

THE GRAND PLAZA HOTEL

245 N Wildwood Dr | Branson, MO 65616

200-Key, Full-Service Hotel | Branding & Repositioning Opportunity in a 10M-Visitor Market

Hospitality
Investment Opportunity

Offering Memorandum

OFFERED UNPRICED | ALLOWING THE MARKET TO ESTABLISH VALUE



MATTHEWS™

Track Family Fun Park

Kings Castle Theater



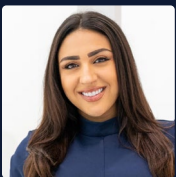
Exclusively Listed By

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Broker of Record

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MATTHEWS™



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PROPERTY OVERVIEW

The Grand Plaza Hotel
245 N Wildwood Dr | Branson, MO 65616



The Opportunity

Contact Broker

For Pricing Guidance

200

Total Keys

1995

Year Built

±3.87 AC

Lot Size

Offering Process

Ownership has elected to offer the asset without an asking price to allow investors to determine value through a competitive bidding process.

- Offered unpriced
- May 27-29 Tour Dates
- Call for offers: On or before June 12

We are encouraging early engagement

Investment Overview

The Grand Plaza Hotel presents a rare opportunity to acquire a 200-key, institutional-scale hotel in one of the most visited leisure destinations in the Midwest. Located in Branson, Missouri, a market attracting over 10 million annual visitors, the asset benefits from consistent tourism-driven demand and strong seasonal and year-round visitation.

The property is currently operating as an independent hotel and offers significant upside through strategic repositioning, including brand affiliation and activation of existing food and beverage infrastructure. Multiple nationally recognized franchise groups have already expressed preliminary interest in flagging the asset, providing a clear path to enhanced revenue performance and market positioning.

Offered unpriced, the opportunity allows investors to determine value based on their individual investment strategy, operational expertise, and branding vision.



Investment Highlights



200-Key Institutional-Scale Asset

One of the largest hotels in Branson, allowing for group demand, operational scale, and revenue diversification.

Located in a High-Traffic Leisure Market

Branson attracts over 10 million visitors annually, driven by entertainment, tourism, and outdoor recreation.

Branding & Repositioning Opportunity

Currently independent, with multiple franchise groups expressing interest in potential conversion.

Existing F&B Infrastructure with Upside

Prior restaurant / breakfast space in place; currently underutilized with opportunity to activate additional revenue streams.

Meeting & Event Space

Flexible meeting and conference space accommodating groups from 10 to 200, allowing the property to capture corporate, tour, and event-driven demand.

Unpriced Offering to Maximize Competition

Structured to drive broad investor interest and allow the market to determine pricing.

Strong Value-Add Profile

Opportunity to enhance ADR, RevPAR, and NOI through branding, management, and operational improvements.

Property Overview

The Grand Plaza Hotel is a full-service hospitality asset featuring 200 guest rooms, meeting space, and top-floor amenities with panoramic views of the surrounding Ozark Mountains. The property is well-positioned within Branson's primary lodging and entertainment corridor, providing convenient access to the city's top attractions.

The hotel currently operates as an independent asset, offering investors the flexibility to reposition and rebrand according to their strategic vision.

Property Information

Keys	200
Year Built	1995
Stories	9
Meeting Space	±5,907 SF (Seats up to 200 People)
Lot Size	±3.87 AC
Location	Branson, MO
Avg Room Size	±325 SF
Elevators	3
Restaurant Seating	±250

ROOM MIX BREAKDOWN

Traditional Double Queen (Sleeps 4)
King Suite (Sleeps 3)
King Jacuzzi (Sleeps 2)
Family (Sleeps 4)

AMENITIES

Non-Smoking
Fitness Center
Game Room
Indoor Pool & Spa



Branding & Repositioning

Independent asset with strong physical infrastructure

Multiple franchise companies have shown interest in flagging

Ability to:

- Increase ADR
- Improve distribution channels
- Capture loyalty-driven demand

Food & Beverage Upside

Existing restaurant infrastructure in place

Currently limited to breakfast service

Opportunity to:

- Introduce Top floor restaurant or lounge
- Activate full-service dining
- Increase ancillary revenue

Operational Upside

Improve revenue management strategy

Increase group and event bookings

Optimize expense structure

Group & Event Revenue Expansion

Existing meeting and conference infrastructure already in place

Capacity for 10 to 200 attendees

Opportunity to:

- Increase group bookings
- Capture tour operators and bus groups
- Drive midweek occupancy
- Improve total revenue per available room



