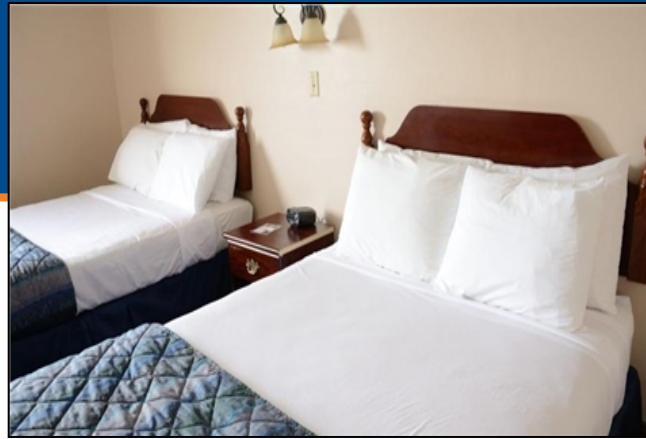


EXCLUSIVE HOSPITALITY OFFERING

**Marcus & Millichap**

**60 ROOMS**  
**MISSOURI FLATS INN**  
 213 35th Street West  
 Williston, ND 58801



**OFFERING SUMMARY**

**INVESTMENT HIGHLIGHTS**

- ◆ Less Than a Mile from Sloulin Field International Airport
- ◆ Frontage on Second Avenue West/U.S. Route 85
- ◆ Close Proximity to Area Attractions
- ◆ 15 Percent Cap Rate
- ◆ 2.6x Room Revenue Multiplier

Price	\$3,000,000
Down Payment	(25%) \$750,000
Loan Amount	\$2,250,000
Loan Type	Proposed New
Interest Rate/Amortization	4.800%/23 Years
Loan Amount	\$2,250,000
Loan Type	Proposed New
Interest Rate	0.000%
Number of Rooms	60
Price per Room	\$50,000
Occupancy	70.70%
ADR	\$75.61
Year Built	1982 / 1999
Lot Size	1.4 Acres
Cap Rate - T12 OCT 2015	14.99%
RRM - T12 OCT 2015	2.56
Net Cash Flow After Debt Service - T12 OCT 2015	38.14%

Listed by:

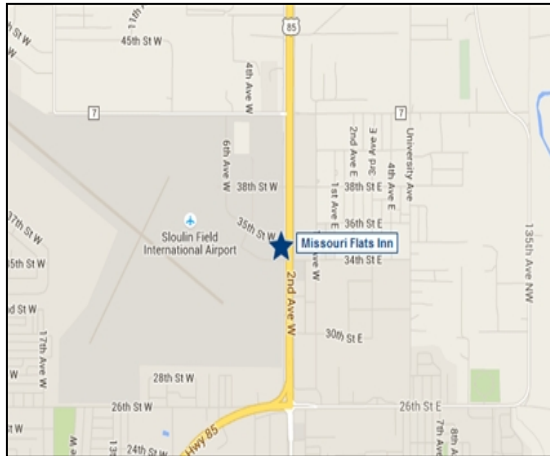
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## INVESTMENT OVERVIEW

Marcus & Millichap has been chosen to exclusively market for sale the Missouri Flats Inn, a two-story limited service hotel located less than a mile from Sloulan Field International Airport. The hotel consists of 60 interior corridor rooms with frontage on Second Avenue West/U.S. Route 85. Amenities include an indoor hot tub, business center, laundry facilities, complimentary breakfast buffet, high-speed internet access and 24-hour front desk. Each guest room is equipped with a television that has complimentary HBO, climate control, microwave, coffee maker, refrigerator and electronic key/lock. The hotel includes one apartment with two bedrooms, a living room, full kitchen and dining area. Also included is a suite with a king bed, couch and love seat. The hotel is within ten miles of two golf courses, the Upper Missouri Valley Fairgrounds, Williston Basin Speedway and Frontier Museum and is surrounded by a variety of restaurants and retail establishments.

213 35TH STREET WEST • WILLISTON, ND 58801

## OPERATING DATA

### INCOME

T12 OCT 2015

Room Revenue	\$1,170,296
Other Revenue	28,488
Gross Revenue	\$1,198,784
Total Expenses	748,990
Net Operating Income	\$449,794
Debt Service	163,718
Debt Coverage Ratio	2.75
Net Cash Flow After Debt Service	38.14% / \$286,076
Principal Reduction	56,960
Total Return	45.74% / \$343,036

### EXPENSES

<b>Departmental Expenses</b>	
Operating Expense	\$748,990
<b>Adjustments</b>	



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