

Portfolio of hotels / motels sold for housing to assist with homelessness for Project Turnkey

Project Turnkey - Hotels / Motels Sold for Housing									
	Property	Sale Price	City	County	Buyer	Closing Date	Days in Cont	Keys	Price Per Room
1	Red Lion Eugene	\$ 5,500,000	Eugene	Lane	County	3/1/21	120	50	\$ 110,000
2	Paradis I&S LC	\$ 3,250,000	Lincoln City	Lincoln	Non-Profit	3/5/21	102	41	\$ 79,268
3	Whiskey Inn Pendleton	\$ 1,00,000	Pendleton	Umatilla	Non-Profit	3/9/21	160	35	\$ 28,571
4	Redwood Medford	\$ 2,350,000	Medford	Jackson	Non-Profit	3/19/21	57	47	\$ 50,000
5	Wildlife Inn Winston	\$ 2,805,000	Winston	Douglas	Non-Profit	4/5/21	68	27	\$ 103,889
6	Greenway Redmond	\$ 2,365,000	Redmond	Deschutes	Non-Profit	5/7/21	100	36	\$ 65,708
7	Forest Grove Inn Forest Grove	\$ 2,167,000	Forest Grove	Washington	Non-Profit	5/21/21	71	20	\$ 108,350
8	Comfort I&S Portland	\$ 6,945,000	Portland	Multnomah	Non-Profit	5/28/21	92	70	\$ 99,214
9	Days Inn Sure Stay Gresham	\$ 6,650,000	Gresham	Multnomah	Non-Profit	5/28/21	71	75	\$ 88,667
10	Columbia Inn Astoria	\$ 2,300,000	Astoria	Clatsop	County	3/3/23	127	22	\$ 104,545
11	The Comfort Inn Portland	\$ 11,000,000	Portland	Multnomah	Non-Profit	4/24/23	203	66	\$ 166,667
12	Newport Coast Inn	\$ 4,600,000	Newport	Lincoln	Non-Profit	6/12/23	207	44	\$ 104,545
13	Quality Inn Tigard	\$ 12,325,000	Tigard	Washington	Non-Profit	6/27/23	162	115	\$ 107,174
	TOTALS/AVERAGES	\$ 62,257,000						401	\$ 93,584

Red Lion Inn & Suites – Eugene, OR



Property Description: 50-room hotel built in 2009. Well-located in downtown Eugene, near the University of Oregon.

Represented Buyer: Lane County
Represented Seller: US Hotel, LLC

“Brian represented the seller in an acquisition of a hotel in Eugene that will be used as lodging for residents of Lane County that were tragically displaced by the Holiday Farm wildfire. Brian was incredible to work with and was immediately responsive to all questions we had, and issues that came up, during the due diligence process. Not only was Brian the consummate professional it was also clear that he had compassion for the people that were displaced by the wildfire and because of Brian the acquisition occurred quickly so that lodging could be provided to those that were displaced in record time.” – Jacob Fox, Homes for Good

Paradise Inn & Suites – Lincoln City, OR



Property Description: 33 rooms as well as a separate adjacent building with 8 rooms that were rented by the week during winter months.

Represented Buyer: Northwest Coastal Housing



All SVN® Offices Independently Owned and Operated

The information above has been obtained from sources we believe to be reliable. However, we accept no responsibility for its correctness.

"The purchase and sale of a hotel is much different than the standard real estate transaction and this Project Turnkey transaction has been a project unlike any we have ever done before. We are so grateful for the knowledge, skills, and innovation provided by Brian as we navigated through this new hotel purchase venture process at lightning speed. Brian was prompt, available, and efficient helping to bring a difficult transaction to a close. We hope to engage Brian with other transactions down the road and trust he will see it through, even if there is a pandemic, natural disaster, or exigent circumstances. Thanks Brian and Team for your perseverance and fortitude to close on time!" – Northwest Coastal Housing Representative

The Whiskey Inn – Pendleton, OR



Property Description: 35-room motel located in historic downtown Pendleton.

Represented Buyer: Community Action Program of East Central Oregon

Represented Seller: Maxwell Pdl Lodging, LLC

"Brian approached me about selling our historic hotel in Pendleton. He took time to explain the process with the State and County after all, it was a good step to battle the current medical (COVID-19) and social (homelessness) epidemics. As working with any government funded agencies, the main challenge was time. Given the patience and persistence of myself and Brian, we are happy the sale went through and now the community, as a whole, can benefit. Brian and his team did a great job managing the transaction. He was always present to help and take calls and questions. We look forward to working with Brian again." – Seller of The Whiskey Inn

Redwood Inn – Medford, OR



Property Description: 47-room economy style motel. The property is on .64 acres and includes 1 2-story exterior corridor building.