Guest Room & Amenity Interiors





Springfield, Missouri
±46.5 Miles Away



**SILVER DOLLAR CITY'S
WHITE WATER**
500K+ Annual
Visitors

WONDERWORKS
LET YOUR IMAGINATION RUN WILD!
250K+ Annual
Visitors

**SIGHT & SOUND
THEATRES**
500K+ Annual
Attendees

Nearby Festivals
Bluegrass & BBQ Festival | ±2.2 M Annual Visitors
399 Silver Dollar City Pkwy, Branson, MO | ±16 Min Drive
National KidsFest | ±2.2 M Annual Visitors
399 Silver Dollar City Pkwy, Branson, MO | ±16 Min Drive
Southern Gospel Picnic | ±2.2 M Annual Visitors
399 Silver Dollar City Pkwy, Branson, MO | ±16 Min Drive
Harvest Festival | ±2.2 M Annual Visitors
399 Silver Dollar City Pkwy, Branson, MO | ±16 Min Drive
Country Music Days | ±2.2 M Annual Visitors
399 Silver Dollar City Pkwy, Branson, MO | ±16 Min Drive

**The Butterfly
Palace**
150K+ Annual
Visitors

**Grand
PLAZA HOTEL**
Subject Property

**Dolly Parton's
Stampede**
DINNER ATTRACTION
500K+ Annual
Visitors

**THE
BRANSON
FERRIS WHEEL**
300K+ Annual
Visitors

TITANIC
WORLD'S LARGEST MUSEUM ATTRACTION
400K+ Annual
Visitors

**KING'S
CASTLE THEATRE**

**BRANSON SCENIC
RAILWAY**
200K+ Annual
Visitors

W 76 Country Blvd ±29,130 VPD

**SEA LIFE
AQUARIUM
OF THE BOARDWALK**
500K+ Annual
Visitors

**Branson
Auto & Farm
MUSEUM**

**Hollywood
WAX MUSEUM
ENTERTAINMENT CENTER**
300K+ Annual
Visitors

Grand Village Shops - 1M+ Annual Visitors

**STONE HILL
WINERY**
350K+ Annual
Visitors



Ozark Mountains
Major Natural Region That Covers A Big Part Of Southern Missouri
±14.7 Miles Away





Wonder Works

Hollywood Wax Museum

The Branson Ferris Wheel

Titanic Museum Attraction

MARKET OVERVIEW

The Grand Plaza Hotel
245 N Wildwood Dr | Branson, MO 65616



Branson, MO

Local Area Overview

The Grand Plaza Hotel Vacation Resort, located in Branson, Missouri, is a hospitality-focused property within a well-established market in the Ozarks region, positioned along key corridors that connect to the broader Branson area. Situated near major routes such as U.S. Highway 65 and State Highway 76, the property benefits from convenient accessibility to regional attractions, employment centers, and commercial nodes. The surrounding area includes a mix of retail, entertainment venues, dining, and service-oriented businesses that support visitor activity and local economic conditions.

Hospitality demand in Branson is supported by a diverse set of drivers, including tourism, entertainment, and regional travel, along with the area's role as a destination market. Proximity to major roadways, entertainment districts, and local services contributes to consistent visitor flow and lodging demand influenced by seasonal tourism patterns and group travel. Additionally, the property's access to Branson's established entertainment corridor and nearby amenities supports ongoing demand from vacationers, families, and travelers seeking convenient access to attractions and recreational offerings.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	16,746	30,852	61,704
2025 Population	17,238	31,742	62,404
2030 Population Projection	17,452	32,177	63,209
2020-2025 Population Growth	0.6%	0.6%	0.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	6,588	12,692	25,408
2025 Households	6,830	13,174	25,791
2030 Household Projection	6,927	13,385	26,158
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$72,540	\$78,217	\$78,114



10 MILLION+
Annual Visitors



Tourism & Cultural Events

Tourism and entertainment are an important part of Branson's economy, drawing millions of visitors each year to its live music theaters, family attractions, theme parks, and cultural venues. Beyond leisure, the area hosts seasonal festivals, touring performances, and community events that drive spending

across hotels, restaurants, retail, and transportation. This steady flow of visitors fuels job creation, supports local businesses, and encourages continued investment in infrastructure and development—positioning tourism and entertainment as a driver.



