

WESTVIEW HOTEL BROKERS

THE HOTEL ACQUISITION HOTLIST

Phone: 520-327-5995 E-mail: milt.Kaufman@comcast.net

WE ASSIST OUR CLIENTS BY WORKING FOR BUYERS NOT FOR SELLERS. THIS MEANS WE ARE ON YOUR SIDE TO HELP YOU TO FIND THE RIGHT HOTEL AND TO OBTAIN THE BEST TERMS, ALL WITHOUT COMPENSATION FROM YOU.. PLEASE CONTACT US BY E-MAIL, FAX OR PHONE. DETAILED INFORMATION ON THESE PROFITABLE HOTELS IS FORWARDED TO YOU AFTER RECEIPT OF YOUR SIGNED NON-EXCLUSIVE CONFIDENTIALITY FORM.

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FEATURED HOTEL ACQUISITION OPPORTUNITIES

- 1. 134 ROOM NATIONALLY KNOWN HOTEL IN PRIME MIDTOWN MANHATTAN LOCATION. 18 STORY BUILDING. CAN BE PURCHASED FOR 53 MILLION. 26 MILLION ASSUMABLE LOAN. INTERESTED AND QUALIFIED PURCHASERS SHOULD CONTACT BROKER FOR FURTHER INFORMATION**
- 2. HOLIDAY INN EXPRESS NEAR AUSTIN TEXAS. 75 UNITS BUILT ON 7 ACRES IN 2006.1.5 ACRES M/L CAN BE SOLD OFF IMMEDIATELY OR DEVELOPED. THE PROPERTY INCLUDES A 3 BEDROOM SEPARATE HOUSE. ALL PIP DONE SINCE OWNERS RECENTLY COMPLETED THE RELAUNCH AS REQUIRED BY FRANCHISOR. FEATURES A LOBBY ON EACH OF THE 3 FLOORS. 2010 REVENUES GREW BY \$349,000 TO \$1,601,000 AND THE NET OPERATING INCOME GREW BY ALMOST \$280,000 TO \$768,257. WHICH PRODUCED A 12.6% CAP RATE. OFFERED \$6,100,000. THIS IS A GREAT OPPORTUNITY. TO ACQUIRE A HIGH IMPACT HOTEL WHICH IS RAPIDLY INCREASING ITS VALUE.**
- 3. 196 UNIT INDEPENDENT HOTEL IN CLEVELAND OHIO AREA. BUILT ON 4 ACRES IMMEDIATELY OFF INTERSTATE PLUS AN ADDITIONAL 1 ACRE FOR DEVELOPMENT OR SELL OFF. RECENT \$615,000 RENOVATION INCLUDES A \$45,000 NEW RESTAURANT. LATEST 12 MONTH TRAILING STATEMENT INDICATES A GROSS INCOME OF \$977,366 AND A NET INCOME OF \$547,788. HARD TO BELIEVE BUT YOU CAN ACQUIRE THIS SUPERIOR PROFIT OPPORTUNITY FOR ONLY \$3.200,000. AND THE SELLER IS LOOKING FOR OFFERS.**
- 4. 78 UNIT FOUR STORY HOLIDAY INN EXPRESS INCLUDING 25 SUITES BUILT IN NEW JERSEY NEAR THE MULTIPLE ATTRACTIONS OF THE MANHATTAN ENTERTAINMENT DISTRICT IN NEW YORK STATE. THE HOTEL ACHIEVES A \$1,862,000 TOTAL GROSS WITH 70.50% OCCUPANCY AND AN ADR OF 91.45. OFFERED \$8,500,000.**
- 5. 42 UNIT FLY FISHING LODGE NEAR A HIGH PRODUCING LAKE IN NEW HAMPSHIRE. THE OPERATION HAS A LARGE FOLLOWING OF SPORT FISHERMEN AND HUNTERS AND HAS MAINTAINED A REVENUE STREAM OF BETWEEN \$1,240,000 AND \$1,340,000 FOR THE LAST 3 YEARS, IT HAS NOT BEEN AFFECTED BY LOSSES IN REVENUE DUE TO CHANGES IN THE NATIONAL ECONOMY AND IN FACT THE BEST RESULTS WERE RECORDED FOR 2010. THE OPERATION PRESENTS AN UNBELIEVABLY HIGH CAP RATE OF ALMOST 16%. THE SELLERS HAVE DEVELOPED A FINE STAFF WHO ARE CAPABLE OF RUNNING THE OPERATION ALONE. WHEN IT COMES TO PROFIT PERFORMANCE, THIS HOTEL RECEIVES THE HIGHEST ACCLIMATION THAT THIS BROKER HAS SEEN IN MANY YEARS. YOU CAN ACQUIRE IT FOR ONLY \$2,750,000. IF INTERESTED, PLEASE MOVE QUICKLY, THIS IS TOO GOOD TO LAST LONG.**
- 6. A PORTFOLIO OF TWO VERY DESIRABLE BRANDS IN EASTERN TEXAS. YOU MAY BUY ONE OR BOTH. THE HAMPTON INN & SUITES HAS 79 UNITS AND IS PERFORMING AT 79% OCCUPANCY WITH AN ADR OF \$102 FOR A TOTAL REVENUE OF \$2,318,047 TRENDING HIGHER EVERY MONTH AND A CAP RATE OF 12/5%.. OFFERED \$8,290,000.THE COMFORT SUITES HAS 74 SUITES PERFORMING AT 84% OCCUPANCY AND AN ADR OF \$82;10. FOR A TOTAL REVENUE OF \$1.861,616 TRENDING HIGHER. IT OFFERS A CAP RATE OF 12.8%. OFFERED \$6,490,000. BOTH OPPORTUNITIES CAN BE PURCHASED FOR \$14,780,000 WITH ABOUT 20% DOWN.**

