

PRICE REDUCED!!

Dear Southern California Hotel Investor:

The owner is pleased to provide information on a highly successful, well located Suite Hotel property in the fast growth Ontario/LA Inland Empire highly sought after area of Southern California, now, a recently reduced price.

The hotel is a textbook example of location, location, location. It is located on approximately 3 acres of fee land at the new Los Angeles-area regional Ontario International Airport Terminal serving the greater Los Angeles/Ontario/Riverside/San Bernardino area. It is visible from I-10 at the Haven exit which provides entrance to the airport terminals to the south and the subject hotel property to the north. The site is near Southern California's largest mall, located between Haven Avenue and I-15 along the north side of I-10. And the site is in the high density business office area of the Inland Empire greater Los Angeles area.

Southern California has long been the most desirable area and one of the strongest growth areas of the United States. This is a property with an excellent location and excellent established income. The solid income growth potential and large barriers to entry makes this acquisition a real value.

The hotel itself is a premium quality studio and suite hotel with 42 two-room suites, heated pool, spa, a lobby/restaurant/sports bar, basketball court, 60 two-person Jacuzzi tubs for maximum weekend business and more not typically found in mid-market hotels. Recent additions to hotel inventory in the area are rapidly being digested with favorable supply/demand ahead due to high barriers to entry and continued area growth.

Not only is the location excellent--at the center of the Inland Empire, at the entrance to the Ontario Airport and near business areas of San Bernardino and Riverside at the crossroads of I-10 and I-15—but the hotel is also just a few freeway minutes from downtown Los Angeles, Disneyland, Magic Mountain, Universal Studios Hollywood, beaches and virtually all the major population centers in Southern California. Plus the location at I-10 and I-15 provides alternative routes in high traffic times.

Weekdays are strong with business travelers and weekends are strong with area leisure activities, the largest mall in Southern California, 42 suites for families and 58 two-person Jacuzzi tubs for leisure special occasions.

The suite hotel property offers a cost effective Best Western franchise plus optional regional InnSuites Hotels and Suites trademark available month-to-month as a primary or supplementary reservations system.

The subject property is available either for cash to the \$8 million mortgage at reduced price of \$23.5 million or seller financing with a soft second all due in November 2010 at the time that the conduit first is able to be prepaid with no penalty. Based on updated information, the buyer can look to a reasonable initial return in the area of 6% and solid income growth potential as well as security, superior Southern California real estate appreciation potential and annual room revenue of \$4 plus million and annual gross operating profit potential in 2008 of \$1.9-2 million.

Do not contact the hotel or management. For additional confidential information and a property tour, contact Pamela Barnhill of Rare Earth Realty at 602-944-1500, cell at 602.690.7603 or email at pbarnhill@innsuites.com.

This Southern California, well located, 150 Studio and Suite Hotel offers a true opportunity to enter the high barrier to entry California real estate market that will not be available for long.

Please visit www.rareearthdev.com for new and updated packages and information.

Sincerely,
InnSuites Hotels Inc.

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