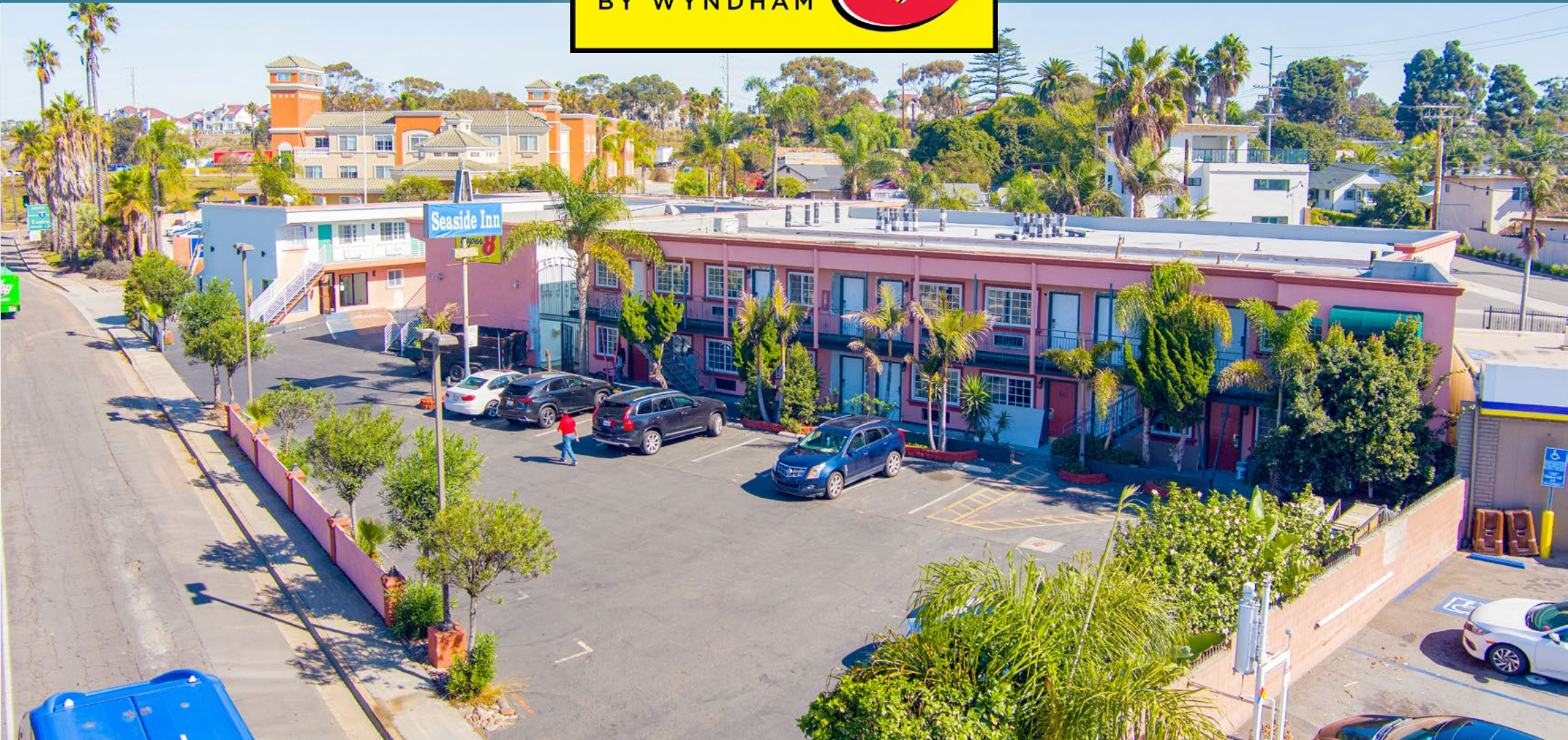


OFFERING MEMORANDUM
HOSPITALITY INVESTMENT OPPORTUNITY

822 N COAST HWY | OCEANSIDE, CA





OFFERING MEMORANDUM

822 N COAST HWY | OCEANSIDE, CA 92054

EXCLUSIVELY LISTED BY



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±4 MINUTES TO THE BEACH



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

CORE LOCATION

The property is strategically positioned off Interstate-5 (206,000 VPD) within a ¼ mile from the ocean, less than a five-minute walk to the beach.