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EASTERN MARKETS

1. 95 UNIT GOOD BUDGET SECOND TIER FRANCHISE IN MONTGOMERY AL. EXCELLENT LOCATION OFFERS HIGH VISIBILITY OFF OF INTERSTATE HIGHWAYS. INCLUDES AN OPTIONAL SEPARATE CLOSED RESTAURANT WHICH CAN BE OPERATED OR LEASED AS A PROFIT CENTER. REVENUE UP FOR 2010 to \$450,000.. THE SURPRISINGLY LOW FIXED PRICE OF \$1,100,00 OFFERS A VERY HIGH CAP RATE OF 16% WHICH PROVES THIS IS A TERRIFIC BUY. SELLER WILL WORK OUT AN OWNER CARRY FINANCE PLAN WITH AS LITTLE AS \$200,000 DOWN TO A QUALIFIED BUYER.

2.. 121 UNIT CHOICE FRANCHISE NEAR GREENVILLE SOUTH CAROLINA. LOCATED NEAR 2 HOSPITALS AND EXPO CENTER. INCLUDES SUITES AND JACUZZI SUITES. 2 BEDROOM LUXURY MANAGER' S APARTMENT. 2010 GROSS IS ABOUT \$900,000 WHICH INCLUDES LEASE REVENUES OF \$4000 PER MONTH FOR THE RESTAURANT AND NEW BANQUET AREA FOR MEETINGS AND SPECIAL EVENTS (WHICH HELPS TO FILL ROOMS). MAJOR RENOVATION IN 2010 MEANS NO PIP PROBABLE. OFFERED AT ONLY \$2,400,000. SELLER WILL FINANCE WITH 20% DOWN. THE CAP RATE OF 13.75% CONFIRMS THE HIGH VALUE OF THIS ACQUISITION.

