



FIABCI
Motel/Hotel Specialists, Inc.

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Fresno, CA 93711

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License #00360818

EXECUTIVE SUMMARY

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|------------------------|--|
| 1. Property Type: | Vacant land; hotel site |
| 2. Address & Location: | 5030 Scotts Valley Drive
Scotts Valley, CA
APN 022-091-61 |
| 3. Parcel Size: | Gross site acreage: 1.745; or 76,000 SF
Net acreage: 1.682; or 73,283. The
difference lies in a creek where
development can not take place. |
| 4. Zoning & Usage: | Service Commercial/or C-S District;
(Presently approved as a hotel site) |
| 5. Area Overview: | Subject property is located in the city
of Scotts Valley (Santa Cruz County).
The area is mountainous and very
scenic. It is located near Hwy. 17 and
benefits from the strong tourism trade
of Santa Cruz and also benefits by being
approximately 30 miles southwest of
San Jose, and 68 miles south of San
Francisco. |
| 6. Price: | \$3,100,000 |

Remarks: Ideally located for a hotel. Seller is offering the property with all entitlements. The property has been approved for an approximate 128 room Holiday Inn Express. Purchase price also includes plans. Seller has negotiated an attractive incentive package with local governmental officials.

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