



REAL ESTATE 2000 CORP.

JUST LISTED

★ **AWESOME 71 ROOM RODEWAY INN** ★

\$4,990,000 ★ 3710 Meridian St., Bellingham, WA 98225

★ 3 Floors with Elevator ★ 36 Singles ★ 32 Doubles ★ 3 Handicap Rooms ★ Built in 1993
★ Pet Friendly Rooms ★ 75 Parking Spaces ★ Free Daily Continental Breakfast ★ Free WiFi
★ \$453,375 Net Proforma ★ \$1,007,500 Gross Proforma Income ★ 9% Cap ★ Copy, Print &
Fax Services ★ Indoor Hot Tub ★ Close to I-5, Canadian Border, Bellingham Int'l Airport &
Bellis Fair Shopping Center ★ Owner Retiring ★ Don't Miss Out on this Great Opportunity!

**For More Information Or A Free Market Analysis On Your Holding,
Call Dave Hilbert - Real Estate 2000 Corporation**



Virtual Tour: www.tourfactory.com/2668955 • Virtual Tour QR Code:

Cell: 425-280-6542 • 1-800-543-2330 • Dave@RE2000Homes.com

Rodeway Inn

3710 Meridian St Bellingham WA 98225-1734

Listing #: 627079 | Status: New |



Real Estate 2000 Corporation

For Sale

3710 Meridian St Bellingham WA 98225-1734



Agent Information

Showing Instructions

Call Listing Agent	Yes
Use Discretion	Yes

David Hilbert
(425) 280-6542
dave@re2000homes.com

Real Estate 2000 Corp.
(425) 280-6542

Listing Information

Price

Listing Price	\$ 4,990,000
\$/SF	\$ 171.37
Selling Ofc Com	
Listing Status	New
Days On Market	1
Asset Class	Hotel/Motel

Investment Information

Investment Type	Proforma
Owner User	Yes

Detail Listing Information

Max Total SF	29,118
Heat Source	Electric
Topography	Level
Total Units	71

Utilities

Sanitary Sewer	City
Water	City
Electricity	City

Building Characteristics

Rooms	Avg Rate	Num Units
Other		3
Single		36
Double		32
Total		71

Utilities

Phone System	Yes
Televisions	Yes

Financial Details

+ Room Revenue	\$ 1,007,500.00
= Gross Income	\$ 1,007,500

Operating Information

Net Operation Inc	\$ 453,375.00
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Property Information

Building Information

Building Status	Existing
# of Buildings	1
# of Floors	3
# of Elevators	1
A/C	Yes
Total Building Sq/ft	29,118
Lot Sq/ft	46,670
Acres	1.07

Property Type

Property Type	Hotel/Motel
Investment	Yes
Owner User	Yes

Location

County	Whatcom
Market Area	Whatcom County
Tax ID #	3803180162140000
Zoning	Commercial

Parking Information

# Uncovered Spaces	75
Total Parking Spots	75

Construction

Year Built	1993
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Rodeway Inn, Bellingham

Public Comments: Check Out This Awesome 71 Room Rodeway Inn in Bellingham, Washington. 3 Floors with Elevator. 36 Single Rooms. 32 Doubles. 3 Handicap Accessible Rooms. Pet Friendly Rooms. 75 Parking Spaces. Free Daily Continental Breakfast. Free WiFi. \$453,375 Net Proforma. \$1,007,500 Gross Proforma Income. 9% Cap. Copy, Print & Fax Services. Spa Room w/ Shower. Jacuzzi Rooms Avail. Close to I-5, Canadian Border, Bellingham Int'l Airport & Bellis Fair Shopping Center. Don't Miss Out on this Great Opportunity!

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Listing Images



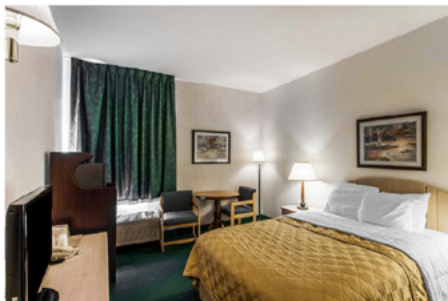
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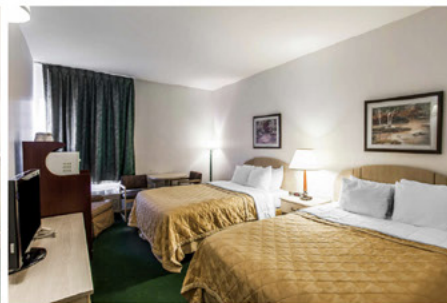
For Sale
Rodeway Inn

Listing Images



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Rodeway Inn

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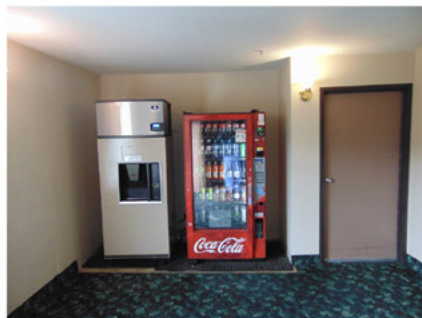
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WIKIPEDIA