3. 119 UNIT INDEPENDENT IN SOUTH CENTRAL SOUTH CAROLINA. EXTERIOR CORRIDOR PROPERTY HAS GREAT LOCATION AND WAS GROSSING \$700,000 TO \$800,000, BUT LOST ITS FRANCHISE IN 2009. REVENUES DROPPED BUT THE LOCATION WILL HELP TO PROVIDE A GREAT UPSIDE WITH GOOD MANAGEMENT. YOU CAN BUY IT WITH ONLY \$200,000 DOWN AND JUST REDUCED TO \$1,000,000 OFFERING PRICE. THAT IS LESS THAN \$9,300 A KEY.

4. 100 UNIT (60 CURRENTLY RENTABLE) INDEPENDENT OFFERED ON SHORT SALE NEAR WINSTON-SALEM NORTH CAROLINA. THE 5 ACRE SITE SITS ON A SIGNALIZED INTERSECTION OF TWO STATE HIGHWAYS. INCLUDES A CLOSED RESTAURANT WITH EXTERIOR ENTRANCE AND BANQUET ROOM WHICH CAN BE LEASED OR OPERATED FOR ADDITIONAL INCOME. THE 40 ADDITIONAL ROOMS CAN BE CONVERTED TO EXTENDED STAY TO DRAMATICALLY BOOST REVENUES. GROSS REVENUE FOR 2010 WAS \$335,700 AND 2011 IS TRENDING HIGHER. ASKING ONLY \$1,000,000. THE UPSIDE POTENTIAL FOR THIS HOTEL MAKES IT A DYNAMITE BUY.

5. 54 UNIT CHOICE FRANCHISE, A FORMER HOLIDAY INN, IN KNOXVILLE TN. OWNERS BOUGHT IN 2006 FOR \$2,600,000 AND HAVE DECIDED THAT RUNNING A HOTEL IS NOT FOR THEM. REVENUES DROPPED QUICKLY UPON THEIR TAKING OVER. 2010 REVENUES ARE \$335,000.THE BANK HAD OBTAINED AN APPRAISAL OF \$1,400,000. INDICATIONS ARE THAT THE REAL VALUE IS SUBSTANTIALLY MORE THAN CURRENT REVENUES SUGGEST DUE TO THE NEED FOR NEW MANAGEMENT. THIS HOTEL CAN NOW BE BOUGHT FOR A FIRM \$1,100,000. THE BANK WILL FINANCE.

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1. 144 UNIT FRANCHISED INTERIOR CORRIDOR PROPERTY A SHORT DISTANCE TO DALLAS TX. ON BUSY 1-75 NEAR MAJOR CORPORATE CENTERS AND AIRPORT AND CASINOS. THE LARGE MEETING ROOMS AND RESTAURANT AND BAR SERVE THE HOTEL'S CORPORATE GUESTS. THE PARTNERS SPENT 1.5 MILLION DOLLARS COMPLETELY REDOING THE PROPERTY INSIDE AND OUT, AND THEN HAD A MAJOR DISAGREEMENT. THE REMAINING OWNER IS ABSENTEE AND HAS NO HOTEL EXPERIENCE. STARTING FROM SCRATCH, THE 2010 REVENUES WERE A LOW \$963,000 BUT A KNOWLEDGEABLE HOTEL PERSON WILL RECOGNIZE THIS ATTRACTIVE PROPERTY IS WORTH MORE AND CAN BE PICKED UP FOR THE \$2,600,000 ASKING PRICE. THE PROPERTY IS UNDER CONTRACT AND IN THE DUE DILIGENCE PERIOD.

2. 78 ROOM CLOSED INN COMPLETELY REHABBED IN & OUT AND JUST BEING RE-OPENED IN HOUSTON TEXAS AS A SECOND TIER FRANCHISE WHICH YOU CAN KEEP OR CHANGE. THE SELLER PURCHASED THE HOTEL IN LATE 2007 AND OPERATED IT ONLY TO AUGUST 2008. GREAT LOCATION, GREAT FLAG, GREAT CONDITION, AND YOU CAN MAKE A GREAT DEAL BECAUSE OF A MOTIVATED SELLER. THERE IS AN EXISTING LOAN AT 6% WHICH CAN BE ASSUMED FOR A WELL QUALIFIED BUYER. PRICE JUST SUBSTANTIALLY REDUCED TO \$3,950,000.

