

MATTHEWS™

Holiday Inn Blytheville

1121 E Main St | Blytheville, AR 72315

Offering Memorandum



4.3/5 Stars



4.2/5 Stars



4.2/5 Stars



8.2/10 Stars

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MATTHEWS™



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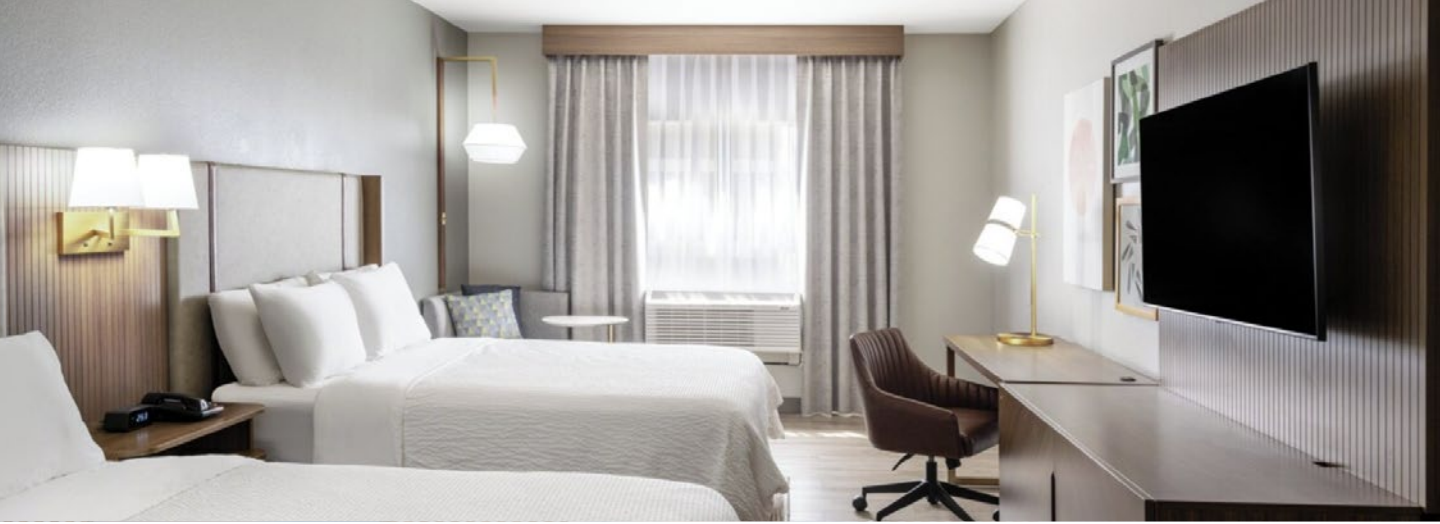
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Holiday Inn Blytheville Property Overview

01



New Prototype: The hotel features the Holiday Inn 'H5' prototype, a \$5 Million investment by the retiring 82-year-old owner, allowing the Buyer to cash flow day one with minimal PIP responsibilities.

Competitive Guest Amenities: The Hotel provides an investor with a competitive advantage by offering guests four conference rooms (can be combined into one), two full-service restaurant offerings, an upscale bar, and a large ballroom historically used for corporate events, weddings, birthdays, and holidays - specifically Easter and Christmas brunches.

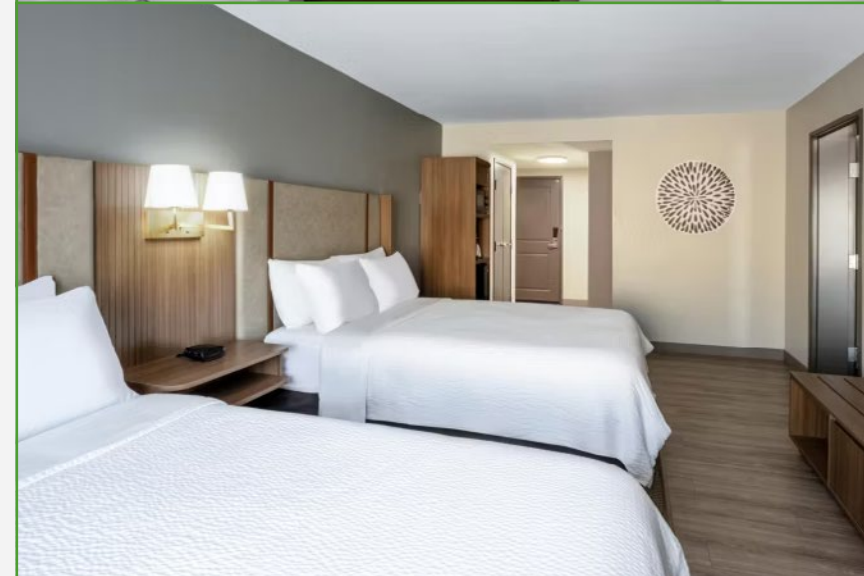
Construction Quality: The Holiday Inn was "built" in 2011 utilizing concrete and rebar (reinforced concrete), providing guests a pleasant, calm, and quiet experience in their rooms. This high-quality construction is built to last and will provide a new owner peace of mind in long-term investment, especially compared to cheaper build qualities today as a result of rising goods and labor costs.

