	12.5%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	39	158
Total Population	27	109	436
Average HH Income	$109,441	$101,023	$99,447

CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222

PROPERTY DESCRIPTION

Recently renovated and strategically located just off I-80 and SR 93, Motel 6 Drums, PA presents a strong investment opportunity in a high-visibility, high-access corridor. The property offers 59 fully updated guest rooms designed for comfort and efficiency, featuring modern finishes, flat-screen TVs, and complimentary Wi-Fi. Select rooms include additional sitting areas, while microwaves and mini-fridges are available upon request to accommodate extended-stay and value-oriented travelers.

The motel caters to a broad customer base, including highway travelers, commercial drivers, and outdoor enthusiasts, with convenient proximity to regional demand drivers such as Nescopeck State Park (14 miles) and Council Cup Scenic Overlook (9 miles). On-site amenities include a welcoming lobby with complimentary morning coffee, a guest TV lounge, and ample parking suitable for cars, buses, and trucks, an attractive feature for transit and workforce lodging.

With its recent comprehensive renovation, strong brand recognition, and accessible location, this asset is well-positioned for continued operational stability and revenue growth. Ideal for both experienced hospitality investors and owner-operators seeking a turnkey opportunity in a steadily trafficked market.

LOCATION DESCRIPTION

Located off exit 256 on Route I-80, one exit west of where Route I-81 crosses over Route I-80.

CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

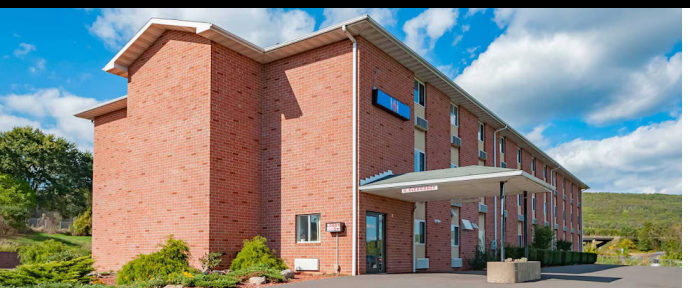
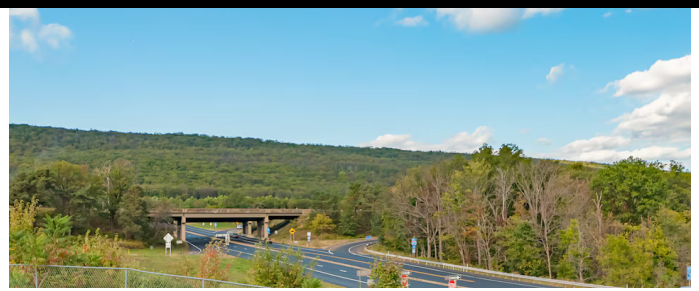
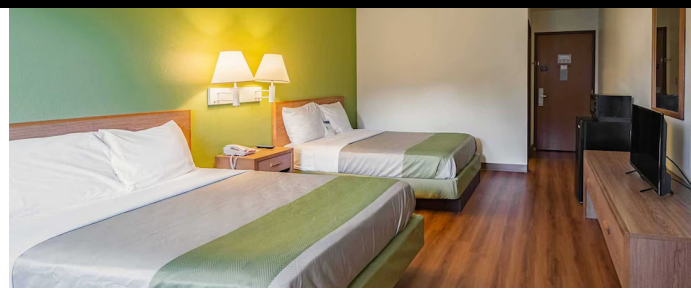
3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

