

PRICE REDUCED!!

Dear Tucson City Center Hotel Investor:

The owner is pleased to provide information on a successful, well located Boutique Full Service Suite Hotel property located in the heart of the fast growth and highly sought after area of downtown Tucson Arizona.

The hotel site is ideally located on I-10 in the prestigious El Presidio Downtown Tucson City Center Convention area neighborhood within walking distance to the Tucson Convention Center and the University of Arizona and just a short distance from Tucson International Airport. The site whose land value alone equals the asking price of the hotel offers downtown redevelopment potential. It is visible from I-10 at St. Mary's and I-10. The hotel occupies 9.453 acres of land with potential additional 1.381 acre purchase of excess city land good only for parking. The refurbished suite hotel and resort conference center also offers solid value based on income.

Arizona 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 along with excellent income growth potential and real estate appreciation potential. The large full service 269 unit hotel includes 33 two-room suites, heated Olympic-size pool, spa, a lobby/restaurant/sports bar, one of Tucson's largest meeting and conference facilities, sand volleyball court, 40 full kitchen extended stay units and 12 two-person Jacuzzi Presidential Suites for maximum weekend business and more.

Hotel Tucson City Center InnSuites Hotel & Suites Conference Suite Resort provides an exceptional investment opportunity to acquire an Arizona full service, upscale Suite Hotel serving the Tucson/Southern Arizona region and is a land play on downtown Tucson redevelopment as a "free" extra for a highly successful boutique suite 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 at the option of the buyer on a month-to-month basis. InnSuites Hotels provides a source of reservations from throughout the Southwest. iHotelier GDS provides national, international and internet reservations on a cost effective basis.

The subject property is available either for all cash at \$11.8 million or a cash-to-mortgage via an assumption of existing debt of \$6 million. At the option of the buyer, the seller will lease back the hotel for one or two years for half a million dollars per year in prepaid lease expense deducted from the purchase price. Based on updated information, the buyer can look to a reasonable initial return with a superior Southern Arizona real estate appreciation potential, annual room revenue of \$3.7 million with annual gross operating profit approaching \$1 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.

This Southern Arizona, well located, 269 Studio and Suite Hotel offers a true opportunity that will not be available for long.

Sincerely,
InnSuites Hotels Inc.

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