HIGHLY-WALKABLE

Surrounding retail and points of attraction include In-N-Out, California Surf Museum, Surfrider Amtrak Train Station, Camp Pendleton, Naval Hospitality, and Goat Hill Golf Course

REAL ESTATE FUNDAMENTALS

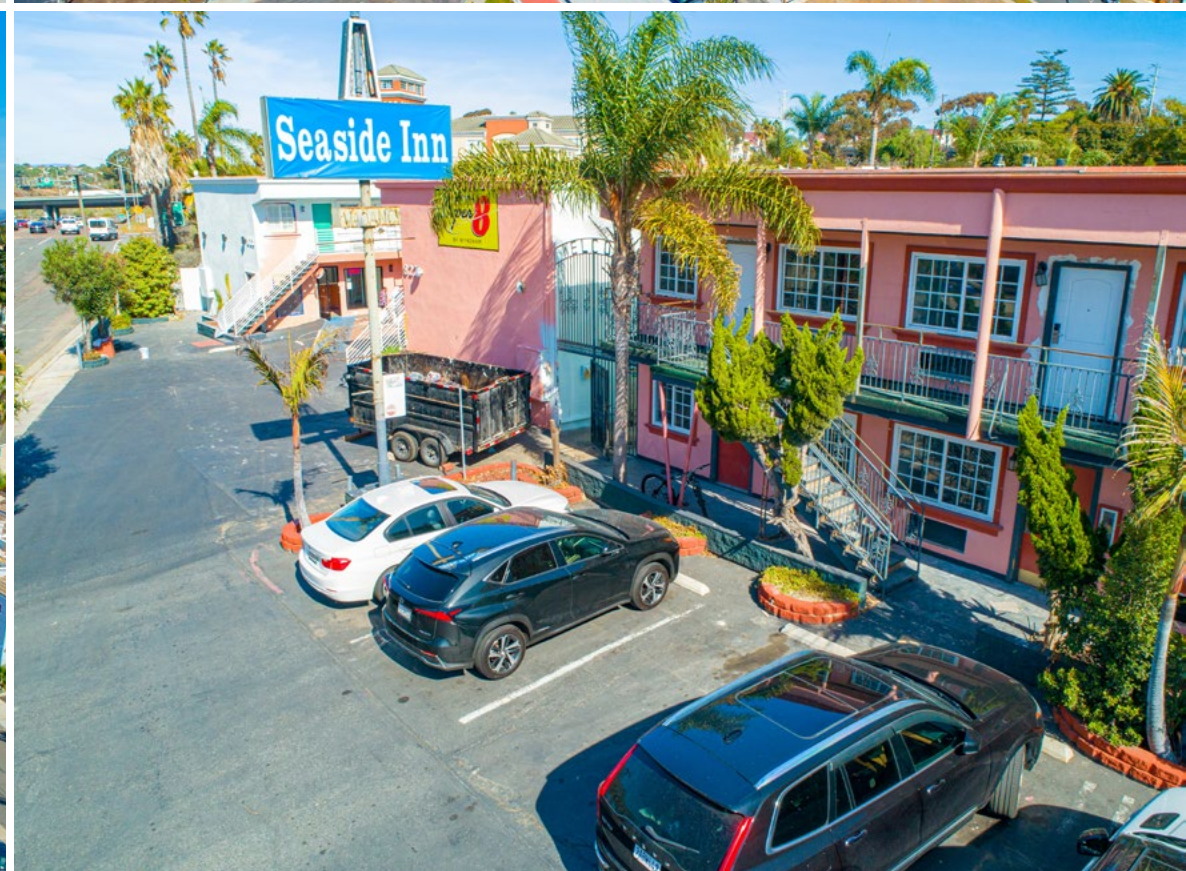
Property values are greatly appreciating with the average home price within a 2-mile radius of the hotel exceeding \$2 million

FUTURE ASSET APPRECIATION

Oceanside is a developing beach city known for its white sand beaches, New England-style harbor, charming bungalow neighborhoods, and world-class surfing – over 6 million people visit Oceanside's beaches and harbor year around









