



FIABCI
Motel/Hotel Specialists, Inc.

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

EXECUTIVE SUMMARY

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|------------------------|--|
| 1. Type Property: | Hotel: RiverPark Inn |
| 2. Address & Location: | 6090 N. Blackstone Ave.
3 Single-family lots; (6095, 6083 &
6071 N. Abby) Fresno, CA |
| 3. # of Rooms: | 55 |
| 4. Ownership: | Fee Simple |
| 5. Year Built: | 1965 |
| 6. Lot Size: | Hotel – Approx. 28,000 SF; or 1.3 Acres ,
+ 3 Commercial Lots of approx. 9,200 SF
each |
| 7. Financial Summary: | Income: Records in Office |
| 8. Price: | \$3,500,000 |
| 9. Terms: | Sellers are very flexible; they will
consider lease with option to purchase
or carry note with deed of trust from a
strong buyer (with a reasonable down
payment). |

Remarks: This is a strategically, well-located property in a high traffic area. The sale must include the hotel lot and at least one of the commercial lots in the back, to satisfy legal parking requirements for the hotel. This is an excellent beginner property or it can be renovated and a franchise acquired to enable the property to compete in today's marketplace.

Contact:

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