

PRICE REDUCED!!

Dear Tucson North Hotel Investor:

The owner is pleased to provide information on a high value, high opportunity, seasoned, successful, well located Suite Hotel property in the fast growth and highly sought after area of Catalina Foothills in North Tucson Arizona.

The hotel site is ideally located in the prestigious Catalina Foothills neighborhood with beautiful mountain views and easy access to University of Arizona, tourist attractions and Tucson International Airport. The site offers expansion potential with its 2 tennis courts and nearby adjacent land. The 70-year ground lease with 29-year extension for a total of 99 years has opportunity with 75 years remaining during which extension and/or land acquisition may be pursued.

Arizona has long been one of the most desirable area and one of the strongest growth areas of the United States. This is a property with an excellent location and seasoned income making this acquisition a solid value.

The hotel offers quality studios and 48 two-room suites, heated pool, spa, a lobby, PJ's Cafe, tennis courts, 10 two-person Jacuzzi Presidential Jacuzzi Suites for maximum weekend business and more not typically found in mid-market hotels or suite resort.

The property offers a cost effective Best Western affiliation 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 \$11.9 million cash, or cash-to-mortgage via an assumption of existing debt of \$3.7 million or a seller carry with 35% down. Based on updated information, the buyer can look to an exceptional reasonable initial return (in the 9-16% range depending on cost control) with a superior income growth potential and annual room revenue of \$2.8 - \$3.0 million with annual gross operating profit of \$1.4 million or more.

Do not contact the hotel or management. For additional confidential information and a property tour, contact Marc Berg at 602-944-1500, or email at mberg@innsuites.com.

This Southern Arizona, well located, 159 Studio and Suite Hotel offers a true opportunity that will not be available for long.

Sincerely,
InnSuites Hotels Inc.

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