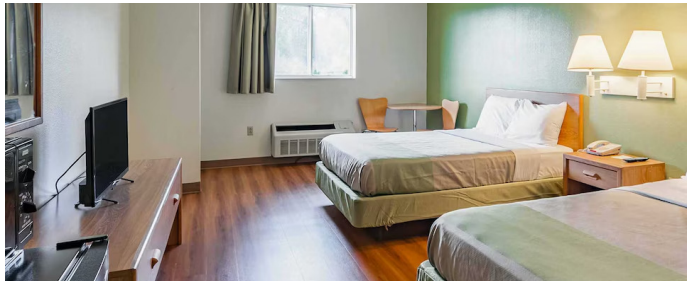
RSR, REALTORS®

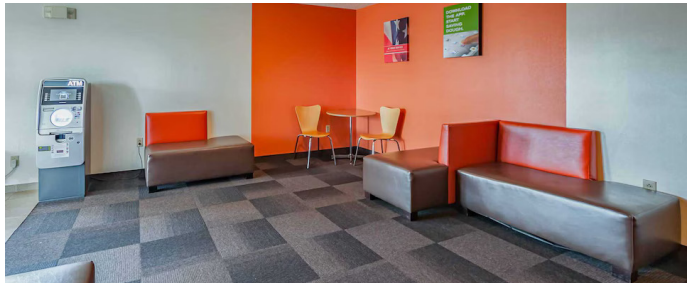
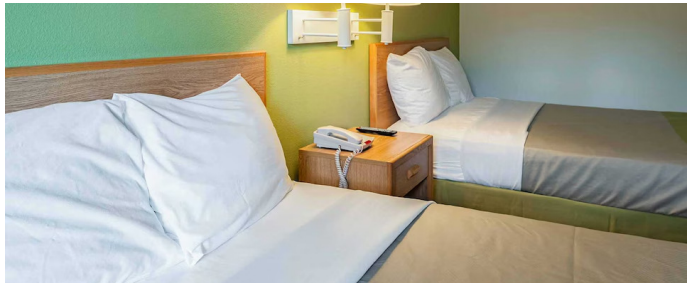
The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222



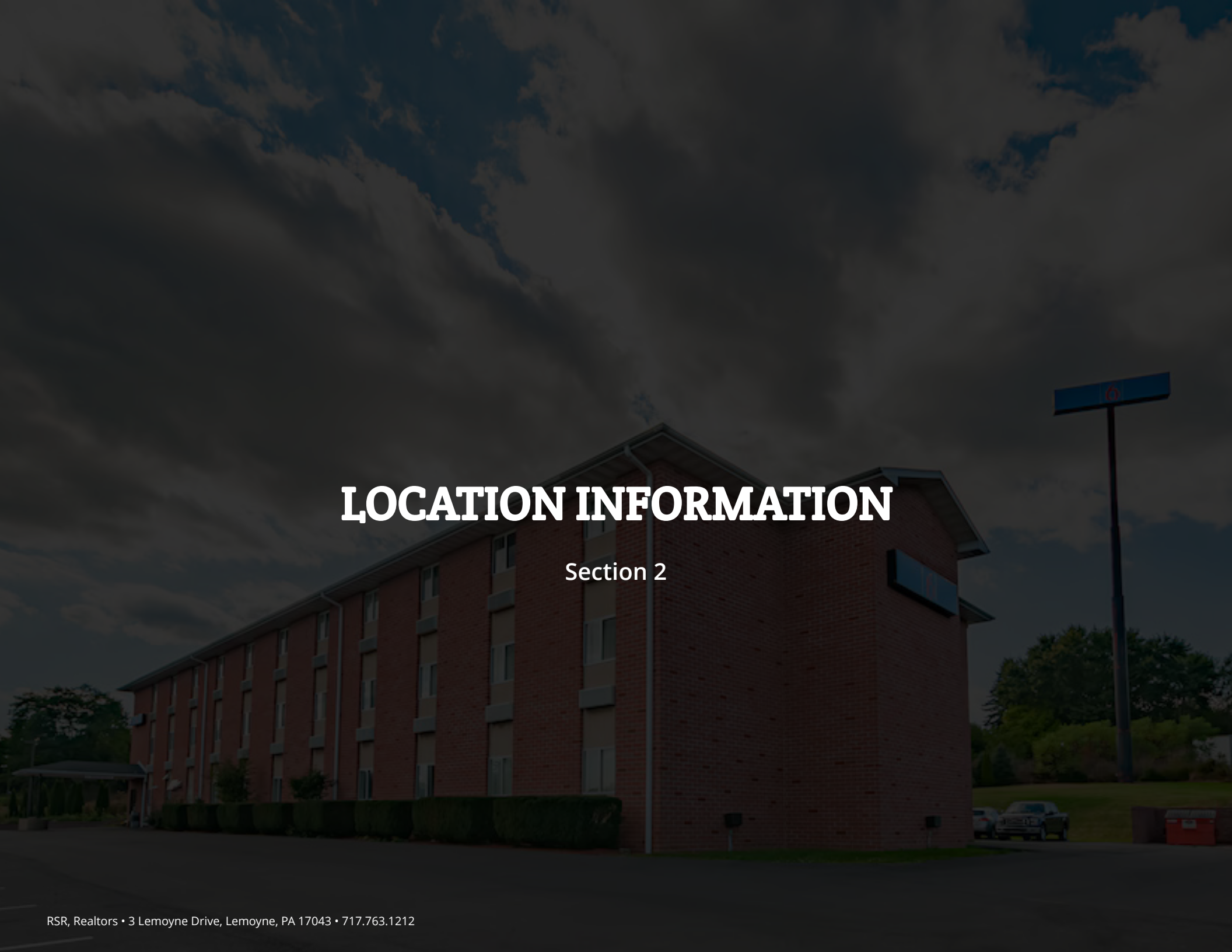
CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

