



OFFERING MEMORANDUM

QUALITY INN DALLAS DFW AIRPORT N. | TEXAS

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and

through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. HBA makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. HBA does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by HBA in compliance with all applicable fair housing and equal opportunity laws.



QUALITY INN

DALLAS DFW AIRPORT N. | TX

147-ROOM, INTERIOR CORRIDORS, AMENITIZED HOTELS



LISTED BY

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HOTEL BROKERS OF AMERICA INC®

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EXECUTIVE SUMMARY

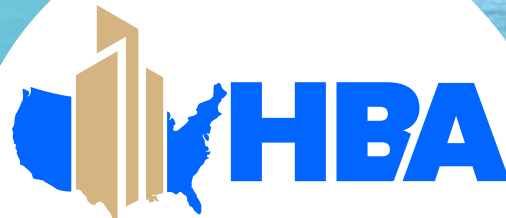
PROPERTY OVERVIEW

MARKET OVERVIEW

ACCEPTING REASONABLE OFFERS

QUALITY INN | DFW AIRPORT

8205 Esters Blvd. Irving, TX 75063



HOTEL BROKERS OF AMERICA INC®

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. For more information please contact Hotel Brokers of America.

QUALITY INN DALLAS DFW AIRPORT N.

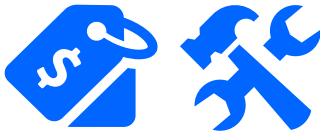
EXECUTIVE SUMMARY



Hotel Brokers of America is pleased to present, on an exclusive basis, the opportunity to acquire this 147-room Quality Inn, prominently located in Irving-Dallas, Texas. This hotel is conveniently located just minutes from the north entrance of Dallas/Fort Worth International Airport, World's 3rd Busiest. The hotel draws demand from multiple angles — business and leisure travelers, transient guests, airline crews, and displaced passengers from flight disruptions. The hotel is adjacent to the DFW Freeport and Regent business district, with major employers including American Airlines, Envoy, American Honda, Nissan Motor, Mitsubishi, DeVry University, and many more. The property is conveniently located to the Toyota Music Factory and other key business and entertainment destinations throughout the Dallas–Fort Worth Metroplex.

ESTIMATED PIP COST:

PRICE
\$500,000



OFFERING
SUMMARY

	ACTUAL	PROJ. 2026
Occupancy:	71.31%	72.02%
ADR:	\$61.28	\$62.51
Revenue:	\$2,387,359	\$2,458,593
NOI	\$753,260	\$775,736
Cap Rate:	7.18%	7.39%
Price/Key	\$64,626	\$64,626



PRICE
\$9,000,000



NOI
\$753,260



CAP RATE
7.18%

AMENITIES HIGHLIGHTS

- 24-Hour Reception Desk
- Pool - Outdoor
- Business Center
- Coffee/Tea Maker
- Free Breakfast
- Free Airport Transportation
- Free Parking
- Free High-speed WiFi
- Laundry Facilities
- Modern Finishes
- Vending Machine
- Pet Friendly



SUMMARY OF TERMS

INTEREST OFFERED

Hotel Brokers of America has been selected to exclusively market for sale this Quality Inn in Irving-Dallas, TX.

TERMS OF SALE

This Quality Inn in Irving-Dallas, TX is offered on an Open Bid basis. The net operating income figures for the Property assume a fiscal year starting 2026. Contact broker for historical operating documentation and any other third party reports.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the Hotel Brokers of America listing agents. Please do not contact the tenants, on-site management or staff without prior approval.



QUALITY INN

DALLAS DFW AIRPORT N.

