

MATTHEWS™

HAMPTON INN
BLYTHEVILLE

301 N Service Rd | Blytheville, AR 72315

Offering Memorandum



#1

Ranked Hotel in Blytheville
(Tripadvisor, 2025)

Exclusively Listed By

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*Actual Site Photo Post Renovation

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PORTFOLIO
OPPORTUNITY





Demonstrated Revenue: The Hotel has generated consistent \$3.1 million+ revenue over the last four years, signaling operational momentum and strength of market. Buyers are stepping into a business with proven demand, not an uphill battle.

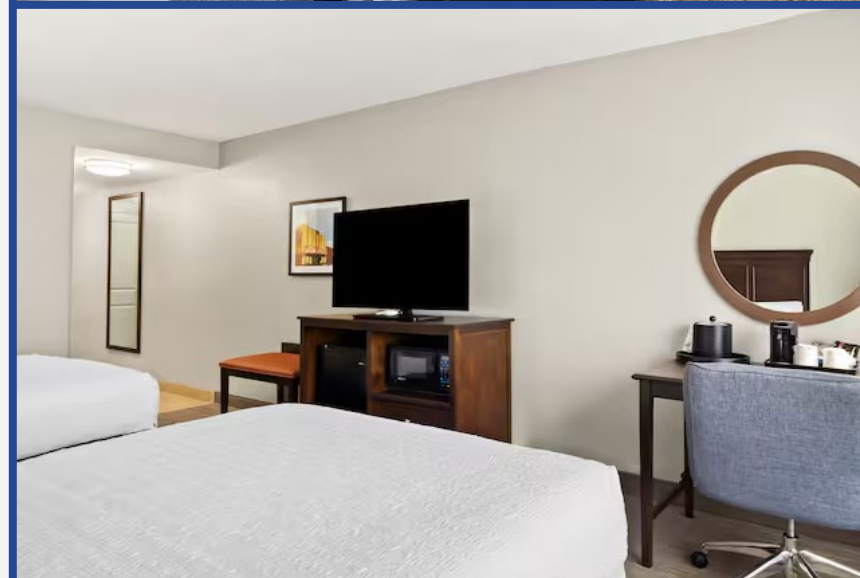
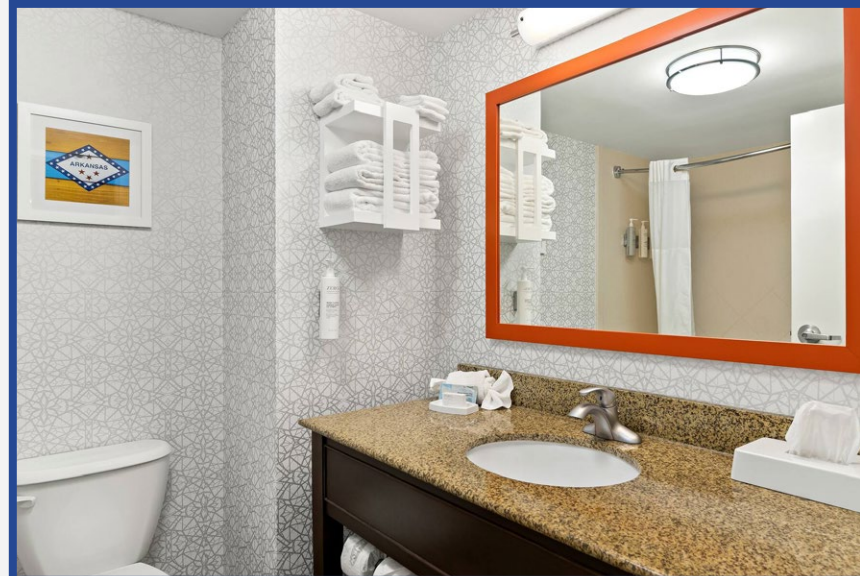
Attractive 3.25x RRM for Forever Young Hampton: Offered at just 3.25x All-In Room Revenue Multiple, the asset presents a compelling basis relative to recent comparable sales, accounting for incoming supply, while also giving the Buyer peace of mind with positive QA scores, minimal out of pocket investment, and a new 15-Year License to operate as Hampton.

