



MATTHEWS™

Quality Inn Blytheville

1520 E Main St | Blytheville, AR 72315

Offering Memorandum



Exclusively Listed By

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Quality Inn Blytheville Property Overview

01



Revenue & Upside Potential: The property has generated consistent \$1.2 million+ revenue over the last four years. At the offering price's attractive Price Per Key Basis and Room Revenue Multiple basis, a Buyer will have peace of mind in improving performance - either through a Quality Inn PIP or conversion to an alternative brand - without overleveraging themselves as the initial purchase price allows for profitability.

Attractive 2.85x Room Revenue Multiple: Offered at just 2.85x All-In Room Revenue Multiple inclusive of investment upgrades to improve ADR and OCC for the new Owner. The pricing accounts for incoming supply.

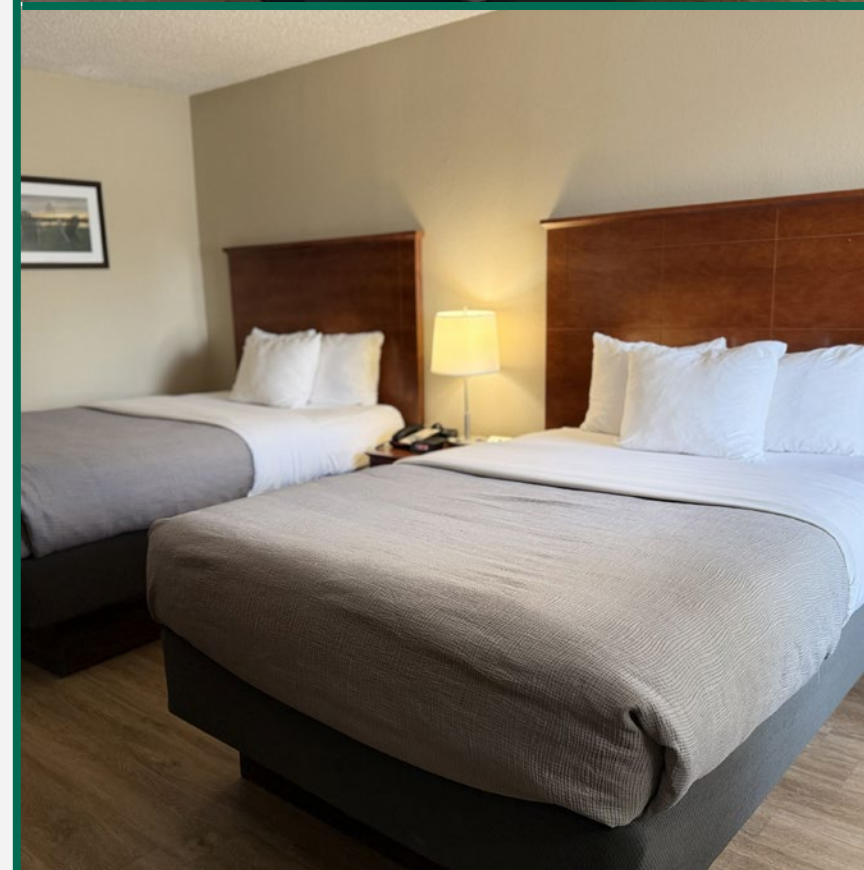
Construction Quality: The Quality Inn utilizes concrete and rebar (reinforced concrete) providing guests a pleasant calm and quiet experience in their rooms. This high-quality construction is built to last and will provide a new owner peace of mind in long-term investment, especially compared to cheaper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

Real Estate Fundamentals: Located directly on Main Street with I-55 visibility, the parcel boasts ideal market positioning. Situated on five (5) acres of land with restaurant income (7,782 average visits per month, Alpha Map) attachment, the next Owner will inherit a swath of conversion opportunities if desired.

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.

Distribution and Logistics: Blytheville, Arkansas, serves as a significant logistics and distribution hub, largely driven by its strategic location in the Mississippi River Delta and its industrial steel base. The area supports substantial industrial, agricultural, and transportation logistics, featuring infrastructure such as the Arkansas Aeroplex and Nuark Warehouse & Logistics.