PROPERTY OVERVIEW



PROPERTY DETAILS

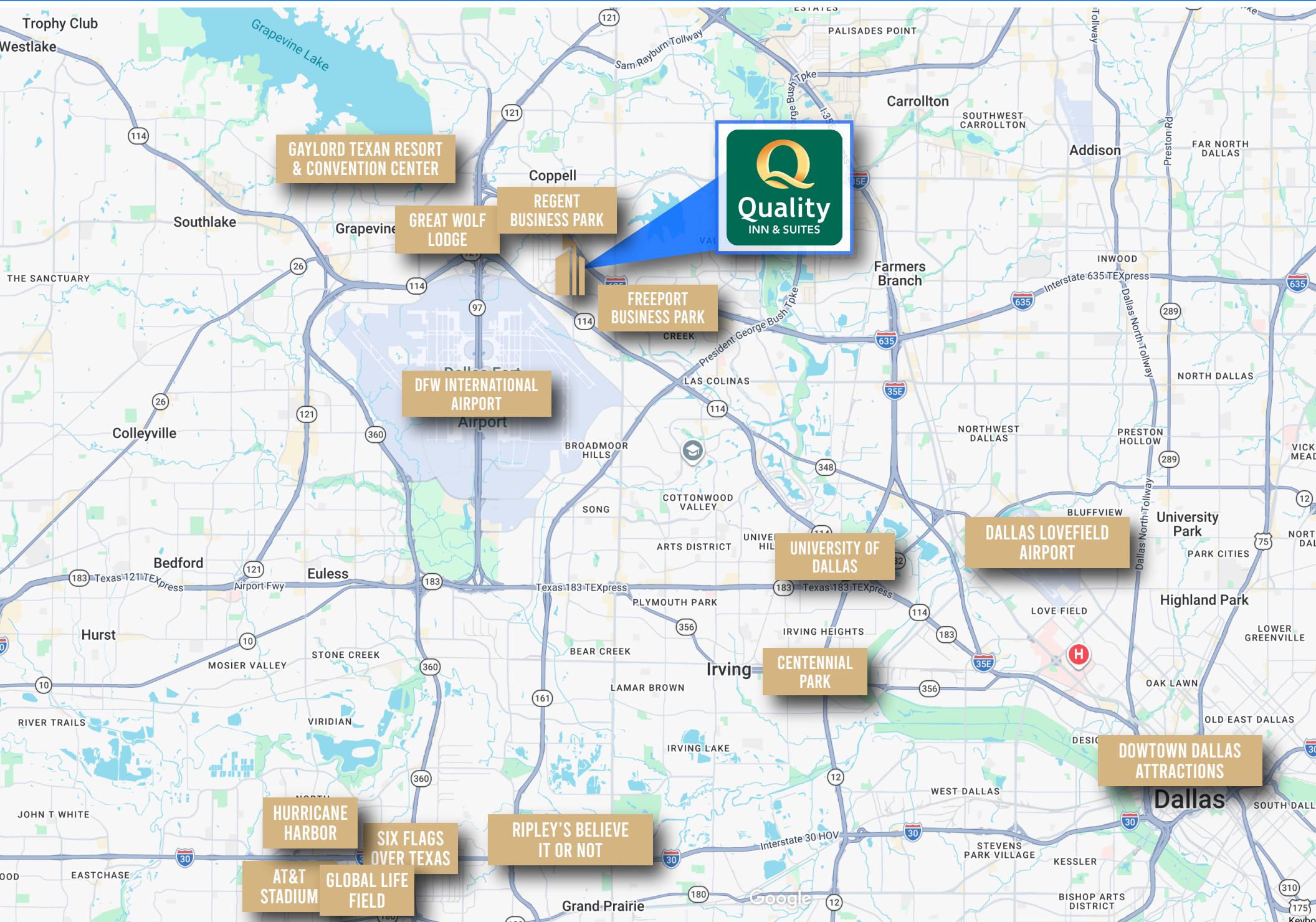
	Building SF:	52,572 SF
	Lot Size :	1.67 Acres
	Year Built/Renovated:	1984/2018
	Floors:	3
	Rooms:	147
	Corridors:	All Rooms Have Interior Hallways
	Occupancy:	71.31%
	Room Windows:	Windows Do not Open
	Suites:	Property Has No Suites
	Meeting Rooms:	No
	Dining Facilities:	Free Breakfast Buffet
	Fitness Center/Pool:	Yes Yes - Outdoor
	Average Daily Rate:	\$61.28
	Star Class Rating	3-Star

The hotel offers a range of amenities designed for both business and leisure travelers, including complimentary airport shuttle service, free Wi-Fi, a seasonal outdoor pool, fitness center, business center, and 24-hour coffee and tea in the lobby. Spacious accommodations and attentive service provide a comfortable stay, while convenient amenities and easy airport access make the property an ideal choice for travelers visiting the Dallas-Fort Worth area.