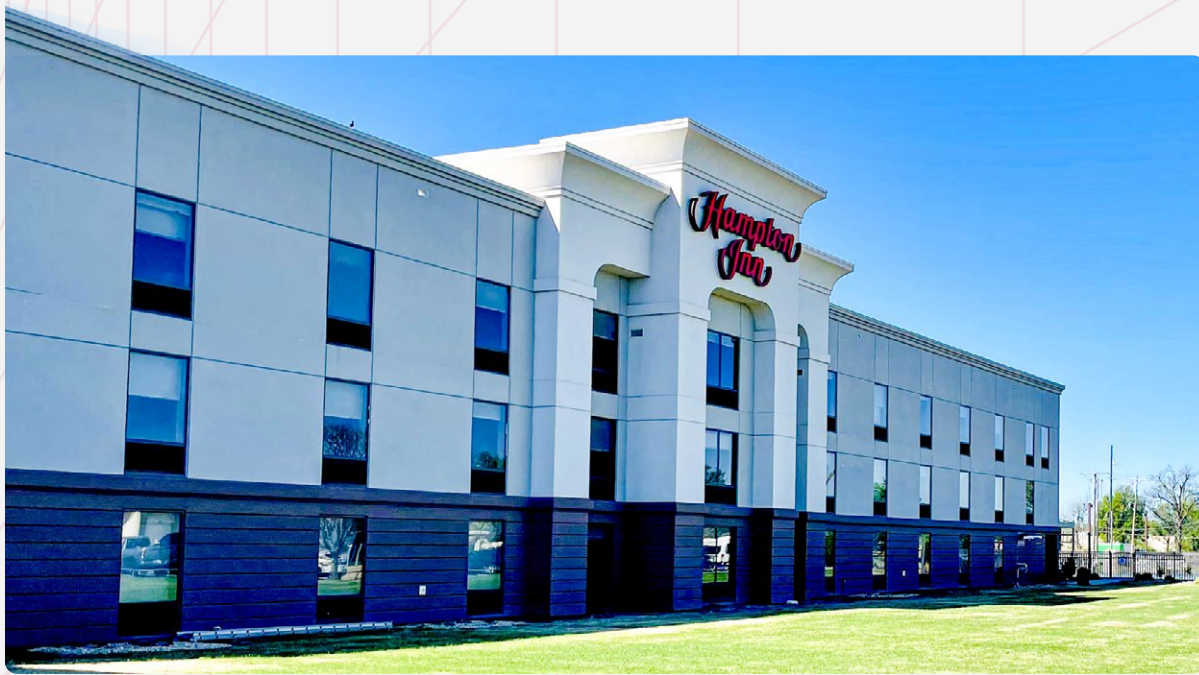
Forever Young Prototype (Minimal Change-of-Ownership PIP): The Hotel, which was originally built and opened in 2012, went through an extensive Forever Young PIP package in 2025, reducing the Buyer's upfront capital expenditures and preserving liquidity post-acquisition. Post PIP QA scores came back at 93.68% in July 2025. The consistent \$3M+ Revenue and \$100+ RevPAR coupled with a fully-Pipp'ed hotel and new Hampton license term provides a new operator confidence in high-yielding cash flows and minimal out-of-pocket upgrades for the next decade plus.

Construction Quality: The Hampton Inn was built in 2012 utilizing concrete and rebar (reinforced concrete) providing guests a pleasant calm and quiet experience in their rooms. This high-quality construction is built to last and will provide a new owner peace of mind in long-term investment, especially compared to cheaper build qualities today as a result of rising goods and labor costs.

Steel Manufacturing Hub: Blytheville is home to nine steel manufacturing and distribution headquarters, all located within 10 miles of the subject property. Representation includes companies like Nucor Steel, Big River Steel, Prospect Steel, Majestic Steel Distribution, PACO Steel of Arkansas, Friedman Industries Inc, Arkansas Steel Processing, Schueck Steel, and JMS Processing.