Silver Dollar City Theme Park
2 Million+ Visitors Annually
\$500 Million Total Economic Impact



Table Rock Lake Recreation Area
1.5 Million+ Visitors Annually
\$300 Million in Economic Activity



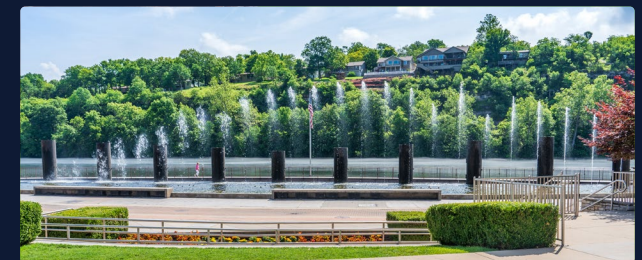
Branson Strip Entertainment Theater
3 Million+ Attendees Annually
\$700 Million in Visitor Spending



Branson Festivals & Seasonal Events
1 Million+ Attendees Annually
\$250 Million+ in Economic Impact



Sight & Sound Theatres Branson
500,000+ Attendees Annually
\$150 Million in Annual Economic Impact



Branson Landing & Waterfront District
5 Million+ Visitors Annually
\$400 Million in Retail & Dining Revenue

The Grand Plaza Hotel Demand Generators

The Grand Plaza Hotel Vacation Resort is supported by a demand profile unique to Branson, Missouri, blending established tourism activity with regional employment and steady leisure travel. The market benefits from year-round visitation tied to live entertainment, destination attractions, outdoor recreation, and local service industries, creating a diversified demand base rather than reliance

on a single demand source. Branson's appeal extends beyond peak seasons, with leisure travelers, seasonal employees, and regional visitors contributing to consistent activity throughout the year. This mix of entertainment-driven visitation, workforce presence, and recurring regional travel provides stability and long-term durability for both hospitality performance and demand in the market.



Tourism & Entertainment Demand
Live shows, attractions, and theme parks drive year-round visitation



Healthcare & Local Services
Medical and service providers support stable year-round residency



Seasonal & Workforce Housing
Hospitality and service workers support consistent rental demand



Outdoor Recreation & Lake Tourism
Table Rock Lake and nearby recreation areas attract regional visitors



Regional Leisure Travel
Accessible location supports steady inflow from surrounding states



Retail, Dining & Service Employment
Local businesses generate ongoing employment and housing needs



Festivals & Cultural Events
Seasonal events and performances contribute to visitor volume



Retiree & Lifestyle Migration
Appeal as a retirement and lifestyle destination supports population stability

VALUE-ADD STRATEGY

The Grand Plaza Hotel
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Value-Add Opportunity

Competitive Advantage

The Grand Plaza Hotel stands out within the Branson market due to its scale and full-service capabilities. While many competing hotels are smaller and limited-service, the subject property offers the ability to capture group, event, and higher-rated transient demand. Unlike many limited-service hotels in the Branson market, the The Grand Plaza Hotel offers the ability to accommodate group, conference, and event demand, positioning it as a more versatile and revenue-diversified asset.

Value-Add Opportunity

Branding

- Flag conversion opportunity

Operations

- Revenue management
- Expense optimization

F&B Activation

- Reactivate restaurant / rooftop concept

Group Sales Optimization

- Increase group sales outreach
- Target tour operators and corporate retreats
- Utilize meeting space to drive occupancy during shoulder and midweek periods

PLEASE DO NOT CONTACT THE STAFF, MANAGEMENT, OR OWNERSHIP OF THE PROPERTY DIRECTLY.

All property tours, requests for additional information, and communications regarding the Property must be coordinated exclusively through Matthews Real Estate Investment Services™.



BRANDING POTENTIAL

Multiple franchise groups have shown interest
Potential Positioning: Upscale, Full-Service, Soft Brand



