

Improvement Description Summary

Property Name: *Cimarron Inn
3060 S 6th Street
Klamath Falls, OR 97603*

Property Type: *Moderate-rate independent
TTM-Mar-2017 RevPAR = \$37.30*

Property Rights: *Fee-Simple, 2.39-Ac*

Guestrooms: *107 guestrooms and suites*

Location: *Central location in Klamath Falls,
minutes from downtown and
airport, with great visibility.
Adjacent to Elmer's Restaurant and
Starbuck's anchored retail.*

Opportunity: *Never before offered for sale
Very good condition
Pride-of-ownership
Solid operating history, Great NOI
Easy brand conversion or
continue as an independent*



CIMARRON INN

KLAMATH FALLS, OREGON

Contact:

[Michael J. Mohn](#)
(425) 485-7925

[Brian Resendez](#)
(503) 577-7710

[Click for Website](#)





NORTHWEST
HOTEL INVESTOR

Hotel Realty NW



CIMARRON INN

KLAMATH FALLS, OREGON

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CONFIDENTIALITY AGREEMENT

Hotel Realty NW in cooperation with SVN-Bluestone Hockley (collectively **Broker**) as exclusive agent and representative for Owner, proposes to furnish confidential information to the undersigned including any of its associates, affiliates, designees, successors, heirs, or assigns (the “**undersigned**”) regarding the following property (“**Property**”):

Cimarron Inn
3030 S 6th Street
Klamath Falls, OR 97603
[Click for Website](#)

The undersigned understands and agrees that any information with respect to the Property and the owner of the Property (“**Owner**”) furnished to the undersigned by Broker or Owner (the “**Statements**”) is highly sensitive and strictly confidential and shall be maintained by the undersigned with the utmost confidence. The undersigned shall take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Statements. Without limiting the foregoing, the undersigned shall take at least those measures that it takes to protect its own most highly confidential information and shall ensure that its employees or consultants are bound to similar confidentiality obligations. The undersigned shall immediately notify Broker in the event of any unauthorized use or disclosure of the Statements. The undersigned understands that all such information is being furnished solely in connection with Owner’s consideration of a sale of the Property and will use this information only for the purpose of analyzing a possible acquisition of the Property. By acceptance hereof, the undersigned agrees that the Statements remain the property of Broker and Owner and that the undersigned will not copy, reproduce or distribute the Statements in whole or in part, at any time, without the prior written consent of Broker or Owner. The undersigned also agrees to immediately return the Statements to Broker or Owner upon request.

The undersigned hereby stipulates that it is acting in its capacity as a Principal and not as an agent or broker and further agrees that it will not look to Broker or Owner for any brokerage commissions or any other form of compensation in connection with its potential investment in or acquisition of the above named Property.

ALL STATEMENTS ARE PROVIDED "AS IS." NEITHER BROKER NOR OWNER MAKE ANY WARRANTIES, EXPRESS, IMPLIED OR OTHERWISE, REGARDING ITS ACCURACY, COMPLETENESS OR PERFORMANCE.

The undersigned also agrees to keep all information regarding discussions between the Owner and the undersigned strictly confidential and shall not disclose to any third party that discussions are taking place without the prior written consent of Broker. The undersigned agrees to take all necessary steps to assure that such information about the Owner and the Property, obtained by it or any of its employees, officers, agents, clients, attorneys, accountants or other representatives, shall remain confidential and shall not be disclosed or revealed to any outside sources, or used in any manner inconsistent with this Confidentiality Agreement, without the prior express written permission of Broker.

The undersigned agrees on behalf of itself, its affiliated companies or businesses and their respective directors, officers, employees and each of them, that in the event there is a breach of this Agreement, monetary damages may not be a sufficient remedy for unauthorized disclosure of Confidential Information and that both Broker and the Owner, as a third party beneficiary under this Agreement, shall be entitled, without waiving any other rights or remedies, to such injunctive or equitable relief as may be deemed proper by a court of competent jurisdiction.

This Confidentiality Agreement may be executed in counterpart and all signatures, whether received by facsimile or electronic means, shall be considered an original and all of which shall constitute one and the same agreement. This Agreement shall be governed by the laws of the state in which the Property is located. The undersigned represents that it has the full authority to bind the company/firm to this Agreement and receipt is hereby acknowledged of a copy of this Agreement.

Acknowledged and agreed for:

Buyer/Principal

Signature: _____
Company: _____
Date: _____

Printed Name: _____
Phone: _____
Email: _____