CAMP PENDLETON

OCEANSIDE HARBOR VILLAGE



± 80,000 VPD



± 30,000 VPD

± 29,000 VPD



SUBJECT PROPERTY

NORTH COAST HWY





OCEANSIDE HIGH SCHOOL
± 2,000 STUDENTS



THE SWITCHBOARD
RESTAURANT & BAR

URBN | WTR
COMPANY



OCEANSIDE CIVIC CENTER



HARBOR LIQUORS



SUBJECT PROPERTY



NORTH COAST HWY
± 30,000 VPD

76

± 29,000 VPD



FINANCIAL OVERVIEW



**822 N COAST HWY
OCEANSIDE, CA 92054**

ADDRESS



\$12,100,000
LIST PRICE



8.33%
CAP RATE



\$220,000
PRICE PER KEY



Independent
FLAG

OFFERING SUMMARY

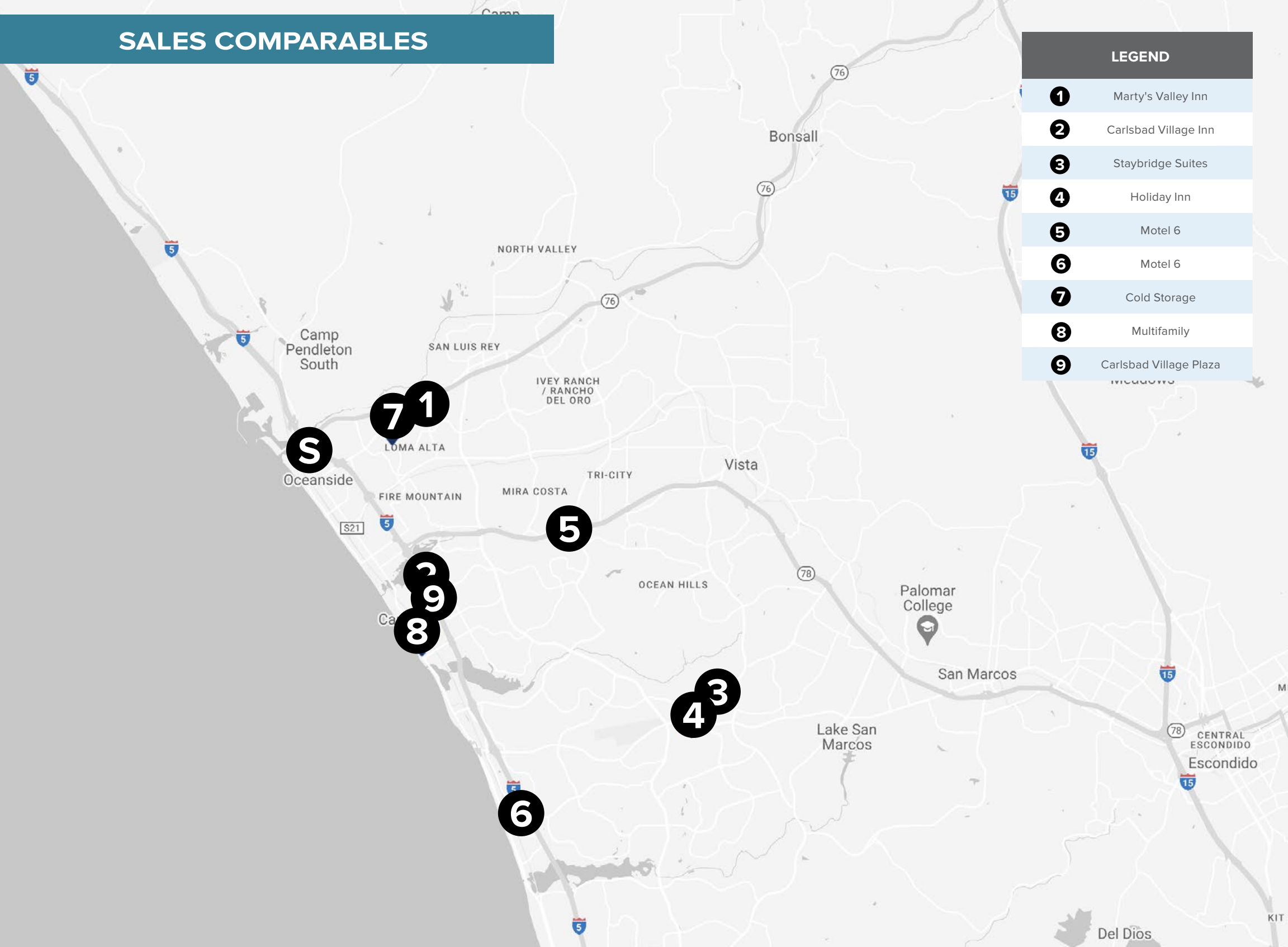
Name	Super 8 Hotel - Oceanside, CA
Address	822 N Coast Hwy
City, ST	Oceanside, CA
Parent Company	Wyndham Hotels & Resorts
Flag	Super 8
Number of Buildings	Three (3)
Stories	Two (2)
Keys	46
Room	54
Building Size (SF)	±20,506 SF
Lot Size (AC)	±0.75 Acres
Year Fully-Renovated	2022
Year Flagged	2022
Year Built	1975
APN	143-206-06; 143-206-04
Price	\$12,100,000
Price Per Key	\$220,000
RevPAR	\$120
Projected Revenue (\$120 RevPAR)	\$2,014,800
NOI	\$1,007,400
Cap Rate	8.33%
GRM // Revenue Multiple	6.01

