

WESTVIEW HOTEL BROKERS

THE HOTEL ACQUISITION HOTSHEET

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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. 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. 80 UNIT AWARD EARNING HOLIDAY INN EXPRESS IN EXCELLENT LOCATION IN FLORIDA. 50% OF THE UNITS ARE SUITES OR EXECUTIVE SUITES. MEETING ROOMS FOR UP TO 80 GUESTS. BUILT IN 2001. SELLER WILL PROVIDE A PIP FREE PROPERTY AS 1.2 MILLION RENOVATION JUST BEING COMPLETED. ROOMS GROSS OVER \$2,200,000. THIS PRIDE OF OWNERSHIP OPPORTUNITY IS OFFERED AT \$7,500,000, REDUCED FROM \$9,600,000. SELLER IS MOTIVATED.

2. 331 HOTEL ROOM & CASINO LENDER NOTE IN ATLANTIC CITY NEW JERSEY. INCLUDES 2 RESTAURANTS, SPA, NIGHTCLUB AND BEACH ACCESS. OFFERED AT VERY SUBSTANTIAL DISCOUNT TO 80 MILLION DOLLAR CURRENT BALANCE. INTERESTED AND QUALIFIED PERSONS CAN MAKE AN UNBELIEVABLE DEAL AND SHOULD CONTACT BROKER FOR FURTHER INFORMATION

3. 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. 2009 OPERATION PRODUCED A 12.5% CAP RATE...AND THE 12 MONTH TRAILING ROOM REVENUE IS UP SUBSTANTIALLY OVER 2009, TOTAL IS HEADING FOR \$1,700,000 FOR THE YEAR END. OFFERED \$5,900,000. THIS IS A GREAT OPPORTUNITY. MOVE QUICKLY

4. 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.

5. 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.

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EASTERN MARKETS

1. 95 UNIT GOOD BUDGET SECOND TIER FRANCHISE IN MONTGOMERY AL. EXCELLENT LOCATION OFFERS HIGH VISIBILITY OFF INTERSTATE HIGHWAYS. INCLUDES SEPARATE CLOSED RESTAURANT WHICH CAN BE OPERATED OR LEASED AS A PROFIT CENTER. REVENUE UP FOR 2009 TO APPROX \$465,000. THE SURPRISINGLY LOW FIXED PRICE OF \$1, 492,300 OFFERS A VERY VERY HIGH CAP RATE. REVENUES THROUGH SEPTEMBER 2010 HAVE ALREADY PROVIDED A 14% CAP RATE. SELLER WILL WORK OUT AN OWNER CARRY FINANCE PLAN WITH AS LITTLE AS \$200,000 DOWN TO A QUALIFIED BUYER.

2. 110 UNIT CHOICE FRANCHISE IN GREENVILLE NORTH CAROLINA. BUILT ON 4.78 ACRES INCLUDING APPROXIMATELY 2 ACRES WHICH ARE EXCESS TO THE HOTEL OPERATION AND ARE SUITABLE FOR SELL OFF OR DEVELOPMENT AT APPROX A \$400,000 PER ACRE VALUE. 2008 REVENUE WAS \$1,340,00 THEN DROPPED IN 2009 TO \$1,125,000. REVENUES FOR 2010 ARE PROJECTED TO BE \$1,200,000 OR HIGHER. OFFERED \$4,200,000. NET ACQUISITION COST AFTER SELL OFF OF THE LAND IS ONLY ABOUT \$3,400,000. SELLER MAY ASSIST WITH THE DOWN PAYMENT.

3. 155 UNIT 7 STORY INDEPENDENT HOTEL IN ATLANTA GA WITH A GREAT LOCATION NEAR 6 FLAGS AND EASY ACCESS TO DOWNTOWN ATLANTA. BOUGHT IN APRIL 2009 BY A TURN AROUND SPECIALIST FOR RESALE BECAUSE THE FLAG OUT IN FRONT WAS NOT BRINGING IN THE GUESTS, BUT THE LOCATION WITH SUPER VISIBILITY TO I-20 WAS PROVIDING EXCELLENT BUSINESS. IN PREVIOUS YEARS REVENUES WERE IN THE AREA OF \$1,100,000. TODAY HOTEL REVENUES ARE ABOUT \$900,000 AND HAVE JUST BEEN INCREASED BY \$154,000 PER YEAR DUE TO THE LEASE OF RESTAURANT AND BAR SPACE WHICH WILL ENABLE THE OWNER TO MARKET BANQUETS AND MEETINGS WHICH SHOULD INCREASE ROOM REVENUES EVEN MORE. THE HOTEL PREVIOUSLY OFFERED AT \$3,600,000, HAS JUST BEEN REDUCED TO \$3,000,000, WHICH PROVIDES A VERY HIGH 14.5% CAP RATE. AN AVAILABLE HIGH IMPACT FRANCHISE, WHILE REQUIRING SOME RENOVATION, CAN TURN THIS INTO A GOLDEN CASH FLOW OPPORTUNITY. DONT FAIL TO QUICKLY CHECK OUT THIS OUTSTANDING OPPORTUNITY.

