

### EXECUTIVE SUMMARY

1. Property Address:	2339 G Street, Fresno, CA (Near Jensen & 99)
2. Type Property/Name:	Motel; known as the El Muir Motel
3. # of Rooms:	20 Rms. containing small kitchens, L/R & B/R
4. Age:	Built in approximately 1945
5. Heating & Cooling:	Individual HVAC systems
6. Land Area & Zoning:	Approximately 4,480 SF, C-6 zoning
7. Income:	'08 - \$217,243; '09 - \$161,909
8. Expense:	Approximately: 75,000
9. NOI:	56,909
10. Cap Rate:	11.4%
11. Sales Price:	<b><u>\$495,000</u></b>

**Remarks:** Owner's records indicate that this property has consistently operated at 70%+ occupancy rate. This is an older, well-maintained property that would make a good starter property for a first-time buyer.

**Contact:**

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