



## MOTEL HOTEL SPECIALISTS, INC. EXECUTIVE SUMMARY

1. Property Type & Name:	<b>Hotel/Best Western Royal Host Inn</b>	
2. Address & Location:	710 S. Cherokee Ln. Lodi, CA 95240-4237	
3. # of Rooms:	48 (Non-Smoking Rooms)	
4. Ownership:	Fee Simple	
5. Age:	Approximately 25+	
6. Lot Size:	Approximately 1.49 Acres	
7. Stories:	Two	
8. Income:	2011 - \$707,548 2012 - \$781,000 2013 - \$771,000 2014 – YTD Approx. \$312,000; should achieve approx. \$800,000 year end	
9. Expense Factor:	Est. 60%	\$480,000
10. Estimated N.O.I.:	Est. 40%	\$320,000
11. Price:	<b>\$4,080,000</b>	

**Remarks:** A very pristine, well-maintained property with an 800+ B/W score. Excellent location and visibility. 2 Bdrm. living quarters and large kitchen; potential for 5 bedrooms. Large conference room plus gated pool, and large park area for recreation. Located on a main street near Hwy. 99 in a rapidly-growing community. Employee operated (potentially more profitable with owner/operator).

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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