



## MOTEL HOTEL SPECIALISTS, INC. EXECUTIVE SUMMARY

1. Property Type:	Hotel (Known as Country Inn & Suites); Interior Corridor
2. Location:	6065 N. Thesta, Fresno, CA (Hwy. 41 & Bullard)
3. # of Rooms:	60
4. Year Built:	1997
5. # of Stories:	3
6. Parcel Size:	1.14 Ac. or approximately 49,660 SF
7. Amenities:	Indoor pool, spa, & gym
8. Zoning:	Highway Commercial (CP)
9. Financial:	Income: 2010 - \$980,000 (Actual) 2011 - \$901,856
10. Expenses:	Approx. \$541,113; NOI Approx. 360,743
11. Asking Price:	<b>\$4,950,000; Submit All Offers</b>

**Remarks:** Superbly maintained, prime location, strong franchise, absentee owner, great upside for owner/operator. Motivated seller—will consider all offers.

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**DRE #00360818**