SALES COMPARABLES

	NAME	ADDRESS	CITY, STATE	BUILT	SALE PRICE	SALE DATE	PROPERTY TYPE
1	Marty's Valley Inn	3240 Mission Ave	Oceanside, CA	1960	\$9,700,000	Dec-20	Hospitality
2	Carlsbad Village Inn	1006 Carlsbad Village Inn	Oceanside, CA	1982	\$12,000,000	Jun-21	Hospitality
3	Staybridge Suites	2735 Palomar Airport Rd	Carlsbad, CA	2015	\$19,200,000	Jun-21	Hospitality
4	Holiday Inn	2725 Palomar Airport Rd	Carlsbad, CA	2015	\$18,200,000	Jun-15	Hospitality
5	Motel 6	3708 Plaza Dr	Oceanside, CA	1988	\$17,500,000	Jun-22	Hospitality
6	Motel 6	750 Raintree Dr	Carlsbad, CA	1988	\$17,300,000	Jun-22	Hospitality
7	Cold Storage	2843 Benet Rd	Oceanside, CA		\$13,000,000	Mar-22	Industrial
8	Multifamily	357 Chestnut Ave	Oceanside, CA	1974	\$35,750,000	Oct-21	Multifamily
9	Carlsbad Village Plaza	945 - 1005 Carlsbad Village Dr	Oceanside, CA	1964	\$13,680,000	Dec-21	Retail