VALUATION SUMMARY

The Grand Plaza Hotel
245 N Wildwood Dr | Branson, MO 65616



Financial Overview

	YEAR 2023		ADD BACKS		2023 ADJUSTED		REVISIONS		YEAR 1 PROFORMA		
Revenue	Amount	% Rev	\$POR	Delta (Δ)	Amount	% Rev	\$POR	Delta (Δ)	Amount	% Rev	\$POR
Rooms Revenue	\$2,015,381	99.8%	\$55.22	\$0	\$2,015,381	99.8%	\$55.22	\$1,269,619	\$3,285,000	87.6%	\$100.00
Food and Beverage Revenue	\$0	0.0%	\$0.00	\$0	\$0	0.0%	\$0.00	\$299,935	\$299,935	8.0%	\$9.13
Other Departmental Revenue	\$3,659	0.2%	\$0.10	\$0	\$3,659	0.2%	\$0.10	\$160,591	\$164,250	4.4%	\$5.00
Total Revenue	\$2,019,040	100.0%	\$55.32	\$0	\$2,019,040	100.0%	\$55.32	\$1,730,144	\$3,749,185	100.0%	\$114.13
Departmental Expenses											
Rooms Expense	\$822,503	40.7%	\$22.53	\$418,695	\$403,808	20.0%	\$11.06	(\$72,666)	\$749,837	20.0%	\$22.83
Food and Beverage Expense	\$186,025	9.2%	\$5.10	\$0	\$186,025	9.2%	\$5.10	\$113,909	\$299,935	8.0%	\$9.13
Total Departmental Expenses	\$1,008,528	50.0%	\$27.63	\$418,695	\$589,833	29.2%	\$16.16	\$41,243	\$1,049,772	28.0%	\$31.96
Departmental Profit	\$1,010,512	50.0%	\$27.69	(\$418,695)	\$1,429,207	70.8%	\$39.16	\$1,688,901	\$2,699,413	72.0%	\$82.17
Undistributed Expenses											
			\$PAR				\$PAR				\$PAR
Administrative and General	\$36,970	1.8%	\$185	\$0	\$36,970	1.8%	\$185	\$112,998	\$149,967	4.0%	\$750
Info and Telecom Systems	\$55,447	2.7%	\$277	\$0	\$55,447	2.7%	\$277	\$19,537	\$74,984	2.0%	\$375
Sales and Marketing	\$329,923	16.3%	\$1,650	\$0	\$329,923	16.3%	\$1,650	(\$179,955)	\$149,967	4.0%	\$750
Property Operations and Maintenance	\$201,373	10.0%	\$1,007	\$0	\$201,373	10.0%	\$1,007	(\$51,405)	\$149,967	4.0%	\$750
Utilities	\$309,592	15.3%	\$1,548	\$0	\$309,592	15.3%	\$1,548	(\$9,657)	\$299,935	8.0%	\$1,500
Franchise Fees	\$0	0.0%	\$0	(\$161,523)	\$161,523	8.0%	\$808	\$299,935	\$299,935	8.0%	\$1,500
Total Undistributed Expenses	\$933,304	46.2%	\$4,667	(\$161,523)	\$1,094,827	54.2%	\$5,474	\$191,451	\$1,124,755	30.0%	\$5,624
HOUSE PROFIT (GOP)	\$77,208	3.8%	\$386	(\$257,172)	\$334,380	16.6%	\$1,672	\$1,497,450	\$1,574,658	42.0%	\$7,873
Management Fee	\$60,571	3.0%	\$303	\$0	\$60,571	3.0%	\$303	\$51,904	\$112,476	3.0%	\$562
Income Before Fixed Charges	\$16,637	0.8%	\$83	\$16,637	\$273,808	13.6%	\$1,369	\$1,445,545	\$1,462,182	39.0%	\$7,311
Fixed Charges											
Property Taxes	\$126,839	6.3%	\$634	\$0	\$126,839	6.3%	\$634	\$39,561	\$166,400	4.4%	\$832
Insurance	\$72,938	3.6%	\$365	\$0	\$72,938	3.6%	\$365	\$2,045	\$74,984	2.0%	\$375
Reserve for Replacement	\$80,762	4.0%	\$404	\$0	\$80,762	4.0%	\$404	\$69,206	\$149,967	4.0%	\$750
Total Fixed Charges	\$280,539	13.9%	\$1,403	\$0	\$280,539	13.9%	\$1,403	\$110,812	\$391,351	10.4%	\$1,957
Total Expenses	\$2,282,943	113.1%	\$11,415	\$257,172	\$2,025,771	100.3%	\$10,129	\$395,411	\$2,678,354		
Net Operating Income	(\$263,902)	-13.1%	(\$1,320)	(\$257,172)	(\$6,730)	-0.3%	(\$34)	\$1,334,733	\$1,070,831	28.6%	\$5,354
EXCLUDED FROM SOURCE P&L											
Amortization	\$9,552	0.5%	\$48	\$9,552.00	\$0	0.0%	\$0	-	\$0	0.0%	\$0
Depreciation	\$228,951	11.3%	\$1,145	\$228,951.00	\$0	0.0%	\$0	-	\$0	0.0%	\$0
Interest Expense	\$425,847	21.1%	\$2,129	\$425,846.60	\$0	0.0%	\$0	-	\$0	0.0%	\$0
Owner's Expense	\$0	0.0%	\$0	\$0.00	\$0	0.0%	\$0	-	\$0	0.0%	\$0
Remaining Cash Flow	(\$928,252)	-46.0%	(\$4,641)	(\$921,521)	(\$6,730)	-0.3%	(\$34)	-	\$1,070,831	28.6%	\$5,354
Number of Rooms			200 Rooms		200 Rooms		200 Rooms		200 Rooms		200 Rooms
Total Rooms Occupied			36,500 Nights		36,500 Nights		36,500 Nights		32,850 Nights		32,850 Nights
Total Rooms Available			73,000 Nights		73,000 Nights		73,000 Nights		73,000 Nights		73,000 Nights
Occupancy			50.00%		50.00%		50.00%		45.00%		45.00%
Average Daily Rate			\$110.43		\$110.43		\$110.43		\$100.00		\$100.00
Rooms RevPAR			\$55.22		\$55.22		\$55.22		\$45.00		\$45.00

