



**FIABCI**  
**Motel/Hotel Specialists, Inc.**

8050 N. Palm Avenue, Suite 300  
Fresno, CA 93711

559.285.5744/www.inncome.com  
License #00360818

**EXECUTIVE SUMMARY**

- |                           |  |
|---------------------------|--|
| 1. Property Type/Project: | Proposed 120 room hotel  |
| 2. Name & Location:       | Holiday Inn & Resort<br>Located @ the intersection of<br>Hodges Hills & Hwy. 41<br>Oakhurst, CA  |
| 3. # of Rooms:            | 120  |
| 4. Other Amenities:       | Restaurant, conference rms., spa<br>gym & pool.  |
| 5. Parcel Size:           | Approximately 2.5 ac.; or 108,900 SF   |
| 6. # of Stories:          | 4  |
| 7. Total Improved Area:   | Approximately 72,000 SF  |
| 8. Government Approval:   | 1/15/08 tentative map approval for<br>project subject to conditions.   |
| 9. Franchise Approval:    | 10/7/11, a license was granted for<br>new development with a system<br>designed to provide a distinctive,<br>high quality hotel service to the<br>public under the name(s) "Holiday<br>Inn", Holiday Inn Express and<br>Holiday Inn Resort". |

10. Financials: (See Attached Proforma)	
<u>Gross Projected Income:</u>	\$5,978,700
<u>Expense:</u>	\$3,713,370
<u>NOI:</u>	\$2,365,329
11. Estimated Cap Rate:	9.50
12. Debt Coverage Ratio:	1.6
13. <u>Value Upon Completion &amp; Stabilization:</u>	<b>\$23,914,800</b>

**Remarks:** This is a prime (Turn-key) project with essentially everything in place. The property is located in an established, beautiful and inviting mountain area. The marketplace has great demographics. The customer profile and demand for this type of product is very strong. Seller is open to various types of business ventures—(will consider total sell-out upon completion, sell as a “to be built” project—or will consider partnership interest).

**Contact:**

**Roger M. Story**

**(559) 285-5744**

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