

# LENDER ORDERED AUCTION

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THURSDAY, MAY 14 11:00 AM

## 179 Room Full Service City Center Hotel-Oshkosh

Former Park Plaza Hotel



OSHKOSH, WISCONSIN USA

**\$2.1 Million**  
**Revenue**  
*3 Yr Average*

**MAAS**  
companies inc

AUCTION DIVISION

**507.285.1444**

Rochester, Minnesota 55903

# LENDER ORDERED AUCTION

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**Hotel & Personal Property Selling as an Entirety! Auction will be held On-Site!**



## 179 ROOM FULL SERVICE CITY CENTER HOTEL-OSHKOSH

Former Park Plaza  
One North Main Street, Oshkosh, Wisconsin



**\$2.1 Million Revenue\***  
Financials available upon request

\*3 Yr Average



128,357 Sq. Ft. 8-Story Building  
Largest Hotel in Oshkosh  
Connected to Convention Center via Skyway  
River Frontage • Prime Downtown Location



179 Guest Rooms with Water Views  
129 Double/Double • 47 Kings • 3 Suites  
Over 6,500 Sq. Ft. of Meeting Rooms  
117 Seat Restaurant • 73 Seat Lounge  
Indoor Swimming Pool & Whirlpool  
Guest Exercise Room & Laundry  
157 Space 2-Story Parking Garage



**Currently Operating with Management Group**



**CONVENTION CENTER:** The adjacent Convention Center recently underwent a \$2.8 Million Renovation. The hotel previously managed the convention facility.

**LOCATION:** Oshkosh is located on the banks of Lake Winnebago and Fox River, 50 miles southwest of Green Bay and 90 miles northwest of Milwaukee. As one of the tallest buildings, the hotel has a prominent downtown Oshkosh location. **Oshkosh is home to the famous annual 'EAA AirVenture Airshow' with over 600,000 visitors from 175 countries in attendance!** Titan Stadium, University of Wisconsin-Oshkosh, Lake Winnebago, Grand Opera House, Oshkosh B'Gosh Inc., Riverside Park and the airport are all within 2 miles of the Hotel.

**DIRECTIONS:** From US 41 take Exit 117 onto 9<sup>th</sup> Avenue, drive east for 2 miles and turn left onto Main Street over the bridge. The hotel is located on the left hand side. The address is One North Main Street.

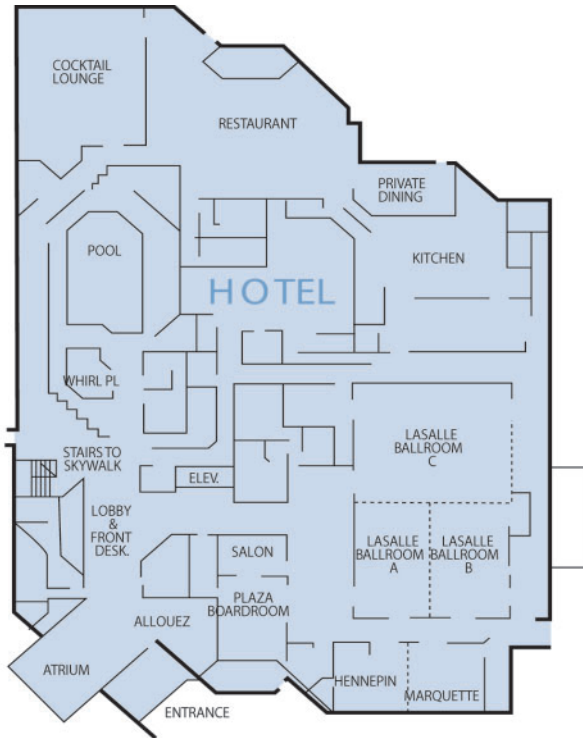
TAKE VIRTUAL TOUR AT [MAASCOMPANIES.COM](http://MAASCOMPANIES.COM)  
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

# LENDER ORDERED AUCTION

## THURSDAY, MAY 14 – 11 AM

179 ROOM CITY CENTER HOTEL – OSHKOSH  
 REAL ESTATE AND PERSONAL PROPERTY ARE SELLING AS AN ENTIRETY!

**Full Service! Phenomenal Opportunity for New Management!**



Additional meeting space available on the 2nd floor.



**REAL ESTATE INSPECTIONS:** The property will be open for public inspection on:

Monday, April 20	10 AM – 4 PM	Wednesday, May 13	10 AM – 4 PM
Tuesday, April 21	10 AM – 4 PM	Thursday, May 14	9 AM – 11 AM

Other times by appointment with three day notice.

**BROKER PARTICIPATION:** Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

**REAL ESTATE TERMS:** 7% Buyer's Fee. Bidders must show \$100,000 Certified Deposit at time of registration to obtain a bidding number. \$100,000 Certified Deposit due on day of Sale, with a deposit equal to 10% due within 2 business days, and balance due at closing within 30 days. Deposits are non-refundable. Real Estate selling Subject to Owner Confirmation. Attorney Richard Schmidt, Boardman, Suhr, Curry & Field LLP, (608) 283-1731, is coordinating the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, auctioneer is acting as an Agent for the Seller. Valid Government issued photo id required to obtain bidding number. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event.



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**179 ROOM  
FULL SERVICE  
CITY CENTER HOTEL  
OSHKOSH, WISCONSIN**

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**THURSDAY, MAY 14  
AT 11:00 AM**

Auction will be held on-site at the City Center Hotel-Oshkosh  
One North Main Street, Oshkosh, WI

**CURRENTLY  
OPERATING  
UNIT!**

# LENDER ORDERED AUCTION



Two Story Atrium



6,500 Sq. Ft. of Meeting Rooms



Indoor Pool Area



River Front Location

**179 ROOM FULL SERVICE HOTEL  
ADJACENT TO  
CONVENTION CENTER  
OSHKOSH, WISCONSIN  
THURSDAY, MAY 14 AT 11:00 AM**