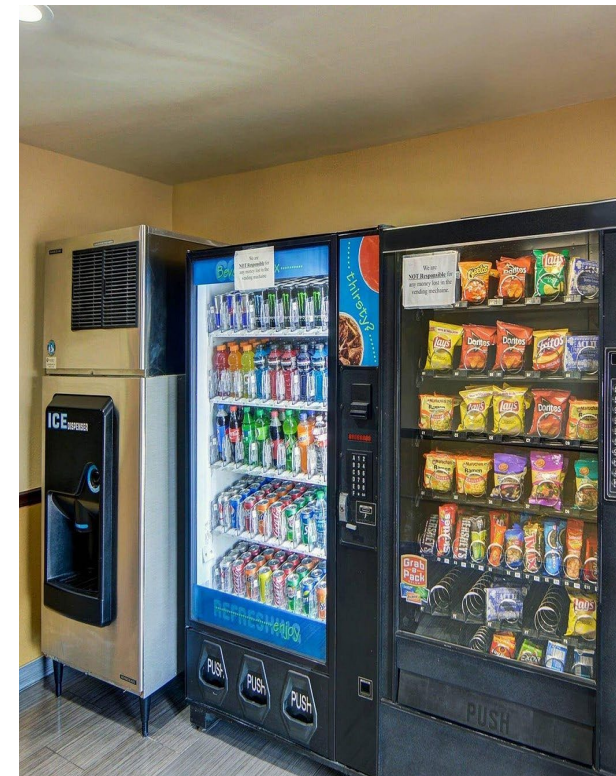
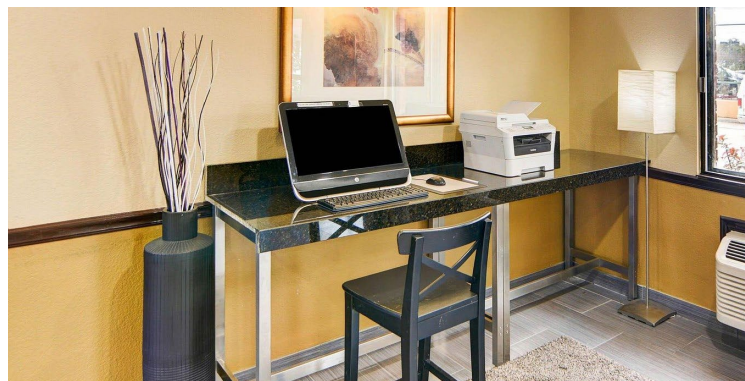
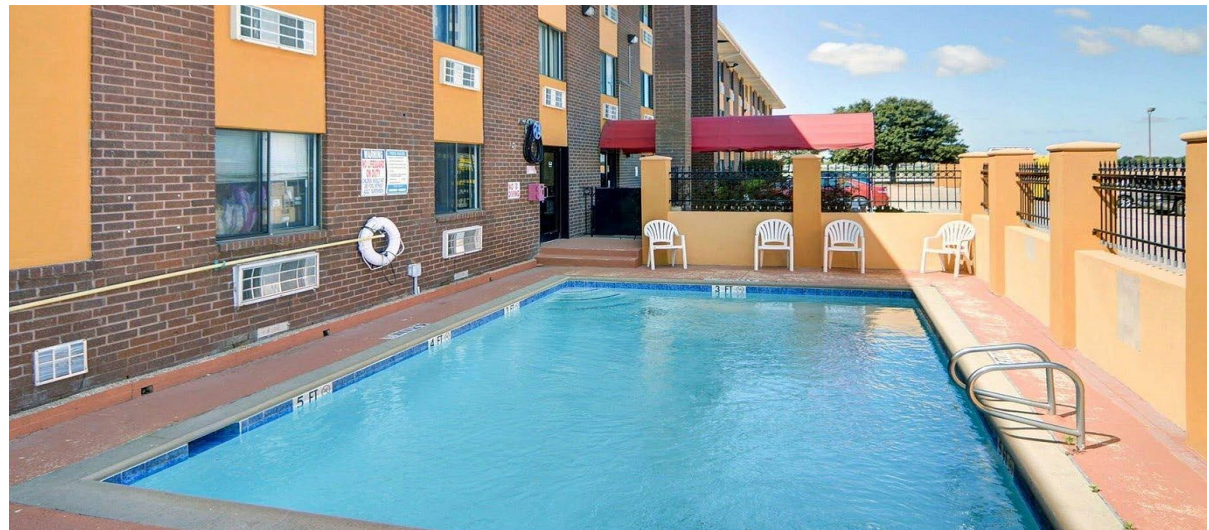