Unique Room Offerings: Above-average room sizes with fresh FF&E, mattresses, and the new PIP result in consistent guest satisfaction and QA scores, benefitting the owner with a loyal, consistent customer base and consistent income streams.

Hotel Performance & Consistency: Holiday Inn has been featured by IHG as a brand-leading performer, consistently achieving \$100+ RevPAR despite its 154-room count—an impressive result for a full-service asset that has been self-operated, presenting clear upside for a new owner to leverage a professional management company and further capitalize on its loyal customer base.

Rare, Attractive Offering for Sale by Original Developer: The 'Going-In' Revenue Multiple is 2.67 on 2025 figures, or a double digit Cap Rate on the last three year's Net Operating Income despite some capital improvements in 2025.

INVESTMENT HIGHLIGHTS



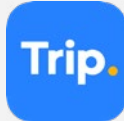


#2

Ranked Hotel in Blytheville
(Tripadvisor, 2025)



4.3/5 Stars



4.2/5 Stars



4.2/5 Stars



8.2/10 Stars

19,318

Average Visits Per Month
(AlphaMap)

98%

National Brand Percentile Rank
(AlphaMap)

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 supports consistent industrial demand, strengthening the local economy and regional growth.



Nucor

±1,500 Jobs Supported



Big River Steel

±800 Jobs Supported



Arkansas Steel Processing

±300 Jobs Supported



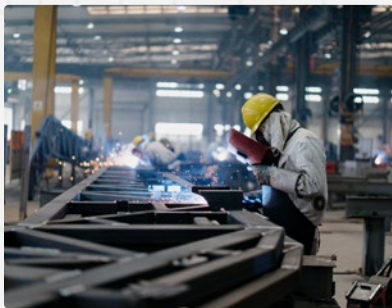
Majestic Steel USA

±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

- Business Center
- Indoor Heated Swimming Pool
- Outdoor Swimming Pool
- Fitness Center
- Guest Laundry
- Two Full-Service Restaurants
- Bar & Lounge
- Meeting Room
- Conference Room
- Banquet Room
- Boardroom
- Ballroom



The Opportunity

Property Overview	
Property Name	Holiday Inn Blytheville
Total Keys	154
Address	1121 E. Main St
City, ST	Blytheville, AR 72315
Year Built/Last Renovation	2011/2022
Building Size (SF)	±47,980
Lot Size (AC)	±4.85
E Main. St. VPD	±15,000 VPD
5-Mile Population	16,528
5-Mile Household Income	\$61,444
Hotel Overview	
New License Term Extension	TBD
Hotel Location Type	Interstate
Market Name	Arkansas Area
Submarket Name	Arkansas North Area
Class	Upper Midscale
Corridor	Interior



2025 Operating Overview

Number of Rooms	154
Available Rooms	56,210
Occupancy	74.40%
ADR	\$153.5
RevPAR	\$114.2
Room Revenue	\$6,439,860
Food & Beverage Revenue	\$1,167,484
Total Revenue (+ Other Income)	\$7,853,674
Gross Operating Profit	\$5,727,579
Owner's NOI Net Operating Income	\$1,894,600

Footnotes

Management Fee: Included in 2025 Profit & Loss 'A&G' of \$1,709,644

FF&E Reserve: None in 2025 (PIP Year) / 'Maintenance' of \$655K in P&L

2024 Operating Overview

Number of Rooms	154
Available Rooms	56,210
Occupancy	85.4%
ADR	\$142.8
RevPAR	\$121.9
Room Revenue	\$6,919,949
Food & Beverage Revenue	\$1,403,257
Total Revenue (+ Other Income)	\$8,552,442
Gross Operating Profit	\$6,246,815
Owner's Net Operating Income	\$2,779,444

Footnotes

Management Fee: See in A&G in P&L

FF&E Reserves: Owner engages in routine upkeep (see 'Maintenance' in P&L)