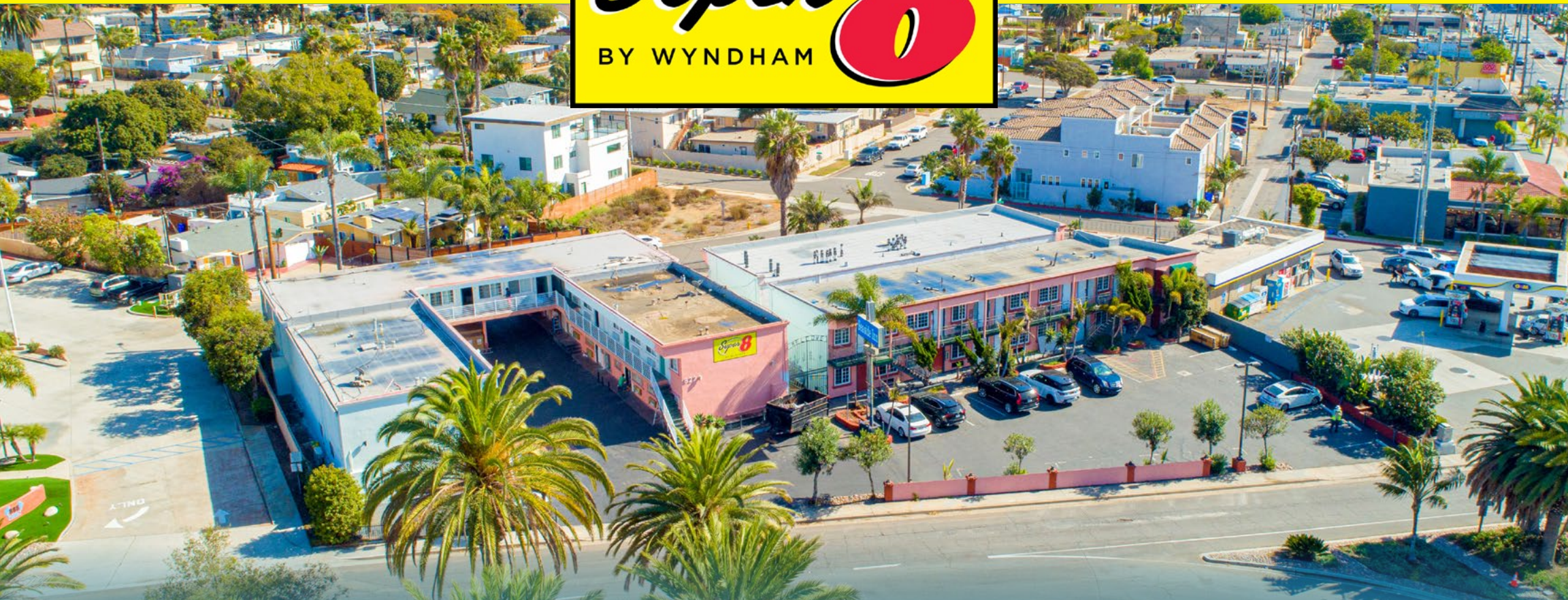
SALES COMPARABLES

LEGEND	
1	Marty's Valley Inn
2	Carlsbad Village Inn
3	Staybridge Suites
4	Holiday Inn
5	Motel 6
6	Motel 6
7	Cold Storage
8	Multifamily
9	Carlsbad Village Plaza Meadows





TENANT OVERVIEW



YEAR OPENED

2020



INDUSTRY

HOSPITALITY



HEADQUARTERS

ARROYO GRANDE, CA

SUPER 8

Part of Wyndham Hotel Group, the Super 8® hotel brand is one of the world's most well-known hotel chains with nearly 2,400 locations around the globe, more than any other economy hotel accommodation provider. Most hotels offer an array of complimentary amenities including free Wi-Fi, SuperStart® continental breakfast, and the opportunity to earn and redeem points through Wyndham Rewards®, the brand's guest loyalty program. Each Super 8 hotel is independently owned and operated under franchise agreements with Super 8 Worldwide, a subsidiary of Wyndham Hotel Group and parent company Wyndham Worldwide Corporation.


**SUBJECT
PROPERTY**

OCEANSIDE, CA

Located in the northwest corner of the San Diego metropolitan area, Oceanside, CA, lies along the shores of the Pacific Ocean. Forming a tri-city area with Vista and Carlsbad, Oceanside is the third largest municipality in San Diego in terms of both land area and population with a population of nearly 176,000.

Oceanside continues to be a popular beach city destination for tourists with its thriving cultural scene and booming culinary scene. Filled with trending farm-to-table restaurants, craft breweries with outdoor patios, and wine-tasting rooms, there are plenty of perfect spots to enjoy an afternoon happy hour. Designated as one of California's 14 Cultural Districts, the Oceanside district is dedicated to promoting authentic grassroots arts and cultural opportunities. The district encompasses vibrant and authentic concentrations of art, culture, and creativity, increasing the visibility of local artists in the community.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	16,570	61,381	136,474
2022 Estimate	16,288	60,476	135,010
2010 Census	15,501	57,959	128,859
2027-2022 Growth	1.73%	1.5%	1.08%
2010-2021 Growth	5.08%	4.34%	4.77%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	6,170	21,079	51,855
2022 Estimate	5,776	19,910	49,197
2010 Census	5,477	18,984	46,409
2027-2022 Growth	6.82%	5.87%	5.4%
2010-2021 Growth	5.45%	4.88%	6.01%
INCOME	1-MILE	3-MILE	5-MILE
2022 Average Household Income	\$83,400	\$91,335	\$98,267



AREA OVERVIEW

red white and bloom
McDonald's
Panera BREAD

Starbucks
MCPCS
CAMP PENDLETON

S&R
TOWING

OCEANSIDE MUNICIPAL AIRPORT
± 2.5 MILES AWAY

NAVAL HOSPITAL
SERVING THOSE WHO SERVE
CAMP PENDLETON

Interstate 5
± 89,000 VPD

76
± 24,000 VPD

Chevron

Canyon Club
APARTMENTS

HYDRANAUTICS
Nitto Group Company

OCEANSIDE
BREWING CO.