Represented Buyer: Rogue Retreat

Represented Seller: Lalita & Dhansukh Patel

"Brian recently sold one of our Medford Location through the project turnkey. He provided excellent service. I was really impressed by his time management and communication. He made sure he was available to answer any question at all hours and I really appreciated that." – Seller of Redwood Inn

"Brian was a great broker to work with. Without his help, we would not have been able to purchase the Redwood Inn in Medford and use it to help people displaced by the fires in Southern Oregon. He was prompt and went the extra yard to make a difference! Thank you, Brian!" - New Operator



Wildlife Inn – Winston, OR



Property Description: 27-unit motel in Winston, OR. Built in 1996, this property is in the Umpqua Valley near Roseburg, OR

Represented Buyer: Peace at Home

Represented Seller: 251 Main LLC

"We had a vision for our next adventure in hotel ownership and it needed the right person to guide us in acquiring a property that would make our dreams come true. Brian made that happen for us. Brian was a great listener and helped negotiate a sale that was a fit for our unique needs. Brian was responsive and kind – we felt like we were always his top priority!" - New Operator

Greenway Motel – Redmond, OR



Property Description: 36-unit motel built in 1966 and located in Redmond, OR.

Represented Seller: Naresh M. Patel & Sangita N. Patel

"We had no intention of selling when Brian first called us and as we started the selling process, we were definitely in over our head. It was a family business with a lot of emotional attachment, but Brian walked me and my family through every step, he and his team were always available to us whenever we needed them, with any questions we had big or small. He was knowledgeable and experienced in the industry so he had a lot of valuable insight as we made decisions and we felt like we could really trust his advice." – Seller of Greenway Motel

Forest Grove Inn – Forest Grove, OR



Property Description: 20-unit motel originally built in 1990 and on 0.45 acres in Forest Grove, just 25 miles west of Portland.

Represented Seller: Pramukh Swami, LLC

"Brian provided exceptional support and diligence with the Forest Grove Inn deal, remaining persistent in a short timeline. He made the experience very easy and encouraging. The property is fully occupied now supporting



All SVN® Offices Independently Owned and Operated

The information above has been obtained from sources we believe to be reliable. However, we accept no responsibility for its correctness.

individuals and families. Brian was instrumental in making this possible. We appreciate his tenacity and professionalism.” - New Operator

Comfort Inn & Suites Portland Airport



Property Description: 70-room limited-service hotel built in 1999 and renovated in 2005. The property is on 2.06 acres and includes 1 4-story interior corridor building.

Represented Seller: Phillip Rich Corporation

“It has been a pleasure working with Brian and the SVN team through the hotel acquisition process. We had some complexities to our purchase and Brian was super helpful all the way through.” – New Operator

Best Western SureStay – Gresham, OR



Property Description: 75-room limited-service hotel originally built in 1997. Located on 1.09 acres right off I-84, this well-appointed interior corridor property has excellent interstate access to the greater Portland area.

Represented Buyer: Community Development Corporation of Oregon

Represented Seller: Northern Oregon Lodging, LLC

“Brian demonstrated that he had a total grasp of the hotel marketplace in the area that we were looking to buy. When the first deal fell through, he produced another “not on the market” product in one day. He put together a great deal for us. One day before closing the buyer tried to back out. Brian demonstrated his tough negotiating skills, and we got the deal closed. I will certainly work with Brian again.” – Rockwood CDC Representative



Columbia Inn Astoria – Astoria, OR



Property Description: 22-unit, exterior corridor motel located on the Columbia River near the Oregon Coast in Astoria.

Represented Buyer: Clatsop County, State of Oregon

“As a local government we had an opportunity through Project Turnkey 2.0 to receive funds for the purchase of a hotel to be used for emergency shelter purposes to help address the homeless crisis in our County and we felt overwhelmed on where to even begin the process. Brian was referred to us and was such a wealth of knowledge. He was incredibly personable, professional and efficient throughout the whole process and was always quick to respond to questions we had. We are grateful to Brian and his team for the excellent service they provided!” – Buyer Columbia Inn

“Brian and the team have been instrumental in the path to selling our hotel! They worked with us every step of the way, guiding us on our next steps, and the direction we wanted to take when confirming our deal. They understood the importance of our hotel and why selling it will help those in need. Without Brian and the team our experience wouldn’t have been the same. They’re trustworthy, have great experience, and will happily work with you throughout the process. Thank you to their entire team!” - Columbia Astoria Inn Seller

Comfort Inn Portland (Wasco St.) – Portland, OR



Property Description: 66 guestroom hotel built in 2000 and recently renovated with high-quality capital improvements, offering a fully updated turnkey property to new ownership. Located on 0.91 acres in NE Portland, this 3-story, interior corridor hotel has excellent exposure along I-84 and easy access to public transportation.

Represented Buyer: Central City Concern
Represented Seller: Shree Dhan Laxmi Inc.

“Brian and his team were a huge support to CCC in the acquisition of this hotel as always. CCC is greatly appreciative of the extra effort they put in to ensure a smooth closing.” 😊 – Buyers



Newport Coast Inn – Newport, OR



Property Description: A recently renovated, 44 guest room exterior corridor motel located on Highway 101 in Newport, OR.

Represented Buyer: Northwest Coastal Housing

Represented Seller: Shree Vishnu Narayan

“Brian, Michelle and team: You have just been a great partner with the right heart, knowledge, and savviness to get the transaction through the finish line. This project changes lives and we are grateful for you. Thank you!” – Newport Coast Inn Buyer

Quality Inn Portland Southwest – Tigard, OR



Property Description: A 115-guestroom hotel built in 1976. Located on 2.79 acres in Tigard. This 4-story, interior corridor hotel has excellent exposure along I-5 and easy access to public transportation.

Represented Buyer: Family Promise of Tualatin Valley

