

**AHR REALTY,
INC.**

PROPOSED MAGNUSON HOTEL

PRICE:

**\$
4,950,000.00**



CONTACT BELOW

600 S. JBS PARKWAY, ODESSA, TX

**3948 Legacy Drive, Suite
106-392
Plano, TX 75023**

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One of the leading franchises, Magnuson Hotel is under construction in Odessa, TX., where fast growing oil & gas exploration and activities have been the main attraction/resource. This exterior corridor property is in a great location on John Ben Shepperd Parkway close proximity to Interstate Highway 20.

Proposed MAGNUSON HOTEL

600 S. JBS PARKWAY, ODESSA, TX

- Magnuson hotel is a fast growing chain and fastest growing companies. All Magnuson hotels are individually owned and operated.
- This hotel will consist of 54 rooms all with full kitchenette
- Exterior Corridor
- Two (2) apartments upstairs
- One (1) manager's apartment
- Business center
- Small market shop

- ❖ Expected Occupancy: 95%
- ❖ Expected Room Rate: \$140.00
- ❖ Expected Revenue per day: \$ 7,140
- ❖ Expected Revenue per month: \$ 214,200.00
- ❖ Expected Revenue per year: \$ 2,570,400.00

<u>Third Quarter 2014</u>	<u>%</u>	<u>Revenue*</u>		<u>%</u>			
<u>Metropolitan Areas</u>	<u>Market</u>	<u>2013</u>	<u>2014</u>	<u>Change</u>	<u>%Occ</u>	<u>\$ ADR</u>	<u>REVPAR</u>
Dallas-Ft Worth-Arlington	24.4%	\$ 555.0	\$ 611.6	10.2%	66.5%	\$ 95.06	\$ 63.21
Houston-Baytown-Sugarland	22.9%	\$ 521.9	\$ 573.0	9.8%	68.7%	\$ 106.92	\$ 73.45
San Antonio	12.3%	\$ 277.2	\$ 307.5	10.9%	68.4%	\$ 105.68	\$ 72.29
Austin-Round Rock	9.9%	\$ 216.8	\$ 248.7	14.7%	71.3%	\$ 120.74	\$ 86.09
Non-Metro	9.6%	\$ 210.5	\$ 241.4	14.7%	59.7%	\$ 84.41	\$ 50.39

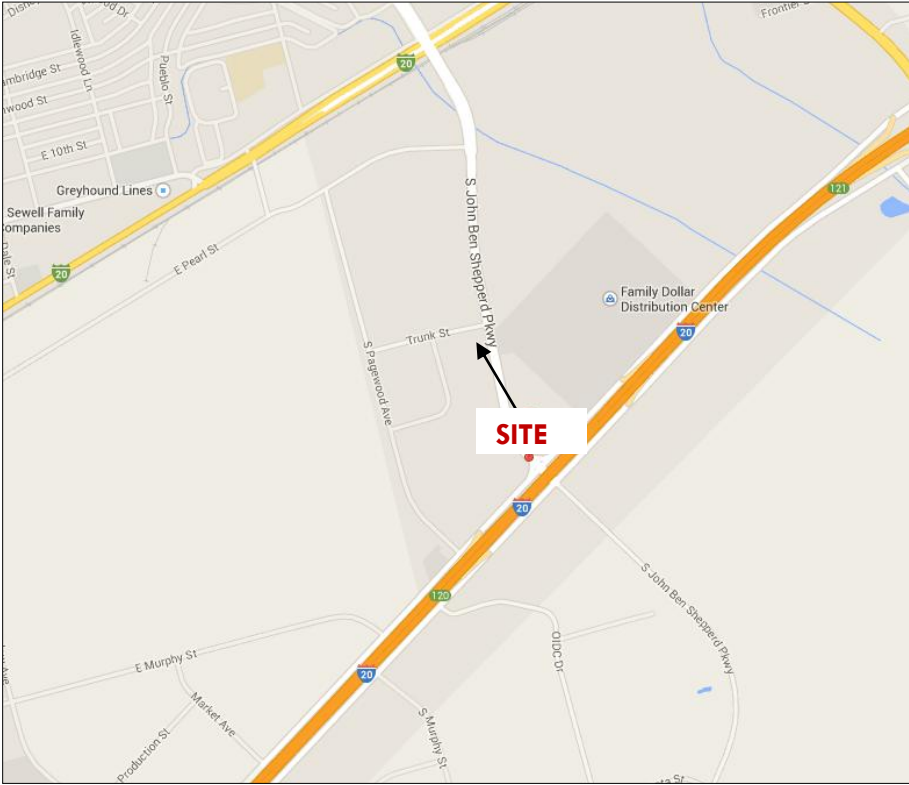
Areas							
Corpus Christi	3.7%	\$ 90.8	\$ 92.7	2.2%	65.0%	\$ 113.57	\$ 73.82
Midland & Odessa	2.7%	\$ 49.2	\$ 66.5	35.2%	78.0%	\$ 131.16	\$ 102.30
Balance of Texas	14.6%	\$ 331.2	\$ 365.8	10.4%	64.9%	\$ 81.02	\$ 52.58
Total State of Texas	100.0%	\$ 2,252.6	\$ 2,507.2	11.3%	66.4%	\$ 99.09	\$ 65.80