INVESTMENT HIGHLIGHTS





#1

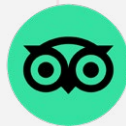
Ranked Hotel in Blytheville
(Tripadvisor, 2025)



4.3/5 Stars

14,345+

Average Visits Per Month
(AlphaMap)



4.5/5 Stars

95%

National Brand Percentile Rank
(AlphaMap)



8.7/10 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



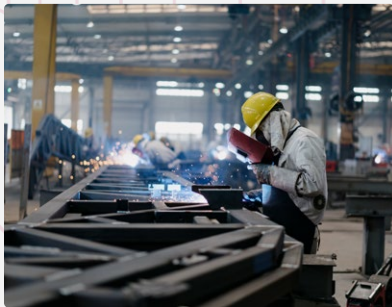
Majestic Steel USA

±150 Jobs Supported



Friedman Industries

±100 Jobs Supported



JMS (Russel Metals Corp)

±200 Jobs Supported



PACO

±150 Jobs Supported



NUARK

±100 Jobs Supported



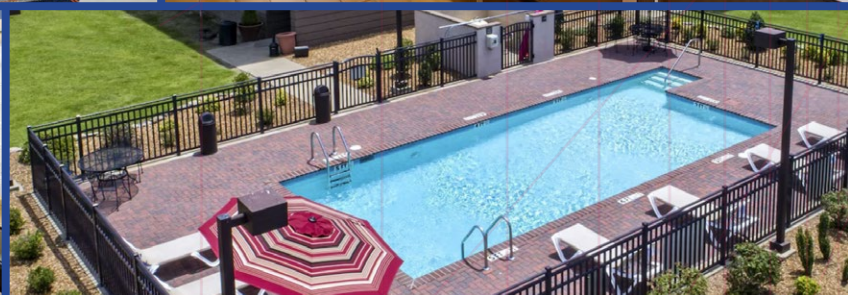
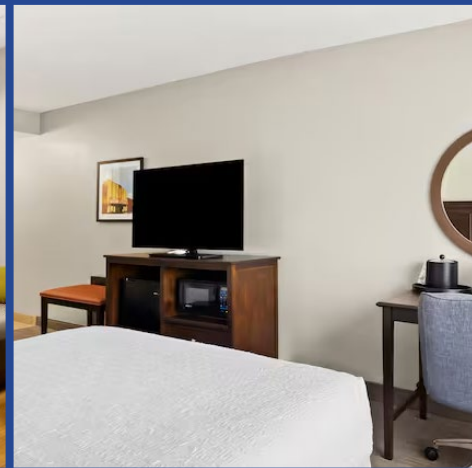
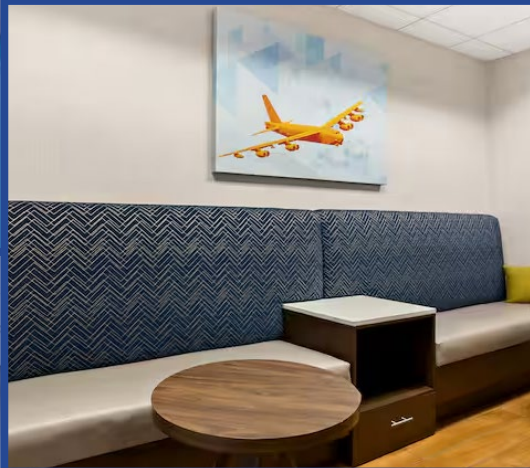
Prospect Steel

