

# PRICE REDUCED!!

Dear Texas Hotel Investor:

The owner is pleased to provide information on a well located Refurbished repositioned Boutique Suite Hotel property in the Fort Worth/Dallas/DFW Metroplex Texas, now, at a recently reduced price offering top value.

The hotel site is ideally located at the Beach Street exit of I-30 freeway between downtown Dallas and downtown Fort Worth offers beautiful city views, and is just a short distance to shopping, restaurants, sports arenas and DFW International Airport. The hotel rests on 5 acres of fee land with extensive meeting facilities and offers expansion potential with tennis court and adjacent 100-room hotel available.

Texas has long been a desirable area and one of the strongest growth areas of the United States. Fort Worth is one of the fastest growing cities in Texas. This is a property with an excellent location and exceptional Boutique turnaround income potential based on owner motivated management all available well below replacement cost.

In addition to a top location, the hotel offers studios and 34 two-room suites, heated pool, spa, a lobby/restaurant, over 15,000 square feet of banquet/meeting space, tennis/racquetball/basketball court, 6 two-person Jacuzzi Presidential Suites for maximum weekend business and more not typically found in mid-market hotels or suite resorts.

Recent significant operational changes and capital investment make the Hotel Trinity InnSuites Hotel & Suites Fort Worth/DFW an exceptional investment opportunity to acquire a Texas full service, upscale Boutique Suite Hotel serving the Fort Worth/Dallas/DFW Texas region.

The property offers a user friendly, cost effective representation with the regional InnSuites Hotels and Suites trademark available as a primary or supplementary reservations system. This reservation system is available at the option of the buyer on a month-to-month basis to allow time to confirm cost effectiveness. InnSuites Hotels provides a solid source of reservations from throughout the Southwest. The property is affiliated with ihotelier GDS system for national, international and internet reservations.

The subject property is available either for a reduced all cash at \$5,200,000 or a cash-to-mortgage with \$2 million down. The buyer with top management can look to a reasonable initial return with an attractive upside, and annual room revenue of \$1.6 million. The cost per studio and suite is a remarkably low \$32,000 with large lobby and public area reflecting prior management issue now partially resolved.

Do not contact the hotel or management. For additional confidential information and a property tour, contact Marc Berg or Pamela Barnhill at 602-944-1500, cell at 602.690.7603 or email at [pbarnhill@innsuites.com](mailto:pbarnhill@innsuites.com).

This Fort Worth/Dallas/DFW, well located, 168 Boutique Studio and Suite Hotel offers a true turnaround opportunity that will not be available for long.

Sincerely,  
InnSuites Hotels Inc.

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