SUBJECT PROPERTY

Mission
Linen Supply
MISSION LINEN & UNIFORM SERVICE

BW
Best Western

LIGHT HOUSE
SELF STORAGE

OCEANSIDE CITY BEACH

BEST PLAZA
SHOPPING CENTER
BIG LOTS!
PAPA JOHN'S
DUTCH BROS
CVS pharmacy

Walmart
Neighborhood Market
Wendy's
Pollo Loco
SUBWAY
PANDA EXPRESS
CHINESE KITCHEN

OCEAN SIDE TOWN & COUNTRY
SHOPPING MALL
McDonald's
SHERWIN WILLIAMS
ups
Smart & Final
extra!
POPEYES
CRUNCH FITNESS
CHEESESTEAK GRILL

OCEANSIDE MUNICIPAL FISHING PIER

ECONOMY

±6,000,000 VISITORS EACH YEAR

±6,200 BUSINESSES

Oceanside has a dynamic and robust business climate. Manufacturing, distribution, tourism, and agriculture remains the region's top industry, but in recent years, Oceanside has become home to biotech industries that are among the area's fastest-growing business sectors. There are four main sectors driving investment demand: tourism with over 6,000,000 visitors each year, the local market with its growing population, local business with nearly 6,200 businesses employing more than 58,600 people, and Camp Pendleton, the largest U.S. marine base in the world and home to 47,500 Marines and their families on base, totaling more than 68,000 military and civilian personnel. With a growing population, the city's location has several advantages used to leverage and expand employment and increase tax revenue. Such as beaches and coastal amenities, affordable housing options, top tourist attractions, Oceanside Transit Center, Health Care, and exceptional warehouse and distribution facilities.

