

Quality Inn Downtown Sacramento



Quality Inn
818 15th Street
Sacramento, CA 95814

Confidential Offering Memorandum

Prepared By:



PASSPORT
Advisory Group



Downtown Sacramento, California

PASSPORT Advisory Group is pleased to offer, on an exclusive basis, the sale of the Quality Inn in Downtown Sacramento, California. Being offered unencumbered by management, the 40-guestroom Hotel opened in 1960.

Attractive Seller Financing Available

Seller financing is available to qualified investors with an approximately 30% down payment and attractive terms.

Excellent Downtown Location

Located one block from the Sacramento convention center and walking distance to the California State Capitol, which makes it an ideal location for a business traveler and transient guests alike.

Market Leader

Through the November 2011 Trailing 12 month (“T12”) period, the Hotel has achieved occupancy and RevPAR penetration indices levels of 121.5% and 107.9%, respectively.

Ideal for Owner/Operator

The Property is ideally suited for an owner/operator which will allow for ease of management and reductions in departmental expenses. In addition to the 40 guestrooms in inventory, there are currently two rooms that are in need of renovation that can be converted to an owners apartment without sacrificing revenue or could be turned into guestrooms, thus increasing the room inventory and directly affecting top line sales.

Significant Barriers-to-Entry

The downtown Sacramento lodging market provides significant barriers-to-entry. These barriers-to-entry in the form of the lack of available land for development in the downtown market, a difficult entitlement process and the economics of the highest-and-best use for real estate.

Strong Brand Affiliation

The Quality Inn brand is internationally recognized as a member of the Choice Hotels International (“Choice”) chain of hotels. This is especially beneficial to owner/operators who are seeking to leverage the power of the Choice central reservations system, which will widen the number of potential investors interested in acquiring the Hotel.

Property Name	Quality Inn Downtown Sacramento
Address	818 15th Street, Sacramento, CA 95814
County	Sacramento
Listing Price	\$2,690,000
Price Per Room	\$67,250
Parcel No	006-0055-015
Ownership Interest	Fee Simple
Site Area	0.353± acres / 15,409 SF
Franchisee	Choice Hotels
Management	Unencumbered by Management
Floors/Layout	Two Story, Exterior Corridor
No of Rooms	40
Year Built	1960
Food and Beverage	Complementary Breakfast

For more information please contact:

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