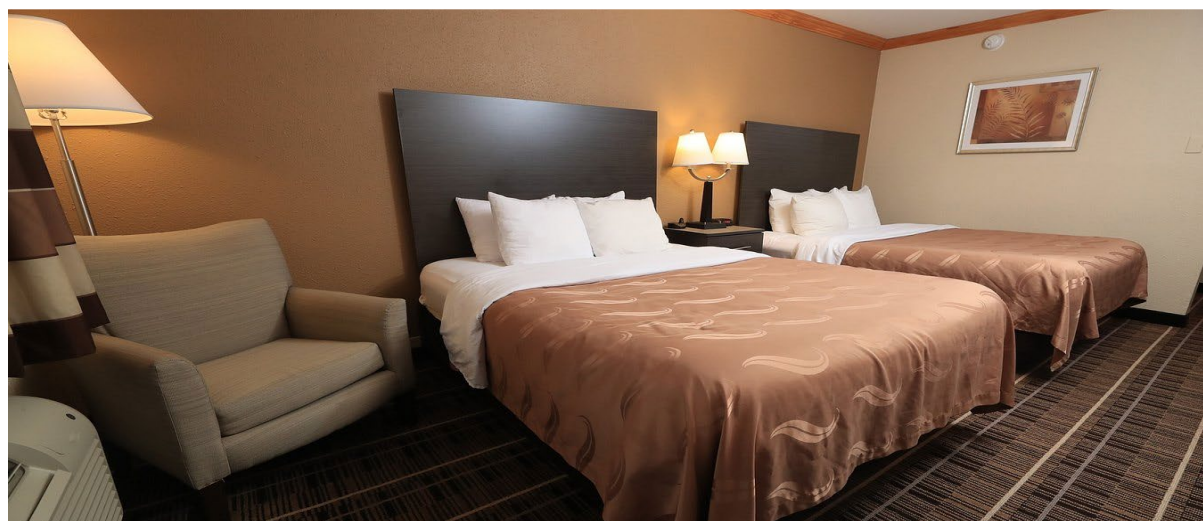
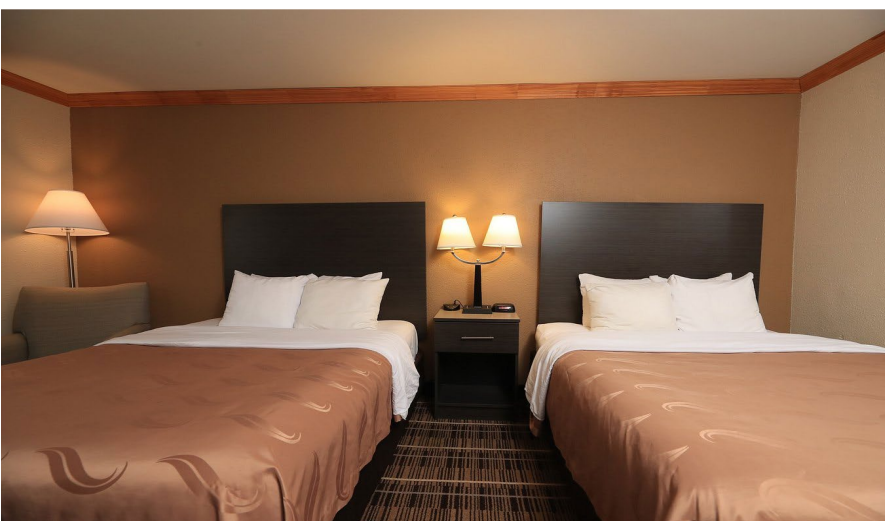












QUALITY INN DALLAS DFW AIRPORT N.

MARKET OVERVIEW



DALLAS, TX OVERVIEW

The Dallas metro division has the sixth-largest population in the U.S. with 4.9 million people. Dallas has developed a strong industrial and financial sector, as well as becoming a major inland port, due largely to the presence of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. The city is home to University of Texas Southwestern Medical School, Texas Woman's University, University of North Texas at Dallas, Paul Quinn College as well as a number of religious affiliated and community colleges. The most notable event held in Dallas is the State Fair of Texas, which has been held each year at Fair Park since 1886, bringing an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the football teams of University of Texas at Austin and University of Oklahoma against one another at the Cotton Bowl, also brings significant crowds to the city.

Dallas is a cosmopolitan city known for its high concentration of restaurants and shopping centres. Skyscrapers, such as Bank of America Plaza (1985) and Reunion Tower (1978), create a striking night skyline. The population density is unusually low for a major metropolitan area, reflecting the predominance of single-family homes (about two-thirds of all dwelling units). The city is ethnically diverse, with less than half its population being of European descent. About one-fourth of the residents are African American, and more than one-third are Hispanic. Dallas became well-known in popular culture as the setting for the eponymous television drama series (originally broadcast 1978-91); the ranch where the show was filmed is now a tourist attraction and convention centre.