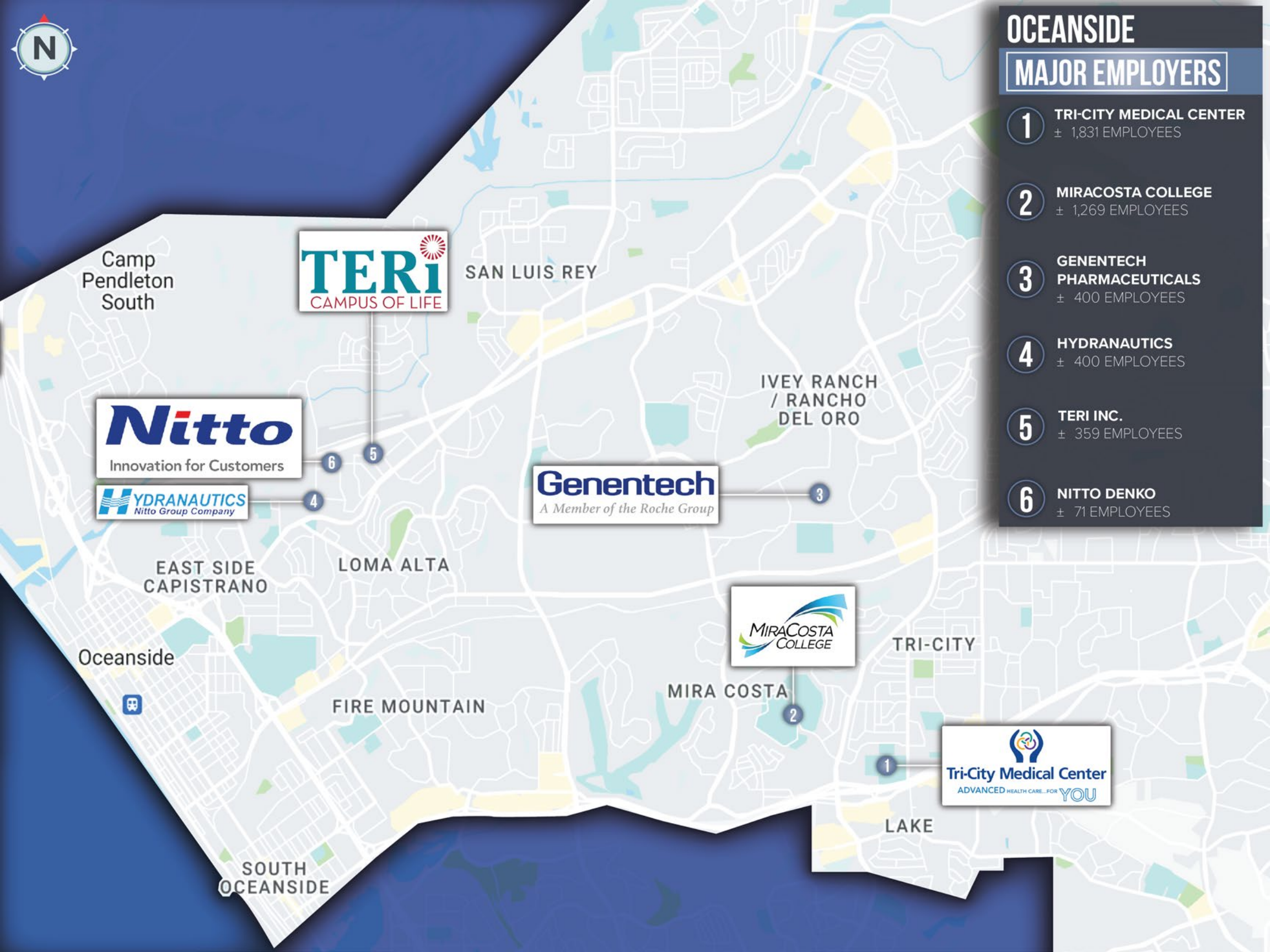




OCEANSIDE

MAJOR EMPLOYERS

- 1 TRI-CITY MEDICAL CENTER**
± 1,831 EMPLOYEES
- 2 MIRACOSTA COLLEGE**
± 1,269 EMPLOYEES
- 3 GENENTECH PHARMACEUTICALS**
± 400 EMPLOYEES
- 4 HYDRANAUTICS**
± 400 EMPLOYEES
- 5 TERI INC.**
± 359 EMPLOYEES
- 6 NITTO DENKO**
± 71 EMPLOYEES



OCEANSIDE PIER

Spanning 1,954 feet, the Oceanside Pier is the longest pier on the west coast with views of the Coronado Islands or as far north as Catalina Island on a bright day. The pier offers the perfect setting for fishing, taking a stroll, and watching the surf. The pier also hosts one of the communities' most popular and prestigious surfside traditions, the Annual World Bodysurfing Championships, taking place annually in August.

±16 MINUTES AWAY FROM SUBJECT PROPERTY

SOCAL SPORTS COMPLEX

The SoCal Sports Complex is a 97+ acre outdoor tournament recreational facility in Oceanside that currently includes 20 multi-use athletic fields. SoCal Sports Complex has quickly become one of the premier amateur athletic facilities for soccer, lacrosse, and rugby on the West Coast. The Complex is home to the San Diego Surf Cup, a 3-tournament series that continues to be the summer showcase for youth soccer, drawing the attention of thousands of spectators and attracting over 450 college coaches and scouts. Entering its 35th year, the established tournament is now recognized as the "Best of the Best."

CALIFORNIA SURF MUSEUM

The California Surf Museum was founded in 1986 and has welcomed nearly 500,000 visitors throughout the years looking to learn more about the surfing lifestyle and history. The museum displays a collection of antique artifacts, including surfboards, trophies, magazines, and so much more. One of the most special donations to date is the popular Plastic Fantastic. This exhibit features a vibrant red and yellow colored, mid 1970's stinger style surfboard, concealed in almost perfect condition, designed by Hawaiian power-surfer, Ben Aipa.

±3 MINUTES AWAY FROM SUBJECT PROPERTY

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Super 8** located at **822 N Coast Hwy, Oceanside, CA 92054** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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