2023 Operating Overview

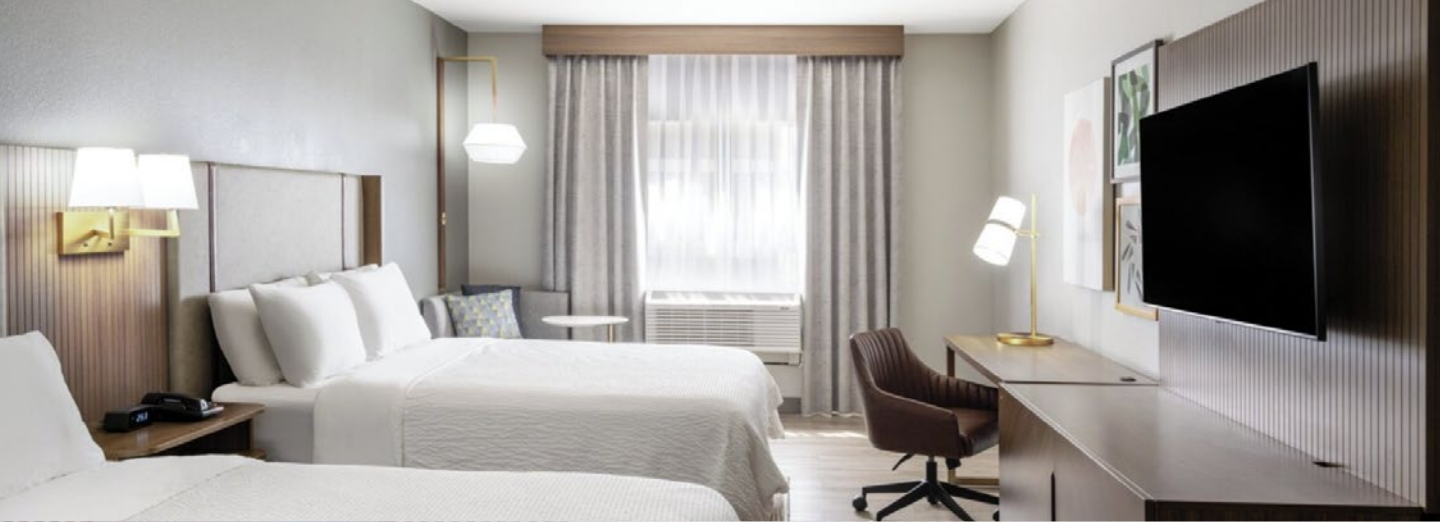
Number of Rooms	154
Available Rooms	56,210
Occupancy	78.8%
ADR	\$129.2
RevPAR	\$101.8
Room Revenue	\$5,772,008
Food & Beverage Revenue	\$1,597,795
Total Revenue (+ Other Income)	\$7,576,358
Gross Operating Profit	\$5,227,740
Owner's Net Operating Income	\$2,254,993

Footnotes

Management Fee: See in A&G in P&L

FF&E Reserves: Owner engages in routine upkeep (see 'Maintenance' in P&L)





Holiday Inn Blytheville Valuation Summary



02





\$21,000,000
List Price

2.67x
2025 Revenue Multiple

9.02%
2025 Cap Rate

3.26x
2025 RRM

11%
3-Year Cap Rate





Conventional Loan

Offering Name	Holiday Inn Blytheville
City, ST	Blytheville, AR
Purchase Price	\$21,000,000
Cap Rate	8.57%
Down Payment	\$7,350,000
New Loan	\$13,650,000
Interest Rate	6.75%
Amortization	30 Years
Term	5 Years
Loan to Value	65%
Debt Service Coverage Ratio	1.69x
Projected Net Operating Income	\$1,800,000
Loan Payments	\$1,062,404
Buyer's Year 1 Net Cash Flow	\$737,596
Buyer's Year 1 Principal Reduction	\$145,475
Buyer's Year 1 Total Return	\$883,071
Buyer's Annual Cash-on-Cash Return	10.04%
Principal Reduction	1.98%
Buyer's Total Annual Return	12.01%





Holiday Inn 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 hotels benefit from regular routine maintenance schedules multiple times per year, resulting in 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).