ECONOMY

Dallas's modern economy is well diversified. A top global wholesale market, the city is the home of the Dallas Market Center, one of the world's largest wholesale merchandise complexes. In addition, it is the world headquarters of the U.S. Army and Air Force Exchange Service, which provides goods and services to military personnel. Wholesale and retail trade combine with services (particularly business, financial, and health) to form the backbone of the economy. Dallas is the leading banking, financial, and trade centre for the Southwest, and some 6,000 companies have their corporate headquarters there. The city is also a busy convention centre and a hub of airline services. It is a well-known medical centre; the headquarters of the American Heart Association is there, as are the Texas A&M College of Dentistry and the University of Texas Southwestern Medical Center at Dallas.

Dallas has one of the country's largest concentrations of telecommunications and high-technology manufacturing and services companies. The top technology fields include software production, computer services, and manufacturing of computer hardware, semiconductors, and wireless communication equipment. Food processing, publishing, printing, and advertising are also important. Clothing manufacture is less significant than in the past, but the city is still known as a regional fashion and women's apparel centre.

MAJOR AREA EMPLOYERS

AMR Corporation (American Airlines)	24,700 EMPLOYEES
Bank of America Corp.	20,000 EMPLOYEES
Texas Health Resources Inc.	19,230 EMPLOYEES
Dallas ISD	18,314 EMPLOYEES
Baylor Health Care System	17,097 EMPLOYEES
AT&T	15,800 EMPLOYEES
Lockheed Martin Aeronautics Co.	14,126 EMPLOYEES
JP Morgan Chase & Co.	13,500 EMPLOYEES
UT-Southwestern Medical Center	13,122 EMPLOYEES
City of Dallas	12,836 EMPLOYEES
HCA North Texas	12,000 EMPLOYEES



ECONOMY

Dallas Fort Worth International Airport (DFW) is undergoing a transformative expansion to accommodate the region's rapid growth and increasing air travel demand. Central to this development is the construction of Terminal F, a \$1.6 billion project adding a 400,000-square-foot concourse with 15 new gates. Scheduled for completion by 2026, Terminal F will feature modern amenities, a new Skylink station, and advanced baggage handling systems. Initially, passengers will check in at Terminal E and use the Skylink system to access Terminal F, which is designed for future expansion to meet growing capacity needs .

In addition to Terminal F, DFW is investing \$3 billion in the renovation of Terminal C, the airport's oldest and busiest terminal. This project includes a 115,000-square-foot expansion, adding four new gates and modernizing existing facilities with new restaurants, retail options, seating areas, and restrooms. The renovation also involves significant upgrades to Terminal C's parking garages and infrastructure .

These projects are part of DFW's broader \$9 billion capital improvement plan, which also encompasses expansions to Terminal A and enhancements to roadways and terminal access. With these developments, DFW aims to enhance the passenger experience and solidify its position as a leading global airport .

As of 2024, DFW Airport remains the world's third-busiest airport, handling over 87.8 million passengers—a 7.4% increase from the previous year and a 17% rise since 2019. This growth underscores the airport's pivotal role in global air travel and the necessity of its ongoing expansion efforts .



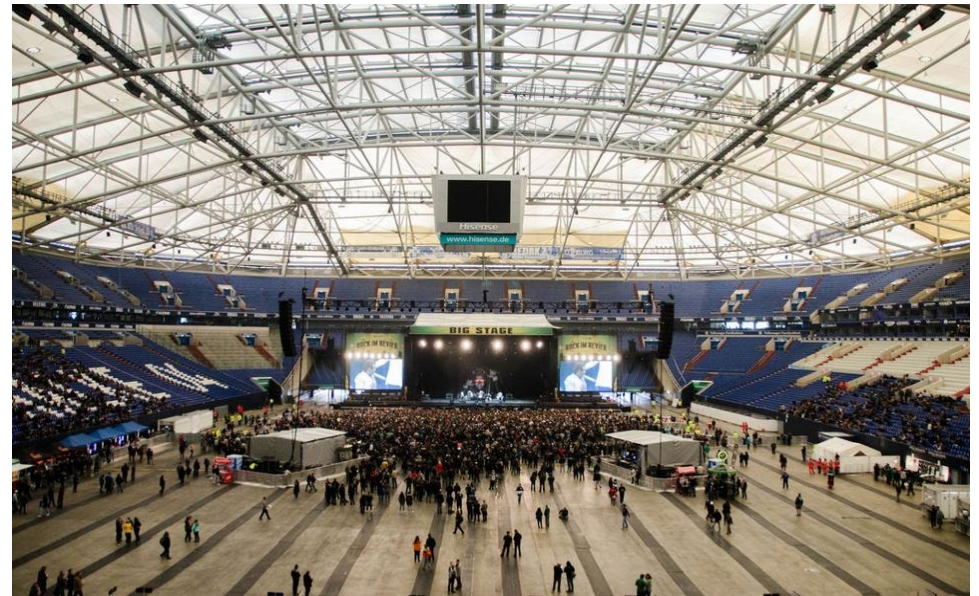
ECONOMY

Dallas is undertaking a transformative expansion of the Kay Bailey Hutchison Convention Center (KBHCCD), aiming to elevate the city into a premier global destination for conventions and events. This ambitious \$3.7 billion project involves replacing the existing facility with a state-of-the-art, 2.5 million-square-foot convention center, featuring 800,000 square feet of exhibit space, 260,000 square feet of breakout space, and 170,000 square feet of ballroom space, including a 105,000-square-foot ballroom . Construction commenced in 2024, with completion anticipated by 2029.

