

EXECUTIVE SUMMARY

The Royale Motel



531 Avenue A, Seaside, OR 97138

\$699,000

PROPERTY DESCRIPTION

Property

The Royale Motel is a 26 unit property that is centrally located in Seaside, OR. It is located just west of Highway 101 on the banks of the Necanicum River. With spacious, comfortable rooms and spectacular water views this motel is perfect for individuals, couples and families. Room amenities include free Wi-Fi, free cable -TV, DVD / VHS player, microwave, mini-fridge / freezer, in-room coffee, bath /shower combo, iron and ironing board and hair dryer.

Area

Seaside, Oregon has been the Northwest's most popular ocean resort for over a century. It continues to be a favorite vacation spot for families and couples visiting from Portland, Seattle, British Columbia and other areas around the world. The motel is located a block away from Broadway, the tree-lined main street in the center of town that runs from Highway 101 to the Turnaround at the ocean. The town is filled with gift shops, candy stores, boutiques, bakeries and has numerous visitor and tourist activities available.

***Seller holds an inactive Oregon Real Estate License and an active Hawaii Real Estate License**

HIGHLIGHTS

- 26 Unit Motel
- 2 Bedroom, 1 Bath Manager's Suite
- 4 Blocks from the Pacific Ocean
- Views of the Necanicum River

For a Comprehensive Property Investment Brochure, please complete and submit the attached Confidentiality Agreement.

List Price	\$699,000
Price Per Room	\$26,885
Total Rooms	26
Market	Oregon Coast
Location	Coastal / Highway
Construction	Wood Frame
Year Built	1961
Zoning Type	Commercial
No. Buildings	2
Corridors	Exterior
No. of Stories	2
Hospitality Type	Economy

Exclusively Listed By:

Brian Resendez

(503) 577-7710

brian.resendez@svn.comwww.hotelbrokernw.com

Property Photos

Property



Property



Lobby



Guestroom



Guestroom



Area





CONFIDENTIALITY/REGISTRATION AGREEMENT

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Sperry Van Ness/Bluestone & Hockley ("Broker") and _____ ("Purchaser"), regarding the property known as the **The Royale Motel** located in Seaside, OR ("Property").

PURCHASER HAS REQUESTED information from Broker for the purpose of evaluating a possible acquisition of the Property. The Owner of the property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of Property, and it shall not at any time, or in any manner, be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property, other than Broker, without Broker's written permission. Such persons include, without limitation, Owner, Owner's employees, suppliers and tenants.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property. Purchaser acknowledges that it is not working with any other broker or agent other than the Broker named below in connection with the property.
7. In the event Purchaser is an agent, Purchaser agrees that no confidential information shall be shared with its clients without the client also signing the Confidentiality Agreement and naming the Agent as its representative.
8. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for reconfirmation and verification of all information received and expressly waives all rights of recourse against Owner and Broker with respect to the same.
9. The Persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.

This Agreement shall be governed and construed in accordance with the laws of the State of Oregon.

PURCHASER:

Name / Company: _____

Address: _____

Telephone: _____ Fax Number: _____ Email: _____

BY: _____ Title: _____ Date: _____

BROKER: _____ Date: _____

FAX SIGNED FORM TO: 503-821-7935 OR SCAN TO: brian.resendez@svn.com.