

QUALITY INN

Exmore, VA



Offering Memorandum
2 Story | Quality Inn | Hospitality

ARC
REAL ESTATE LLC

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ARC
REAL ESTATE LLC



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**ARC Real Estate LLC. Andre Robert Cobbs | Principal 4800 Express Dr #19769 Charlotte, NC 28208
ph 336-210-6291
arcreststatebrokerage@gmail.com**

The information contained herein was obtained from sources believed to be reliable; however, ARC Real Estate LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



EXECUTIVE SUMMARY



Hospitality | Zoned C2

Exmore, VA

QUALITY INN
EXMORE, VA

Stand-Alone Building in Desirable Area
52 Unit | \$350K NOI | 8% CAP





Hospitality Hotel | Quality Inn Exmore, VA

ARC Real Estate LLC., as exclusive agent for the Seller, is pleased to present for your consideration the Quality Inn. The property is being sold fully unencumbered of management and debt and presents investors with the opportunity to acquire an economy hotels with existing in-place cash flow. The property is in the Commonwealth, within walking distance of the Eastern Shore in Exmore, VA Area. Please contact broker for more details on this opportunity.

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INDEPENDENT ECONOMY PROPERTY

The Property is an independently branded Hospitality Hotel Stand-Alone building in Exmore, VA

SIGNIFICANT IN-PLACE CASH FLOW

The property is currently providing strong existing cash flow grossing \$1M Yearly. This property is in a desired location with room to grow with 1 acres of land to expand. Equipped with a Business Center and Outdoor Pool. Owner will have the opportunity to further drive revenue through a variety of strategies



PROPERTY DETAILS

INVESTMENT



NET OPERATING INCOME

\$350K

KEYS

52

CAP RATE

8%

GROSS INCOME

\$1.1M

OCCUPANCY RATE & ANNUAL NET INCOME (2021-2026)



INVESTMENT OVERVIEW

Quality Inn | Exmore, Virginia

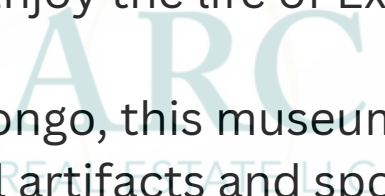
PROPERTY HIGHLIGHTS

- 2543 Lankford Highway Exmore, VA 23350
- Seasonal Outdoor Pool
- Micro Fridge
- Combo Truck, RV Parking
- Pet Friendly
- 52 Units
- Fee Simple

OFFERING SUMMARY

- Price: Underpriced / Negotiable
- Building Size: 36,000 sq ft
- Lot Size: 3.8 Acres
- Built in 2014
- Renovation Completed: 2025
- Number of Rooms: 52
- Stories: 2
- Zoning: Commercial
- Hotel Type: Midscale
- Meeting Space: Yes