Beyond enhancing event spaces, the expansion is designed to revitalize the surrounding area. Plans include developing a vibrant Convention Center District with walkable streets, premier entertainment and dining options, and a multimodal transportation hub to improve connectivity . The project also aims to reconnect neighborhoods and stimulate economic growth in The Cedars, South Dallas, and Southern Dallas.

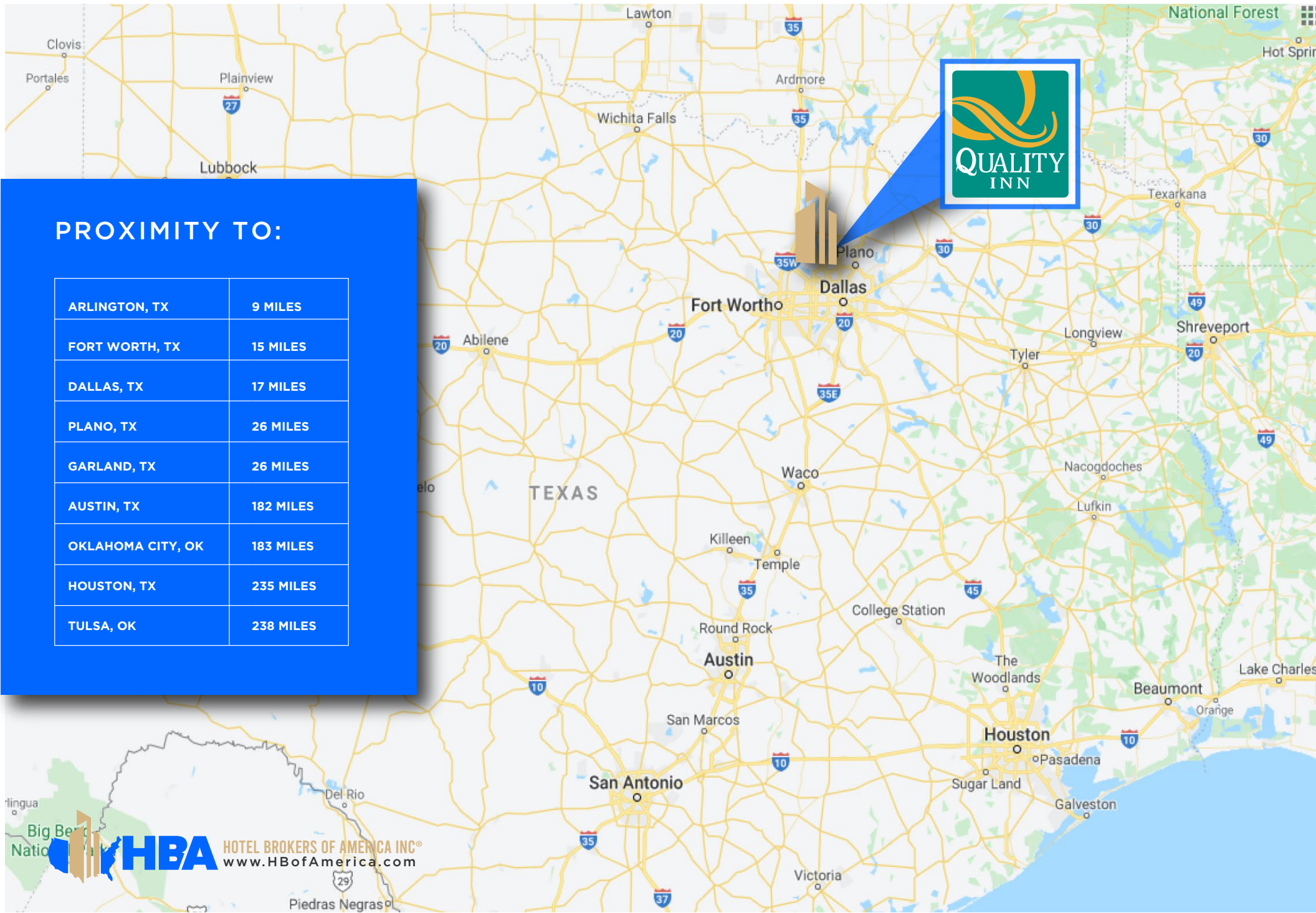
Kay Bailey Hutchison Center

The expanded KBHCCD is already generating significant interest, with over 60 events booked for 2029 and beyond . Additionally, the center is set to serve as the International Broadcast Center for the 2026 FIFA World Cup, bringing thousands of journalists to Dallas and further boosting the city's global profile.