3. 85 UNIT FRANCHISE NEAR ENID OKLAHOMA. FORMERLY A HOLIDAY INN WITH 150 ROOMS. THE EXCESS ROOMS ARE STRIPPED BARE AND REPRESENT AN OPPORTUNITY TO GRADUALLY RE-OPEN THEM FOR EXTENDED STAY OR SUITES. THE HOTEL HAS BEEN RECENTLY RENOVATED. ALL ROOMS HAVE FRIDGES AND MICROWAVES. 2009 REVENUE FOR THE 85 UNITS LESS SALES TAX WAS 803,911, PRODUCING A CAP RATE OF 11%. 2010 REVENUE WAS APPROXIMATELY THE SAME. FORMERLY OFFERED AT \$1,990,000 NOW REDUCED TO \$1,700,000. WHICH IS NEAR 2 TIMES. SELLER MOTIVATED.

4. 198 UNIT FRANCHISED HOTEL IN SAN ANTONIO TEXAS. TWO SEPARATE BUILDINGS A FRANCHISED 6 STORY 140 UNIT AND A SEPARATE INDEPENDENT 58 UNIT, PLUS A SEPARATE RESTAURANT BUILDING WITH 120 SEAT BANQUET ROOM JUST LEASED FOR \$5000 PER MONTH NNN. BOUGHT OUT OF FORECLOSURE IN 2009. THE PROPERTY WAS APPRAISED FOR \$7,000,000 IN 2007. THE 6 STORY BUILDING HAS BEEN RENOVATED AND JUST RE-OPENED IN NOVEMBER WITH A WEAK FRANCHISE WHICH CAN BE EASILY UPGRADED. THIS HOTEL SHOULD BECOME A HIGH SCORER WHEN THE FRANCHISE IS CHANGED AND WHEN THE BANQUET ROOM BOOKINGS BEGIN TO FEED GUESTS TO THE ROOMS DEPARTMENT. CONVENTIONS AND MEETINGS IS A BIG BUSINESS IN SAN ANTONIO. THE GRADUAL CONVERSION OF THE 3 STORY BUILDING TO A NEW USE SUCH AS EXTENDED STAY WILL BOOST THE CASH FLOW EVEN MORE. JUST REDUCED TO \$2,900,000. MOTIVATED SELLER.

5. 65 UNIT EXCELLENT FRANCHISE IN HOUSTON TEXAS. AWARD WINNING THREE STORY BUILDING WITH INTERIOR CORRIDORS BUILT IN 2007. \$1,583,000 ROOM REVENUE IN 2008 HAS DROPPED SUBSTANTIALLY AND THE HOTEL IS CURRENTLY IN FORECLOSURE WITH THE OWNER IN POSSESSION. ASKING PRICE \$4,400,000. CONSULT BROKER FOR ADVICE ON CURRENT VALUE (SUBSTANTIALLY LESS THAN THE OFFERING PRICE) AND SUGGESTED AMOUNT TO BE OFFERED. INSPECT AND MAKE YOUR OFFER.

6. 52 UNIT BETTER FRANCHISE IN FAST GROWING SAN ANTONIO. THREE STORY INTERIOR CORRIDOR BUILT IN 1999 ON 2.3 ACRES. HIGH QUALITY INTERIOR FINISH WITH INTERIOR POOL & SPA, MEETING ROOM AND EXERCISE ROOM. MINIMAL PIP. THOUGH OPERATED BY AN INEXPERIENCED MANAGER THE ROOM GROSS AFTER ROOM TAX HAS EXCEEDED \$800,000. 2011 REVENUES ARE TRENDING BACK TO THE \$1M GROSS IN 2008. OFFERED \$2,755,500.