Enjoy the life of Exmore, VA

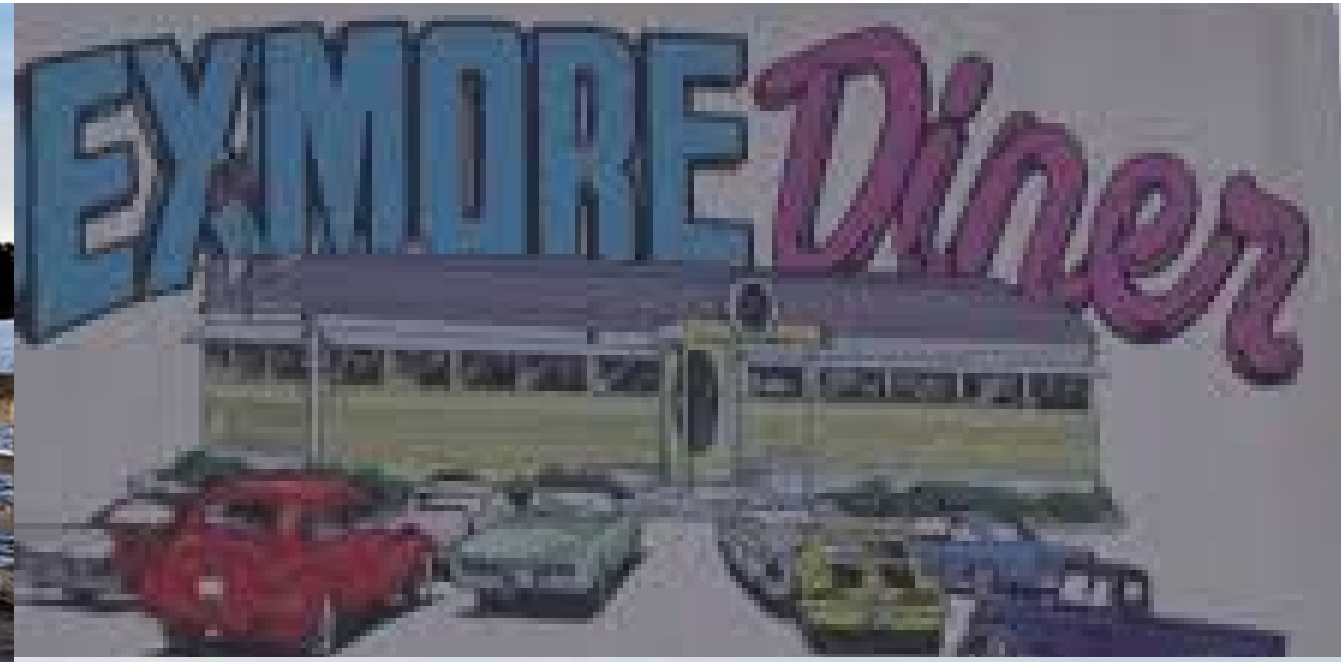


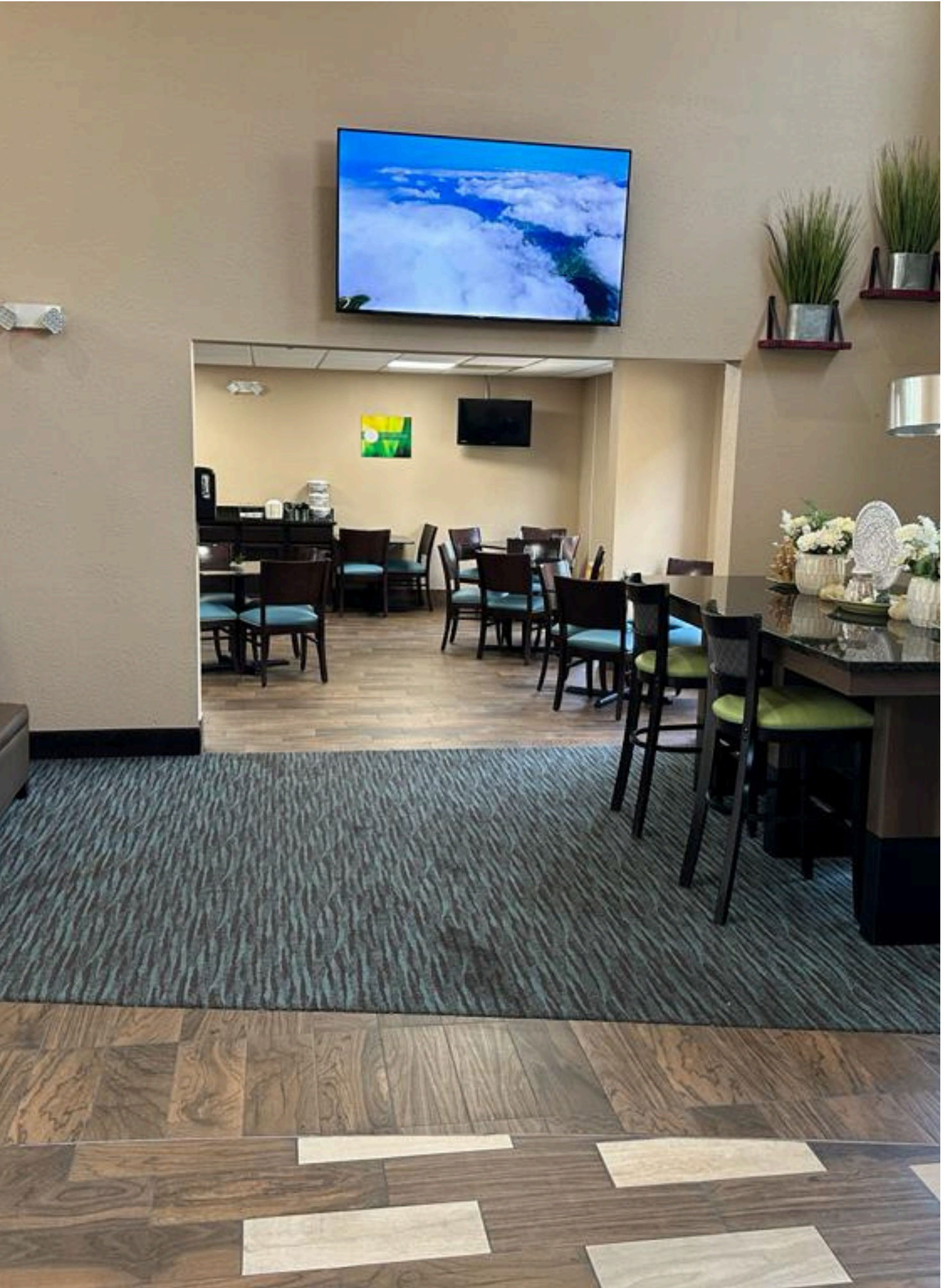
{Visit the Barrier Islands Center: Located about 9 miles away in Machipongo, this museum celebrates the history, culture, and rich heritage of Virginia's barrier islands. It features impressive local artifacts and spotlights historical island families.}