INVESTMENT HIGHLIGHTS





108+

Verified Guest Reviews
(Tripadvisor, 2025)

7,995+

Average Visits Per Month
(AlphaMap)

94%

National Brand Percentile Rank
(AlphaMap)



Highlighted Google Reviews

“Above the bar for a budget motel!!!!!! Absolute SWEETEST and kindest staff members I’ve come across!! Awesome ladies!!! Rooms were clean and beds were comfy.”

★★★★★ Verified Guest, 2025

“This was the easiest and most enjoyable hotel check in I have experienced. The room was very clean and well supplied with towels and toilet paper. You can bet that this will be my stop each time I am in Blytheville. Excellent motel. Please keep up the awesome service.”

★★★★★ Verified Guest, 2024

“Rooms were very clean. Beds were comfy and the staff was super helpful and nice. Their staff was very friendly and service was super fast, we had takeout. I would stop here again with my pets to stay.”

★★★★★ Verified Guest, 2025

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



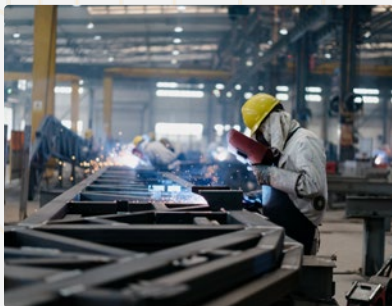
Majestic Steel USA

±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

- Premium Free WiFi
- Free Grab & Go Breakfast
- Pet Friendly
- Free Hot Breakfast
- Seasonal Outdoor Pool
- Truck Parking
- Exterior Corridors
- FEMA Approved
- Copy Machine
- Fax Machine
- Outdoor Parking
- Picnic Area
- Valet Cleaning Service
- Bus Parking
- Restaurant On-Site



The Opportunity

Property Overview	
Property Name	Quality Inn Blytheville
Total Keys	105
Address	1520 E Main St
City, ST	Blytheville, AR 72315
Year Built/Last Renovations	1965/2010/2025
Building Size	±33,250 SF
Lot Size	±5.01 AC
Construction Material	Concrete Block
E Main. Street	±15,000 VPD
5-Mile Population	16,276
5-Mile Household Income	\$61,552
Recent Capital Improvements	Flooring, Bedding, & Interior Paint
Hotel Overview	
Hotel Location Type	Interstate
Market Name	Arkansas Area
Submarket Name	Arkansas North Area
Class	Midscale
Corridor	Exterior
Stories	2



2025 Operating Overview

Number of Rooms	105
Available Rooms	38,325
RevPAR	\$29.24
Room Revenue	\$1,120,790
Total Revenue	\$1,227,239
Gross Operating Profit	\$751,528
Expense Load	82.72%
Expenses	\$1,015,218
EBITDA "Owner/User NOI"	\$212,021
Management Fee	\$37,043
Net Operating Income	\$174,978

2024 Operating Overview

Number of Rooms	105
Available Rooms	38,325
RevPAR	\$46.15
Room Revenue	\$1,768,752
Total Revenue	\$1,934,513
Gross Operating Profit	\$1,428,494
Expense Load	64.38%
Expenses	\$1,245,374
EBITDA "Owner/User NOI"	\$689,139
Management Fee	\$56,688
Net Operating Income	\$632,451

2025 Addback Expenses

Net Income	-\$74,278
Maintenance	\$200,396
Depreciation	\$40,309
State Taxes PET	\$8,551
Adjusted 2025 NOI	\$174,978

2024 Addback Expenses

Net Income	\$439,574
Maintenance	\$100,000
Depreciation	\$55,612
Interest Expense	\$11,665
State Taxes PET	\$25,600
Adjusted 2025 NOI	\$632,451



