

354

TRACKED PROPERTIES

\$19M+

T-24 SALES VOLUME

4.50%

10-YR TREASURY · MAY 26

7.3%

SISKIYOU UNEMPL. · APR

SUBMARKET PULSE

YREKA

COUNTY SEAT · I-5 CORRIDOR

175 tracked properties. Most active commercial market in the county — 9 transactions in trailing 24 months totaling ~\$5.5M. Retail, office, and multifamily. Median vintage 1978. Primary employers: county government, healthcare, I-5 commerce.

WEED

I-5 / HIGHWAY 97 JUNCTION

6 transactions in trailing 24 months including REO hotel at \$32K/room and two large agricultural land parcels totaling \$5.2M. I-5 frontage commercial and highway-facing retail. Access corridor to Klamath Falls and southern Oregon.

WHAT TRADED — TRAILING 24 MONTHS

ADDRESS	TYPE	PRICE	DATE
MOUNT SHASTA			
830 Lassen Ln	FUNERAL HOME	\$2,100,000	Dec 2025
501 S A St	MF · 6 UNITS	\$740,000	Jun 2025
1124 Pine Grove Dr	SPECIALTY	\$500,000	Sep 2025
924 N Mt. Shasta Blvd	OFFICE	\$472,000	Oct 2024
212 N Mt. Shasta Blvd	RETAIL	\$417,000	Sep 2025
WEED			
466 N Weed Blvd	HOTEL · REO	\$2,625,000	Jan 2026
2908 Eddy Creek Rd	LAND	\$2,600,000	Aug 2025
YREKA (SELECT)			
721-735 S Broadway St	STRIP CTR	\$1,650,000	Apr 2025
1515 S Oregon St	OFFICE	\$1,300,000	Mar 2026

MOUNT SHASTA

TOURISM & LIFESTYLE ANCHOR

179 tracked properties. Hospitality, retail, mixed-use, and multifamily along Mt. Shasta Blvd corridor. 22 properties held 20+ years per CoStar. Highest T-24 multifamily sale: \$123K/unit (501 S A St, Jun 2025). See page 2 for Summit View Inn deep dive.

DUNSMUIR

HISTORIC DOWNTOWN · NICHE MARKET

Sacramento River canyon setting draws outdoor recreation tourism. Travelodge at 4000 Siskiyou Ave traded as part of a 40-property national portfolio (Vukota Capital to Rialto Capital Management). Low individual transaction velocity.

MARKET SIGNALS · JUNE 2026

4.50% 10-Year Treasury · May 26, 2026

SBA 504 (owner-occupied)	6.00–6.50%
USDA B&I (rural commercial)	6.25–7.00%
Conventional Bank (small balance)	6.75–8.00%

FED UPDATE · JUNE 2026

Kevin Warsh sworn in as Fed chair May 22. First meeting June 16-17. **97% chance of no change.** Rate hike now being priced for late 2026.

SISKIYOU COUNTY EMPLOYMENT

Unemployment dropped to **7.3% in April 2026**, down from 9.5% in January. Primary employers: county government, Fairchild Medical Center, I-5 corridor commerce. Source: CA EDD, May 27, 2026.

WHAT'S ON THE MARKET

724 N MT. SHASTA BLVD

Hotel · 7,820 SF · Mt. Shasta

\$2,100,000

UNDER CONTRACT 9.67% cap

1612 S MT. SHASTA BLVD

Summit View/LOGE · 41 Rooms

Price Not Disclosed

DISTRESSED
\$2.7M lien · delinq. taxes · see pg. 2

215 MONTAGUE RD

Industrial · 2,500 SF · Yreka

\$1,250,000

\$500/SF · Class C · 2004 build



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Free sales activity analysis for Siskiyou County commercial owners — built from CoStar and public record data. No obligation. 48-hour turnaround. See page 2 for the Summit View Inn deep dive.



\$829K

2018 PURCHASE PRICE

\$4M+

APPRAISED VALUE 2023

\$2.7M

CURRENT LIEN (2024)

Delinquent

2025 TAX STATUS

ACTIVE LISTING DEEP DIVE · JUNE 2026 · 1612 S MT. SHASTA BLVD, MOUNT SHASTA, CA

SUMMIT VIEW INN / LOGE MT. SHASTA: THREE REFINANCINGS, DELINQUENT TAXES, AND A PRIVATE LENDER-FORCED SALE

41-Room Hotel · Class B · Built 1950 · 16,979 SF · Listed on LoopNet via Hershler Hospitality · Verified: CoStar + TICOR Title

\$829K

2018 PURCHASE

\$2.1M

REFI — JAN 2023

\$2.3M

REFI — AUG 2023

\$2.7M

REFI — JUN 2024

\$4M+

APPRAISED VALUE 2023

\$1.56M

ASSESSED VALUE 2025

Delinquent Active

2025 TAX STATUS LISTED ON LOOPNET

THE FULL STORY

LOGE Camps (Radify Mount Shasta LLC) acquired the Summit View Inn in April 2018 for **\$829,000** after it sat on market 733 days. The seller, Kathleen Rousseau of Oakland, CA, carried \$722,500 at close. LOGE renovated in 2020 and rebranded as an adventure-focused boutique hotel with a bar/cafe, 10 campsites, and event space — a concept that resonated in the outdoor recreation market.

Then came three refinancings in 18 months — all through private lenders:

Jan 2023 — MTC Custodian Academy Fund I LLC	\$2,100,000
Aug 2023 — The Lender	\$2,300,000
Jun 2024 — The Lender (current senior lien)	\$2,700,000

Each refinancing extracted cash against lender-appraised values **over \$4M**. By 2025 the assessed value settled at **\$1,563,338** — leaving the property upside down by over \$1.1M. Property taxes went delinquent. Facebook shows the property *Temporarily Closed*.

Key lesson for Siskiyou owners: LOGE created real value here — bought at \$829K, renovated, rebranded, and achieved lender-appraised valuations over \$4M. But three cash-out refinancings in 18 months on a seasonal hospitality asset left no margin for a bad season. The property is now likely priced to the debt, not the asset. Watch for the confirmed listing price — it will set the distressed hospitality benchmark for the Mt. Shasta market.

WHAT IT MEANS FOR BUYERS

This is a **private lender-forced disposition** — not a bank REO. The distinction matters for buyer negotiations. A private lender forced sale is negotiated directly — often faster, with more flexibility on terms than an institutional REO process.

Property features:

41 rooms · 16,979 SF building
Bar/cafe · 10 campsites · Event space
I-5 visibility · 56,628 SF lot (1.3 acres)
C-1 zoning

For an operator with the right concept and clean capital, the **basis entry point could be significantly below the \$2.7M debt load** — particularly if the lender is motivated to resolve. The 2018 purchase at \$829K established the value floor. The distress is financial, not physical.

Listing contact:

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Unpriced.



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