

PRICE REDUCED!!

Dear Flagstaff Hotel Investor:

The owner is pleased to provide information on a Flagstaff/Grand Canyon refurbished Historic Route 66 Suite Hotel property in the strong tourist NAU area of downtown Flagstaff Arizona, Gateway to the Grand Canyon.

The hotel is ideally located on Historic Route 66 in the picturesque Downtown Flagstaff area neighborhood within walking distance to the Flagstaff Convention Center, Northern Arizona University and quaint restaurants and shops. The site offers redevelopment potential with entitlements for summer retreat/ski area condo hotel underway. The hotel rests on over 3 acres of fee land and offers expansion potential with adjacent land available.

Arizona has long been a desirable area and one of the strongest growth areas of the United States. Flagstaff is the primary summer and winter getaway area for the desert area residents of Phoenix and Tucson. This is a property with an excellent location and exceptional turnaround income potential. Flagstaff has high barriers to entry and the hotel is available well below replacement cost at under \$44,000 per studio and suite. Flagstaff/Grand Canyon InnSuites Hotel & Suites was originally 150 keys, currently refurbished as 112 studios and suites. Of the 112, there are 59 Two Room Suites including Three Room Suites with the Studio InnSuites. Eighteen of the Studios and most Two and Three Room Suites have full kitchens. The balance have kitchenettes including microwave, refrigerator and coffee maker providing extra luxury for meetings, corporate, summer and Grand Canyon and winter ski families leisure and government hotel guests as well as providing excellent accommodations for extended stay including medical, military, training seminars and company workers on assignment.

Hotel Aspen Flagstaff/Grand Canyon InnSuites Hotel & Suites provides an exceptional investment opportunity to acquire an Arizona mid service, Suite Hotel serving the Flagstaff/Northern Arizona tourist region and is a "condo play" with downtown Flagstaff redevelopment as a "free" extra for the hotel operation.

The property offers a user friendly, cost effective representation with the regional InnSuites Hotels and Suites trademark available as a primary or supplementary reservations systems. This reservations system is available at the option of the buyer on a month-to-month basis. InnSuites Hotels provides a source of reservations throughout the Southwest and GDS provides international reservations for the world famous Grand Canyon.

The subject property is available either for all cash at \$4.9 million or a terms sale with 35% down or more. Updated information indicates with seasoned management the buyer can expect an attractive upside with annual room revenue of over \$1.6 million.

Please 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 Northern Arizona, well located, 112 Studio and Suite Hotel offers a true opportunity that will not be available for long.

Sincerely,
InnSuites Hotels Inc.

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