±150 Jobs Supported



Arkansas Aeroplex

±500 Jobs Supported



AMENITIES

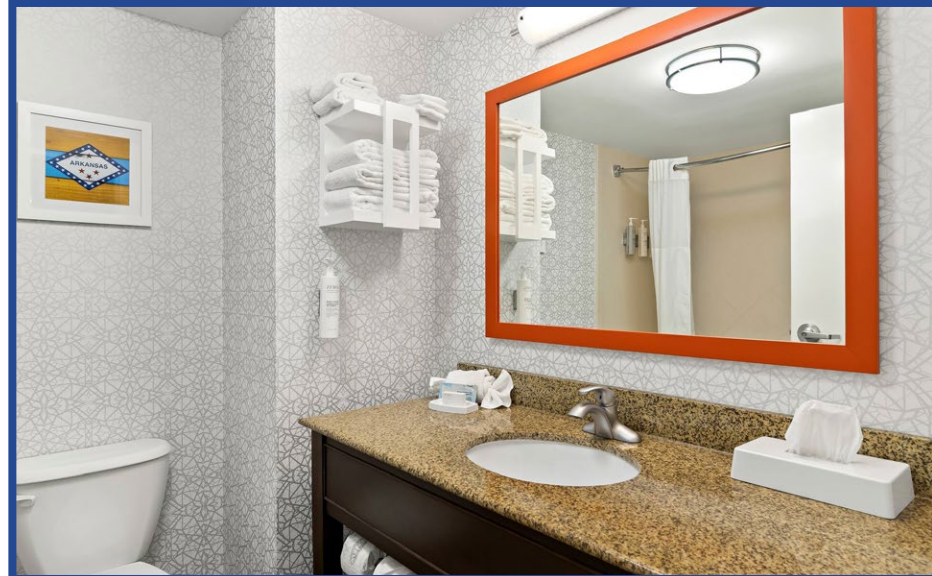
- Free Premium Wifi
- Pet Friendly
- Free Hot Breakfast
- Fitness Center Business Center
- Copy Machine
- Fax Machine
- Digital Parking
- Outdoor Parking
- 100% Smoke Free Hotel
- Valet Cleaning Service
- Laundry Room
- Digital Keys
- Computer With Internet Access
- Franchised Restaurant Attached



The Opportunity

Property Overview	
Property Name	Hampton Inn Blytheville
Total Keys	70
Address	301 N Service Rd
City, ST	Blytheville, AR
Year Built/Last Renovation	2012/2025
Building Size	±31,796 SF
Lot Size	±3.63 AC
N. Service Rd.	±5,600 VPD
5-Mile Population	15,231
5-Mile Household Income	\$61,935
Construction Material	Concrete Block
Hotel Overview	
New License Term*	15 Years
Hotel Location Type	Interstate
Market Name	Arkansas Area
Submarket Name	Arkansas South Area
Class	Upper Midscale
Corridor	Interior
Stories	3

* New License Term: New 15-Year (Expected) expected or broker assumption



2025 Operating Overview (PIP Year)

Number of Rooms	70
Available Rooms	25,550
RevPAR	\$127.2
Room Revenue	\$3,249,087
Total Revenue	\$3,371,973
Gross Operating Profit	\$2,602,651
Expense Load	67.6%
Expenses	\$2,280,308
EBITDA "Owner/User NOI"	\$1,192,211
Management Fee	\$100,546
Net Operating Income (CMBS NOI)	\$1,091,665

Footnotes

Maintenance/Reserves: Hotel was renovated in 2025 (PIP Year) and P&L routinely reflects \$275K+ in 'Maintenance'

FF&E Reserve: To avoid double subtracting FF&E reserves from NOI (see 'Maintenance' in 2024-2025 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

Number of Rooms	70
Available Rooms	25,550
RevPAR	\$129.01
Room Revenue	\$3,296,246
Total Revenue	\$3,531,368
Gross Operating Profit	\$2,602,651
Expense Load	63.6%
Expenses	\$2,246,479
EBITDA "Owner/User NOI"	\$1,387,641
Management Fee	\$102,752
Net Operating Income (CMBS NOI)	\$1,284,889