Rodeway Inn

Rodeway Inn is a chain of economy-priced hotels in the United States and Canada. Founded by Michael Robinson in 1962, the franchise is now led by Choice Hotels corporation.^[2]

As of March 31, 2019, there are 602 Rodeway Inn locations in North America, with approximately 34,523 rooms across the continent.^{[1][3]} Each hotel is a franchise, managed by a private investor.^[4]

Contents

History

Franchise structure

Notable hotels

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References

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History

The chain was established in Phoenix, Arizona in 1962. Michael Robinson and his son-in-law Joe Simmons opened the chain under the name Rodeway Inns of America.^[2] In 1971, the Vantage Company of Dallas, Texas acquired the hotel chain. Prudential Life Insurance partnered with Rodeway Inns to finance the company-owned inns with the goal of becoming a franchise. In 1976, the company began focusing exclusively on franchising. In 1985, Ladbroke's purchased the brand, and two years later sold the chain to Ramada.

In 1990, the brand became a part of the Choice Hotels corporate group, along with Friendship Inn and Econo Lodge. The Friendship Inn chain was absorbed by the Rodeway Inn and Econo Lodge brands at this time.^[5]

In 2005, Rodeway Inn reorganized its franchise structure to attract franchisees to the hotel chain. In 2007, Rodeway Inn was named the fastest growing chain in the hotel industry by *Lodging Magazine*. As of 2018, Rodeway Inn is still a part of Choice Hotels International.^[2]

Rodeway Inn



Type	Brand of Choice Hotels
Industry	Hotels
Founded	1962
Founders	Michael Robinson and son in law Joe Simmons
Headquarters	Phoenix, Arizona, United States
Number of locations	602 (March 31, 2019) ^[1]
Area served	United States, Canada
Owner	Choice Hotels
Website	www.choicehotels.com/rodeway-inn (https://www.choic ehotels.com/rodew ay-inn)



A Rodeway Inn in Chicago, Illinois

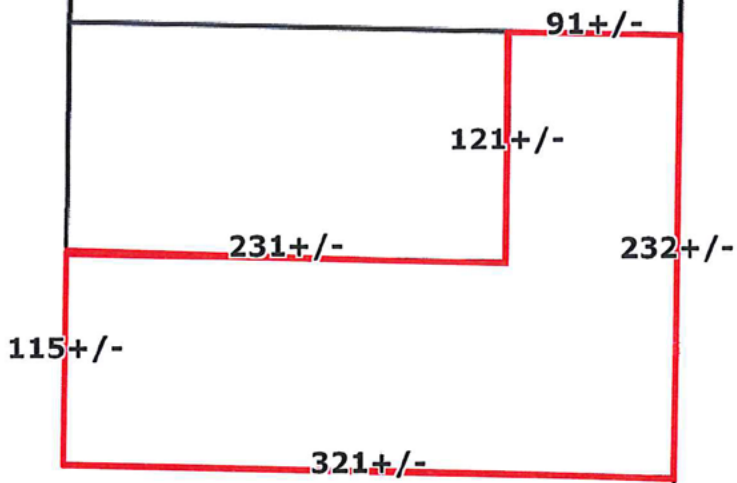


Chicago Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

MERIDIAN ST

BAKER ST



Chicago Title

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Assessment & Tax Information

Assessed Value: \$2,717,748	Percent Improvement: 74.24%
Land Value: \$700,035	Tax Amount: \$27,600.30
Improvement Value: \$2,017,713	Tax Account ID: 61235
Homeowner Exemption:	Tax Rate Area: 0100
Tax Status: Delinquent: 2017	Tax Year: 2019
Market Improvement Value: \$2,017,713	Market Land Value: \$700,035
Market Value: \$2,717,748	

Aerial Map





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Median Age	ZIP 98225	National
2009	29.7	36.9
Male Ratio	48.2 %	49.2 %

Household Income	ZIP 98225	National
% < \$25K	35.6 %	20.9 %
% \$25K-50K	27.3 %	24.4 %
% \$50K-100K	27.9 %	35.3 %
% \$100K-150K	6.1 %	11.7 %

Median Household Income	ZIP 98225	National
2009	\$36,764.00	\$54,719.00
2014	\$38,694.00	\$56,938.00

Household Income Centile	ZIP 98225	National
National	23.0 %	



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Demographics

Msl Global Corporation
3710 Meridian St, Bellingham, WA 98225

APN: 380318 016214 0000
Whatcom County

Population	ZIP 98225	National
2000	42,321	281,421,906
2009	45,528	309,731,508
2014	47,448	324,062,684
Growth Rate	0.8 %	1.0 %

Households	ZIP 98225	National
2000	17,786	105,480,101
2009	19,647	116,523,156
2014	20,684	122,109,448
Household Growth Rate	1.1 %	1.1 %

Families	ZIP 98225	National
2000	7,829	71,787,347
2009	8,236	77,956,117

Age Distribution	ZIP 98225	National
0-4	4.2 %	6.8 %
5-9	3.7 %	6.7 %
10-14	3.7 %	6.6 %
15-19	10.7 %	7.1 %
20-24	19.4 %	6.9 %
25-44	25.7 %	27.0 %
45-64	21.0 %	26.0 %
65-84	8.6 %	10.9 %