

PRICE REDUCED!!

Dear Albuquerque Hotel Investor:

The owner is pleased to provide information on a successful, well located closest to the Airport Albuquerque Best Western Suite Hotel interior corridor property in the heart of Albuquerque New Mexico.

The hotel is ideally located at the entrance to Albuquerque International Sunport Airport with beautiful mountain views and just a short distance from University of New Mexico. The hotel has 2.99 acres of land and sits on a ground lease set to expire September 30, 2033 or longer if extended. The adjacent Village Inn 24-hour café subleases their land from the hotel and provides and excellent 24-hour F&B amenity. Airport hotel business is strong.

New Mexico has long been a desirable area and a steady growth area of the United States offering a strategic location within the Southwest. This is a property with excellent income along with excellent income growth potential and solid value.

In addition to a superior location, the hotel itself is a premium quality studio and suite hotel with 21 two-room suites, heated pool, spa, a lobby/restaurant including 5 two-person Jacuzzi Presidential Jacuzzi Suites for maximum weekend business and more not typically found in mid-market hotels or suites. All studios and suites are interior corridor. The hotel was originally 125 keys and could be again expanded if the number of suites was reduced.

The property offers a user friendly, cost effective Best Western International reservations system plus optional representation with the regional InnSuites Hotels and Suites trademark available as a primary or supplementary reservations system. This regional InnSuites reservation system is available at the option of the buyer on a month-to-month basis. InnSuites Hotels provides a solid source of reservations from throughout the Southwest to supplement Best Western's worldwide GDS reservations.

The subject property is available either for all cash at \$5.8 million or a cash-to-mortgage via an assumption of existing debt of \$1.1 million. Based on updated information, the buyer can look to a solid initial return (approx. 10%) with a superior upside income growth potential. Annual room revenue of \$1.9 million and annual gross operating profit is in the \$500,000-\$700,000 range annually. See the attached updated operating history to see the solid trends.

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 Southwestern, Albuquerque New Mexico, well located, 102 Studio and Suite Hotel offers a true opportunity that will not be available for long.

Sincerely,
InnSuites Hotels Inc.

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