

MATTHEWS™

Comfort Inn & Suites

1510 E Main St | Blytheville, AR 72315

Offering Memorandum



Exclusively Listed By

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MATTHEWS™



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Comfort Inn & Suites Blytheville Property Overview

01



Guest Satisfaction & Amenities: First floor rooms offer guests high, vaulted ceilings and premium ‘Suites’ that consistently sell for \$10 to \$15 higher ADR. Over 1,500 Google Reviews with 4.2 out of 5 stars dating back to the original 2009 build and opening date.

Recent Renovation & New Prototype: The Comfort Inn & Suites was last renovated in 2021 before the Rise and Shine package was released. We anticipate there to be a change of ownership PIP for the new package.

Choice Dominance: A Buyer could purchase the Comfort Inn & Suites and the neighboring Quality Inn to have a complete monopoly on Choice product in Blytheville, AR, while also engaging in Economies of Scale through labor and designated GM, or management company running both hotels.

Favorable Financing & Cash Flows: The hotel’s stable performance and 2025 NOI support excellent financing leverage with the attractive asking price of \$7,750,000, reflecting a 10.08% Cap Rate if run with professional 3rd party management for a 3% fee, or an 11.18% Cap Rate if self-operated (“Owner/User”).

Strategic Location & Market Positioning: Situated at 1510 E. Main Street: Excellent I-55 visibility and direct access, the hotel occupies a prime position on Blytheville’s main commercial corridor. The 5-acre site and convenient interstate location capture both transient and extended-stay demand effectively.

Cash-on-Cash Return & Principal Reduction: The average Cash-on-Cash return for SBA 504 or SBA7(a) is 18.40%, which would recoup the Buyer’s initial cash down payment in less than six (6) years while also building equity via loan payments paying down the principal loan balance.

INVESTMENT HIGHLIGHTS





#3

Ranked Hotel in Blytheville
(Tripadvisor, 2025)



4.2/5 Stars

3,791+

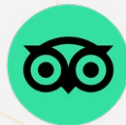
Average Visits Per Month
(AlphaMap)



4.2/5 Stars

76%

National Brand Percentile Rank
(AlphaMap)



4.2/5 Stars



8/10 Stars

INVESTMENT HIGHLIGHTS



Manufacturing Demand Drivers

Blytheville supports a major industrial economy anchored by steel manufacturing, agriculture, and logistics. The region includes a dense cluster of steel producers such as Nucor, Big River Steel, and Majestic Steel. Mississippi County is a leading agricultural area, with over 400,000 acres of crops and cotton production.

Strategic access to the Mississippi River, I-55, and the Arkansas Aeroplex drives distribution and logistics activity. **Proximity to these major employers drives revenue and demand for the local hospitality industry in Blytheville.**



Nucor

±1,500 Jobs Supported



Big River Steel

±800 Jobs Supported



Arkansas Steel Processing

±300 Jobs Supported



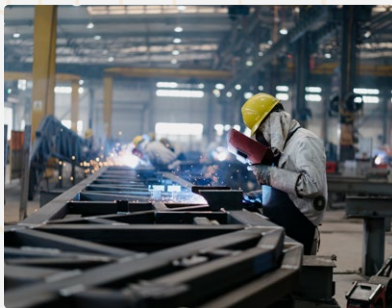
Majestic Steel USA

±150 Jobs Supported



Friedman Industries

±100 Jobs Supported



JMS (Russel Metals Corp)

±200 Jobs Supported



PACO

±150 Jobs Supported



NUARK

±100 Jobs Supported



Prospect Steel

±150 Jobs Supported



Arkansas Aeroplex

±500 Jobs Supported



AMENITIES

- Free Premium Wifi
- Pet Friendly
- Free Hot Breakfast
- Exercise Room
- FEMA Approved
- Copy Machine
- Fax Machine
- Interior Corridors
- Outdoor Parking
- 100% Smoke Free Hotel
- Valet Cleaning Service
- Laundry Room
- Meeting Room
- Computer With Internet Access