CHANGE VS. 2013	Room Nights	Room Revenues
3RD Quarter 2014		
Total Texas	6.3%	11.3%
Oil & Gas Counties	7.0%	12.0%
Non Oil & Gas	5.8%	10.8%

“Third quarter 2014 revenues grew by 44.8% in Midland, by 24.3% in Odessa, by 21.7% in College Station and by 13.4% in Victoria”.

Source: Source Strategies in Texas Hotel Performance Reports.

PROPERTY LOCATION



PROPERTY PHOTOGRAPHS





PEOPLE QUICK FACTS – ODESSA

Summary	Odessa	Texas
Population, 2013 estimate	110,720	26,448,193
Population, 2012 estimate	106,500	26,060,796
Population, 2010 (April 1) estimates base	99,875	25,145,561
Population, percent change, April 1, 2010 to July 1, 2013	10.9%	5.2%
Population, percent change, April 1, 2010 to July 1, 2012	6.6%	3.6%
Population, 2010	99,940	25,145,561
Persons under 5 years, percent, 2010	8.6%	7.7%
Persons under 18 years, percent, 2010	28.2%	27.3%
Persons 65 years and over, percent, 2010	10.8%	10.3%
Female persons, percent, 2010	51.0%	50.4%
White alone, percent, 2010 (a)	75.4%	70.4%
Black or African American alone, percent, 2010 (a)	5.7%	11.8%
American Indian and Alaska Native alone, percent, 2010 (a)	1.0%	0.7%
Asian alone, percent, 2010 (a)	1.1%	3.8%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%	0.1%
Two or more races, percent, 2010	2.5%	2.7%
Hispanic or Latino origin, percent, 2010 (b)	50.6%	37.6%
White alone, not Hispanic or Latino, percent, 2010	41.5%	45.3%

BUSINESS QUICK FACTS – ODESSA

Summary	Odessa	Texas
Total number of firms, 2007	8,965	2,164,852
Black-owned firms, percent, 2007	2.4	7.1%
American Indian- and Alaska Native-owned firms, percent, 2007	2.0	0.9%

Asian-owned firms, percent, 2007	S	5.3%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.1%
Hispanic-owned firms, percent, 2007	26.6%	20.7%
Women-owned firms, percent, 2007	28.3%	28.2%
Manufacturers shipments, 2007 (\$1000)	366,803	593,541,502
Merchant wholesaler sales, 2007 (\$1000)	1,052,831	424,238,194
Retail sales, 2007 (\$1000)	1,903,742	311,334,781
Retail sales per capita, 2007	\$19,835	\$13,061
Accommodation and food services sales, 2007 (\$1000)	219,538	42,054,592

GEOGRAPHY QUICK FACTS – ODESSA

Summary	Odessa	Texas
Land area in square miles, 2010	41.95	261,231.71
Persons per square mile, 2010	2,382.1	96.3
FIPS Code	53388	48
Counties	Ector County	

Source: Quickfacts.census.gov, for illustration purposes only

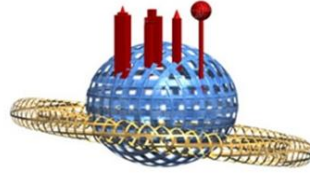
- (a) Includes persons reporting only one race.
- (b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information
 F: Fewer than 100 firms
 FN: Footnote on this item for this area in place of data
 NA: Not available
 S: Suppressed; does not meet publication standards
 X: Not applicable
 Z: Value greater than zero but less than half unit of measure shown

AREA TRAFFIC GENERATORS

- Oil & Gas Exploration
- JBS Parkway
- Interstate 20
- Retail businesses

The information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the purchaser. Ahr Realty and their agents do not make any representations, guarantees or warranties, express or implied, oral or written, with respect to any aspect of this property



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