7. 60 UNIT INN FLYING THE FLAG OF A MOST DESIRABLE BUDGET FRANCHISE THAT IS SITTING ON A POT OF GOLD WHICH WILL IN THE FUTURE BURST INTO AN ENORMOUS INCREASE OF CASH FLOW TO THE OWNERS OF THIS HOTEL... AND IT'S A GREAT BUY EVEN IF THE INCREASED PROFITABLE FUTURE NEVER OCCURS. BUILT IN 2009 IN EAST TEXAS WHERE THE MARKET CONSISTS OF A 300,000 POPULATION LIVING WITHIN 35 MILES. THE HOTEL GROSSES ALMOST \$2 MILLION AND OFFER A \$1.33 MILLION NET OPERATING INCOME. THE \$5,990,000 SELLING PRICE DELIVERS A CAP RATE OF OVER 17%. ITS STRONG NUMBERS SHOULD MAKE 80% IN FINANCING IMMEDIATELY AVAILABLE. IS THIS 2011'S BEST BUY?

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MIDWEST HOTELS

1. 117 ROOM INDEPENDENT IN KANSAS CITY. SITS ON LARGE 5 ACRE SITE WHICH IS RIPE FOR DEVELOPMENT OR SELL OFF. INCLUDES SEPARATE AREA FOR CONFERENCES, RESTAURANT & BAR. CLOSE TO HIGHWAY WITH 47,000 CAR PER DAY TRAFFIC. REVENUES 649,000. OFFERED \$2,400,000. MAKE OFFER.

2. 99 UNIT HOLIDAY INN EXPRESS IN A 120,000 POPULATION SOUTH-WEST INDIANA CITY, NEAR TO BOTH THE ILLINOIS AND THE KENTUCKY BORDERS. EXCELLENT LOCATION NEAR TOYOTA MOTORS, PPG, MONSANTO, WHIRLPOOL, AND NUMEROUS OTHER DEMAND GENERATORS. HIE'S RELAUNCH (AN \$800,000 UPGRADE) HAS BEEN COMPLETED AND IS STIMULATING DEMAND. 15 UNITS ARE SUITES WITH JACUZZIES 6 HAVE FULLY FURNISHED KITCHENETTES. 2010 REVENUES \$1.432.000 AND NOI WAS \$435.700 (ABOUT 30% OF GROSS). ASKING \$4,600,000. SELLER WILL CONSIDER REALISTIC OFFERS.

NEVADA HOTELS

270 UNIT FULL SERVICE VERY DESIRABLE FRANCHISE IN RENO NEVADA. INTERIOR CORRIDOR, ATRIUM LOBBY VERY NEAR TO INTERNATIONAL AIRPORT. LATEST TOTAL REVENUE \$3.787,000. \$2 MILLION DOLLAR RENOVATION ON-GOING. ASSUME EXISTING FINANCING. OFFERING PRICE JUST REDUCED TO \$7,750,000. SELLER DESIRES OFFERS SO CALL TO ARRANGE AN INSPECTION OF THIS BEAUTY.

TENNESSEE HOTELS

1 175 UNIT BETTER FRANCHISE FULL SERVICE HOTEL IN MEMPHIS TN. FOUR STORY INTERIOR CORRIDOR BUILT ON ALMOST 5 ACRES. THE LOCATION IS EASILY VIEWED BY THE 105,000 VEHICLES PASSING DAILY. RECENT RENOVATIONS COST IN THE NEIGHBORHOOD OF \$3M AND JUST AFTER THE RENOVATIONS WERE COMPLETED THE PROPERTY WAS APPRAISED LAST MARCH FOR \$5,250,000. THIS IS A CLASSIC STORY OF HOW MISMANAGEMENT AND PARTNERSHIP BREAKUP CAN AFFECT AN UPSCALE HOTEL. THERE HAS ESSENTIALLY BEEN NO MANAGEMENT AND NO REVENUE RECORDS AT ALL UNTIL VERY RECENTLY. THE MOTIVATED OWNERS WILL SELL AT THE AMOUNT OF THEIR MORTGAGE WHICH IS ABOUT \$3,300,000 PLUS A SMALL DOWN PAYMENT. THEIR LOSS CAN BE YOUR GAIN. IN THE HANDS OF AN EXPERIENCED HOTEL PERSON THIS CAN BE A GREAT PROFIT OPPORTUNITY. A REASONABLE OFFER MAY BE CONSIDERED.

