

PRICE REDUCED!!

Dear Tempe/Phoenix area Hotel Investor:

The owner is pleased to provide information on a high value, high opportunity, and successful, well located Boutique Suite Hotel property in the fast growth and highly sought after East Valley area of Tempe in the greater Phoenix-area, now, at a recently reduced price of \$12,900,000.

The hotel site is ideally located on I-10 at the Baseline exit at the Phoenix Airport offering beautiful mountain resort area views, across the street from Arizona's largest Mills Mall, and just a short distance to Sports Arenas, World Class Golf Courses, Phoenix Sky Harbor International Airport and Arizona State University. The hotel has over 3 acres of fee land with 2 tennis courts offering expansion potential.

Arizona 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 income. The excellent income growth potential makes the acquisition a solid value. The hotel offers premium wetbar studios and 70 two-room suites, heated pool, spa, a lobby, restaurant, 2 tennis courts, 8 two-person Jacuzzi Presidential Suites for maximum weekend business and more not typically found in mid-market hotels or suite resort.

The property offers a user friendly, cost effective representation with the regional InnSuites Hotels and Suites trademark available month-to-month as a primary or supplementary reservations system. InnSuites Hotels provides a source of reservations from throughout the Southwest. iHotelier GDS provides national, international and internet reservations.

Hotel Tempe/Phoenix Airport InnSuites Hotel & Suites is available either for all cash at \$12,900,000 or a cash-to-mortgage via an assumption of existing debt of \$5.1 million. Based on updated information, the buyer can look to an exceptional initial return with a superior upside location, annual room revenue of \$3.1 million with annual gross operating profit of \$1.3 plus million.

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.

This Tempe/Phoenix Airport Arizona, Airport, Mall, Interstate, Growth area textbook location, 160 Studio and Suite Boutique Hotel offers a true opportunity now.

Sincerely,
InnSuites Hotels Inc.

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