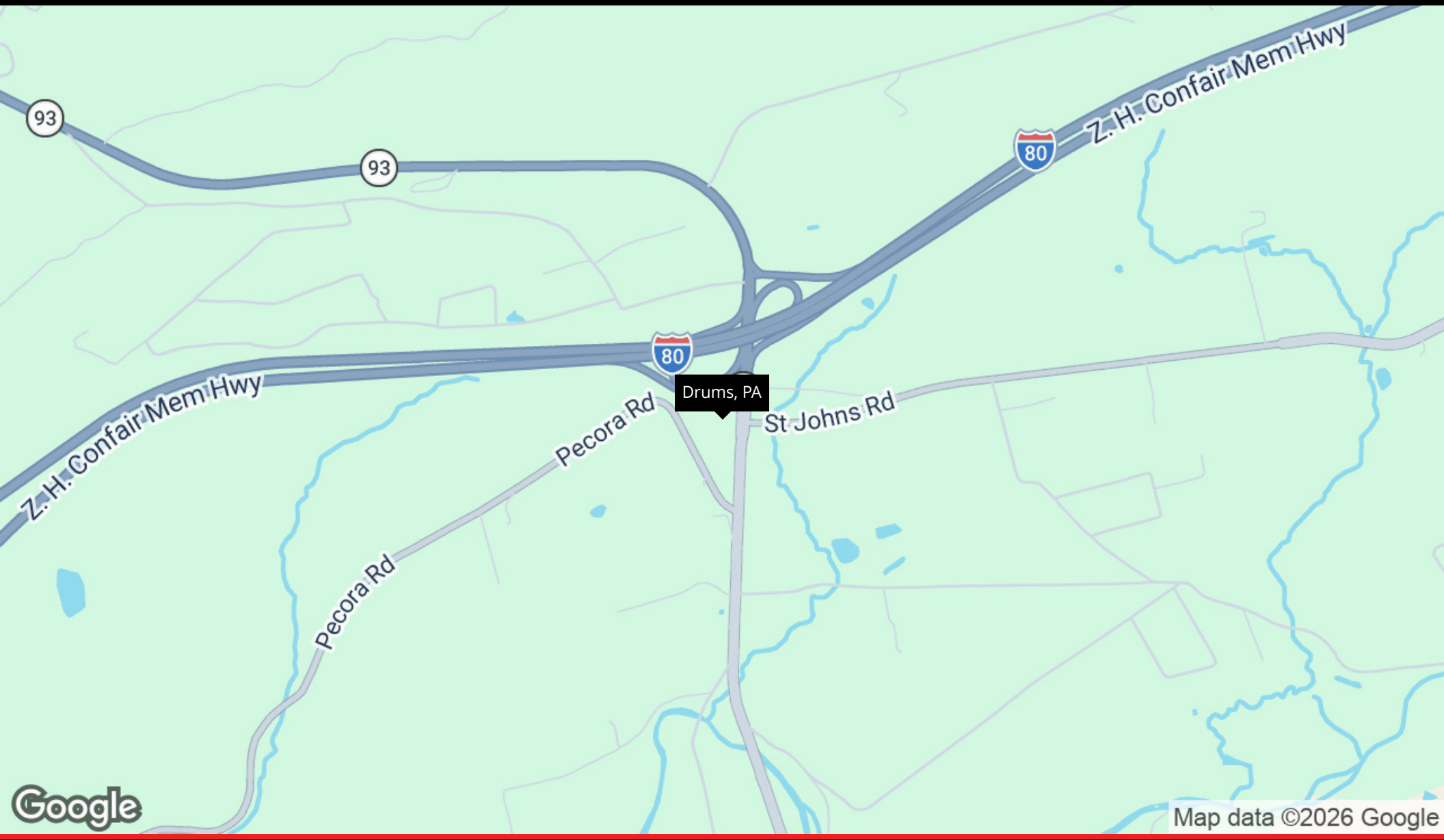


LOCATION INFORMATION

Section 2

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222



CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

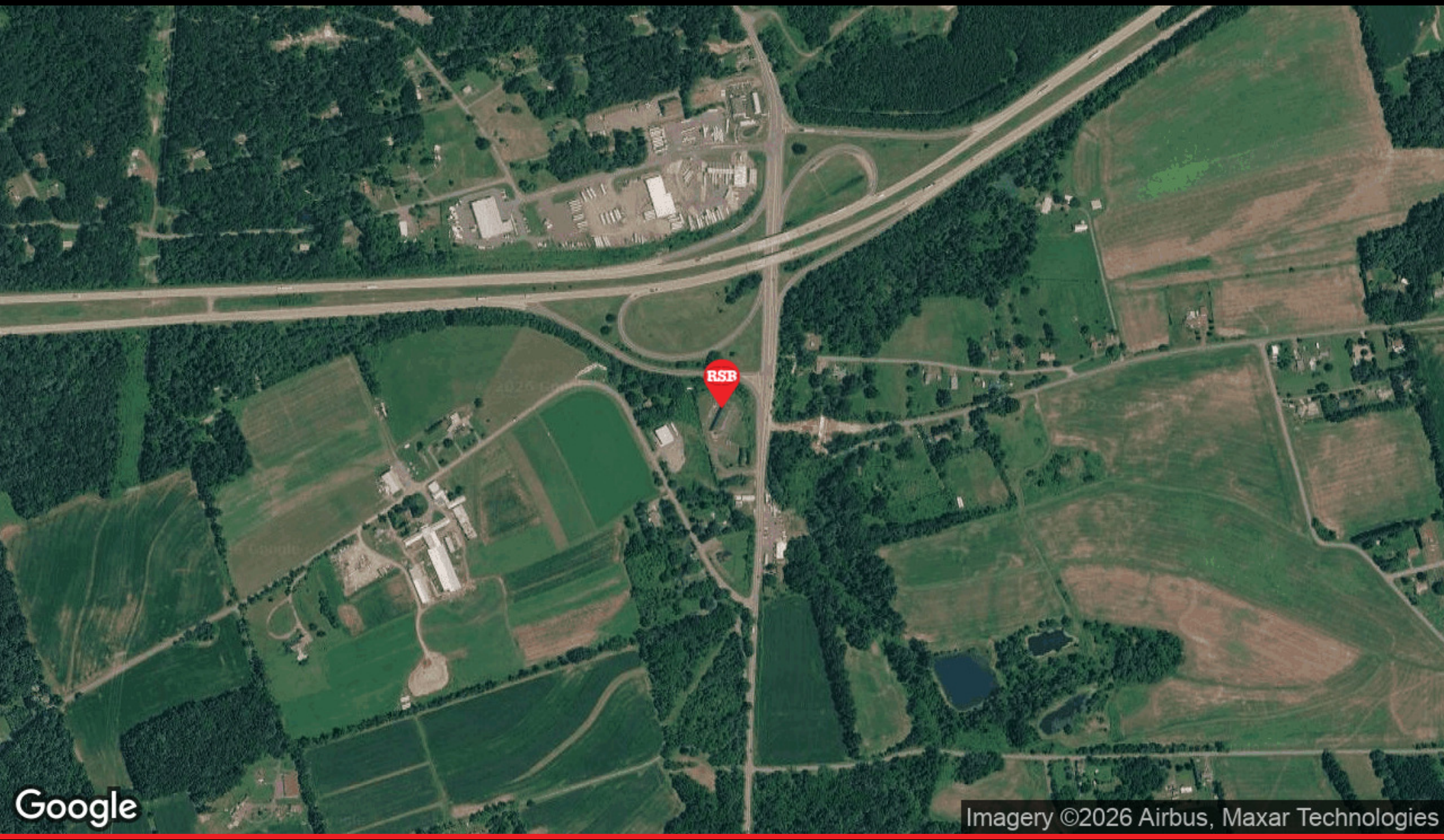
3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222



CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

FINANCIAL ANALYSIS

Section 3

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222

INVESTMENT OVERVIEW	
Price	$3,600,000
Price per SF	$145
Price per Unit	$61,017
CAP Rate	12.50%
OPERATING DATA	
Net Operating Income	$450,000