Hampton Inn Blytheville Financial Overview

Hampton Inn

02



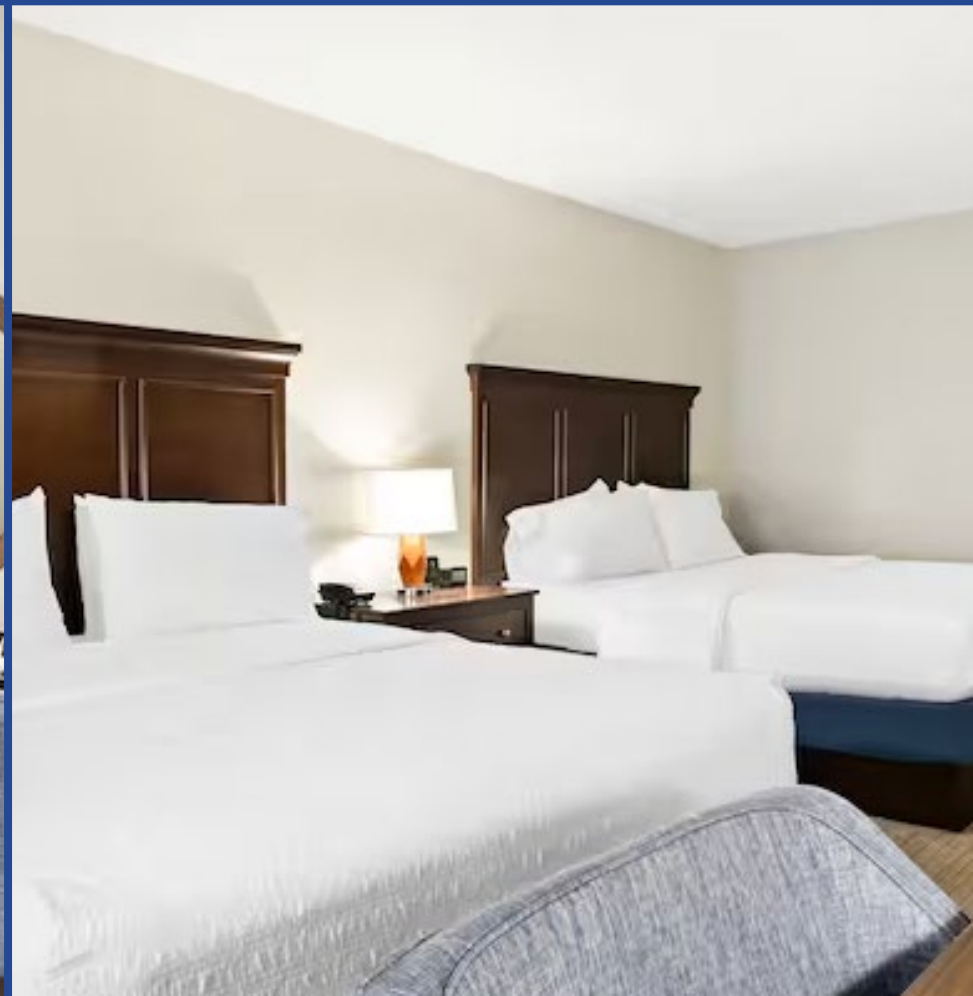
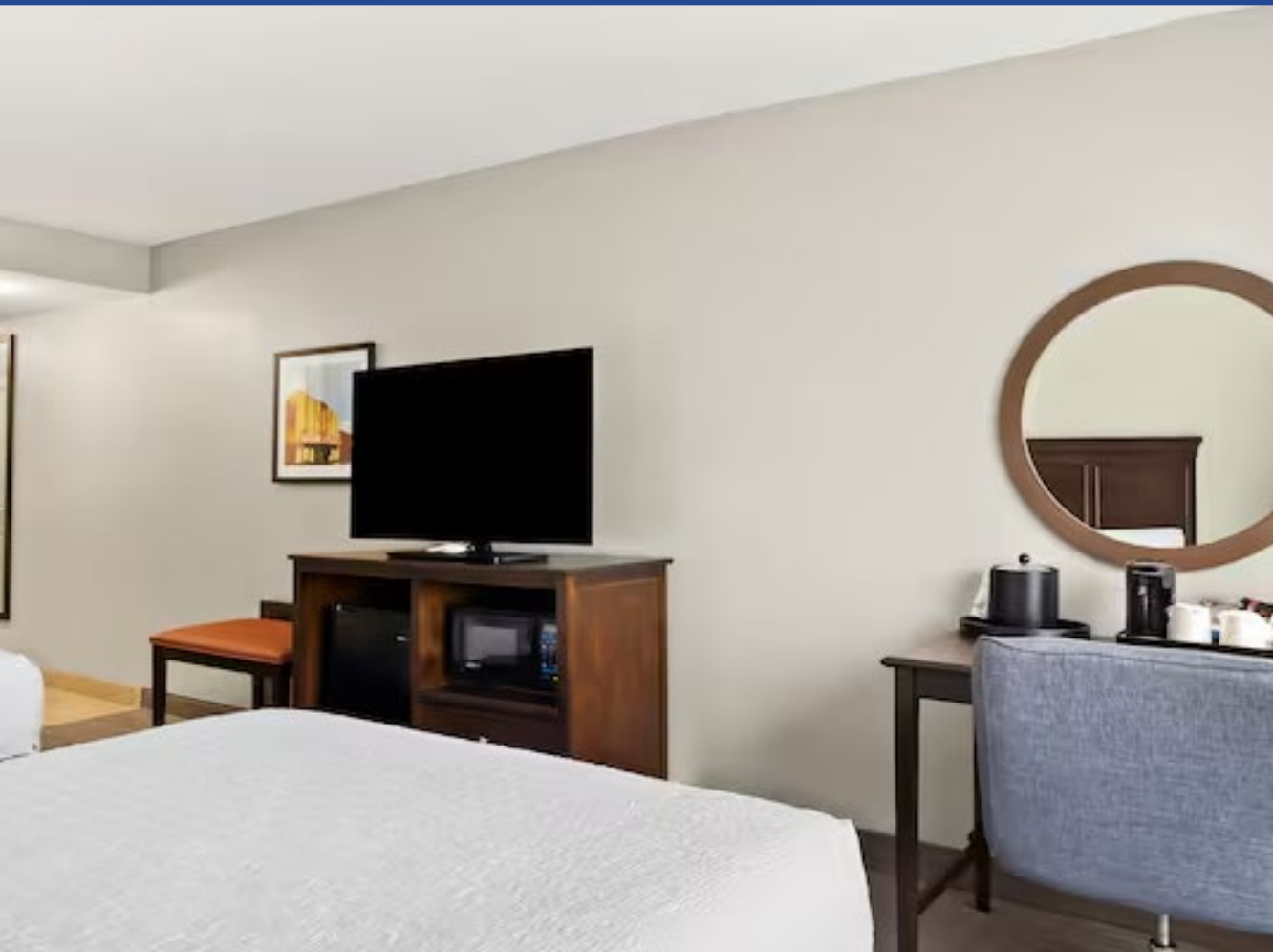