CALIFORNIA HOTELS

1. 70 UNIT INDEPENDENT HOTEL PLUS RESTAURANT AND AN ADDITIONAL COMMERCIAL SPACE NEAR PALM SPRINGS CALIFORNIA. ALL SINGLE STORY ROOMS. VERY RECENT HEAVY RENOVATION. THE SITE IS 5.38 ACRES WITH EXCESS LAND IDEAL FOR DEVELOPMENT OR SELL OFF. LOCATED JUST MINUTES FROM INDIAN GAMING AND LOCAL ATTRACTIONS AND SHOPPING. THE PROPERTY IS CURRENTLY LEASED WHICH WILL EXPIRE UPON SALE, SO THERE IS NO FINANCIAL INFORMATION AVAILABLE. FORMERLY PRICED AT \$3,000,000 AND THEN SEVERAL PRICE REDUCTIONS TO A LOW \$1,450,000.

2. 75 UNIT HOLIDAY INN EXPRESS IN CENTRAL CALIFORNIA. DESIRABLE LOCATION NEAR WATER. JUST FINISHING UPGRADES TO MEET THE NEW HIGHER CONDITION REQUIREMENTS OF THE FRANCHISE. SITS ON 3.8 ACRES AND HAS ROOM FOR EXPANSION. PURCHASE THIS PRIDE OF OWNERSHIP HOTEL AND ENJOY A PROFITABLE FUTURE. OFFERED \$9,200,000.

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Phone 520-327-5995 Fax 520-327 5996 WEB SITE: www.motels-by-westview.com.

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MORE PROFITABLE HOTELS

100 UNIT EXCELLENT BUDGET FRANCHISE IN LOUISVILLE KY. 3 STORY INTERIOR CORRIDOR WITH ELEVATOR. TOP LOCATION ACROSS THE INTERSTATE FROM THE AIRPORT. THE HOTEL WAS PREVIOUSLY LEASED AND THE OPERATOR WAS NOT ABLE TO QUALIFY FOR PERMANENT FINANCING. REVENUE WAS IN THE \$870,000 RANGE FOR 2007 AND 2008. OFFERED FOR \$1,900,000. THE LEASE\OPTION TO PURCHASE PLAN IS AVAILABLE WITH \$400,000 DOWN BUT SELLER CAN NOT CLOSE UNTIL LEGAL MATTERS ARE SETTLED BETWEEN THE OWNERS..

TURN-AROUND OPPORTUNITIES: BUY AT LOW COST, IMPROVE & CREATE A WINNER!

1. 100 UNITS IN AN INDEPENDENT INN IN RUIDOSO NEW MEXICO THE PLAYGROUND OF THE SOUTHWEST. A PERFECT OPPORTUNITY FOR THE HOTEL TURN-AROUND SPECIALIST. THIS IS A FORMER LODGE AND NURSING HOME WHICH IS CURRENTLY OPERATING AS A CLIMATE CONTROLLED SELF STORAGE BUSINESS. YOU CAN EASILY RENOVATE IT BACK TO A HOTEL AND STILL RETAIN THE STORAGE BUSINESS ON THE 3 ACRES OF THE TOTAL 5.2 ACRES WHICH ARE EXCESS TO THE MOTEL. YOUR GUESTS WILL ENJOY THE SKIING IN THE MOUNTAIN, AND THE NEARBY HORSE RACING TRACK AND THE 3 CASINOS. ASKING \$1,075,000 AND THE SELLERS ARE MOTIVATED.