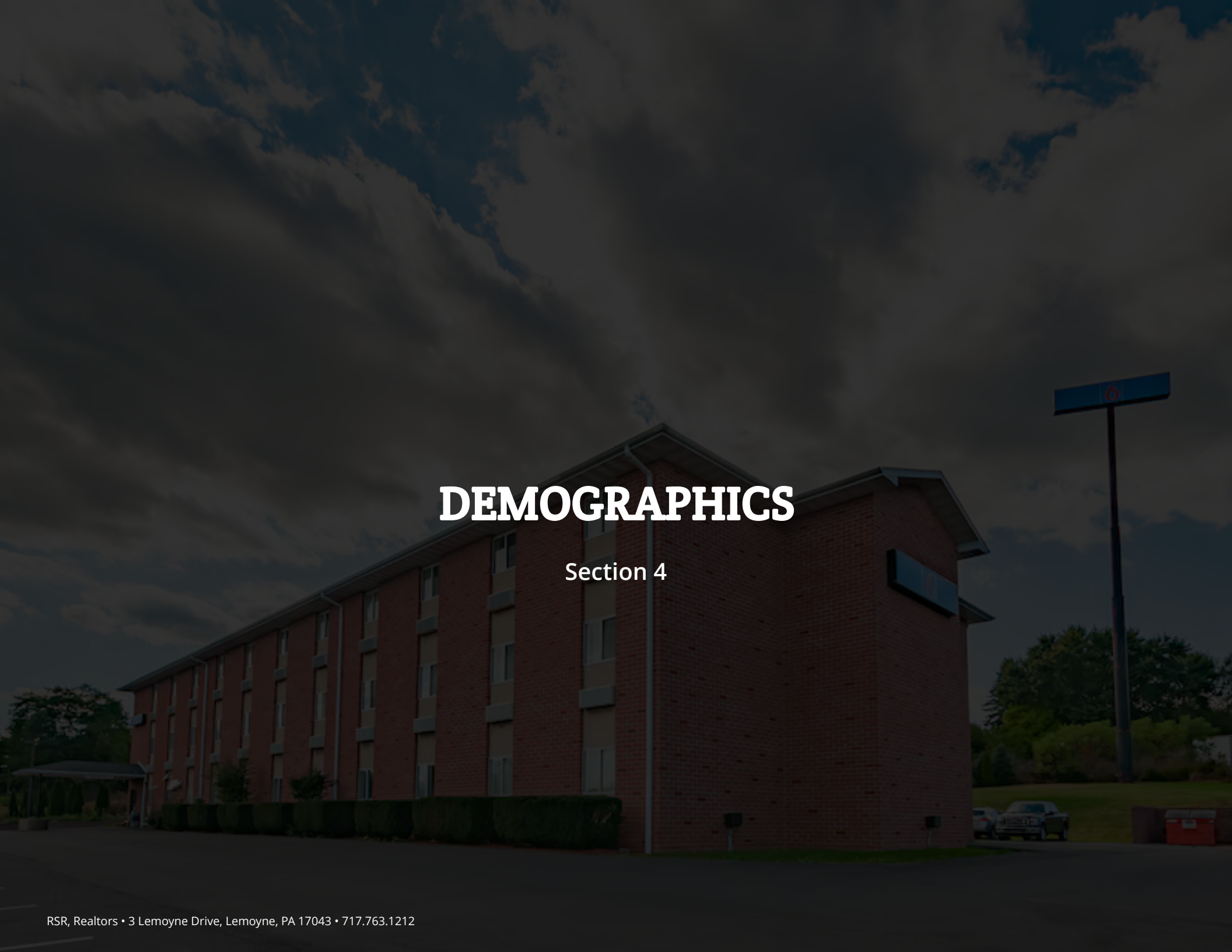
CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated



