



FIABCI
Motel/Hotel Specialists, Inc.
8050 N. Palm Avenue, Suite 300
Fresno, CA 93711

MOTEL HOTEL SPECIALISTS, INC.
EXECUTIVE SUMMARY

1. Property Type & Name:	Motel/Travelodge	
2. Address & Location:	201 W. Glenwood (Hwy. 99 & Landers) Turlock, CA	
3. # of Rooms:	90	
4. Ownership:	Fee Simple	
5. Year Built:	Approximately 1987	
6. Lot Size:	Approximately 2.0 Acres	
7. Stories:	Two	
8. Income:	Gross income for the last 3 years has averaged approximately \$764,000. Seller estimates for 2012, approximately \$800,000 gross.	
9. Expense Factor:	Est. 60%	\$480,000
10. Estimated N.O.I:	Est. 40%	\$320,000
11. Price:	\$3.5 M (Approx. \$38,888 per room)	

Remarks: Attractive Travelodge property, prime highway 99 location, adjacent restaurant. Property in good condition, large rooms – Huge private living quarters. (Absentee owner). Seller will consider lease with option, may carry loan with reasonable down payment. Very motivated.

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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