5-Year Cash Flow

	YEAR 1			YEAR 2			YEAR 3			YEAR 4			YEAR 5		
Revenue	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR
Rooms Revenue	\$3,285,000	87.6%	\$100.00	\$5,496,900	92.0%	\$125.50	\$6,502,840	93.0%	\$131.00	\$6,665,411	92.9%	\$134.28	\$6,832,046	92.9%	\$137.63
Food and Beverage Revenue	\$299,935	8.0%	\$9.13	\$308,933	5.2%	\$7.05	\$318,201	4.5%	\$6.41	\$327,747	4.6%	\$6.60	\$337,579	4.6%	\$6.80
Other Departmental Revenue	\$164,250	4.4%	\$5.00	\$169,178	2.8%	\$3.86	\$174,253	2.5%	\$3.51	\$179,480	2.5%	\$3.62	\$184,865	2.5%	\$3.72
Total Revenue	\$3,749,185	100.0%	\$114.13	\$5,975,010	100.0%	\$136.42	\$6,995,294	100.0%	\$140.92	\$7,172,638	100.0%	\$144.49	\$7,354,490	100.0%	\$148.16
Departmental Expenses															
Rooms Expense	\$749,837	20.0%	\$22.83	\$1,195,002	20.0%	\$27.28	\$1,399,059	20.0%	\$28.18	\$1,441,030	20.1%	\$29.03	\$1,484,261	20.2%	\$29.90
Food and Beverage Expense	\$299,935	8.0%	\$9.13	\$418,251	7.0%	\$9.55	\$489,671	7.0%	\$9.86	\$504,361	7.0%	\$10.16	\$519,491	7.1%	\$10.47
Total Departmental Expenses	\$1,049,772	28.0%	\$31.96	\$1,613,253	27.0%	\$36.83	\$1,888,729	27.0%	\$38.05	\$1,945,391	27.1%	\$39.19	\$2,003,753	27.2%	\$40.37
Departmental Profit	\$2,699,413	72.0%	\$82.17	\$4,361,758	73.0%	\$99.58	\$5,106,564	73.0%	\$102.87	\$5,227,247	72.9%	\$105.30	\$5,350,737	72.8%	\$107.79
Undistributed Expenses															
			\$PAR			\$PAR			\$PAR			\$PAR			\$PAR
Administrative and General	\$149,967	4.0%	\$750	\$239,000	4.0%	\$1,195	\$279,812	4.0%	\$1,399	\$288,206	4.0%	\$1,441	\$296,852	4.0%	\$1,484
Info and Telecom Systems	\$74,984	2.0%	\$375	\$119,500	2.0%	\$598	\$139,906	2.0%	\$700	\$144,103	2.0%	\$721	\$148,426	2.0%	\$742
Sales and Marketing	\$149,967	4.0%	\$750	\$239,000	4.0%	\$1,195	\$279,812	4.0%	\$1,399	\$288,206	4.0%	\$1,441	\$296,852	4.0%	\$1,484
Property Operations and Maintenance	\$149,967	4.0%	\$750	\$418,251	7.0%	\$2,091	\$489,671	7.0%	\$2,448	\$504,361	7.0%	\$2,522	\$519,491	7.1%	\$2,597
Utilities	\$299,935	8.0%	\$1,500	\$478,001	8.0%	\$2,390	\$559,623	8.0%	\$2,798	\$576,412	8.0%	\$2,882	\$593,705	8.1%	\$2,969
Franchise Fees	\$299,935	8.0%	\$1,500	\$478,001	8.0%	\$2,390	\$559,623	8.0%	\$2,798	\$573,811	8.0%	\$2,869	\$588,359	8.0%	\$2,942
Total Undistributed Expenses	\$1,124,755	30.0%	\$5,624	\$1,971,753	33.0%	\$9,859	\$2,308,447	33.0%	\$11,542	\$2,375,099	33.1%	\$11,875	\$2,443,686	33.2%	\$12,218