DEMOGRAPHICS

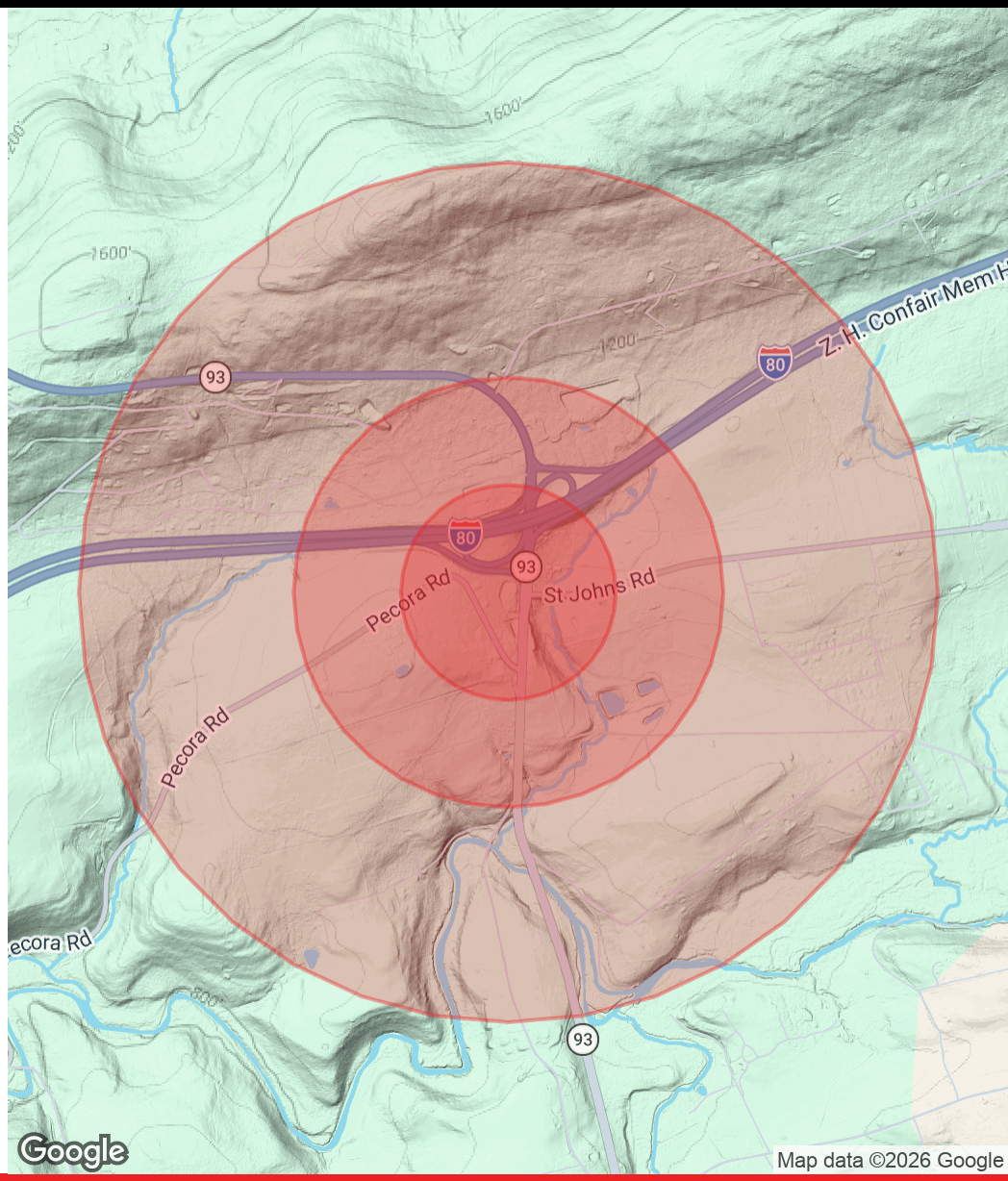
Section 4

HOSPITALITY OFFERING FOR SALE

Motel 6 | Drums, PA | 12.50% CAP • 1064 PA-93, Drums, PA 18222

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	27	109	436
Average Age	48.0	47.6	47.4
Average Age (Male)	49.7	49.3	49.1
Average Age (Female)	46.4	46.0	45.8
HOUSEHOLDS & INCOME	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Households	9	39	158
# of Persons per HH	3.0	2.8	2.8
Average HH Income	$109,441	$101,023	$99,447
Average House Value	$281,699	$273,163	$274,135

2023 American Community Survey (ACS)



CURT TROGNER
717.329.6929
ctrogner@rsrrealtors.com

DAKOTA WILLIAMS
717.877.0924
dwilliams@rsrrealtors.com

3 Lemoyne Drive
Lemoyne, PA 17043
717.763.1212
www.rsrrealtors.com

RSR, REALTORS®

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated

ADVISOR BIOS

Section 5

DAKOTA WILLIAMS

dwilliams@rsrrealtors.com

Direct: **717.877.0924**

RSR Realtors

3 Lemoyne Drive

Lemoyne, PA 17043

The information, though deemed reliable, is herein not warranted and is subject to correction, revision, verification and change without notice. RSR, REALTORS®, its agents and employees assume no liability for any errors or omissions, change of price, prior sale or lease, other unforeseen conditions or withdrawal without notice. RSR, REALTORS® is working on behalf of the seller/lessor unless otherwise stated