Quality Inn Blytheville Financial Overview

02





\$2,150,000
List Price

1.92x
2025 Revenue Multiple

9.86%
2025 Owner/User Cap Rate

8.14%
2025 Management Cap Rate





SBA 7(a) Loan

Offering Name	Quality Inn
Purchase Price + Pip	\$3,150,000
Cap Rate	9.52%
Down Payment	\$630,000
New Loan	\$2,520,000
Interest Rate	8.00%
Amortization	25 Years
Term	25 Years
Loan to Value	80%
Debt Service Coverage Ratio	1.35x
Projected Stabilized Net Operating Income	\$300,000
Loan Payments	\$221,890
Buyer's Year 1 Net Cash Flow	\$78,110
Buyer's Year 1 Principal Reduction	\$21,051
Buyer's Year 1 Total Return	\$99,161
Buyer's Annual Cash-on-Cash Return	12.40%
Principal Reduction	3.34%
Buyer's Total Annual Return	15.74%



A map of Blytheville, Arkansas, with a yellow horizontal band across the middle. The map shows a grid of streets and a river. The yellow band contains a large, stylized 'Q' logo and the text 'Quality Inn Blytheville Market Overview'.

Quality 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 hotel benefits from regular routine maintenance schedules multiple times per year, positioning for constant high occupancy 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).

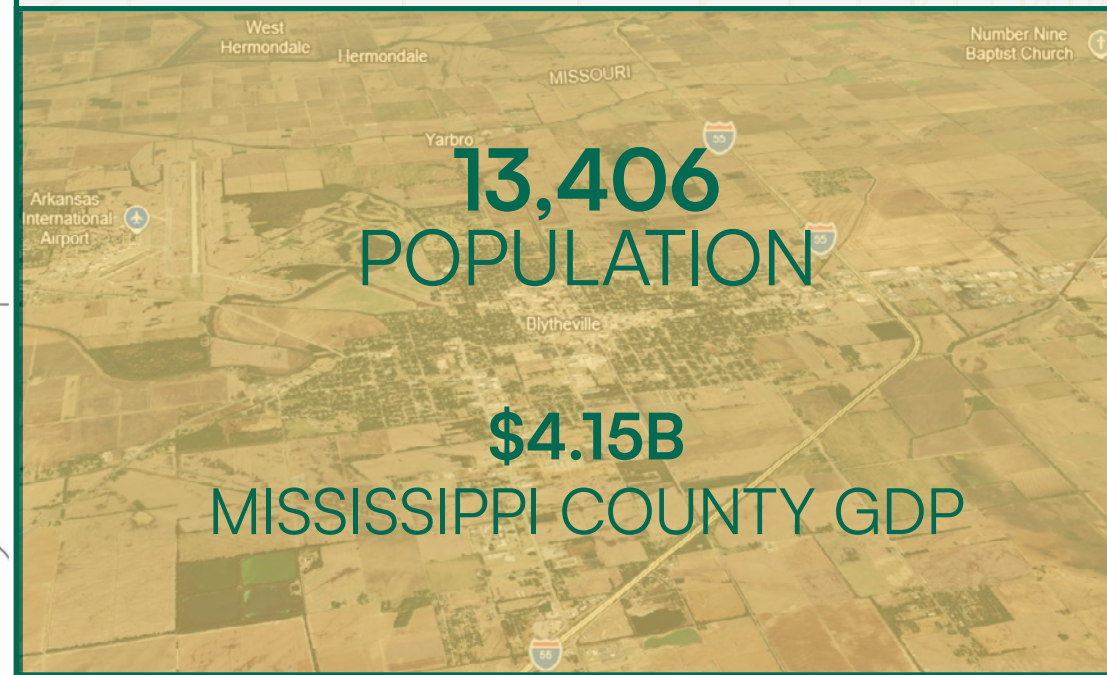
The local economy is supported by a diversified base including steel production, manufacturing, agriculture, logistics, and service sectors, generating a steady flow of business and visiting traffic. Organizations such as local economic development and chamber groups work to attract investment and maintain 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





Quality Inn Blytheville
Portfolio Opportunity

04



S1

QUALITY INN | 1520 E MAIN ST

**S2**

HAMPTON INN | 301 N SERVICE RD

**S3**

HOLIDAY INN | 1121 E MAIN ST.

**S4**

COMFORT INN & SUITES | 1510 E MAIN ST

**S2**

Great Wall Buffet

S1Super 8 by Wyndham
Blytheville

Olympic Steakhouse

S4

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 **1520 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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