

Suite Hotel Chain Summary:

	Value	Existing Debt	Potential Seller Carryback	Cash Down	Total Studios & Suites	Actual 2008 Total Revenue	Gross Revenue Multiplier	Price Per Studio & Suite	% of Hotel Value vs. Total Portfolio Value
Ontario*	\$ 23,500,000	\$ 8,000,000	\$ 7,275,000	\$ 8,225,000	150	3,911,675	6.01	\$ 156,667	21.02%
Yuma	\$ 15,500,000	\$ 1,000,000	\$ 9,075,000	\$ 5,425,000	169	\$ 3,747,700	4.14	\$ 91,716	13.86%
Tucson City Center	\$ 14,400,000	\$ 6,000,000	\$ 3,360,000	\$ 5,040,000	269	\$ 4,030,082	3.57	\$ 53,532	12.88%
Tucson Oracle*	\$ 12,700,000	\$ 3,500,000	\$ 4,755,000	\$ 4,445,000	159	\$ 3,433,865	3.70	\$ 79,874	11.36%
Albuquerque	\$ 6,750,000	\$ 1,100,000	\$ 3,287,500	\$ 2,362,500	102	2,083,951	3.24	\$ 66,176	6.04%
Subtotal Trust	\$ 72,850,000	\$ 19,600,000	\$ 27,752,500	\$ 25,497,500	849	\$ 17,207,273	4.23	\$ 85,807	65.16%
Tempe	\$ 14,950,000	\$ 4,900,000	\$ 4,817,500	\$ 5,232,500	160	2,971,421	5.03	\$ 93,438	13.37%
Phoenix	\$ 10,800,000	\$ 1,100,000	\$ 5,920,000	\$ 3,780,000	112	2,474,247	4.36	\$ 96,429	9.66%
Fort Worth	\$ 6,300,000	\$ 1,700,000	\$ 1,800,000	\$ 2,205,000	168	1,957,488	3.22	\$ 37,500	5.64%
Flagstaff*	\$ 4,900,000	\$ 1,000,000	\$ 3,000,000	\$ 1,715,000	112	1,340,334	3.66	\$ 43,750	4.38%
Subtotal Affiliates	\$ 36,950,000	\$ 8,700,000	\$ 15,537,500	\$ 12,932,500	552	\$ 8,743,490	4.23	\$ 66,938	33.05%
Public Shell	\$ 2,000,000	\$ -	\$ 1,300,000	\$ 700,000	-	0		\$ -	1.79%
Total	\$ 111,800,000	\$ 28,300,000	\$ 44,590,000	\$ 39,130,000	1,401	\$ 25,950,762	4.31	\$ 79,800	100.00%

If Buyer puts 35% down, Seller financing may be available @ interest only 5% the 1st year, 6% the 2nd year and 7% the 3rd year, all due in 3 years, providing time to refinance the individual mortgages.

*Buyer can cherry pick. Price Reduced.

1/31/2009