4. 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 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.

5. 120 UNIT SECOND TIER FRANCHISE (ONE OF THE FASTEST GROWING IN THE US) IN MONTGOMERY AL. 3 STORY BUILDING ON ALMOST 4 ACRES OF LAND. LOCATED NEAR MILITARY BASES AND NOT TOO FAR TO THE REGIONAL AIRPORT. COMES COMPLETE WITH A 4 BEDROOM APARTMENT FOR YOUR FAMILY. 2010 REVENUE OVER \$300,000, MUCH MORE IN 2008. THE REDUCED PRICE IS ONLY \$1,000,000 AND THE OPERATING PROFIT OF \$144,000 PROVIDES A TREMENDOUS CAP RATE OF 14.5%. SELLER WILL FINANCE IF YOU HAVE GOOD CREDIT. WHAT A BARGAIN!!! MOVE QUICKLY.

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TEXAS & NEARBY

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. THERE IS VERY LITTLE REVENUE OR BOTTOM LINE PROFIT INFORMATION AVAILABLE, BUT A KNOWLEDGEABLE HOTEL PERSON WILL RECOGNIZE THIS AS A 7 OR 8 MILLION DOLLAR OPPORTUNITY THAT CAN BE PICKED UP FOR THE \$3,850,000 ASKING PRICE OR A LITTLE LESS UPON NEGOTIATION.

2. 78 ROOM CLOSED COMFORT INN COMPLETELY REHABBED IN & OUT AND READY TO RE-OPEN IN HOUSTON TEXAS. 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. 2009 REVENUE FOR THE 85 UNITS LESS SALES TAX WAS 803,911, PRODUCING A CAP RATE OF 11%. OFFERED AT \$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. INSPECT AND MAKE YOUR OFFER.

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MIDWEST HOTELS

1. ATTENTION HOTEL TURN AROUND SPECIALISTS: THIS 177 UNIT BANK OWNED FULL SERVICE FRANCHISE AND CONFERENCE CENTER IS LOCATED IN DAYTON OHIO WITHIN MINUTES OF DOWNTOWN AND THE AIRPORT. THE FOUR STORY BUILDING FEATURES INTERIOR CORRIDORS AND A 20,000 SQUARE FOOT STATE OF THE ART INDOOR ATRIUM WHICH HOUSES A SWIMMING POOL, HOT TUB, GAMING AREA, GYM AND THE ABILITY TO HOST A LARGE WEDDING RECEPTION IN THE MIDDLE OF THE WINTER IN A TROPICAL SETTING. FORMERLY A HOLIDAY INN WHICH ACHIEVED A ROOM GROSS OF \$1,480,000 AND A F&B GROSS OF \$557,000 IN 2008. BUT DISASTER STRUCK IN 2009 AND 2010 AND LIMITED REVENUE INFORMATION IS AVAILABLE DUE TO THE FORECLOSURE PROCESS. YOU CAN BUY IT FOR \$2,000,000 ONLY \$11,300 PER UNIT AND THE BANK WILL CONSIDER ALL OFFERS. MUCH MONEY TO BE MADE HERE.

2. 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.

3. 136 UNIT HOTEL IN OHIO NEAR YOUNGSTOWN AND THE PENNSYLVANIA BORDER OFFERS 60 UNITS WITH A CHOICE FRANCHISE AND 76 UNITS WHICH ARE NOT COVERED BY THE FRANCHISE, WHICH CAN BE CONVERTED TO AN EXTENDED STAY INDEPENDENT OR FRANCHISED SEPARATE HOTEL. THE OPERATION HAS BEEN POORLY MANAGED BUT STILL PRODUCED A \$145,000 NET OPERATING INCOME. YOU CAN PICK IT UP FOR ONLY \$1,600,000.

UTAH HOTELS 63 UNIT SECOND TIER FRANCHISE IN SOUTHWEST UTAH NEAR THE ARIZONA BORDER, AN EXCELLENT TOWN TO OWN IN AND TO LIVE IN. THERE IS A 4000 SQUARE FOOT ADJACENT RESTAURANT BUILDING WHICH CAN ALSO BE PURCHASED. THE MOTIVATED SELLER HAS REDUCED THE PRICE TO \$1,550,000 AND CAN ARRANGE FINANCING WITH \$300,000 DOWN TO A PURCHASER WHO CAN CLOSE IMMEDIATELY. THIS PROPERTY OFFERS A STRONG UPSIDE POTENTIAL.

ARIZONA HOTELS

85 UNIT COMFORT INN IN NORTHERN ARIZONA. LOCATED ON 2.8 ACRES (ML) ABOUT 30 MILES TO SEDONA AND 85 MILES TO PHOENIX. A THREE STORY INTERIOR CORRIDOR BUILDING BUILT IN 1999. 2010 REVENUE TRENDING BACK TO 2008 NUMBERS WHEN ROOM REVENUE WAS \$1,327,865 AND OPERATING INCOME WAS \$560,818. JUST REDUCED \$4,995,000 WITH 25% DOWN OWNER ASSISTED FINANCING. APPROVED FOR CONVERSION TO HOLIDAY INN EXPRESS. MOTIVATED SELLER SAYS PRESENT ALL 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 \$7,995,000. SELLER DESIRES OFFERS SO CALL TO ARRANGE AN INSPECTION OF THIS BEAUTY.