PROXIMITY TO:

ARLINGTON, TX	9 MILES
FORT WORTH, TX	15 MILES
DALLAS, TX	17 MILES
PLANO, TX	26 MILES
GARLAND, TX	26 MILES
AUSTIN, TX	182 MILES
OKLAHOMA CITY, OK	183 MILES
HOUSTON, TX	235 MILES
TULSA, OK	238 MILES



AREA DEMOGRAPHICS OVERVIEW

KEY FACTS

1,320,535

Population



Average
Household Size

33.8

Median Age

\$59,644

Median Household
Income

EDUCATION

19%

No High School
Diploma



22%

High School
Graduate



21%

Some College



38%

Bachelor's/Grad/Pr
of Degree

BUSINESS



63,774

Total Businesses



758,849

Total Employees

EMPLOYMENT



White Collar

57.6%



Blue Collar

25.8%



Services

16.6%

4.5%

Unemployment
Rate

INCOME



\$59,644

Median Household
Income



\$40,066

Per Capita Income



\$44,221

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator	Value	Diff		
<\$15,000	10.1%	+2.1%		
\$15,000 - \$24,999	7.9%	+1.3%		
\$25,000 - \$34,999	8.6%	+0.9%		
\$35,000 - \$49,999	14.3%	+1.0%		
\$50,000 - \$74,999	18.7%	-0.5%		
\$75,000 - \$99,999	11.6%	-1.5%		
\$100,000 - \$149,999	13.1%	-3.0%		
\$150,000 - \$199,999	5.6%	-1.0%		
\$200,000+	10.0%	+0.7%		

