



Eagle Radius Scout, LoopNet Starter Shortlist - 04/28/2026

Eagle Radius Scout, LoopNet Starter Shortlist

Date: 04/28/2026

Produced: 2:38 PM

Source pass: Live logged-in Safari LoopNet session on Bob's Mac

Scope: First real on-market hotel shortlist pass, using current LoopNet listings inside Eagle Radius Scout geography

Bottom line

The strongest **first-pass Eagle-fit on-market leads** I found from the live LoopNet session are in **Tulsa** and the **Oklahoma City MSA**. Baton Rouge has one usable listing, but it is less aligned with Eagle's preferred economy / exterior-corridor conversion profile.

Executive shortlist table

RANK	TRIAGE	FIT SCORE	PROPERTY	MARKET	ASK / PRICING	KEYS	WHY IT MATTERS	BIGGEST GAP	NEXT ACTION	LINK
1	Advance	85	Rest Inn & Suites, 7475 E Admiral PI	Tulsa, OK	\$4,200,000, 11.90% cap, \$42,000/key	100	Exterior corridor, 1973 vintage, \$60 daily rate, gated, 95 to 100% occupancy, right in the preferred room-count band	Need review signal, workforce-anchor proof, and ownership/broker contact package	Pull OM/data room, verify weekly-stay profile, map nearby job anchors, then call	https://www.loopnet.com/L-E-Admiral-PI-Tulsa-OK/388
2	Advance	81	Americas Best Value Inn & Suites Yukon, 321 N Mustang Rd	Yukon, OK (OKC MSA)	\$3,100,000, \$39,241/key	79	Exterior corridor, 1985 vintage, kitchenettes in 23 suites, \$57 to \$65 daily rates, interstate visibility, expansion room	Need operating performance, review signal, and better proof of extended-stay demand mix	Pull OM, verify long-stay mix and weekly behavior, then underwrite at current ask	https://www.loopnet.com/L-Mustang-Rd-Yukon-OK/399
3	Advance	76	Lincoln Inn Express, 5405 N Lincoln Blvd	Oklahoma City, OK	\$1,990,000, \$21,630/key	92	Cheap basis, 1965 vintage, preferred key count, value-add story, daily rates already low at \$67 standard rooms	Interior corridor, actual NOI unclear, and seller story may be dressed up	Stress-test trailing economics, inspect crime/micro-location risk, then decide if this is real distress or fake cheap	https://www.loopnet.com/L-N-Lincoln-Blvd-Oklahoma-OK/39646162/

RANK	TRIAGE	FIT SCORE	PROPERTY	MARKET	ASK / PRICING	KEYS	WHY IT MATTERS	BIGGEST GAP	NEXT ACTION	LINK
4	Watch	60	Trident Inn & Suites Baton Rouge, 10645 Reiger Rd	Baton Rouge, LA	\$4,250,000, 10.40% cap, \$51,829/key	82	Inside target key band, directly off I-10, current room rates visible, meeting space and suite mix offer repositioning options	Interior corridor, 1998 build, higher room-rate posture, less obvious Eagle product fit	Keep as a secondary option, verify whether it can really operate as workforce housing rather than a midscale transient hotel	https://www.loopnet.com/L-Reiger-Rd-Baton-Rouge-L
5	Watch	46	Quality Inn & Suites Bethany - Oklahoma City, 7840 NW 39th Expy	Bethany, OK (OKC MSA)	\$2,600,000, \$37,681/key	69	Near university and healthcare demand drivers, modest basis, current rates visible	Slightly under room-count target, interior corridor, 2007 build, less distressed and less conversion-looking	Keep only if stronger leads fade, otherwise spend time on the top 3 first	https://www.loopnet.com/L-NW-39th-Expy-Bethany-O
6	Drop	24	Holiday Inn Little Rock-Presidential-Dwn, 600 Interstate 30	Little Rock, AR	\$12,884,300, 9.25% cap, \$85,895/key	150	Good asset, strong reviews, local market familiarity	Too nice, too institutional, too expensive, wrong operating profile for Eagle's sweet spot	Drop from sourcing queue unless strategy changes toward cleaner branded assets	https://www.loopnet.com/L-Interstate-30-Little-Rock-AR/37992922/

Why the top 3 stand out

1) Rest Inn & Suites, Tulsa

- Best overall first-pass fit.
- Exterior corridor, old enough to fit the reposition / workforce-housing logic, and already inside the target 70 to 200 key band.
- The 11.90% cap rate plus \$60 daily rate says this is at least directionally in Eagle territory.
- The seller is showing very high occupancy, so the next question is whether that occupancy is **good durable demand** or just low-quality room-night volume.