\$10,500,000
List Price

3.23x
2025 Revenue Multiple

11.35%
2025 Cap Rate

10.40%
2025 CMBS Cap Rate





SBA 504 Loan

Offering Name	Hampton
Purchase Price + \$300K (CoOP)	\$10,800,000
Cap Rate	11.04%
Down Payment	\$2,160,000
New Loan	\$8,640,000
Interest Rate	7.15%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.70
2025 Owner/User NOI (EBITDA)	\$1,192,211
Loan Payments	\$700,262
Buyer's Year 1 Net Cash Flow	\$491,949
Buyer's Year 1 Principal Reduction	\$85,260
Buyer's Year 1 Total Return	\$577,209
Buyer's Annual Cash-on-Cash Return	22.78%
Principal Reduction	3.95%
Buyer's Total Annual Return	26.72%





SBA 7(a) Loan

Offering Name	Hampton
Purchase Price + \$300K (CoOP)	\$10,800,000
Cap Rate	11.04%
Down Payment	\$2,160,000
New Loan	\$8,640,000
Interest Rate	8.00%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.57
2025 Owner/User NOI (EBITDA)	\$1,192,211
Loan Payments	\$760,767
Buyer's Year 1 Net Cash Flow	\$431,444
Buyer's Year 1 Principal Reduction	\$72,175
Buyer's Year 1 Total Return	\$503,619
Buyer's Annual Cash-on-Cash Return	19.97%
Principal Reduction	3.34%
Buyer's Total Annual Return	23.32%