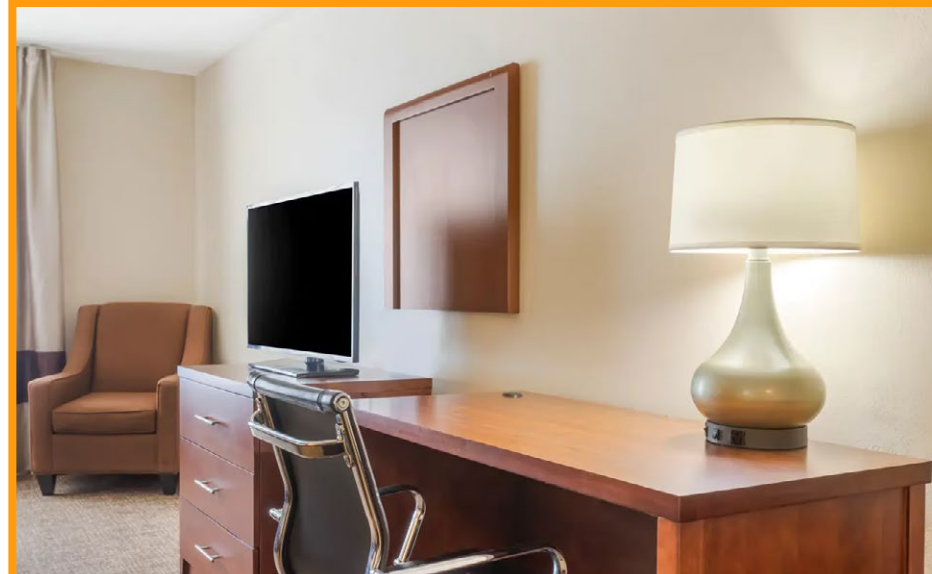


Comfort™ INN & SUITES

The Opportunity

Property Overview	
Property Name	Comfort Inn & Suites Blytheville
Total Keys	78
Address	1510 E Main St
City, ST Zip Code	Blytheville, AR 72315
Year Built/Last Renovation	2008/2021
Building Size	±47,980 SF
Lot Size	±2.71 AC
E Main. St.	±15,000 VPD
5-Mile Population	16,276
5-Mile Household Income	\$61,552
Recent Capital Improvements	Flooring, Bedding, & Interior Paint
Hotel Overview	
New License Term*	10 Years
Hotel Location Type	Interstate
Market Name	Arkansas Area
Submarket Name	Arkansas North Area
Class	Upper Midscale
Corridor	Interior
Stories	3

* Based on listing agent assumption



2025 Operating Overview

Number of Rooms	78
Available Rooms	28,470
Occupancy	79.60%
ADR	\$123.32
RevPAR	\$98.12
Room Revenue	\$2,820,083
Total Revenue	\$2,838,401
Gross Operating Profit	\$2,225,321
Expense Load	69.48%
Expenses	\$1,972,169
EBITDA "Owner/User NOI"	\$866,232
Management Fee	\$85,214
Net Operating Income (CMBS NOI)	\$781,018

Footnotes

Maintenance/Reserves: Hotel was renovated for soft goods in 2021 and P&L routinely reflects \$200K - \$300K+ in 'Maintenance'

FF&E Reserve: To avoid double subtracting FF&E reserves from NOI (see 'Maintenance' in P&L) there is no FF&E Reserve line item

Upper Midscale Submarket Data

12-Month ADR	\$121.37
12-Month Occupancy	61.00%
12-Month RevPAR	\$73.99
Number of Hotels Submarket	40
Average Rooms Per Hotel	71
Number of Rooms	3,300

2024 Operating Overview (PIP Stabilization Year)

Number of Rooms	78
Available Rooms	28,470
Occupancy	85.00%
ADR	\$125.97
RevPAR	\$107.03
Room Revenue	\$3,063,530
Total Revenue	\$3,082,773
Gross Operating Profit	\$2,444,335
Expense Load	59.51%
Expenses	\$1,834,506
EBITDA "Owner/User NOI"	\$1,248,267
Management Fee	\$92,483
Net Operating Income (CMBS NOI)	\$1,155,784





