

EXECUTIVE SUMMARY

1. Property Address:	502 L Street, Sanger, CA (Academy & L Street)
2. Type Property/Name:	Motel; known as The Rose Motel
3. # of Rooms:	18 Rms., 8 containing small kitchens, 10 standard, + large living quarters
4. Age:	Built in approximately 1957
5. Heating & Cooling:	Individual HVAC systems
6. Land Area:	Approximately 22,500 SF, 150 x 150
7. Income:	'08 - \$105,733; '09 - \$103,756
8. Expense:	Approximately: 49,528
9. NOI:	54,228
10. Cap Rate:	12.7%
11. Sales Price:	<u>\$425,000</u>

Remarks: There are only 2 motels in Sanger. Absentee operator could generate more income with strong owner/op and marketing—nice starter property.

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