

EXECUTIVE SUMMARY

HIGHLIGHTS

- 29 Well Appointed Rooms
- Fully Renovated in 2004
- Heirloom Hardwood Furnishings
- Highway, Airport and Hospital Nearby

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

Rugged Country Lodge



1807 SE Court Ave, Pendleton, OR 97801

\$580,000

PROPERTY DESCRIPTION

Property

The Rugged Country Lodge is a 29 unit motel located less than 5 minutes from Interstate 84 in Pendleton, OR. The lodge has an aura of comfort and charm. With heirloom hardwood furnishings, quality art work and beautifully landscaped grounds there is a warm and peaceful atmosphere that brings repeat business year after year. The property was completely renovated in 2004 with an effort to retain some of the buildings vintage appeal. With top of the line queen sized beds and linen, a continental breakfast room and a meeting space for small groups this lodge is perfect for tourists and business travelers.

Area

The lodge is located only minutes away from downtown Pendleton, where there is a plethora shopping and cultural activities. You can tour the Pendleton Underground, the Woolen Mills or take a day trip to Walla Walla's wine country. Northeastern Oregon boasts a wealth of recreational, artistic, community and cultural experiences... whether gaming, hunting, hiking or fine dining. The property is also located in close proximity to the Old Oregon Trail Highway, the Eastern Oregon Regional Airport and Saint Anthony's Hospital.

| | |
|------------------|---------------------|
| List Price | \$580,000 |
| Price Per Room | \$20,000 |
| Total Rooms | 29 |
| Condition | Excellent |
| Location | Highway |
| Year Built | 1961 |
| Renovated | 2004 |
| Meeting Space | Yes |
| No. Buildings | 3 |
| No. of Stories | 2 |
| Corridors | Exterior & Interior |
| Hospitality Type | Midscale No F & B |

Exclusively Listed By:

Brian Resendez

(503) 577-7710

brian.resendez@svn.com

www.nwhotelinvestor.com



Property Photos

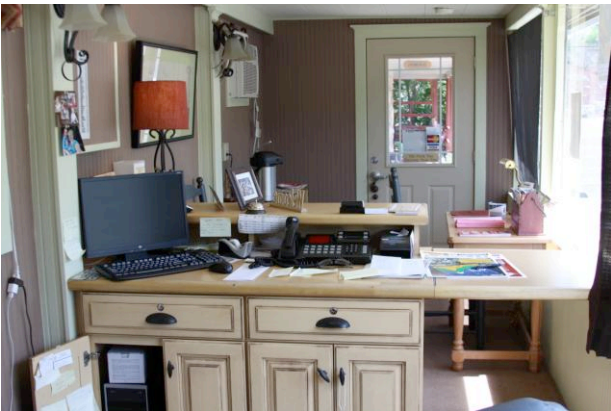
Property Exterior



Property Exterior



Lobby



Guestroom



Bathroom



Guestroom



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 Rugged Country Lodge located in Pendleton, 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 the 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