CMBS Loan

Offering Name	Hampton
Purchase Price + \$300K (CoOP)	\$10,800,000
Cap Rate	10.11%
Down Payment	\$3,780,000
New Loan	\$7,020,000
Interest Rate	6.90%
Amortization	25 Years
Term	10 Years
Loan to Value	65%
Debt Service Coverage Ratio	1.97
Debt Yield	15.55%
2025 NOI	\$1,091,665
Loan Payments	\$554,805
Buyer's Year 1 Net Cash Flow	\$536,860
Buyer's Year 1 Principal Reduction	\$72,695
Buyer's Year 1 Total Return	\$609,555
Buyer's Annual Cash-on-Cash Return	14.20%
Principal Reduction	1.92%
Buyer's Total Annual Return	16.13%





Hampton Inn Blytheville
Market Overview

*Hampton
Inn*

03

35°52'16"N 89°52'29"W

BLYTHEVILLE
ARKANSAS

BLYTHEVILLE ARKANSAS

Demand Drivers

Blytheville, Arkansas is a 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).

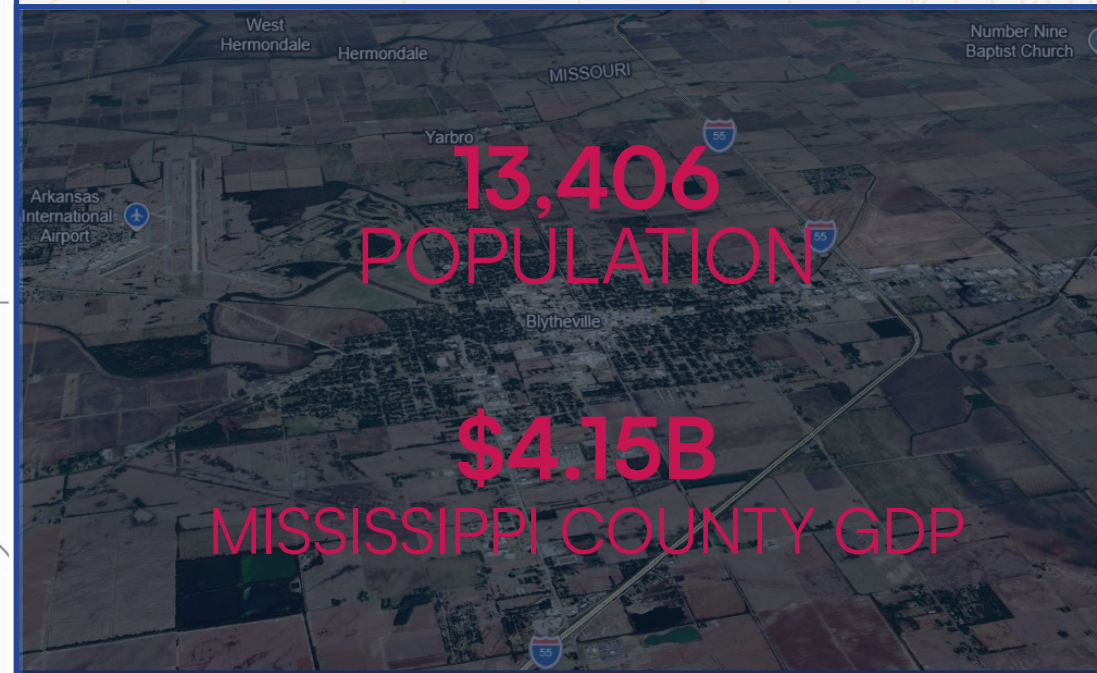
The local economy is supported by a diversified base including steel production, manufacturing, agriculture, logistics, and service sectors, generating a steady flow of business and visiting traffic. Organizations such as local economic development and chamber groups work to attract investment and maintain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

