

*18-Unit Nu Vu Motel at I-84 Exit and US-97 by Pilot Travel Center
Biggs Junction, Oregon*



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$450,000

SIZE: 18-Unit Motel on .85± Acre Site

ZONING: General Commercial (C-1)

PROPERTY INSPECTION:

Date

Friday, April 25

Sunday, May 4

Time

11:00 a.m. to 1:00 p.m.

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FINANCING: None – All Cash

DESCRIPTION: This 18-unit Nu-Vu Motel is located in Biggs Junction next to Pilot Travel Center at I-84 and US-97 interchange (Exit 104). Biggs Junction is a major north/south and east/west hub for transportation of freight by truck, as well as the intermodal connection point for the transfer of wheat from trucks on the highway to barges on the Columbia River. Highway 97 provides access north to Yakima, Washington and I-82 and south through Bend, Oregon to markets in California. It is also one of the largest truck stops on the Oregon section of I-84. Portland and I-205 is located 90± miles to the west and Pendleton is 106± miles to the east. New eastbound freeway ramps are under construction as part of a \$27 million improvements project.

The two-story motel is on an .85± acre site that offers views of the Columbia River. There are 17 rooms situated between the two levels, and one on-site manager unit located on the second floor, connected to the reception area. Seven rooms each have a king size bed, two rooms have two king-size beds and the remaining eight rooms have two queen-size beds. An on-site laundry room and a linen/storage room are located on the lower level. There is new decking along the second story and all rooms have air conditioning. Overnight rental rates range from \$51 to \$81, and the 2013 year-end NOI was approximately \$42,200. Please see Supplemental Information Package for operating information.

Overall, the motel is in good condition and is well-maintained. Access to the motel is from the adjacent property,