

Riverhouse by Weekender

A Stabilized Boutique Hotel Asset · Peterborough, New Hampshire



Acquired, renovated, and operated under the Weekender brand from February 2022 - present. Ownership is considering either a refinance or outright sale of the asset.

Riverhouse by Weekender

Confidential Offering Memorandum · June 2026

EXECUTIVE SUMMARY

The Opportunity

Riverhouse is a stabilized 17-key boutique hotel in Peterborough, New Hampshire operating under an OpCo / PropCo structure and branded and managed by Weekender. Ownership is evaluating a refinance or outright sale to retire existing debt and unlock equity, underwritten to a rent-adjusted property-level net operating income based on combination of T-12 and on-track projection for 2026 performance.



17 key hotel, 2-Unit STR house, Manager/Owner House or additional rentable unit for up to 20 rentable units..

Boutique scale, low operating complexity



2025: 65.0% OCC / \$185 ADR | 2026: 63% / \$197 ADR

FY2025 occupancy & average daily rate



2025 Revenue: \$850,000 | 2026 Revenue Proj: \$920,000

FY2025 trailing total operating revenue



On-Track Projected 2026 NOI \$369,407

FY2026 rent add-back adjusted net operating income

Fiscal Year 2025 - ACTUALS

Property Performance

65.0%

OCCUPANCY

\$185

ADR

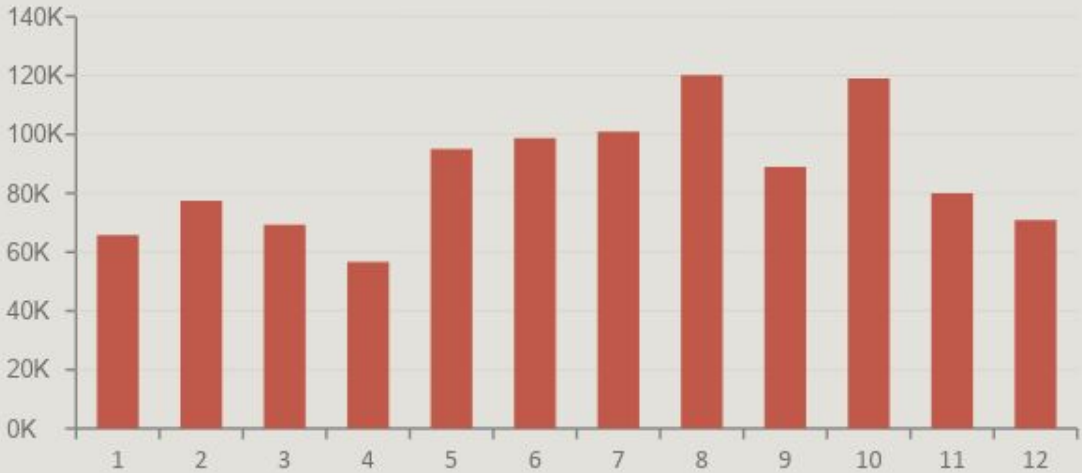
\$120

REVPAR

4,270

ROOMS SOLD

MONTHLY OPERATING REVENUE — FY2025



UNDERWRITING • RENT ADD-BACK

Adjusted Net Operating Income

The operating company pays rent to the affiliated property owner. To value the real estate, that intercompany rent is added back to arrive at property-level NOI.

FY2026 EBITDA

\$117,407*post-rent*

+

+ Rent add-back

\$252,000*intercompany*

=

= Adjusted NOI

\$369,407*property level*

Property-level adjusted net operating income of \$369,407 forms the basis for the valuation that follows.