

# PRICE REDUCED!!

Dear Phoenix Hotel Investor:

The owner is pleased to provide information on a high value, high opportunity, successful, well located Suite Hotel property in the fast growth and highly sought after area of Phoenix/Scottsdale Arizona, now, at a recently reduced price of just \$11.5 million.

The hotel site is ideally located in the prestigious Biltmore, Northeast Phoenix Mountain Preserve Park neighborhood with beautiful mountain views and just a short distance from Shopping, Sports Arenas, World Class Golf Courses and Phoenix Sky Harbor International Airport. The hotel has over 3 acres of fee land and adjacent vacant lot and landscaped wash area for expansion potential.

Arizona in general and Phoenix in particular, 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 growth potential.

The hotel offers premium quality studios and 32 two-room suites, heated pool, spa, a lobby/restaurant, nature trail, 9 two-person Jacuzzi Presidential Suites for maximum weekend business and more not typically found in mid-market hotels or suite resorts. Seven of the units are used for offices so future projections need to take an approximate 7% increase in potential revenue into consideration. The offices may be cancelled on 90 days written notice given on or after the close of escrow.

Best Western InnSuites Hotel & Suites Phoenix/Biltmore/Scottsdale provides an exceptional investment opportunity to acquire an Arizona moderate service, upscale Suite Hotel serving the Phoenix/Scottsdale Arizona region.

The property offers a cost effective Best Western franchise with a location nearest to Best Western Headquarters 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 all cash at \$11.5 million, cash-to-mortgage via an assumption of existing debt of \$1 million or seller financing with 50% down and balance due in 3 years. Based on updated information, the buyer can look to solid returns in the 8-10% range with a superior Arizona upside, annual room revenue of \$2.6 million with annual gross operating profit of \$1 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 Phoenix/Scottsdale 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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