2. 105 UNIT SIX STORY BUILDING PLUS 3 SEPARATE MOTEL BUILDINGS COMPRISING AN ADDITIONAL 139 UNITS FOR A TOTAL OF 244 UNITS PLUS SEPARATE LARGE RESTAURANT & BAR BUILDINGS WITH TWO LARGE BANQUET ROOMS IN HOUSTON TEXAS. LOCATED ON 4.3 ACRES JUST OFF HIGHWAY 45 NEAR ALL HOUSTON ATTRACTIONS AND THE CENTRAL BUSINESS DISTRICT. THE MAIN BUILDING WAS RENOVATED IN 2007 AND CLOSED IN JANUARY 2011. THERE IS NO FINANCIAL INFORMATION FOR THE PREVIOUS OPERATION. ESTIMATED RENOVATION COSTS FOR THE MAIN BUILDING ARE ABOUT \$500,000 PLUS THE COSTS OF SETTING UP THE BAR BUILDING. THE OTHER MOTEL BUILDINGS HAVE SEPARATE ENTRIES AND WILL LEND THEMSELVES TO DIFFERENT FLAGS AND OTHER USES SUCH AS EXTENDED STAY. THE COST OF BRINGING THESE BUILDINGS UP TO CURRENT STANDARDS ARE ABOUT ONE MILLION DOLLARS. THE OWNER FEELS THE TRACT CAN BE SUBDIVIDED. ASKING PRICE \$4,600,000. IN THE HANDS OF AN EXPERIENCED HOTEL REMODELER THIS PROPERTY WILL PRODUCE VERY HIGH CASH FLOWS.

3. 178 UNIT 8 STORY BANK OWNED CLOSED HOTEL PROPERTY IN EXCELLENT LOCATION IN MIDTOWN MEMPHIS TENNESSEE. THE PROPERTY HAS BEEN STRIPPED CLEAN AND REQUIRES A COMPLETE INTERIOR REHAB. OFFERED FOR \$1,800,000. YOUR OFFER MAY TAKE THE COST PER ROOM DOWN TO LESS THAN \$10,000 EACH. AND YOUR ACCEPTED OFFER GIVES YOU THE OPPORTUNITY TO PICK UP THE ADJACENT OFFICE BUILDING WHICH HAS A SUPERIOR LOCATION BUT IS ONLY 30% LEASED FOR A REMARKABLY LOW PRICE OF ONLY \$700,000. BUY IT ALL FOR ONLY \$600,000 DOWN AND THE SELLER MAY CONSIDER FINANCING THE IMPROVEMENTS AS WELL FOR AN EXPERIENCED AND WELL QUALIFIED PURCHASER. THIS TAKES SOME WORK BUT THE HOTEL CAN BE TURNED INTO A BRAND NEW HIGH PERFORMER AND THE OFFICE BUILDING CAN BE SOLD OFF AT A NICE PROFIT OR KEPT TO ENJOY THE CASH FLOW IT WILL THROW OFF AFTER IT IS LEASED UP.

WESTVIEW HOTEL BROKERS HOTSHEET

Phone: 520-327-5995 E-mail: milt.Kaufman@comcast.net

PAGE 6 #111. GOOD DEALS. NOT TO BE MISSED!!.

1. TWO INDEPENDENT MOTELS IN A BOOMING GROWTH AREA NEAR THE FREMONT STREET EXPERIENCE IN LAS VEGAS NEVADA. TOTAL OF 65 ROOMS. BOTH ARE PROFITABLE. BUY OR TRADE ONE OR BOTH. ADDITIONAL ACREAGE ALSO AVAILABLE NEARBY. ASKING \$2,000,000 FOR BOTH. VISIT VEGAS AND CHECK THEM OUT. THEN MAKE YOUR OFFER.