HOTEL BROKERS OF AMERICA RECENT SALES

Hotel	MSA	Rooms	Status
Hampton Inn, Airport, Pensacola, FL	Pensacola	103	Sold
Quality Inn Baytown, Houston East, TX	Houston	62	Sold
Country Inn & Suites West Pensacola, FL	Pensacola	63	Sold
Holiday Inn Express & Suites North Dallas, Galleria, Preston, TX	Dallas	103	Sold
SpringHill Suites Stillwater, OK	Stillwater	80	Sold
Hampton Inn Franklin, KY	Franklin	72	Sold
Comfort Inn Pensacola, NAS Corry Station, FL	Pensacola	127	Sold
Quality Inn & Suites DFW Airport South, Irving, TX	Dallas	93	Sold
Home2 Suites Houston, Stafford, TX	Houston	91	Sold
TownePlace Suites Dallas Las Colinas, TX	Dallas	135	Sold
Baymont Ridgeland, Jackson, MS	Jackson	121	Sold
Comfort Inn & Suites Mobile, Spanish Fort, AL	Mobile	96	Sold
Holiday Inn Express & Suites Snyder, TX	Snyder	73	Sold
Motel 6 Conroe, Houston, TX	Houston	115	Sold
Wingate Ridgeland, MS	Jackson	111	Sold
Days Inn San Angelo, TX	San Angelo	55	Sold
Quality Inn Goodland, KS	Goodland	49	Sold
Candlewood Suites Conway, AR	Conway	65	Sold
Fairfield Inn Hays, KS	Hays	61	Sold
Country Inn & Suites Shreveport, Airport, LA	Shreveport	86	Sold
Days Inn Scranton, PA	Scranton	85	Sold
Comfort Suites DFW North Grapevine, TX	Dallas	96	Sold
Hampton Inn Wichita-East, KS	Wichita	80	Sold
Fairfield Inn & Suites Youngstown, Poland, OH	Youngstown	62	Sold
Residence Inn Youngstown Boardman/Poland, OH	Youngstown	78	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Mobile	87	Sold
La Quinta Inn and Suites Helena, MT	Helena	74	Sold
Holiday Inn Express Brownsville TX	Brownsville	76	Sold
Comfort Inn & Suites Donna, TX	Donna	53	Sold
Holiday Inn Express Dallas East Fairpark, TX	Dallas	113	Sold
TownePlace Suites Dallas DeSoto, TX	Dallas	99	Sold
Holiday Inn Express Dumas, TX	Amarillo	90	Sold
Rodeway Inn San Angelo, TX	San Angelo	90	Sold
Staybridge Suites Lake Charles, LA	Lake Charles	106	Sold
Hampton Inn & Suites Victoria, Texas	Victoria	68	Sold
Comfort Inn and Suites Zachary, Baton Rouge, LA	Baton Rouge	70	Sold
Best Western New Roads, LA	Baton Rouge	62	Sold
Hilton Garden Inn Bentonville, AR	Fayetteville	133	Sold
Comfort Suites Gulfport, MS	Biloxi	87	Sold
Motel 6 Albuquerque, NM	Albuquerque	128	Sold
Hampton Inn Farmington, MO	St. Louis	64	Sold
Holiday Inn Express & Suites Beeville, TX	Alice	79	Sold
Holiday Inn Express & Suites New Iberia, Avery Island, LA	Lafayette	98	Sold
Fairfield Inn & Suites Buda, Austin, TX	Austin	92	Sold
Holiday Inn Express & Suites Tulsa Northeast Claremore, OK	Tulsa	81	Sold
Red Roof Inn San Antonio Airport , TX	San Antonio	135	Sold
Best Western Inn & Suites San Marcos, TX	Austin	50	Sold
Del Rio Executive Inn Del Rio, TX	San Antonio	58	Sold
Holiday Inn Brownsville, TX	South Padre Island	76	Sold
Candlewood Suites Conway, AR	Little Rock	65	Sold
Fairfield Inn & Suites Pensacola, West I-10, FL	Pensacola	87	Sold
Holiday Inn Express Fairhope, Point Clear , AL	Fairhope	87	Sold
Holiday Inn Express & Suites Port Lavaca, TX	Corpus Christi	79	Sold
Holiday Inn Express & Suites Sand Springs, OK	Tulsa	71	Sold
Fairfield Inn & Suites Lake Charles Sulphur, LA	Lake Charles	78	Sold
Hampton Inn Junction City, KS	Kansas City	82	Sold
Holiday Inn Mobile, Downtown Historic District, AL	Mobile	206	Sold
La Quinta Inns & Suites Dumas, TX	Amarillo	72	Sold
Country Inn & Suites West Pensacola, FL	Pensacola	63	Sold
Comfort New Braunfels, TX	San Antonio	61	Sold
Comfort Inn & Suites Biloxi D'Iberville, MS	Biloxi	101	Sold
La Quinta Inn and Suites in Helena, MT	Helena	74	Sold
Comfort Wichita Falls, TX	Dallas	118	Sold
Comfort Inn & Suites Conway, AR	Little Rock	69	Sold
Comfort Suites Nacogdoches, TX	Nacogdoches	74	Sold
Best Western Burkburnett, TX	Wichita Falls	80	Sold
Super 8, Wichita Falls, TX	Dallas	98	Sold
Days Inn Lake Charles Sulphur, LA	Lake Charles	106	Sold
Red Roof Inn Columbia, MO	Kansas City	98	Sold
Blue Bonnet Hotel Baton Rouge, LA	Baton Rouge	120	Sold
Super 8 Great Falls, MT	Great Falls	112	Sold
Ramada New Iberia, LA	Lafayette	160	Sold
Residence Inn & Fairfield Inn & Suites Youngstown, Poland, OH	Youngstown	140	Sold
Springhill Laredo, TX	San Antonio	108	Sold
Springhill Suites Washington, Pittsburgh, PA	Pittsburgh	86	Sold

THINKING OF SELLING?

HOTELS WANTED FOR READY TO GO 1031 EXCHANGE BUYERS HIGH PRICE PER KEY SALES



MAKING DEALS HAPPEN!

MAXIMUM 90 DAY LISTINGS | COMPLIMENTARY VALUATION OF YOUR HOTEL |

OUR BROKER FEES ARE BEST IN THE BUSINESS | FULL MARKETING OR CONFIDENTIAL LISTING |

NATIONAL REPRESENTATION TO 20,000 BUYERS | PROFESSIONAL MARKETING AND

PACKAGES | **WE COOPERATE WITH ALL BROKERS FOR MAXIMUM EXPOSURE**





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jatin Jariwala	#0593897	JT@HBofAmerica.com	469.233.2191
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jatin Jariwala	#0593897	JT@HBofAmerica.com	469.233.2191
Designated Broker of Firm	License No.	Email	Phone
Jatin Jariwala	#0593897	JT@HBofAmerica.com	469.233.2191
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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