Comfort Inn & Suites Blytheville Financial Overview

02





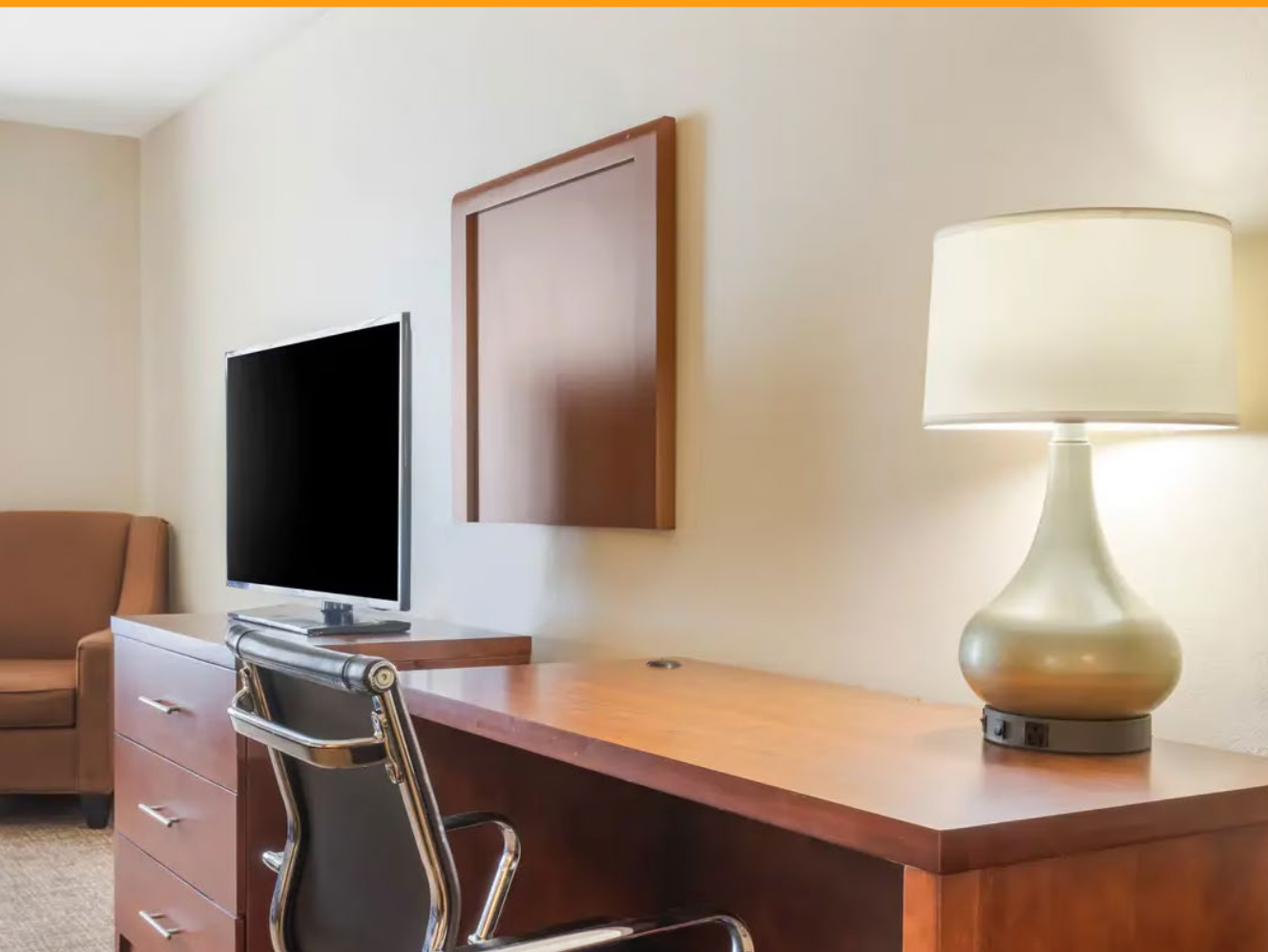
ComfortTM INN & SUITES

\$7,150,000
List Price

2.54x
2025 Revenue Multiple

12.12%
2025 Cap Rate

10.92%
2025 CMBS Cap Rate





Comfort[™] INN & SUITES

SBA 504 Loan

Offering Name	Comfort Inn & Suites
Purchase Price + Rise and Shine PIP	\$8,150,000
Cap Rate	10.63%
Down Payment	\$1,630,000
New SBA 504 Loan	\$6,520,000
Interest Rate	7.15%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.55
2025 Owner/User NOI (EBITDA)	\$866,232
Loan Payments	\$560,493
Buyer's Year 1 Net Cash Flow	\$305,739
Buyer's Year 1 Principal Reduction	\$97,466
Buyer's Year 1 Total Return	\$403,205
Buyer's Annual Cash-on-Cash Return	18.76%
Principal Reduction	5.98%
Buyer's Total Annual Return	24.74%





Comfort™
INN & SUITES

SBA 7(a) Loan

Offering Name	Comfort
Purchase Price + Rise and Shine PIP	\$8,150,000
Cap Rate	10.63%
Down Payment	\$1,630,000
New Loan	\$6,520,000
Interest Rate	8.00%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.43
2025 Owner/User NOI (EBITDA)	\$866,232
Loan Payments	\$603,869
Buyer's Year 1 Net Cash Flow	\$262,363
Buyer's Year 1 Principal Reduction	\$85,354
Buyer's Year 1 Total Return	\$347,717
Buyer's Annual Cash-on-Cash Return	16.10%
Principal Reduction	5.24%
Buyer's Total Annual Return	21.33%