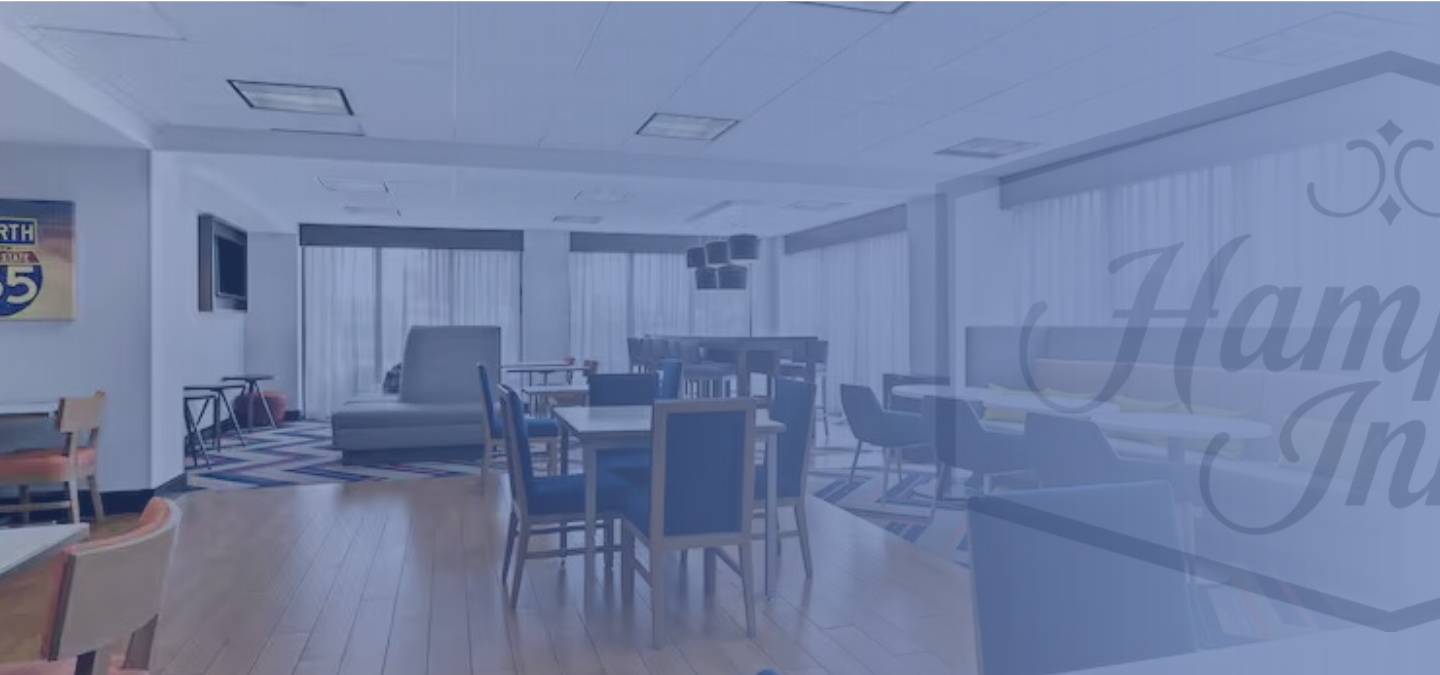
Main Industries

- 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





Hampton Inn Blytheville
Portfolio Opportunity



04



S1

HAMPTON INN | 301 N SERVICE RD

**S2**

COMFORT INN & SUITES | 1510 E MAIN ST

**S3**

HOLIDAY INN | 1121 E MAIN ST.

**S4**

QUALITY INN | 1520 E MAIN ST

**S1**

Great Wall Buffet

S4Super 8 by Wyndham
Blytheville

Olympic Steakhouse

S2

Comfort Inn & Suites

S3Perk
Holiday Inn Blytheville

PORTFOLIO REGIONAL MAP

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.

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 **301 N Service Road, 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.

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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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