TENNESSEE HOTELS

1. 70 UNIT INCLUDING 19 SUITE HOLIDAY INN EXPRESS NEAR CHATANOOGA TN. 3 STORY INTERIOR CORRIDOR BUILDING BUILT IN 2006. OFFERS AN INTERIOR POOL AND A 50 PERSON MEETING ROOM. MINIMAL PIP SINCE THE REQUIRED RE-LAUNCH RENOVATION IS UNDERWAY. TRAILING REVENUES TO AUGUST 2010 IS TRENDING TO THE 2008 REVENUE OF \$1,430,500. THIS PRIDE OF OWNERSHIP OPPORTUNITY IS OFFERED AT \$5,800,000.

2. 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. CALL TODAY FOR MORE INFORMATION.

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MORE PROFITABLE HOTEL LOCATIONS

1. 116 UNIT INDEPENDENT HOTEL AND CONVENTION CENTER CENTRALLY LOCATED IN UPSTATE CALIFORNIA NOT FAR FROM SACRAMENTO. PROVIDES FULL SERVICE WITH 4000 SQUARE FEET OF MEETING SPACE WHICH ADDS AS MUCH AS \$1.6 MILLION IN F&B REVENUE TO THE 2009 \$1,315,000 ROOM GROSS. OFFERED \$5,500,000.

2. 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, YOU CAN NOW BUY IT FOR \$1,690,000.

3. 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.

4. 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 WITH INDICATIONS 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 VERY FIRM \$1,250,000. THE BANK WILL FINANCE.

5. 42 UNIT SUPER 8 HOTEL AND A VERY POPULAR RESTAURANT WITH 116 SEATS AND A VERY POPULAR PUB WITH 150 SEATS IN BRITISH COLUMBIA, CANADA. HOTEL RECENTLY CONVERTED TO THE FRANCHISE AND REVENUES ARE INCREASING RAPIDLY. PROJECTIONS BASED ON THE INCREASES ARE \$790,000 IN ROOMS AND MISC. INCOME AND \$140,000 IN LEASES FOR A TOTAL GROSS OF \$895,000 IN 2011. NET OPERATING INCOME SHOULD BE \$572,000. IF YOU AGREE WITH THESE PRO-FORMA EXPECTATIONS, THE ASKING PRICE OF \$4,500,000 ACHIEVES A 12.75 CAP RATE. WHATS YOUR OFFER?

6. 100 UNIT EXCELLENT BUDGET FRANCHISE IN LOUISVILLE. 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.

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58 UNIT DESIRABLE CHOICE FLAG INN & SUITES IN GUNNISON COLORADO. THREE STORY STUCCO BUILDING BUILT IN 2000 WITH INTERIOR CORRIDORS AND A MEETING ROOM. THE LOCATION IS SURROUNDED BY A VAST WILDERNESS AND IS A FOUR SEASON SPORTS WONDERLAND FOR SKIING, FISHING, HUNTING, CAMPING, HIKING AND EXPLORATION. THE NEARBY AREA IS VISUALLY SPECTACULAR. AMENITIES INCLUDE A FEMA APPROVED INDOOR POOL AND SPA, FITNESS CENTER AND FRIDGES IN SOME UNITS. INCOME LESS SALES TAXES IN 2010 WAS \$700,000 WITH A NET OF \$221,500. COMPARABLE FIGURES IN 2008 WAS \$786,700 WITH NET OF \$287,700. PREVIOUSLY LISTED AT \$3,550,000, THEN OFFERED AT AUCTION WITH THE OPENING BID AT ONLY \$1,500,000. NOW AVAILABLE FOR SALE SUBJECT TO YOUR OFFER. CALL BROKER FOR DETAILED PROPERTY INFORMATION, REGISTRATION AND BIDDING INFORMATION.

2. 101 UNIT FRANCHISE INCLUDING 16 TWO ROOM SUITES IN KNOXVILLE TENNESSEE. 4 FLOORS WITH ELEVATOR AND INTERIOR CORRIDORS. LARGE INDOOR POOL AND ONSITE RESTAURANT. LOCATED ON TWO+ ACRES NEAR DOWNTOWN, MAJOR UNIVERSITY AND NUMEROUS ATTRACTIONS AND DEMAND GENERATORS. RENOVATED IN 2007. ROOM AND MISC INCOME IN 2010 WAS \$710,000 AND \$978,000 IN 2008. ORIGINALLY VALUED AT \$4,500,000 THEN OFFERED AT AUCTION WITH OPENING BID AT ONLY \$1,800,000. NOW AVAILABLE FOR SALE SUBJECT TO YOUR OFFER. CALL BROKER FOR DETAILED PROPERTY INFORMATION, REGISTRATION AND BIDDING INFORMATION.