Comfort™
INN & SUITES

CMBS Loan

Offering Name	Comfort Inn & Suites
Purchase Price + Rise and Shine PIP	\$8,150,000
Cap Rate	9.58%
Down Payment	\$2,852,500
New Loan	\$5,297,500
Interest Rate	6.90%
Amortization	25 Years
Term	10 Years
Loan to Value	65%
Debt Service Coverage Ratio	1.75
Debt Yield	14.74%
2025 NOI	\$781,018
Loan Payments	\$445,252
Buyer's Year 1 Net Cash Flow	\$335,766
Buyer's Year 1 Principal Reduction	\$82,295
Buyer's Year 1 Total Return	\$418,061
Buyer's Annual Cash-on-Cash Return	11.77%
Principal Reduction	2.89%
Buyer's Total Annual Return	14.66%





Comfort Inn & Suites Blytheville
Market Overview

03

35°52'16"N 89°52'29"W

BLYTHEVILLE
ARKANSAS

BLYTHEVILLE ARKANSAS

Demand Drivers

Blytheville, Arkansas is a small but strategically positioned regional hub in northeast Arkansas offering a mix of industrial, agricultural, and service-oriented economic activity. With a population around ~12,000—13,000 in the city proper, the area serves not only local residents but travelers and business visitors drawn to nearby manufacturing facilities, regional transportation routes, and neighboring markets in Tennessee and Missouri. The region's relatively low cost of living and affordable commercial lease rates make it attractive for hospitality operators seeking value-oriented entry into the Arkansas market.

Tourism and transient demand in Blytheville are anchored by road-based travel along U.S. highways, corporate stays tied to regional manufacturing activity, and events at local civic venues. The established accommodation base includes economy hotels with competitive pricing, reflecting the city's affordability and modest leisure visitation. Blytheville's demographic trends — including a balanced age profile and a median household income near the state average — support hospitality trade from both business and visiting family segments. With seven steel manufacturing and distribution facilities based in Blytheville, the hotel benefits from regular routine maintenance schedules multiple times per year, positioning for 100% occupancy and elevated ADR as teams of engineers flood the city to conduct repairs, cleaning of the facilities, and occasional expansions. Recent expansions and developments to the area's already robust steel industry are Zekelman Industries' Atlas Tube Mill in 2022 (\$150 million), an expansion to the Atlas Tube Mill in 2024 (\$120 million) and US Steel's development of its Osceola location in 2024 (\$3 billion).

Economic Drivers

Regional Strength: Manufacturing & logistics anchor business travel, contributing to regular hotel demand.

Geographic Advantage: Positioned near U.S. Highway corridors with easy access to Memphis (regional demand driver).

The local economy is supported by a diversified base including steel production, manufacturing, agriculture, logistics, and service sectors, generating a steady flow of business and visiting traffic. Organizations such as local economic development and chamber groups work to attract investment and maintain employment growth. Blytheville's accommodation and food services sector contributes significantly to local receipts, reflecting strong service industry activity relative to city scale.

Main Industries

- Manufacturing & steel production
- Agriculture & agribusiness
- Logistics & transportation
- Retail & local services
- Health care & social assistance

Top Local Employers

- Manufacturing plants (regional steel producers)
- Health services providers
- Public education institutions
- Retail & service employers
- Regional logistics/distribution firms





Comfort Inn & Suites Blytheville
Portfolio Opportunity

04



S1 COMFORT INN & SUITES | 1510 E MAIN ST



S2 HAMPTON INN | 301 N SERVICE RD



S3 HOLIDAY INN | 1121 E MAIN ST.



S4 QUALITY INN | 1520 E MAIN ST



N LOCKA

N COUNTY RD 761

PORTER DR

Danny's Smoke Shop
Fairview Suites
Waffle and Pancake House
Southern Bancorp
Perk
Holiday Inn Blytheville
Delta Auto Parts

Great Wall Buffet
Super 8 by Wyndham Blytheville
Olympic Steakhouse
Comfort Inn & Suites

Additional Investment Opportunities

In addition to the subject property, the current ownership is offering three additional assets located within the Blytheville, Arkansas market. While each property is being marketed and sold individually, investors have the unique opportunity to acquire multiple assets within the same submarket, allowing for potential operational efficiencies and portfolio scale.

These properties are strategically positioned throughout Blytheville and can be acquired separately or in combination to create a larger regional presence.

PORTFOLIO REGIONAL MAP

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1510 E Main St, Blytheville, AR 72315** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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