2) Americas Best Value Inn & Suites Yukon

- This one looks more operationally usable than a pure dumpster-fire deal.
- Exterior corridor matters.
- The 23 kitchenette suites are a real signal, because that is closer to Eagle's long-stay use case than a plain transient roadside motel.
- Interstate visibility and expansion room create optionality.

3) Lincoln Inn Express, Oklahoma City

- This is the cheapest real basis in the set.
- If the economics are not fake, it could be a value-add entry point.
- But the listing language is promotional and the interior-corridor layout weakens the fit.
- This is the kind of deal that can either be a smart ugly buy or a time-wasting trap. It needs harder validation before Bill should get excited.

Detail cards

Rest Inn & Suites

- **Address:** 7475 E Admiral Pl, Tulsa, OK 74115
- **MSA distance from Little Rock:** 230.0 miles
- **Ask:** \$4,200,000
- **Keys:** 100

- **Price per key:** \$42,000
- **Cap rate:** 11.90%
- **Year built / renovated:** 1973 / 2024
- **Corridor:** Exterior
- **Daily rate shown:** \$60 guest room
- **What matters:** Right room count, older vintage, exterior corridor, high occupancy claim, gated site
- **Main risk:** Need to verify whether reported occupancy quality is real and whether the submarket is sustainable workforce demand, not junk occupancy

Americas Best Value Inn & Suites Yukon

- **Address:** 321 N Mustang Rd, Yukon, OK 73099
- **MSA distance from Little Rock:** 313.7 miles
- **Ask:** \$3,100,000
- **Keys:** 79
- **Price per key:** \$39,241
- **Year built / renovated:** 1985 / 2004
- **Corridor:** Exterior
- **Daily rate shown:** \$57 guest room, \$65 suite
- **Special signal:** 23 suites with kitchenettes
- **What matters:** Closer to long-stay behavior, good road access, land for expansion, still inside the target geography
- **Main risk:** Need actual operating mix and review quality before treating it as a real Eagle advance candidate

Lincoln Inn Express

- **Address:** 5405 N Lincoln Blvd, Oklahoma City, OK 73105
- **MSA distance from Little Rock:** 299.6 miles
- **Ask:** \$1,990,000
- **Keys:** 92
- **Price per key:** \$21,630
- **Year built:** 1965
- **Corridor:** Interior
- **Daily rate shown:** \$67 guest room, \$99 suite
- **What matters:** Cheap basis, 92 keys, value-add story, near medical / university / downtown demand claims
- **Main risk:** Interior corridor, unclear real financial quality, promotional listing language, and likely micro-location risk

Trident Inn & Suites Baton Rouge

- **Address:** 10645 Reiger Rd, Baton Rouge, LA 70809
- **MSA distance from Little Rock:** 303.6 miles
- **Ask:** \$4,250,000
- **Keys:** 82
- **Price per key:** \$51,829
- **Cap rate:** 10.40%
- **Year built / renovated:** 1998 / 2011
- **Corridor:** Interior
- **Daily rate shown:** \$80 guest room, \$114 suite
- **What matters:** In range on size, on a major interstate, usable as a secondary Baton Rouge candidate
- **Main risk:** Feels more like a midscale hotel reposition story than an obvious Eagle workforce-housing conversion play

Quality Inn & Suites Bethany - Oklahoma City

- **Address:** 7840 NW 39th Expy, Bethany, OK 73008
- **MSA distance from Little Rock:** 306.5 miles
- **Ask:** \$2,600,000
- **Keys:** 69
- **Price per key:** \$37,681
- **Year built:** 2007
- **Corridor:** Interior
- **Daily rate shown:** \$81 guest room, \$101 suite
- **What matters:** Near medical and student demand, decent size, workable price point
- **Main risk:** Too new and too interior to be a clean Eagle-style reposition candidate

My recommendation

If Bill wants the **best use of next-hour sourcing time**, do this in order: 1. **Rest Inn & Suites, Tulsa** 2. **Americas Best Value Inn & Suites Yukon** 3. **Lincoln Inn Express, Oklahoma City** 4. **Trident Inn & Suites Baton Rouge** 5. Ignore the Holiday Inn unless strategy changes

Next actions I recommend right now

1. Pull OM / data-room material for the top 3.
2. Add Google Maps review signal and exterior-photo verification.
3. Check nearby workforce anchors: Walmart, hospitals, industrial/logistics, and daily-need retail.
4. Build a clean Bill-facing PDF top sheet with only **Advance / Watch / Drop** and a one-card detail page for each lead.
5. Start ownership / broker outreach prep only after the top 3 survive that second pass.

Source notes

- All property facts above were pulled from the live logged-in Safari LoopNet session on 04/28/2026.
- Straight-line market distances use the Eagle Radius Scout origin of Little Rock, AR.
- This is a **real first-pass shortlist**, not a final underwrite. Review signal, corridor photo confirmation, and demand-quality proof still need the second-pass enrichment layer.