{Dine at the Exmore Diner: A beloved, classic American diner serving up hot breakfasts and hearty lunch classics.}

{Explore Local Vineyards: Take a short drive down to Chatham Vineyards in Machipongo to enjoy locally produced wines along the beautiful waterfront.}

{Relax at Exmore Town Park: Enjoy a quiet afternoon strolling walking trails, having a picnic, or letting the kids play at this family-friendly community park.}





Property Code: VA729
Property Name: Quality Inn & Suites - Exmore VA
Property Location: Exmore, VA
Property Representative: Hemal Siddh



Date of Review: 06-10-2025
Reviewed by: Nabeel Al-Nowairah
Number of Rooms Evaluated: 4
Overall Review Status: PASS

QUALITY ASSURANCE REVIEW SUMMARY REPORT

OVERALL STATUS:

PASS

OVERALL SCORE:

88.3%

Threshold: 75%
Previous score: 82.6%
Previous overall status: PASS

CRITICAL ITEMS/PROGRAMS MISSED:

0

LTR (R12)

7.61

Weighting: 25%
Previous score: 6.83
Brand Average: 7.31

CLEANLINESS

97.1%

Weighting: 25%
Previous score: 90.8%
Brand Average: 85.2%

CONDITION

87.5%

Weighting: 25%
Previous score: 77.4%
Brand Average: 77.9%

BRAND STANDARDS

92.4%

Weighting: 25%
Previous score: 93.8%
Brand Average: 82.0%

Hotel Statistics

Property Name: Quality Inn & Suites

Business Date: 12/31/2025

Property Code: VA729

Shift: 1

User:Gm.va729

<u>Room Statistics</u>	<u>12/31/2025</u>	<u>PTD</u>	<u>Last Year PTD</u>	<u>YTD</u>	<u>Last YTD</u>
Total Rooms	52	1,612	1,612	18,980	19,032
Out Of Order	5	194	144	1,892	1,549
Rooms Available to Sell	47	1,418	1,468	17,088	17,483
Day Use Rooms	0	0	2	10	18
Stay Over Rooms	9	350	306	7,814	8,631
Total Revenue Rooms	9	350	308	7,824	8,649
Comp Rooms	0	0	0	7	0
Total Non-Revenue Rooms	0	0	0	7	0
Total Occupied Rooms	9	350	308	7,831	8,649
<u>Performance Statistics</u>	<u>12/31/2025</u>	<u>Current PTD</u>	<u>Last Year PTD</u>	<u>Current YTD</u>	<u>Last YTD</u>
Occ% of Total Available Rooms	19.15%	24.68%	20.98%	45.83%	49.47%
Occ% of Total Rooms	17.31%	21.71%	19.11%	41.26%	45.44%
STR (STAR) Occ% of Total Rooms	17.31%	21.71%	19.11%	41.22%	45.44%
ADR Stay Over Rooms	80.18	82.57	88.00	110.05	108.83
ADR for Total Rev Rooms.	80.18	82.57	87.43	109.91	108.61
STR (STAR) ADR for Total Rev Rooms.	80.18	82.57	87.43	109.91	108.61
ADR for Total Occupied Rooms	80.18	82.57	87.43	109.81	108.61
RevPar	15.35	20.38	18.34	50.33	53.73
STR (STAR) RevPar	13.88	17.93	16.70	45.31	49.36
<u>Revenue</u>	<u>12/31/2025</u>	<u>Current PTD</u>	<u>Last Year PTD</u>	<u>Current YTD</u>	<u>Last YTD</u>
Room Rev(Non-Exempt From Tax)	691.61	28,545.65	21,028.32	800,348.94	837,844.91
Room Rev(Exempt From All Tax)	30.00	355.00	5,900.12	59,607.92	101,500.10
Total Room Revenue	721.61	28,900.65	26,928.44	859,956.86	939,345.01
Other Revenue	0.00	814.37	635.12	16,827.70	13,115.85
Total Revenue	721.61	29,715.02	27,563.56	876,784.56	952,460.86
<u>Guest Statistics</u>	<u>12/31/2025</u>	<u>Current PTD</u>	<u>Last Year PTD</u>	<u>Current YTD</u>	<u>Last YTD</u>
Number of Adults	14	560	508	13,031	13,404
Number of Children	2	24	20	613	728
Total Number of Guests	16	584	528	13,644	14,132
Average Adults Per Room	1.56	1.60	1.65	1.66	1.55

HOTEL SALES REVENUE

Andre Robert Cobbs
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www.arcrealstatellc.com



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