2. 123 FRANCHISED FULL SERVICE IN RALEIGH NORTH CAROLINA. INTERIOR CORRIDOR LOCATED ON 5.87 ACRES NEAR COLLEGES AND CONVENTION CENTER. ROOMS GROSSED \$2,167,000 IN 2008 BUT DROPPED TO \$1,344,600 IN 2010. F&B NEEDS TO BE LEASED TO BRING PROFITS UP TO ACCEPTABLE STANDARDS. ASKING \$5,500,000. ARRANGE TO INSPECT AND MAKE OFFER.

3. MAJOR CHANGES HAVE OCCURRED VERY RECENTLY IN AMERICAS ENERGY INDUSTRY AND ITS CITY WHICH IS THE FOCUS OF THAT INDUSTRY AND MOST PEOPLE ARE NOT AWARE OF IT. MIDLAND TEXAS IS WHERE PRESIDENT GEORGE W. BUSH GREW UP AND THE OIL INDUSTRY HAS BEEN CENTERED THERE. BUT IN THE LAST FEW MONTHS THE TRADITIONAL METHOD OF DRILLING FOR OIL BECAME ONLY A PART OF THE FUTURE OF THAT INDUSTRY. FRACKING, WHICH IS A NEW METHOD OF DRILLING SIDEWAYS AND DRILLING FOR GAS HAVE BROUGHT ABOUT A BOOM FOR THE HOTELS IN TOWN. ITS GOODBY 60% OCCUPANCY AND HELLO 95-100% OCCUPANCIES AT NEW HIGHER RATES. THE OWNERS OF THIS 89 ROOM HOTEL BOUGHT A FEW YEARS AGO WHEN ONLY 55 UNITS WERE RENTABLE, THEY HAVE BROUGHT AN ADITIONAL 34 ROOMS TO CURRENT STANDARDS FROM CASH FLOW. THE PROPERTY SITS ON ALMOST 3 ACRES ON 300 FT OF FREEWAY FRONTAGE. THE OWNERS ARE ELDERLY AND WISH TO RETIRE. CURRENT MONTHLY GROSSES ARE REACHING \$140,000. YOU CAN OWN A PIECE OF THIS EXPLODING MARKET FOR HOTEL ROOMS FOR ONLY \$3,299,000. AN ADJACENT UNUSED BUILDING CAN BE USED AS A RESTAURANT AND BAR WITH MEETING ROOMS. CHECK OUT THIS HOTEL BECAUSE SEEING IS BELIEVING.

4. 40 UNIT INDEPENDENT IN A SMALL TOWN ON THE WESTERN CORNER OF NORTH CAROLINA NEAR TO THE BORDERS OF BOTH TENNESSEE AND GEORGIA. THE HOTEL IS NEAR TO A CASINO DOING A \$650,000 EXPANSION AND SITS ON 736 FEET ON 3 ACRES ON AN INTERSTATE HIGHWAY. THERE IS NO ROOM REVENUE AVAILABLE AS THE HOTEL HAS BEEN LEASED AND THE MANAGEMENT MAKES NO MARKETING EFFORTS THAT A HOTEL BEGINNER WOULD INITIATE IMMEDIATELY. THERE IS A 3300 SQ.FT SEPARATE RESTAURANT BUILDING WHICH HAS BEEN CONVERTED TO A ROOM CONTAINING 35 SWEEPSTAKES MACHINES WITH 8 MORE COMING. WE DO NOT HAVE INFORMATION ABOUT THE INCOME FROM THESE MACHINES BUT IF WHAT THIS BROKER HAS HEARD ABOUT THE INCOME ONE OF THESE MACHINES PRODUCES IS TRUE, THIS IS A VERY VERY PROFITABLE BUSINESS AND MAKES THE MOTEL A GOLD MINE. YOU CAN LEASE THE MOTEL WITH \$150,000 DOWN OR BUY IT FOR \$895,000. WE RECOMMEND A VISIT TO THE PROPERTY TO SEE FOR YOURSELF.