

# PRICE REDUCED!!

Dear Arizona Hotel Investor:

The owner is pleased to provide updated information and history on a high value, high return, high opportunity, and successful, well located Suite Hotel property in the fast growing but little known Yuma Arizona, now, at a recently reduced price of only \$14.5 million.

The hotel site is ideally located off the 16<sup>th</sup> Street exit at I-8 freeway next to the new Yuma Palms Regional Mall offering beautiful mountain views and Colorado River Park--all just a short distance to Yuma International Airport and Yuma Proving Grounds. The hotel has 2 tennis courts and available excess land for expansion potential.

Arizona has long been one of the most desirable areas and one of the strongest growth areas of the United States. Yuma with ever increasing military presence is among the fast growing of Arizona's cities. This is a property with an excellent location and seasonal steady proven income. The hotel offers 166 units including 48 two-room suites, heated pool, spa, a lobby, Café/Pub, 2 tennis courts, 11 two-person Jacuzzi Presidential Suites for maximum weekend business and amenities not typically found in mid-market suite hotels or resorts.

The property offers cost effective Best Western franchise plus regional InnSuites Hotels and Suites trademarks available month-to-month as a primary and/or supplementary reservations system. InnSuites Hotels provides a solid source of reservations from throughout the Southwest to supplement Best Western's worldwide reservations.

The subject property is available either for all cash at \$14,500,000 or cash-to-mortgage via an assumption of existing debt of \$1 million. Based on updated information, the buyer can look to an exceptional initial return (projected north of 12%) with a superior upside and uptrending annual room revenue of \$4 plus million with annual gross operating profit of \$1.8 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](mailto:pbarnhill@innsuites.com).

This Yuma Arizona, well located, 166 Studio and Suite Hotel offers a true opportunity in a growing community.

Sincerely,  
InnSuites Hotels Inc.

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