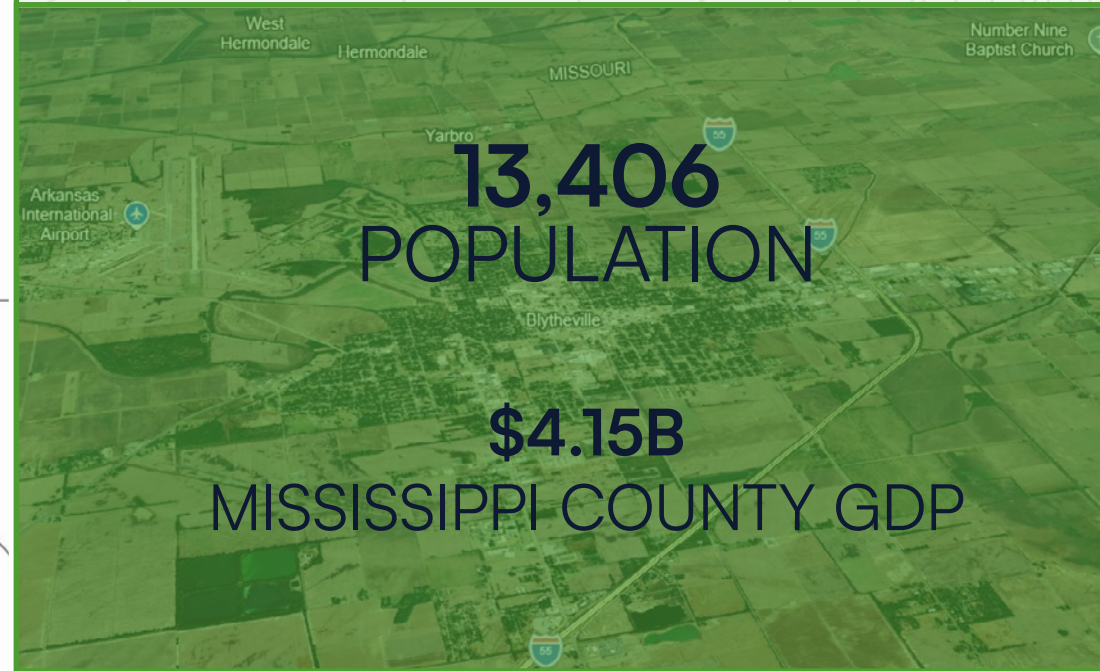
The local economy is supported by a diversified base including steel production, manufacturing, agriculture, logistics, and service sectors, generating a steady flow of business and visiting traffic. Organizations such as local economic development and chamber groups work to attract investment and maintain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

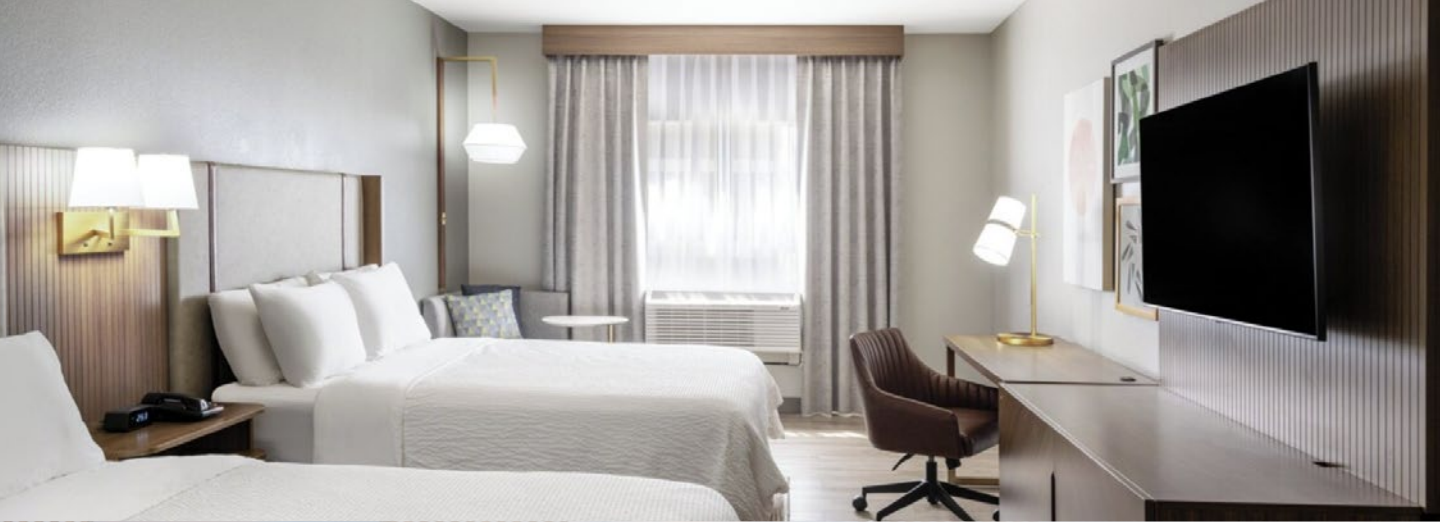
Main Industries

- 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





Holiday Inn Blytheville
Portfolio Opportunity

#04



S1 HOLIDAY INN | 1121 E MAIN ST.



S2 HAMPTON INN | 301 N SERVICE RD



S3 COMFORT INN & SUITES | 1510 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

S2 Great Wall Buffet
S4 Super 8 by Wyndham Blytheville
Olympic Steakhouse
S3 Comfort Inn & Suites

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. Please refer to the accompanying images and map for an overview of the additional opportunities.

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 **1121 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.

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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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