HOUSE PROFIT (GOP)	\$1,574,658	42.0%	\$7,873	\$2,390,004	40.0%	\$11,950	\$2,798,117	40.0%	\$13,991	\$2,852,148	39.8%	\$14,261	\$2,907,051	39.5%	\$14,535
Management Fee	\$112,476	3.0%	\$562	\$179,250	3.0%	\$896	\$209,859	3.0%	\$1,049	\$215,179	3.0%	\$1,076	\$220,635	3.0%	\$1,103
Income Before Fixed Charges	\$1,462,182	39.0%	\$7,311	\$2,210,754	37.0%	\$11,054	\$2,588,259	37.0%	\$12,941	\$2,636,969	36.8%	\$13,185	\$2,686,417	36.5%	\$13,432
Fixed Charges															
Property Taxes	\$166,400	4.4%	\$832	\$169,728	2.8%	\$849	\$173,123	2.5%	\$866	\$176,585	2.5%	\$883	\$180,117	2.4%	\$901
Insurance	\$74,984	2.0%	\$375	\$119,500	2.0%	\$598	\$139,906	2.0%	\$700	\$142,704	2.0%	\$714	\$145,558	2.0%	\$728
Reserve for Replacement	\$149,967	4.0%	\$750	\$239,000	4.0%	\$1,195	\$279,812	4.0%	\$1,399	\$286,906	4.0%	\$1,435	\$294,180	4.0%	\$1,471
Total Fixed Charges	\$391,351	10.4%	\$1,957	\$528,229	8.8%	\$2,641	\$592,840	8.5%	\$2,964	\$606,195	8.5%	\$3,031	\$619,854	8.4%	\$3,099
Total Expenses	\$2,678,354	71.4%	\$13,392	\$4,292,485	71.8%	\$21,462	\$4,999,875	71.5%	\$24,999	\$5,141,864	71.7%	\$25,709	\$5,287,928	71.9%	\$26,440
Net Operating Income	\$1,070,831	28.6%	\$5,354	\$1,682,525	28.2%	\$8,413	\$1,995,418	28.5%	\$9,977	\$2,030,774	28.3%	\$10,154	\$2,066,562	28.1%	\$10,333
Unlevered Cash Flow	\$1,070,831	-	-	\$1,682,525	-	-	\$1,995,418	-	-	\$2,030,774	-	-	\$2,066,562	-	-
Interest Payment	(\$939,007)	-	-	(\$1,027,092)	-	-	(\$1,123,441)	-	-	(\$1,268,682)	-	-	(\$1,251,348)	-	-
Debt Payment	\$939,007	-	-	\$1,027,092	-	-	\$1,123,441	-	-	(\$208,840)	-	-	(\$226,173)	-	-
Levered Cash Flow	\$1,070,831			-\$1,682,525			-\$1,995,418			-\$553,253			-\$589,041		
Number of Rooms	200 Rooms			200 Rooms			200 Rooms			200 Rooms			200 Rooms		
Total Rooms Occupied	32,850 Nights			43,800 Nights			49,640 Nights			49,640 Nights			49,640 Nights		
Total Rooms Available	73,000 Nights			73,000 Nights			73,000 Nights			73,000 Nights			73,000 Nights		
Occupancy	45.00%			60.00%			68.00%			68.00%			68.00%		
Average Daily Rate	\$100.00			\$125.50			\$131.00			\$134.28			\$137.63		
Rooms RevPAR	\$45.00			\$75.30			\$89.08			\$91.31			\$93.59		
Occupancy (% Change)				33.33%			13.33%			0.00%			0.00%		
Average Daily Rate (% Change)				25.50%			4.38%			2.50%			2.50%		
Rooms RevPAR (% Change)				67.33%			18.30%			2.50%			2.50%		

MATTHEWS™

Exclusively Listed By

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **245 N Wildwood Dr, Branson, MO 65616** ("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.